

MEETING OF THE BOARD OF COUNTY COMMISSIONERS

REGULAR MEETING

FEBRUARY 23, 2000

The Regular Meeting of the Board of County Commissioners of Sedgwick County, Kansas, was called to order at 9:00 A.M., Wednesday, February 23, 2000 in the County Commission Meeting Room in the Courthouse in Wichita, Kansas, by Chairman Thomas G. Winters; with the following present: Chair Pro Tem Carolyn McGinn; Commissioner Bill Hancock; Commissioner Ben Sciortino; Mr. William P. Buchanan, County Manager; Mr. Rich Euson, County Counselor; Mr. Tom Pollan, Director, EMS (Emergency Management Services); Ms. Jo Templin, Career Development Officer, Division of Human Resources; Ms. Deborah Donaldson, Director, Division of Human Services; Mr. Jarold D. Harrison, Assistant County Manager; Mr. Mark Reed, Director, Sedgwick County Zoo; Mr. Marty Hughes, Revenue Manager, Division of Finance; Mr. Glen Wiltse, Director, Code Enforcement Department; Mr. John Nath, Director, Kansas Coliseum; Mr. Marvin Krout, Director, Metropolitan Area Planning Department (MAPD); Mr. Darren Muci, Director, Purchasing Department; Mr. David C. Spears, Director, Bureau of Public Works; Ms. Kristi Zukovich, Director, Communications; and Ms. Lisa Davis, Deputy County Clerk.

GUESTS

Mr. Chris Moore, President, Sedgwick County Zoological Society.

INVOCATION

The Invocation was given by Mr. Chuck McCoy, of the Christian Businessmen's Committee.

FLAG SALUTE

ROLL CALL

The Clerk reported, after calling roll, that Commissioner Gwin was absent.

CONSIDERATIONS OF MINUTES: **Regular Meeting, January 12, 2000.**

The Clerk reported that all Commissioners were present at the Regular Meeting of January 12, 2000.

Regular Meeting, February 23, 2000

MOTION

Commissioner Hancock moved to approve the Minutes of the Regular Meeting of January 12, 2000.

Commissioner Sciortino seconded the Motion.

There was no discussion on the Motion, the vote was called.

VOTE

Commissioner Betsy Gwin	Absent
Commissioner Bill Hancock	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Thomas G. Winters	Aye

Chairman Winters said, "Next item."

DONATION

A. DONATION OF 26 TEDDY BEARS FROM WEST HEIGHTS PRE-SCHOOL TEACHERS AND STUDENTS TO SEDGWICK COUNTY EMERGENCY MEDICAL SERVICE (EMS).

Mr. Tom Pollan, Director, EMS, greeted the Commissioners and said, "I have this agenda item this morning. I thought it was of particular interest, although it is always wonderful when the groups do donate bears to small kids, but this was really truly our small citizens giving a donation to benefit other small citizens in stress. That was rather unusual and certainly appreciated. I would recommend your approval of receiving this donation and authorize the Chairman to sign a letter of appreciation."

Chairman Winters said, "Thank you. Commissioners, you're heard the report, what's the will of the Board?"

Regular Meeting, February 23, 2000

MOTION

Commissioner McGinn moved to accept the donation and authorize the Chairman to sign a letter of appreciation.

Commissioner Hancock seconded the Motion.

There was no discussion on the Motion, the vote was called.

VOTE

Commissioner Betsy Gwin	Absent
Commissioner Bill Hancock	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Thomas G. Winters	Aye

Chairman Winters said, "Thank you, Tom. This was a great donation and it is good to see kids concerned about kids. Thank you. Next item."

RETIREMENT PRESENTATION

B. PRESENTATION OF RETIREMENT CLOCK TO EVELYN DONALDSON, OFFICE SPECIALIST, COMPREHENSIVE COMMUNITY CARE (COMCARE).

Ms. Jo Templin, Division of Human Resources, greeted the Commissioners and said, "Evelyn Donaldson is an Office Specialist with COMCARE and will retire on March 1, 2000, after nine years of service. Evelyn was not able to be here with us this morning, but on behalf of you, as Commissioners, we will make sure that she receives her retirement clock and certificate."

Chairman Winters said, "Thank you very much, Jo. Next item."

Regular Meeting, February 23, 2000

PUBLIC HEARING

C. PUBLIC HEARING REGARDING A RESOLUTION APPROVING THE ANNEXATION OF LAND NOT ADJOINING THE CITY OF VALLEY CENTER, KANSAS.

Mr. Richard A. Euson, County Counselor, greeted the Commissioners and said, "I would ask that this item be deferred for two weeks."

MOTION

Commissioner Hancock moved to defer the item for two weeks.

Commissioner McGinn seconded the Motion.

Chairman Winters said, "This was not really an advertised public meeting but it is a time that we would open it up to a public meeting. I think what I'd like to do is go ahead and take this vote on the motion and then ask if there is anybody here who wants to speak to this issue now and, if not, we'll still have it on our agenda in two weeks. Is that acceptable? Madam Clerk, please call the vote."

VOTE

Commissioner Betsy Gwin	Absent
Commissioner Bill Hancock	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Thomas G. Winters	Aye

Chairman Winters said, "I will ask and open a public hearing. If there is anybody who would like to make a comment on this item today, while it is on our agenda, we would take that comment, knowing that it will be on our agenda again in two weeks. Is there anyone here who would like to speak to this item today? We'll close this portion of the public hearing and we'll also take public comment when we have

Regular Meeting, February 23, 2000

it again in two weeks. Mr. Manager, you'll see that this item is on the agenda in two weeks. Next item."

NEW BUSINESS

D. FUNDING IN THE AMOUNT OF \$50,000 TO MENTAL HEALTH ASSOCIATION OF SOUTH CENTRAL KANSAS TO ASSIST WITH TRAINING EMPLOYEES OF CERO'S, A BUSINESS WHICH WILL EMPLOY MENTALLY ILL PERSONS.

Ms. Deborah Donaldson, Director, Division of Human Services, greeted the Commissioners and said, "As you are aware, many of our individuals who, previously, actually would spend years in institutions are now in our communities and they are now wanting to be employed. They want to have the same opportunity as all other citizens in our community. This presents a unique opportunity, in terms of a variety of employment and opportunities for this. I've seen this happen, in other communities, where an entity purchases a business and then really focuses on employing our folks. You may have noticed this in the paper, several weeks ago, in terms of their work on this and the significant contribution from the Latner Foundation. We also want to step up and contribute and help this move forward. I'd be glad to answer any questions."

Chairman Winters said, "Thank you. Commissioner Sciortino."

Commissioner Sciortino said, "I don't know that I actually have a question of you, Debbie. I just want to let the Board know that this is the type of program that I wholeheartedly support. It is going to take people that, here to for, have not been productive in society. It is going to allow them to be gainfully employed, which I think will further enhance their self worth and their feeling of self worth. This is a tremendous example of government joining hands with the private sector and giving a hand up to individuals that so desperately need it. I really applaud our efforts in this area. Thank you."

Chairman Winters said, "Thank you. I guess the only comment that I would have to is just last night on ABC's National News, Peter Jennings, at 5:30, closed out their segment with this highly productive economy we've got, with fewer number of people available for employment, with the unemployment rate so high, they did a story about several cities of where businesses are really looking to untapped sources of employees. Those with mental illness are in that category. They went around the country, showing several places where the mentally ill are being employed in very productive and rewarding positions for them. It was kind of incredible to see some of these people talking about how they loved their jobs and

Regular Meeting, February 23, 2000

it might have been the first job they've ever really had. It was a great story. I think this fits right into it. Commissioners, are there other comments on this project?"

MOTION

Commissioner Sciortino moved to approve the funding.

Commissioner McGinn seconded the Motion.

There was no discussion on the Motion, the vote was called.

VOTE

Commissioner Betsy Gwin	Absent
Commissioner Bill Hancock	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Thomas G. Winters	Aye

Chairman Winters said, "Thank you, Debbie. Next item."

E. AGREEMENT WITH SEDGWICK COUNTY ZOOLOGICAL SOCIETY, INC. FOR OPERATION OF THE SEDGWICK COUNTY ZOO.

Mr. Jarold D. Harrison, Assistant County Manager, greeted the Commissioners and said, "As a little background to this item, about six years ago, Mark Reed and I sat down and began having some discussions about the zoo operating agreement, which we've been operating under since August of 1967. Mark was very helpful in gathering some other zoo agreements from around the country and helping to format the framework of what we thought we needed to have and a new operating agreement. Subsequent to that, we had a series of meetings with the Zoological Society, which helped put some more meat on that framework and, unfortunately, it did not result in an agreement at that time.

"This past fall, we again approached this issue of a new operating agreement between the County and the Zoological Society. The Zoo Board formed a subcommittee and authorized Chris Moore to begin the

Regular Meeting, February 23, 2000

process of negotiating an operating agreement with the County. I served as the County's representative and Chris Moore served as the Society's representative, in working out the contract you have before you today.

This contract sets out the operating agreement between the County and the Zoological Society. The agreement is for 50 years and that may sound like a long time, but I'll remind you we've been operating for 33 years under the existing agreement. This agreement is subject to periodic reviews every five years. It sets out the employees and the responsibilities for those employees for both the County and the Society. It established three County positions on the Board of Trustees with the Zoological Society. We retain ownership of the Zoo. They are our agent and operating partner. It has the usual provisions for insurance and indemnification and those kinds of things. The contract is non-assignable without the approval of the other party.

"It has been an interesting experience and a pleasurable experience working out this agreement. I would like to thank Mark Reed, for all the work he did in getting the background in preparation of this, the Zoological Society Board of Trustees, the subcommittee of the Zoological Society Board of Trustees, who kept reviewing the drafts and especially Chris Moore, for the work he's done in getting this to the point it is today. At this point, I would like to introduce Chris Moore, President of the Zoological Society, so he can give you the Society's take on this agreement."

Mr. Chris Moore, President, Sedgwick County Zoological Society, greeted the Commissioners and said, "I am glad to appear here before you today, as you consider the new operating agreement between the County and the Zoological Society. While it does seem like it has taken an awful long time to reach this point, the agreement before you was unanimously approved by the Zoo Board of Trustees on February 15, 2000, with Commissioner Gwin abstaining.

"Since the adoption of the current agreement in 1967, the Sedgwick County Zoo has grown and evolved in ways never anticipated, both physically and professionally. In the last eight years, we've opened two exhibits, the North American Prairie, and the Koch Orangutan and Chimp Habitat. On March 17 this year, we'll open the new state of the art zoo animal hospital. Following that, on Memorial Day weekend, we'll open the spectacular Junior League Pride of the Plains Exhibit featuring lions, warthogs, and merecats.

"My understanding is we have an extremely popular, vibrant, and successful zoo. There are a lot of

Regular Meeting, February 23, 2000

reasons for our zoo's success. Two, I think are paramount. The first is a professionally run organization, thanks, in no small measure, to Zoo Director Mark Reed and his dedicated staff. They work constantly to build and maintain a zoo that is truly remarkable for a community our size. Second is a successful public/ private partnership between the County and the Zoological Society. Underpinning this relationship is the recognition by both parties that we achieve together what neither of us can do separately.

The County provides a reliable revenue source for operational and support of infrastructure repair. Over approximately \$13,000,000 in County funding to the Zoo over the last five years, \$11,000,000 has gone to funding employee payroll and benefits and \$2,100,000 has gone to repair and maintenance of a maturing zoo infrastructure. This trend will continue in the future.

"For its part, the Society brings the ability to raise private capital and expand the Zoo and enhance its appeal to members and visitors. Since 1990, the Society raised approximately \$8,000,000 for the construction of new exhibits. This trend, too, will continue. While the portions of public to private support are likely to change in the future, our commitment to the growth of a bigger and better zoo will not.

"Unfortunately, our current operating agreement, the 1967 agreement, no longer serves the best interest of the Zoo, the Society or the County. During my tenure on the Board, our operative agreement has been an issue, as we sought sales tax relief from the Kansas Legislature, as we went through the Zoo's accreditation process, and as we seek financial support from private individuals, organizations, and foundations. It is awkward and embarrassing to attempt to explain away the obvious discrepancies between the 1967 agreement and the reality of our present relationship, which, I believe, is truly reflected in this new agreement. At some point, those discrepancies are likely to be detrimental to the ongoing success of our Zoo.

"With your approval of the new operating agreement today, we can bring our partnership up to a level of business professionalism that both the Society and the County expect and get in all facets of the Sedgwick County Zoo. Before I close, I would like to recognize the efforts of Assistant County Manager Jerry Harrison in negotiating and drafting this agreement. We are both convinced of the need for this agreement and I'm sure that Jerry was as active in promoting it to the County Commission as I was in promoting it to the Zoo Board. I think we are both pretty proud of our role in bringing it to this final step. There is one thing missing that maybe you can rectify, I'm not sure. I get the honor of signing this agreement and Jerry doesn't. Is there any way his name could be added to this? I have a feeling it would mean a lot to him and it would mean something to me and he certainly would deserve the recognition and credit. Thank you. If you have any questions, I will try to answer them at this point. If not, I will present Mark Reed, our Zoo

Regular Meeting, February 23, 2000

Director, who has a little slide presentation for you of our Zoo, past, present and a look into the future."

Chairman Winters said, "Okay, thank you, Chris. I think we do have a question. Commissioner Sciortino."

Commissioner Sciortino said, "First a real brief comment and then one question of you, sir. I applaud both groups for the manner in which you entered into these negotiations. I think they were done in good faith, on both sides, as evidenced by the unanimous support from your group and I suspect we'll have a unanimous support, too, but I don't know that yet until the vote is taken. My question is, what is a merecat?"

Mr. Moore said, "A merecat is a small rodent. You'd be better to ask Mark Reed than myself. He is the animal expert at the zoo."

Mr. Mark Reed, Director, Sedgwick County Zoo, greeted the Commissioners and said, "It is a small member of the carnivore family. It is a centinal animal that more kids know more about than adults because of Disney's Animal Kingdom movie. We know, from experience at other zoos, that all the kids know exactly what they are, so we're excited to be building a new exhibit for them here and we'll have them for our public to see shortly."

Commissioner Sciortino said, "My wife asked me that question last night and I had no idea, so I wanted to ask that. Thank you."

Chairman Winters said, "Thank you. Thank you, Chris. I'm sure we'll have some comments after Mark does his presentation."

SLIDE PRESENTATION

Mr. Reed said, "I'm glad to be here and be part of this. Real quickly, I'd like to do a review of where the Zoo has been and where we are now and where we are going in the future. The Zoo started out, in the early sixties, as a grass roots effort by individual citizens and community groups and the battle cry was 'Boo Hoo, We Need a New Zoo'. The original Zoological Society was formed out of this campaign. A public/ private partnership was formed. In 1967 an agreement was signed that the Zoological Society would operate the Zoo, as the County's agent.

Regular Meeting, February 23, 2000

"Planning started and it was determined very early, by the first director hired, Mr. Ron L. Blakley, that our philosophical mission would be to interpret nature for the layman. Construction started and it was a bare field with a little bit of milo some places. Our first exhibit opened in August of '71. It was the children's farm. This is the opening day at the Asian farm. A few years later, a shot of the American farm which opened at the same time and that barn is an icon of our community.

"We display and have one of the biggest collections of minor breeds, just like endangered species in the domestic breeds industry of agricultural, there are many breeds that are endangered and we have quite a collection. This is a Mammoth Jackstalk, it was on TV yesterday, and the relationship that George Washington had these and bred these at Mount Vernon.

"In '73, the centrum entry and the African Veldt opened. The feature of the African Veldt was the first ever in the world underwater viewing for hippopotamus. Our favorite girls at the zoo, the painting Picasso pacadems, Stephanie and Cinda, the elephants. We've had a long term successful breeding program with reticulated giraffes. We have an assortment of ostriches and crown cranes and other birds, throughout the Veldt.

"At this point, I thought would make one of our points in remission and that is to promote conservation of our natural heritage. In the Veldt, one of our most successful programs there has been the research and conservation that we have put into the African black rhino. This is Bebe and Rudy, who was born back in 1993. She is the oldest breeding and oldest female Black Rhino in the world and we believe she is pregnant again right now. She has difficulty with her age and some hormonal imbalances carrying it full term and we're hoping that Dr. Bryant and our staff can have another success here this coming year.

"The Herpetarium opened in 1975. Here, red eyed tree frogs. We've had a long-term, successful breeding program with one of the major collections in the United States. This green tree python and the green and black poison dart frog, we received national recognition as the first zoo to breed them and have a successful breeding program. We have continued, with a major collection of breeding programs. You've all heard about the Jamaican iguana and the Porta Rican crested toad, where we've actually been involved with reintroduction back into the wild, 7,000 tadpoles of the Puerto Rican crested toad, this last year alone, have been sent to Puerto Rico.

"This is a shot you can no longer see. There is a pavilion in front of it, but the Jungle opened in 1977. Subsequently, the County helped me build a better and higher profile roof so we added five feet for the

Regular Meeting, February 23, 2000

plants to grow in. It is truly one of the feature exhibits at the Zoo, that the public likes and appreciates to compare and contrast, between the Prairie and the Jungle. We have over 35 different species of birds and animals lose in the building. It is a place that a lot of people come just for plant tours, besides animal tours. It is also home to our Komodo dragons.

"The Australian Outback opened in 1980. The featured animals from down under were wallaroo and kookaburras and it is an exhibit that we hope to have some major improvements in the future, that you'll be hearing about shortly.

"The South American Pampas also, at the same time, right next to it in 1980. Spectacle bears, spoonbills, this is one of the largest walk through exhibits in the country. The path is about 480 yards. We presently had a snow load damage on it and we are in the processes of planning to open even a better exhibit, once we get some engineering details worked out.

"The Zoo will provide community leadership in environmental education. From the very beginning, the Zoo has concentrated on education. Our Curator of Education, Barbara Bergin, when she was first hired in 1980, we were only the second zoo with a full time education curator. The actual building, that we could actually have structured classes within the building, opened in 1980. We have since gone out in the community. We have an out-reach program. We have education programs from pre-school infants, 18 to 36 months old to senior citizens, to Friends University collaboration on the Zoo science program. We try to hit everybody in the community in some form or the other. Obviously, out in the classroom with live animals is the best way to get our message across.

"This is a shot you no longer can see, but this is the Apes and Man building, opened in 1982. Subsequently, the front has changed, as you will see shortly here. But this gave us the chance to display chimpanzees and orangutans. Jane Goodall made her first of three visits to our community to visit Marbles and his family group. It provides an atmosphere which fosters education, understand, and respect for all natural things. No matter how much we teach and how much recreation and how much we do in conservation, one of the biggest things, if we can get across the feeling and appreciation and understanding, is something that will remain with that person for a life time. I think this shot in the Apes and Man building of this young lady and the orangutan gets that across.

"We have a volunteer program. Our volunteer program runs from kids of age 11 to many senior citizens and everything in between at the zoo. We have volunteers in every single department at the zoo. In our Zoo, we could not even offer the services to our community without our volunteer program. We presently have close to 900 volunteers, who volunteer in some form, whether it is a special event or they're out there

Regular Meeting, February 23, 2000

every week for a day to work in the gardens or something.

"We opened the African Farm, with an addition to the children's farm in 1990. Our camels, we won't talk about fire hydrants, Bill. Just thought this was a good shot of some kids playing with some of the African goats here. Mr. Blakley, the Zoo's first director, who laid out the original master plan for the Zoo and was a brilliant Zoo Director for what he helped start in this community with his direction. He retired in 1991 and the education building was rededicated in his honor, the R. L. Blakley Education Center.

"We opened the North American Prairie in 1993. Originally, those of us at the zoo weren't all that excited. We wanted to have lions and tigers and think about more exotic animals, but about halfway through this we got real excited. The public got excited. It has turned into one of the most popular exhibits for people to learn about their own animal heritage in our community in the grasslands of Kansas. The shot here shows the deck in the back and the bison. If you look real hard, there is probably some prairie dogs running around loose in their annexed suburbia there. Grizzly bears were featured. One of our most successful programs and probably the highlight of my career is when I saw the eight pups walk out of the den one night for the first time, the Mexican wolves. We have had two that have gone back into the reintroduction program in New Mexico and Arizona. All the other offspring have gone off to other zoos to be mated up with new animals. Our breeding pair, we are having breeding right now and hope, this spring, to have additional pups that will go to zoos and some that will be reintroduced back into the wild, in the Mexican wolf recovery program.

"One of our favorite exhibits at the zoo, the underwater viewing of our otters here. Then, with a substantial grant from Charles and Liz Koch, we opened Koch Orangutan and Chimpanzee Habitat in 1996. Again, gave us a chance here to add a new dimension to the zoo, our weakest area at that time, but was to better aid the management in preservation of both zoo and wild animals through research. Our Curator of Research, Emily Weiss, here shown in the orangutan part of the Koch exhibit, working with one of the youngsters. This allowed us to be able to not only to train animals for medical things to give them shots but to enrich their lives and be involved in other research endeavors at the zoo.

"The Zoo provides the highest quality recreational experience possible for all members of our community as visitors. As you all know, we have special events throughout the year. One of the favorite ones the last two years has been what we call in July and August, Wet and Wild. They're held on Fridays. The Sedgwick County Fire Department comes out, and this is the highlight here, as long as they don't have a fire somewhere in the community, every ten minutes every hour they open all the hoses up and all the kids get soaking wet and have a good time.

Regular Meeting, February 23, 2000

"Zoobilee has turned into one of the most successful fund raisers of its kind in, not only this community, but in the zoo community as a whole. We're netting over \$500,000 a year and that money is used primarily for capital projects at the zoo and some operational expense. March 17, and you all are invited, we will dedicate and open the Moore Oliver Zoo Animal Hospital, state of the art facility to match the rest of the zoo. We've always had a great veterinary staff and solid support from the medical and veterinary community here. Now, we'll have the facility to help us carry out our animal health program.

"This May, Memorial Day, we'll be opening the Pride of the Plains Exhibit. This is pride rock in the middle. Some of this is not painted. The moat is obviously not filled with water, but we think we'll be offering a new and as close as you can get to an emerging exhibit with lions that will knock the socks off people. We can't wait to get the community to come out and see it. We've already had cubs. We've got another female coming from the Oklahoma City Zoo and we're real excited. Wart hogs have been reproducing for us already so we have the animals. The merrecats have arrived.

"Real quickly, we are projecting this year to hit over half a million visitors. We've been at that mark the last couple of years. This year, with the Zoo, probably sometime in July or August, have its ten millionth visitor to the Zoo. We have had studies done in '88 and '94. We have another one that is actually being done that is a year long survey to determine, not only what the visitors like and would like to see, but also the economic impact but there are significant numbers of people that come from outside our community that come to the Zoo and we aid the economy of Sedgwick County in that way. We also, obviously, with a \$7,000,000 combined budget between the County and the Zoological Society, add a tremendous amount to the local retailers and businesses we deal with in the community.

"The future, we two years ago along with Wilson, Darnell and Mann staff and our staff and the facilities exhibits unveiled a Zoo Vision 20/20, fine tuned the master plan that we've been working under since 1968. Just some quick highlights here. We plan to eventually finish the other half of the veldt building, which is the Asian Steps Building. This is the armor plated or the Great Indian one horn rhino that is 7 ½ feet at the shoulders. We will bring back and have in a nice large motive exhibit, tigers. We would like to take the inside of the present African veldt building and with a sky light system replacing the existing roof and air handling systems and we can have indoor plants and waterfalls and get rid of all the bars and make it a more attractive exhibit. This shows you at the Brookfield Zoo a lighted roof system that would allow us to display the giraffes better. We plan to build a totally new elephant facility, down behind the Pride of the Plains exhibit and it is conceived, at this point, that all viewing of the animals would be across a water barrier, so there would be no bars in front of you and also be viewable from a boat ride. We are planning now on expanding our restaurant and will have some form of inside seating for our restaurant so

Regular Meeting, February 23, 2000

in the hot summer they will be air conditioned and in the winter there will be a warm place for people to snack and eat.

"We have plans for gorillas and gibbons, both up close, and in an attractive outside yard like this. The one we get asked about quite a bit is at some point in time we will have an aquatic complex. We envision seals, sea lions, penguins, large tropical reef tank, sharks, so forth here. It is one that will take a tremendous endowment. Salt water is very expensive to operate.

"I thought I'd leave you with this, this is our mission statement. The Sedgwick County Zoo will be the best zoo possible utilizing our collective commitment and all available resources to be the pride of our community. I want to thank you very much for all your help and support over the years. I truly believe that we have one of the best zoos in the country and there is no zoo run better from the amount of support we have received from the community. I truly believe that communities are a reflection of their zoos. That is how I judge communities and we have a fabulous community here. Thank you all."

Chairman Winters said, "Thank you, Mark. Commissioner Sciortino."

Commissioner Sciortino said, "Thank you. Could you go back to the economic impact slide. I just want to make sure . . . I thought I saw what I saw. I could probably ask it without the slide, if you can't get it."

Mr. Reed said, "I can get it there. I can tell you, this was originally done by the research center. The first one was a lot more extensive. The second one was conducted during our summer months. That's why this year we're conducting one year long to get what we feel will be real good data."

Commissioner Sciortino said, "I'm hoping the data you gave me was good here because that was pretty impressive. I wrote it down here. You showed that the economic impact, annually, was 35.3 million for areas of Sedgwick County outside of Wichita and 36.3 million for Wichita proper. I added them up and that means an economic impact of 71.6 million dollars for Sedgwick County."

Mr. Reed said, "The impact, the first number is just for within the Wichita city limits. The second number that has the County also, includes that earlier number from the City."

Commissioner Sciortino said, "Well that's wrong then because Sedgwick County showed 35.3 and Wichita 36.3. I was hoping you added them both together. I was going to say something real positive here."

Regular Meeting, February 23, 2000

Mr. Reed said, "Apparently, it is not backing up here."

Commissioner Sciortino said, "I didn't mean to embarrass you, I wanted to say something positive about this."

Mr. Reed said, "No embarrassment. I will send you the numbers. In fact, I will send all the Commissioners the numbers and some information on those two surveys."

Commissioner Sciortino said, "Okay, thanks."

Chairman Winters said, "Thank you. I'm really sorry that Commissioner Gwin is not able to be here today because at this point in the meeting we would turn to Commissioner Gwin and she would say some good and wonderful things about the Zoo. She has, as all of us are very supportive of the Zoo, Betsy really has a special interest and has been on the Board a number of times and is our representative from the Board of County Commissioners now. Kind of in Betsy's place, I'll say just a couple of things. First is to really thank Chris Moore for the work in putting this new agreement together and to Jerry Harrison, who was certainly very instrumental there. I know we took a shot at this a couple of years ago but somehow got so tangled up we had to lay it down for a minute. I am confident that the reason it worked this time was because of the leadership that Chris showed in this process of getting a new agreement. The staff, our staff, worked very well, too. It is a very unique working relationship of this public County working with a group of private individuals and we have really put together one of the best tourist attractions in the State of Kansas and it will continue to do that and be in that position. Chris, you can assure your Board that we're still gung ho on the zoo and want to make it the best it can possibly be and we want to play our part of that. Commissioner McGinn."

Commissioner McGinn said, "I just have a quick question for Mark. I thought I'd heard at one time and I don't know how they rank this or anything, but is our zoo now one of the top ten in the nation?"

Mr. Reed said, "There is no official ranking. By size, we are considered one of the 30 major zoos in the country. There are five or six, what we call mega-zoos, the San Diego's and the St. Louis. We are the only community of our size that is really in that group of the 30 zoos. I always feel very comfortable in telling people that I think we have one of the best 20 zoos in the country. All of us feel that we have great zoos, it is just a question of time and money to make them better. I wish there was a rating sometimes, but there have been some independent authors that have written books and in the last two to come out, our zoo has been mentioned in the top 20. We're real proud of that."

Regular Meeting, February 23, 2000

Commissioner McGinn said, "Thank you for all your work and for the Society's work and dedication that they have to make it better every day."

Chairman Winters said, "Thank you. I would add that, too, is thanking Chris and Jerry from the staff. Mark, we certainly want to share our appreciation with you and all of the staff that report to you that make the zoo go for the 365 days a year that it does. That is a tremendous commitment by a lot of people. 'I do think it was appropriate that we take some time today to view your slides. I'm glad you brought them, because this is certainly a major contribution that the citizens make, through County government, to make this facility available. We appreciate all of your work. Maybe we'll draw a line and have Jerry Harrison pencil his name in, down at the bottom. Commissioners, you've heard the report on the agreement and on the operation of the zoo, what's the will of the Board?"

MOTION

Commissioner Hancock moved to approve the Agreement and authorize the Chairman to sign.

Commissioner McGinn seconded the Motion.

There was no discussion on the Motion, the vote was called.

VOTE

Commissioner Betsy Gwin	Absent
Commissioner Bill Hancock	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Thomas G. Winters	Aye

Chairman Winters said, "Thank you, Jerry. Thank you, Mark. Thank you, Chris. We appreciate the presentation today. Next item."

F. AGREEMENT WITH CITY OF WICHITA, KANSAS PROVIDING FOR ADMINISTRATION AND MANAGEMENT BY THE METROPOLITAN AREA PLANNING DEPARTMENT (MAPD) OF SEDGWICK COUNTY'S KANSAS DEPARTMENT OF COMMERCE AND HOUSING COMMUNITY CAPACITY BUILDING GRANT.

Regular Meeting, February 23, 2000

Mr. Marty Hughes, Revenue Manager, Division of Finance, greeted the Commissioners and said, "This morning we have a request before you to approve an inter-local agreement between Sedgwick County and the City of Wichita. If approved, the Metropolitan Area Planning Department will administer and manage Sedgwick County's Metropolitan Community Capacity Building Grant from the Kansas Department of Commerce and Housing.

"Our grant was for \$10,000 to study the unincorporated area north of Haysville, with the Metropolitan Area Planning Department providing \$5,000 of in-kind match through their staff support for the project. The City will apply \$15,000 from the same funding agency, in addition to \$10,000 additional in-kind match to the Neighborhood Plan.

"Borders of the study area are Meridian on the west, MacArthur on the north, the Arkansas River on the east, and 71st Street on the south. A portion of Haysville will be included. The plan is expected to be a guide toward improving housing conditions, rebuilding tornado damaged areas, road improvements, safer access to schools, identification of suitable sites for parks and recreation, and preservation of Haysville's identity within the metropolitan area.

"The plan is being packaged, along with the Oaklawn neighborhood plan, approved by the Commission on February 2, and the Delano neighborhood plan, in an effort to attract proposals from excellent planning companies. We expect the plan to be completed in 12 months and once the plan is completed, it will be presented by the Metropolitan Area Planning Department. I'd be glad to try and answer any questions that you might have and recommend you approve the agreement."

Chairman Winters said, "Thank you. Commissioner McGinn."

Commissioner McGinn said, "Thank you, Chairman. It says here the County shall appoint a person from the governing unit to be on that, who is that?"

Mr. Hughes said, "I believe the intent is for maybe two people, Bradd Snapp and Irene Hart, I think maybe were planning on being on that."

Commissioner McGinn said, "I'm looking at the numbers in two different places, so I need you to make it very clear for me. The City is contributing \$15,000 up to \$10,000 in in-kind match."

Mr. Hughes said, "The City got a separate grant award from the Kansas Department of Commerce and Housing for \$15,000 for this area. They're putting in another \$10,000 of in-kind match to match that

Regular Meeting, February 23, 2000

\$15,000, in addition to the \$10,000 that the County got and the \$5,000 that they'll put into that for that \$10,000. So, total for the plan for this area is going to be \$40,000, but some of it is through the City and some through the County. The whole plan encompasses that whole area."

Commissioner McGinn said, "Thank you."

Chairman Winters said, "Thank you. Commissioners, other questions or comments? What's the will of the Board?"

MOTION

Commissioner Hancock moved to approve the Agreement and authorize the Chairman to sign.

Commissioner Sciortino seconded the Motion.

There was no discussion on the Motion, the vote was called.

VOTE

Commissioner Betsy Gwin	Absent
Commissioner Bill Hancock	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Thomas G. Winters	Aye

Chairman Winters said, "Thank you, Marty. Next item."

G. AGREEMENT WITH CITY OF DERBY, KANSAS FOR SEDGWICK COUNTY TO PROVIDE PLAN REVIEW, CODE INSPECTION AND ENFORCEMENT.

Mr. Glen Wiltse, Director, Code Enforcement Department, greeted the Commissioners and said, "Code Enforcement has contracts currently with numerous jurisdictions in the County where we offer inspection and plan review services. This contract, with the City of Derby, is only for the plan review services. They currently have their own building inspector and plan review is where we do the initial review of all commercial plans to make sure the plans will meet the specified building codes, electrical, mechanical type

Regular Meeting, February 23, 2000

codes. That's the only thing they have requested us to do at this point. If you have any questions, I'd be glad to answer them at this time."

Chairman Winters said, "Thank you. Commissioner Sciortino."

Commissioner Sciortino said, "Thank you. Glen, I assume that the fees that we're charging Derby will offset our costs for providing this service, is that correct?"

Mr. Wiltse said, "That's correct. We do not have to have any additional staffing. Current staffing will be able to handle all of this at this time."

Chairman Winters said, "Thank you. Any other questions or comments? If not, what's the will of the Board?"

MOTION

Commissioner Sciortino moved to approve the Agreement and authorize the Chairman to sign.

Commissioner Hancock seconded the Motion.

There was no discussion on the Motion, the vote was called.

VOTE

Commissioner Betsy Gwin	Absent
Commissioner Bill Hancock	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Thomas G. Winters	Aye

Chairman Winters said, "Thank you, Glen. Next item."

H. DIVISION OF HUMAN SERVICES.

- 1. AGREEMENT WITH VIA CHRISTI REGIONAL MEDICAL CENTER, INC. AND MEDCO AMBULANCE SERVICE, LLC TO PROVIDE**

Regular Meeting, February 23, 2000

TRANSPORTATION OF MENTAL HEALTH CONSUMERS TO AND FROM STATE HOSPITALS.

Ms. Donaldson said, "This particular contract is one where we share the cost with Via Christi for transporting folks to the state hospital. Last year, we spent \$17,662. Those were state funds for this purpose. Obviously, this is based on use. This is very important because we believe that it is really a more respectful way to transfer folks with mental illness, plus, if we did not do that, the Sheriff's Department would be moving folks, so we would have someone from the Sheriff's Department, literally off the streets for a day, to provide this. I'd be glad to answer any questions."

Chairman Winters said, "Thank you, Debbie. Commissioners, questions? What's the will of the Board?"

MOTION

Commissioner Hancock moved to approve the Agreement and authorize the Chairman to sign.

Commissioner Sciortino seconded the Motion.

There was no discussion on the Motion, the vote was called.

VOTE

Commissioner Betsy Gwin	Absent
Commissioner Bill Hancock	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Thomas G. Winters	Aye

Chairman Winters said, "Next item."

2. CONTRACT WITH VIA CHRISTI REGIONAL MEDICAL CENTER, ST. JOSEPH CAMPUS FOR COMCARE TO PROVIDE INPATIENT COORDINATION SERVICES.

Ms. Donaldson said, "Commissioners, this particular contract is with Via Christi and they pay for us to

Regular Meeting, February 23, 2000

have a staff member available at their hospital to coordinate services for folks who are in-patient and need to get in to community based services. I would recommend your approval."

MOTION

Commissioner Hancock moved to approve the Contract and authorize the Chairman to sign.

Commissioner Sciortino seconded the Motion.

Chairman Winters said, "If they didn't hire us to do this, is there somebody else in the community they could hire?"

Ms. Donaldson said, "They would probably have to hire additional staff at the hospital because they have social workers who provide this service for other folks in the hospital. So, they would probably need to expand their staff, but they particularly like having our staff do that because of the close ties and connections and how easy it is for our staff to work within our system."

Chairman Winters said, "All right, thank you. We have a motion and a second. Any other discussion? Seeing none, call the vote."

VOTE

Commissioner Betsy Gwin	Absent
Commissioner Bill Hancock	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Thomas G. Winters	Aye

Chairman Winters said, "Next item."

- 3. CONTRACT WITH VIA CHRISTI REGIONAL MEDICAL CENTER, ST. JOSEPH CAMPUS TO PROVIDE OBSERVATION BEDS FOR YOUTH WITH HEALTHWAVE INSURANCE.**

Regular Meeting, February 23, 2000

Ms. Donaldson said, "Commissioners, this particular contract is for us to have the ability to purchase observation beds, when necessary, for youth who might have that need in our community. I'd be glad to answer any questions."

Chairman Winters said, "Is there anyone else we could purchase these beds from?"

Ms. Donaldson said, "Yes, we could purchase them from Prairie View, I think would be the primary one. In fact, we do have a contract with Prairie View for crisis beds. At this point, I think we've been using Via Christi for the observation beds."

Chairman Winters said, "Okay, thank you. Are there any other questions or comments?"

Commissioner Sciortino said, "This just establishes a daily rate, it doesn't commit us that we have to use any number of beds, does it?"

Ms. Donaldson said, "That's correct. In fact, potentially, we might not use any of the beds. This just gives us the option to do that, if it is necessary."

Commissioner Sciortino said, "And you're comfortable that this was a very reasonable rate that is being charged?"

Ms. Donaldson said, "Yes, actually it is based on the Medicaid rate that is currently paid for this particular purpose."

Commissioner Sciortino said, "Thank you."

Chairman Winters said, "Thank you. Other questions or comments? If not, what's the will of the Board?"

MOTION

Commissioner Sciortino moved to approve the Contract and authorize the Chairman to sign.
Commissioner Hancock seconded the Motion.

There was no discussion on the Motion, the vote was called.

Regular Meeting, February 23, 2000

VOTE

Commissioner Betsy Gwin	Absent
Commissioner Bill Hancock	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Thomas G. Winters	Aye

Chairman Winters said, "Next item."

4. DELETION OF ONE HALF-TIME LICENSED MENTAL HEALTH TECHNICIAN POSITION, RANGE 15, FROM; AND ADDITION OF ONE FULL-TIME LICENSED MENTAL HEALTH TECHNICIAN POSITION, RANGE 15, TO; THE COMCARE STAFFING TABLE.

Ms. Donaldson said, "Commissioners, this particular addition is due to what we've seen as a 40% increase in medication only consumers that we serve. Also, we are also seeing local in-patient stays decreasing and often we really do need someone in the home, making sure people are taking their medication appropriately, at least until they are more stabilized and can handle that themselves. I'd be glad to answer any questions. That is \$9,961 increase and those are state funds."

Chairman Winters said, "Thank you. Commissioners, questions or comments? What's the will of the Board?"

MOTION

Commissioner Hancock moved to approve the deletion and addition to the COMCARE Staffing Table.

Commissioner McGinn seconded the Motion.

Regular Meeting, February 23, 2000

There was no discussion on the Motion, the vote was called.

VOTE

Commissioner Betsy Gwin	Absent
Commissioner Bill Hancock	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Thomas G. Winters	Aye

Chairman Winters said, "Thank you, Debbie. Next item."

I. KANSAS COLISEUM MONTHLY REPORT.

SLIDE PRESENTATION

Mr. John Nath, Director, Kansas Coliseum, greeted the Commissioners and said, "The report for January, the first month of the year 2000, it was a great way to start this new year. We had nearly 90,000 people attend the 24 events that had 48 performances. Our net revenues were in the neighborhood of \$236,000. It was a really good month for us. We've had many recurring events that come at this time of the year. One of them is the Monster Truck Show. This is something that has grown from a two day event to a three day event over the last three years. We sell out Saturday night consistently. We nearly sell out Friday night and we do over 4,000 people on Sunday. These people just have a really great time. Not only do they see monster trucks crush the old junker cars, but you've got the quad racers that go around on the floor. If you notice, they're racing right on the concrete. What you do to keep that from being slippery is you put cola syrup, it's sugar. What that does is it makes it very tacky. That gives them a lot of traction. With hot water it comes right up, not a problem.

"We also had live demonstrations with BMX bikers. These guys are bullet proof, they're absolutely fearless. It is a hot dog demonstration, it is pretty crazy. Now, the motorcycle event that we will have in

Regular Meeting, February 23, 2000

March, the guys will get twice as high as that because they have the motorized push when they go over the jumps.

"In addition, we had a lot of folks come to the various sporting events we had for the month. Over 22,000 for hockey, over 11,000 for soccer. Cessna had their meeting, where they announce their new strategic plan. They did it over two days. They had two meetings, there were 5,000 in attendance for each meeting. What we have done, we took the new logo for the Cessna 20/20 and we had a bottle of water made, it was Cessna 20/20 water. So everybody that came in got a bottle of water to take with them. It was a really good give away, a little perk. They were very happy with it.

"We also had a gun show, with over 6,000 people in attendance. I do not have a slide of that. Another very, very important event for us is the ice skating. Very nice show. It is one of the class shows of the year. It is nice to be able to present that. That business is changing, too. Every weekend, you can look at ice skating on TV. There has just been a real proliferation of it. I think we're probably going to be looking at this show probably every two years from now on, rather than every year. The show did not play Kansas City this year, but it did play us.

"Part of our contracts with the sports teams are pretty unique in the industry, whereby we view it as a real partnership. We have two promotions with each team that we participate in. We try to think up something fun. Well this is something we did with the Thunder this year in January. We had a beach party. What we did was build a beach down in the east exhibit area. We built a sand box. We trucked in sand. They had a steel drum band from the islands. We decorated it in island style with palm trees and the kids had a great time sitting in lawn chairs listening to the band. Even had some exotic birds for folks to come and take a look at. It was a lot of fun. We had a great time with that. If there are any other questions about January, I'd be happy to answer them. However, February is going to be a heck of a month, so next month I'll really have a lot to tell you."

Chairman Winters said, "At your next report you'll tell us all about Elton John and have all the numbers on that."

Mr. Nath said, "Absolutely."

Chairman Winters said, "I'll just say in advance of that, that was a world class performance by a world class entertainer."

Regular Meeting, February 23, 2000

Mr. Nath said, "He did do a good job. We're real happy with that."

Chairman Winters said, "We'll look forward to that. Your power point presentations have added a lot to the Coliseum reports. It is an excellent way to do it."

Mr. Nath said, "They're a lot of fun to put together."

Chairman Winters said, "Commissioner Sciortino."

Commissioner Sciortino said, "Thank you. John, based on budget, did January meet projected budget, exceed it?"

Mr. Nath said, "We exceeded. We do it by cash flow projections, much like a small business would do. We exceeded our cash flow projections. We had a pretty good month."

Commissioner Sciortino said, "Excellent. It sounds like February might be another block buster, too."

Mr. Nath said, "We hope so. Along with all that business, we also have a lot of expenses because we have a lot of turnovers. I'd like to recognize the crews at the Coliseum at this point. Nothing gets done out there unless those guys perform and they do a lot of changing overs, from a dirt event to an ice event. It was a real busy month for them and we couldn't do it without them."

Commissioner Sciortino said, "When is the War Lords, when do we start the games?"

Mr. Nath said, "The home game, the opening game, is the 8th of April, Saturday, the 8th."

Chairman Winters said, "I think that is going to be a great event. I think this community is really going to get into the indoor football."

Commissioner Sciortino said, "There are plans afoot to really market this launching and kicking off?"

Mr. Nath said, "Just started. They're running a season ticket promotion right now, I think it is running on Channel 12. Season tickets are starting to take off. We are probably going to wait until the middle of March before we put individual seats on sale for individual games. Right now, it is only season tickets."

Regular Meeting, February 23, 2000

Chairman Winters said, "Thank you very much, John. Commissioners, you've heard John's report, what's the will of the Board?"

MOTION

Commissioner Sciortino moved to receive and file.

Commissioner McGinn seconded the Motion.

There was no discussion on the Motion, the vote was called.

VOTE

Commissioner Betsy Gwin	Absent
Commissioner Bill Hancock	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Thomas G. Winters	Aye

Chairman Winters said, "Thank you, John. Next item."

J. MAPD MONTHLY REPORT.

Mr. Marvin Krout, Director, Metropolitan Area Planning Department (MAPD), greeted the Commissioners and said, "The Planning Commission, in January, offered some entertainment competition to the Coliseum and it was called the public hearings on the Comprehensive Plan. It wasn't entertaining for everyone and they were long, but well attended, meetings and I'll touch on those in a minute. We had 63 cases of various types including 35 cases in January that were heard by the Planning Commission. Those included the solid waste transfer station that was heard by Derby, returned back to the Derby Planning Commission. They're hearing will be early next month.

"We also had a conditional use, which is kind of interesting, for a sand pit, an abstraction operation on far south Hydraulic. The Planning Commission decided to defer that, so we would hear from the Department of Water Resources about issues that a nearby farmer raised about water rights appropriations and what the affect of the evapo-transporation from the sand pit was going to have on water availability in that area. It is kind of a new area for the Planning Commission that they haven't been involved in and Water Resources has been involved in the appropriation of rights in that area and will have a representative down

Regular Meeting, February 23, 2000

at a future Planning Commission to learn a little bit more about that and how it effects this particular case.

"I'm going to mention the wireless communication, briefly. We have been meeting with the City/County staff task force over the past couple of months. We've met in two different sets of meetings with stakeholders of various types, including carriers in telecommunications, tower builders, and also neighborhood representatives to try to get a better understanding about what all their issues were. As a result of those two sets of meetings, we have a draft revised plan and a draft set of amendments to the Unified Zoning Code that we have sent out for review to these stakeholders once again. We're asking for comments over the next couple of weeks. The task force feels like we've got a good compromise between all these conflicting interests and, so far, the informal comment suggests that we have maybe thread that needle and after one more round of comments back from that group, we'll bring you back, maybe in a workshop session if you desire, a briefing about the revised wireless plan and the proposed ordinance amendments and see if we can get direction to go through the formal public hearing process on amending the zoning code at that time.

I think that is going fairly smoothly now.

"In transportation, I'll mention that we organized and hosted a meeting that included City and County engineering, planning and engineering people from Andover and Butler County also and KDOT (Kansas Department of Transportation) representatives, looking at the issue of the U.S. 54 corridor, east of K-96 and the turnpike interchange, east all the way from including the 1 ½ miles of Sedgwick County and all the way out to Augusta. Andover had submitted some system enhancement recommendations for overpasses in their jurisdiction. That has an influence of how Kellogg and U.S. 54 is designed. KDOT raised some issues about whether or not the improvement ought to be done in its existing alignment or somewhere else. So, as a result, we felt like we needed to do a little bit of brainstorming together on what the alternatives were and what each community was thinking about. I think that was a helpful meeting to get some discussion going about further improvements to the Kellogg corridor.

"We prepared a request for proposals. They're out on those three neighborhood plans that you were talking about earlier this morning. We hope to get those plan studies under way shortly.

"Most of our time in January was spent preparing for and recording the results of those public hearings on the Comprehensive Plan. Let me try to give you a status report and an update on what has happened since then. We did have a surprising number of people who turned out and expressed various points of

Regular Meeting, February 23, 2000

view. Lots of issues that were on the table and left a lot of us wondering how can we deal with all this interest and energy. The Planning Commission has had several discussions since the public hearings. They have officially voted to, number one, remove a reference that was in the old plan and remained in the first draft of the revised plan, dealing with rental inspection and instead, have some substitute wording that talks about strengthening code enforcement.

"They also reinserted an objective on encouraging agricultural activities. It was a suggestion that came across from Commissioner McGinn and they agreed to reinsert that into the plan, but they want to talk about strategies that would relate to that that they don't have yet in the plan. They're still in the discussion phases. There are other refinements to both the land view section and transportation section that have come along over the past month that probably the Planning Commission is interested in cleaning up.

"We also spoke to federal officials, because our concern was are we going to be under the gun if we have to delay the adoption of this plan. The formal requirement is for the Planning Commission, as the Metropolitan Planning organization, to adopt a transportation plan and for that plan to be no older than five years old and look at least 20 years out in the future. We're a little bit past that point, in terms of the five and the 20 years right now. But the federal agencies have given us their assurance that they know we have a draft plan. They have copies of that. They know there has been a lot of work done and there is a lot of discussion going on in the community. Their own regulations strongly encourage the kind of public involvement that is occurring. So, they have not set a deadline or given us any kind of feeling that we need to rush into adoption of this plan. Our feeling was that it didn't necessarily make a lot of sense for the Planning Commission to adopt a transportation plan, without the land use and other backbone of that plan and also for the Planning Commission to adopt a plan, unless we were sure the governing bodies were on board and going to adopt the same plan. We don't want to have two different sets of plans running.

"So, the issue has been how can we find a way to bring some of these issues and people and the energy and interest together in a positive way. I recollect that we had developed the plan that was adopted in 1993, we established what was called a steering committee, I think it was called. It included the advance

Regular Meeting, February 23, 2000

plans membership of the Planning Commission and also a large number of other stakeholders, representing broad interests in the community. Actually, we had about four different committees and about 160 people, but there was this core committee of about 30 people that was called the steering committee.

"Yesterday, at the City Council workshop, they asked me to come and talk about the Comprehensive Plan and where we were and what we see ahead. I laid out this option for them to consider and for the County Commission to consider, which is returning to a dialogue that would be similar to the dialogue that was established by that steering committee, where the Planning Commission and other stakeholders in the community would be involved in a discussion, not just public hearings where you are talking across microphones, but actual discussion and attempting to reach accommodations on some of these issues that have been talked about. The City Council is in the process of setting up these district advisory boards and, apparently, they have an interest in seeing those groups involved in the process of discussion on long range planning. I also indicated to the City Council, and would to you, that I think it is important, this time around, to have representatives of both the elected bodies also to be part of the dialogue. So the City Council, they didn't take action, this was a workshop session. They're very interested in what the County Commission response to a proposal like this would be. I believe the Mayor is going to be talking to Chairman Winters about this further, but they seem generally receptive to this, as a way of trying to diffuse some of the controversy that has occurred as a result of the hearings and try to harness some of the energy in a positive way.

"I'll try to answer any questions that you have either about the Comprehensive Plan or the rest of our work program."

Chairman Winters said, "Thank you. I did have an opportunity to just visit briefly with the Mayor about this. He was supportive and I shared his concern that there seems to be a number of issues we've just kind of got polarized on both ends of the spectrum. A group clear over here, as we're now kind of past the trends and conservation scenario discussion, but still it is there and it is on each end of the spectrum. The Mayor was visiting about how do we get back and really plus on all the good things that are happening in this community, of which there are a lot. How can we get back to some kind of an area that will let the good things that are happening continue and not get sniffled yet really answer some of these concerns. I'm not exactly sure how I see this group will work yet, but I think preliminarily it sounds good and I think today might be a good time for us to have a discussion about part of that, since you're here giving your monthly report. Commissioner Sciortino."

Commissioner Sciortino said, "Thank you, Mr. Chairman. Marvin, I've had some people call me, constituents, asking me which plan I support. The plan is still in draft form and being revised continually.

Regular Meeting, February 23, 2000

I've seen a draft of a plan, but will we get a copy now of the revision on the rental inspection thing and the farm rights thing that Commissioner McGinn has incorporated? Will we see another draft of it?"

Mr. Krout said, "We were anticipating having another workshop or two with the Planning Commission and letting them get to that stage."

Commissioner Sciortino said, "What I've told my constituents is that I haven't seen the final version or draft of a plan, let alone I haven't seen two plans. I just want to make sure I'm just saying the right things to them."

Mr. Krout said, "Right, there are two plans. The Planning Commission's job, over the summer and fall months was to try to develop a plan, from all the various values and objectives that they had to deal with and they did that. If you look at the plan that they prepared, it does have areas that say here is where urban surfaces are going to be, it is a smaller area than the trends plan that was looked at a year ago. There is more of an emphasis, in some areas, about rehabilitation and in-fill development. Obviously, there are some issues that were still of concern to citizens and so that is why the Planning Commission is in this process and we thought it may be helpful to extend the dialogue in a different kind of way than we had up to this point."

Commissioner Sciortino said, "I understand that, I was just having to respond to this person who called me and I told him I haven't yet seen a final version or draft from the Planning Commission and I haven't seen two separate plans presented to us. I've only seen the ongoing compromise or whatever plan the MAPC had come up with, am I saying the right thing?"

Mr. Krout said, "That's right."

Commissioner Sciortino said, "On this idea, and I think in concept it has merit, this idea of adopting a steering committee or whatever. The City would appoint X number of people and the County would, then, have equal representation on that?"

Mr. Krout said, "I think that's the idea and I think we need to work out the details. But I think the idea is that the City Council and the County Commission would get to appoint equal numbers of people. Plus, we would have the Planning Commission's advance plans committee which is about half the members of the Planning Commission, they concentrate on long range planning issues while the rest of the Commission looks at subdivision issues, on a weekly basis."

Regular Meeting, February 23, 2000

Commissioner Sciortino said, "Thank you. That's all I have."

Chairman Winters said, "Thank you. Commissioner McGinn."

Commissioner McGinn said, "Thank you, Mr. Chairman. I agree with Commissioner Sciortino, as far as, I haven't seen two plans either. To me, it has always been these two ideas, these are two scenarios, correct? I mean we didn't draft a plan as we've received, we didn't draft a plan for trends and a draft for conservation."

Mr. Krout said, "No, they were just concepts and they weren't completely flushed out. They were just concept to generate community discussion and a better understanding of what are the choices that are available, as far as how you live and work in the committee in the future. There is one plan that is out by the Planning Commission that adopts some elements of both of those concepts and the real issue is over the details of which elements did it adopt and not adopt from each of those original concepts. It is clearly one plan that is somewhere in the middle between those two extremes."

Commissioner McGinn said, "I always thought it was two ideas and I had always been thinking that we were going to try to find common ground, middle ground of those ideas. I felt like, too, that we were still working on it and it hasn't come before us yet at all. We've been kind of working on different things, such as the agriculture and that type of thing. But the perception out there is that it is a done deal and that type of thing."

"I'm going to ask several questions and probably jump all around. I'd like to start a little bit with the agricultural situation. It says here, in this last news draft that you had, that we're going to eliminate the current emphasis on preserving prime agricultural lands in Sedgwick County. It doesn't say anything about that we've had meetings with farmers and had meetings with developers and trying to talk about how do we find a compromise, how can we all live together in harmony, that kind of thing. I just wanted the public to know that we are working on that. Marvin, you were at those meetings, too, and I wanted to get your perception on that. I felt like there were several things, several factors of concerns that they had that, to me, wasn't going to be solved with one bullet. So, one was sometimes people move out into the County and they don't realize that there is going to be dust and noise from a tractor trying to do their job and that there might be smells produced by livestock. When we talk about Ag Zoning, can you share with me how ag zoning would protect them from that?"

Mr. Krout said, "The concept of Ag Zoning is that, at least in some parts of the County, you would generally not look favorably on the typical suburban lot development of five to ten acres or even two acres,

Regular Meeting, February 23, 2000

if you can do a septic tank that you see. So you reduce or eliminate the conflict. You prevent the conflict from occurring by having zoning that only allows very large lots and doesn't allow the suburban development, so you don't have as many residents living close to farms. That is, basically, the concept of Ag Zoning. It has got a lot of other impacts though on ag values, on choices, in terms of housing. But the concept of Ag Zoning is, just like you generally try to separate Industrial Uses from Residential Uses because they conflict, you would separate any concentration of Residential Uses from Agricultural Uses because they tend to conflict."

Commissioner McGinn said, "It was my understanding that some were talking about how they would like to have a voluntary Ag Zoning, is that what you heard?"

Mr. Krout said, "Heard that from some people."

Commissioner McGinn said, "Some of the farmers. That's what I heard. I didn't hear mandatory. So, if you had voluntary and farmer Smith has his Ag Zoned and farmer Brown across the street doesn't, there is really no protection is there? The guy that moves in across the street, even though you're Ag Zoned, still could find a nuisance complaint and that type of thing. Isn't that right? I've been studying this Ag Zoning and right to farm and all that, at length, off of the American Farmland Trust site. When I read that, that's what I gather from that."

Mr. Krout said, "The nuisance potential is still there. I think that is why the Farmland Trust suggests that Ag Zoning is a way to separate those uses because they are naturally going to conflict and you can't prevent nuisance claims from occurring if you intermix those two uses. That's the idea. Now, with voluntary Ag Zoning, it wouldn't do much good if one farmer here and one farmer there was willing to do it. The only way it would work is if farmers, cooperatively, got together and said this is our vision for this part of the County and we all agree. You get enough of a large area assembled that it makes sense and then that means that some day later, ten or 15 years from now or five years from now, whatever it is, that someone comes in that maybe they sold the land to someone else, they volunteered the Ag Zoning and they sold the land to someone else, that someone else now wants to change and do a development, that that does put the decision making in the County Commission rather than in that owner's hands. But originally, the original owner is volunteering to put that restriction on his property."

Commissioner McGinn said, "So it would seem to me though, to make it work it would have to be

Regular Meeting, February 23, 2000

mandatory for the County. You couldn't just do here and there, right, to take care of some of the concerns that they had."

Mr. Krout said, "I can't say that it wouldn't work, but it would have to take the farming community, in getting behind in large numbers, saying that this makes sense for us and we are willing to do it."

Commissioner McGinn said, "Also what I noticed when I was reading, you don't just do Ag Zoning, you do a few different things. There are different tools to apply. Most of what I found out though is that now you get into different land values. So, now you need development rights and preservation funds. From what I read is that generally, in most states, those come from the state governing body. I'm just curious as to some of the people are wanting this, have talked to some of their state representatives to see if the state would like to fund some of those programs?"

Mr. Krout said, "I don't know if they've talked to anyone in the state. I know the state, it is kind of tough getting money these days up in Topeka, but that is a source of revenue. Another source of revenue is that there are matching funds from the U.S. Department of Agriculture for some of these Development Rights Purchase Programs, then local communities also contribute. It comes from a variety of sources."

Commissioner McGinn said, "Right, that's my point, too. This isn't something that maybe we're going to solve tomorrow. It takes several pieces to fit together, to get to where we might want to go as a community. I'm hearing, out there at neighborhood meetings and that kind of thing, that zoning is the answer and maybe it is and maybe it isn't. I think there are so many factors that go with that to make, if it is Ag Zoning you have to have other tools in place to make it successful."

Mr. Krout said, "That's right. Land Trust is out there and getting land dedicated to the development rights, dedicated and a farmer finding that there is enough inheritance tax advantages to do that and tax write off to do that, that's another tool. Another tool is what is called transfer of development rights. I've been thinking there may be some application for that that would work here."

Commissioner McGinn said, "Okay. I'm saying some of this because I want the public to know that this ag situation is not a done deal, it is a work in progress. It is not something that we may solve with the final print of this."

Mr. Krout said, "Right, when that newsletter came out in the middle of those discussions that were going on."

Regular Meeting, February 23, 2000

Commissioner McGinn said, "Okay. Another questions that I had, let's say I'm supporting the Conservation Plan, I mean if I don't find my middle ground. What happens when development moves out to that line, what do we do? Also, what happens to the land that is inside of that line, the value of it?"

Mr. Krout said, "Well, there are all kinds of different degrees of policy with how you deal with growth and growth boundaries and lines for Urban Development. I don't want to keep harkening back to conservation, but conservation also talked about 80% or 90% of the growth being in the fringe areas and the small cities. We just talked about reversing the decline that we've been seeing the past 20 years in the older city. But it was, as a concept, it was tighter on trying to say that development should occur through your development regulations only where there is public services that are already in existence or are planned in your capital improvements or in the comprehensive long range plan. They are anticipated as areas where public services, full public services, are going to be extended. What happens when that kind of rule is exercised very strongly and without flexibility is that you do have changes in land values both inside and outside the land. It also depends on where you draw those lines. If you draw them very tight, if you draw them to represent only one acre of land for every one acre that you project needs to be developed, then you are creating a kind of monopoly situation. That is going to raise the value of land inside that ring and it is going to, probably, lower the value of land from development value to farming value outside of that ring, if everyone feels that the governing bodies are not going to change those lines in the future, but there are also other ways to deal with growth boundaries. One is to first draw a line that has extra capacity that you build in, you know that not every tract is available. You know that you don't want to create a monopoly position, so you build in 1 ½ or 2 times as much land as you really are projecting that you need. Where you draw those lines is important.

"The other is, are you flexible or inflexible about those lines. In 1993, there were lines that were drawn on the Comprehensive Plan but as development and the market changed and needs changed, particularly in the northwest area, those lines changed and the Planning Commission amended those lines. Again, a lot of the discussion, over the past couple of months, has been black and white and there is not really a lot of gray over issues like growth boundaries, agricultural preservation, and all these issues."

Commissioner McGinn said, "I notice that both plans have the sewer plant in there."

Mr. Krout said, "They both have the Northwest Sewer Plant. One of the changes, the Planning Commission in preparing their plan agreed, was that if we grow responsibly and efficiently we shouldn't have to build two or three more sewer plants beside the Northwest Sewer Plant. So, that is one of the areas where they moved away from that trends concept."

Regular Meeting, February 23, 2000

Commissioner McGinn said, "A quick answer here, if you can. On the other part that was in here under the Ag, it says that under the deletion of Ag, they wanted to accommodate marketplace demand for five and ten acre lots. What part of the plan is saying that? I don't know if I agree with that."

Mr. Krout said, "Well, the previous plan, the 1993 plan, designated areas that were outside the urban growth areas into one of two categories, Suburban and Agriculture. What we tried to do was to say there are some areas where the market trends are real apparent, where the land is not prime agricultural land and in order to accommodate that lifestyle for people who want it, we ought to find some places in the County for those kinds of lots, but not necessarily everywhere throughout the County, scattered. So the 1993 plan identifies some areas that are appropriate to continue to develop for five and ten acre lots. One of those areas is the area between Derby and McConnell Air Force Base, in the Rose Hill area, where there is just a tremendous amount of that kind of development and that is not the prime agricultural land, in the southeast part of the County also. Then other areas, like west and northwest, were identified as agricultural, meaning there should be more efforts to try to protect agriculture in those areas. The Planning Commission, in their draft of the plan that was subject to the public hearings in January, eliminated those two categories. Instead, they have one category called rural and in that rural category, five to ten acre lots are permitted anywhere in the County."

Commissioner McGinn said, "It makes it sound like that is what we're doing everywhere in the County and what I'm hearing you say is that is maybe not necessarily so?"

Mr. Krout said, "The plan in 1993 was to try to guide that five to ten acre development to only limited areas. The plan wasn't followed and now the Planning Commission is saying well if we're not going to follow it, let's take it out."

Commissioner McGinn said, "Got it, thank you. I think that can be addressed in other ways. Also, to have you answer the question for the public here, too. Had a meeting in north Riverside the other night. They're very concerned about the road there, at 13th as we start widening arterials. It is my understanding that our Public Works Director talked to Steve Lackey had said they would not be widening Riverside to five lane?"

Mr. Krout said, "Thirteenth Street, through Riverside?"

Commissioner McGinn said, "This map, though, it has them very upset. I guess I'd like to clear the air

Regular Meeting, February 23, 2000

for them, that this is not going to happen. Their other concern is that you've got five lanes coming in on both sides of the bridge and then you're going to a four lane, wondering if you're going to have a bottle neck there, too."

Mr. Krout said, "The plan, that dates back to 1994, shows the whole 13th Street corridor as a five lane road. That is based on sort of a transportation objective, that if traffic reaches above 20,000 cars per day, a four lane road generally doesn't work as well and you need to look at turning lanes and trying to find ways to increase capacity and safety. Every road is a little bit different, in terms of how it carries it's traffic and also what the adjacent land uses are and what the impact of widening is going to be. This time around, we tried to take more of a case by case approach and we're continuing to refine that, by the way. So, in the draft that went out to the public for January discussion, the section from McLean Boulevard east, through Riverside, is shown as four lanes to reflect that we have no intention any more of widening it and we want to make that clear to the community and the residents. The area to the west of McLean Boulevard, though, is still shown as five lanes. Further conversations with Public Works, we're in the process of identifying segments like that, like the section between Zoo Boulevard and McLean on 13th Street that probably, even though there are over 20,000 cars per day, there are probably more minor improvements that can be done, without widening the whole road to five lanes. There are other segments of streets like that. We're in the process, now, of identifying those and then bringing those back to the Planning Commission so they can make those kinds of refinements in the map.

"The amount of traffic that would occur on 13th Street has some relationship as to whether or not you build a bridge across the Big Ditch at 13th Street. But what happens at 13th Street and Zoo Boulevard is the traffic begins to disperse at different directions at that point. So, even though there may be over 20,000 cars per day or over 25,000 cars per day on one side of West Street or Zoo Boulevard, there is probably not at the other because a lot of those trips are taking Zoo Boulevard and dispersing to other parts of the community. There are reasons why traffic does build up and slow down and you don't have to have five lanes all the way across, just for continuities."

Commissioner McGinn said, "It seems like the information we had the other night from Public Works is that the traffic does disperse. I think this area, here, you sometimes need to look at the character of the neighborhood. If you look there, there isn't any more yard to take from these folks."

Regular Meeting, February 23, 2000

Mr. Krout said, "Particularly east of McLean. That map should show east of McLean as being four lanes instead of five lanes. I think another area was Central, between Oliver and Hillside, through the College Hill area is another road that we're recommending downgrading from five to the existing four."

Commissioner McGinn said, "Okay. I have more questions but I will take a break for a little bit, if someone else would like to talk."

Chairman Winters said, "Okay, we'll come back to you. Commissioner Hancock."

Commissioner Hancock said, "Thank you. Marvin, can you give me a schedule of the anticipated wrap up of the Comprehensive Plan and final decision making? Is there any indication now of when that is going to be?"

Mr. Krout said, "Can I just say no? I think that depends on your decision on how you want to proceed. If you do decide that some sort of a task force or steering committee is a good idea, and the City Council wants to involve their district advisory boards, most of which haven't even been appointed yet, you're probably talking about a process which will be at least three or four months for that kind of group and then discussions with the full Planning Commission that would be another month or two. It wouldn't be out of line to think that if you went to that kind of option it could take another six months before they would have a revised plan and have talked it all through. I believe that is satisfactory to the federal agencies."

Commissioner Hancock said, "Okay. I watched, with interest, this whole process of the Comprehensive Plan this time. In many ways it is the same and in some ways it is different from the last time we did it in '93. The last time it was the parks issue that was a big deal. In the end, it was decided and it went on. I've always been a little bit confused about the Comprehensive Plan and I think I have voiced this to you before. In effect, what the purpose is. But it seems like this time, one thing that is significantly different, it seems to me there seems to be some enforcement behind the plan. Maybe I'm misreading the thing, but it just seems to me that some folks are considering the plan with teeth, whereas before the plan never had any teeth. It seems like they're wanting to include teeth with this one. Am I reading this right or am I misjudging this whole thing? Quite frankly, I am always amused by the whole process of a Comprehensive Plan, and how everyone gets excited. I think it is great, the best part of it is to hear what the values are of the community, both in the city, in the country, and those living in the country and those living in the city and those are planning with the country in mind or city in mind. I am always amused by all of that. It just

Regular Meeting, February 23, 2000

seems like this one here seems to have teeth to it. Am I understanding this right this time?"

Mr. Krout said, "I don't really think there is that much difference. The '93 plan had teeth in it, if you were going to implement it, in terms of this concept of Ag Zoning, but always with the plan, the governing bodies have a choice and the Planning Commission of deciding, on each policy, each objective, as to whether or not they want to follow through on that or not. There may be teeth in the plan, but even if there are teeth in the plan, it is not until you pass an ordinance or you change your policies in some way that you actually have those teeth. A plan is really just a guide that is trying to reflect the best you can of what the consensus of the community, what the collective vision is for our future. It identifies possible areas for how to implement that vision and then it is up to the governing bodies, on a case by case basis, to say okay, do we really want to do this. Do we really want to have a rental inspection program or not? That was a recommendation in the 1993 plan and the City Council took a look at it, through a task force, and decided 'no we really don't want to do that'. So a plan can have suggestions that some people might call toothy, but it doesn't mean that you've got to carry them out."

Commissioner Hancock said, "That's exactly what I wanted to hear. I think we needed to hear that. The final decision, ultimately, resides with the governing bodies of where we're going to go in the future. I think that while we work very hard with the Comprehensive Plan to predict the future and to design a preferred future, we have to take it on a daily basis. We just cannot know, for sure, what is going to happen a year from now or two years from now. I would hope that those who participate in this process, and I have been, so far, more or less a by-stander and observer of the process and wanting to know where we're going and not, too much, have I injected any opinions, while I do have opinions. I wanted to see where the community finally lands us."

"I think everybody needs to understand that while we can talk about these good things and I've had folks talk to me concerning . . . I'm amazed we even put handles on these. We've got a conservation plan and this other plan, and I'm amazed about the handles. The folks that talk to me about it are very passionate about it, both ways. I think that both sides make good cases. Both sides are a little ridiculous, in many instances, also. I've always felt that the conservation plan is very noble and we need to concentrate on that but, on the other hand, not limit where the market can possibly take us, where there are folks who desire to live and work and play and so forth. I just wanted to hear you say that, ultimately, it is up to the governing bodies and the Planning Commission and members that we appoint there where this ultimately goes. I just hope folks don't get too overly wrought about what is in it, what is not in it and what the possibilities are. The time to get overly wrought is when we vote yes or no on a resolution. That's when it is time to get excited. Now is not the time. The time, now, is to dream of what could be. I hope that is what we're doing in this thing."

Regular Meeting, February 23, 2000

Mr. Krout said, "It has taken a life of its own and probably, disproportionately, I think you're right, the decisions are made by the governing bodies and the Planning Commission on a week by week basis."

Commissioner Hancock said, "Thank you, Marvin. I know you've got a hard job and I'm clear as mud on this calendar. It will be nice to get it behind you, I know. We'll work on it as quickly as possible. Thank you."

Chairman Winters said, "Thank you. Just a quick comment, I guess, about the time frame. As several of you know, I've kind of gone back and forth on this. I'm not liking the fact that we've got ourselves, kind of, at two different ends of the spectrum here. So, at one time I thought we needed to take a lot more time and get it figured out, get some kind of balanced approach back in here. Then, when I start hearing this talk about a new steering committee and taking four or five more months, I don't know if we can struggle with this for four or five more months. Coming back to the thing that we need to make some decisions and put a plan in place and then we go from there. My only reservation about a larger steering committee would be that I would hope we could do all that in 30 to 45 days and try to have something done in April. Commissioner Sciortino."

Commissioner Sciortino said, "Thank you. I'm glad Commissioner Hancock said what he said. That was my concept of a Comprehensive Plan was that we would get a general vision of how the community feels where we should go over a period of time. Yet, as you know, things are constantly changing and what may look like a good idea for something five years from now, when it gets closer to making that decision, there may be changed circumstances and the ultimate responsibility and authority rests in the elected officials to decide yes, we will implement this vision of the plan or that vision of the plan. I'm glad you brought that up, Commissioner Hancock, because I think people were getting the concept that once this plan is adopted, that's it, that's the plan. The Commissioners, the City Council has voted, this plan will now be implemented and that is a false message, I think, to give to the public.

"I also like what you said, Marvin, about the work that your department, working along with the Planning Commission, this plan in progress that they are designing and revising is an attempt, on their part, to bring

Regular Meeting, February 23, 2000

both sides or all ideas, as kind of a compromise, to what people that may be considering the inner city growth in Wichita as the most important thing, farm lands being protected is the most important thing, unlimited growth in the community. This is an attempt, and I think I heard you say that, from this plan in progress, to kind of put together a compromise. I think I could definitely be in support of additional input, in the form of a steering committee. I share your concern, Chairman, that I don't want to see us sitting here and now it is summer time and we're still messing. I would like to try to get as many people's input as possible in a shorter period of time, so that we can finally approve a plan and then go forward and see, in the future, what elements of that plan we can implement and continue on with it. I was happy to hear what you said about that, your department and MAPC is trying to work, as evidenced by they've revised the rental inspection concept after getting some input. I think it is a dynamic entity right now. It is changing, it is trying to incorporate different points of view. I would be, in general, supportive of another committee, as long as it doesn't drag out ad infinitum item. Thank you. That's all I have."

Chairman Winters said, "Thank you. Commissioner McGinn."

Commissioner McGinn said, "Thank you. Marvin, we haven't had a chance to talk since the ALARM meeting Saturday. Just wanted to, I guess, share what I took from the meeting and I was curious if you took something different. We talked about green wedges and Ag Zoning. I felt like they were just kind of indifferent. It was like where are you going to put the line on the green wedges and who is going to take care of it and those kinds of things, which were good questions. I felt like their biggest concern was the annexation going on by the City of Wichita. That seemed to be their number one concern and did you . . . I guess just share briefly, a little bit, about what you took from that meeting. Let me identify for the public that ALARM is the group of mayors and council people that come together to discuss their issues from the 19 small communities. Go ahead."

Mr. Krout said, "I would agree with you. Maybe they need some more time to mull it over. Maybe they need to take it back to their other council members and think about it. I think it was mostly scratching their heads and we didn't get a lot of either negative or positive feedback about either the concept of green wedges or the issue about agricultural preservation and the five to ten acre lot situation. It seemed to me that those communities are more all struggling with their own issues of growth and how to keep up with infrastructure and also have this concern about whether Wichita is being a good neighbor and as cooperative as it can be, through its annexation policies and water policies."

Commissioner McGinn said, "Thank you. You said the City wants to include their district advisory boards and then I think I heard you say that both sides would pick and help fill this committee that we're going to put together. I'm glad to hear that. I think it would be nice to have individuals from our second

Regular Meeting, February 23, 2000

and third class cities and some ag producers and that kind of thing on there. I'm glad to hear that.

"Another thing I'd like clarified is the appointments that we make to the Metropolitan Planning Commission. It has been perceived, the number I kept hearing at the meetings was, eight of the fourteen belong to W.A.B.A., the Wichita Area Builders Association. My appointee belongs to the Inner City of Wichita and is a computer salesman. Is it eight or I guess I hear five, too? Can you share what . . ."

Mr. Krout said, "I don't know who carries what cards but we've identified seven people, not eight, seven people as being somehow associated with the building and development industry."

Commissioner McGinn said, "Seven are actually members?"

Mr. Krout said, "I don't know that they're members of the Wichita Area Builders Association, but they are either builders or developers or Realtors or contractors or, in some way, related to the industry."

Commissioner McGinn said, "Okay. The reason I also bring this up is that I welcome anyone out there that is interested in sacrificing every Thursday for 52 weeks, that want to serve, to send their resume to us and we put it in a file because sometimes people want to quit and that type of thing. So, we have a group of individuals to take a look at and see if they're still interested in serving. I invite them to do that. Our two at large, the reason I am saying that, I was thinking last summer our two at large positions that were up, I don't recall having other names before us. Maybe I missed that, but I don't recall having any other names. That's why I'm saying I welcome anybody that wants to serve their community and take that kind of time to do that in the future.

"In our workshop and I'll close with this, but in our workshop that we had that was not televised, we had all five Commissioners present, I believe. I just want to share, to the public, that we certainly support in-fill incentives in the core parts of Wichita. I don't know what the tools that would have to be in place. If you're going to get a developer to come into that area, there has to be some incentives, from that community, to make those kinds of investments. I certainly support that. I like going to other communities, where I see that happening. My hope is that it would happen here. That's all I had and thank you all for your patience in letting me ask my questions and Marvin, thank you for being here today and answering them."

Chairman Winters said, "Thank you. I think it has been a good discussion. This is an issue that is out there. We need to figure out how we're going to deal with it. I guess one of the things and Commissioners, you can correct me, I guess what I heard, with this proposal now to move forward with

Regular Meeting, February 23, 2000

perhaps another steering committee, I think we're generally receptive to that but would like to see some of the details about the time line. If the City Council is going to rely on their new appointees to their advisory boards that they haven't appointed yet, if that is going to be a quick process, happening in a matter of days or weeks, I think that would be appropriate. If that's going to take them 30 days to get those committees up and running, I think that may be longer than some of us want to take. There is another challenge for you. I guess, as you finalize what you think that task force would look like, get back with us. I think you can take away from here that we are generally supportive of that."

Mr. Krout said, "Okay, thanks."

Chairman Winters said, "Commissioners, you've heard Marvin's report."

MOTION

Commissioner McGinn moved to receive and file.

Commissioner Hancock seconded the Motion.

There was no discussion on the Motion, the vote was called.

VOTE

Commissioner Betsy Gwin	Absent
Commissioner Bill Hancock	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Thomas G. Winters	Aye

Chairman Winters said, "Thank you for the discussion, Marvin. Next item."

K. RESOLUTION RELATING TO EXTENSIONS, ADDITIONS OR SUBSTITUTIONS

Regular Meeting, February 23, 2000

IN STREET LIGHTING EQUIPMENT TO BE FURNISHED BY KANSAS GAS AND ELECTRIC COMPANY. DISTRICTS #1 AND #5.

Mr. David C. Spears, P.E., Director/County Engineer, Public Works, greeted the Commissioners and said, "Item K is a resolution, prepared by KG&E, for modifications to street lighting in Sedgwick County. The resolution calls for the installation of four street lights and the removal of one in the following locations: The first installment requested by the Kansas Turnpike Authority is located at the intersection of the Kansas Turnpike access at 127th Street East. The next two came at the request of individual citizens, they are at the intersection of 127th Street East and 21st Street North and at 63rd Street South and Greenwich Road. The fourth installation, requested by Derby officials, is at the intersection of 69th Street South, which is Red Powell Drive and K-15, just north of Derby. The street light removal is located at 63rd Street South and Oliver, where there is no longer an intersection. The increase in compensation paid by the County will be \$754.86 per year. I recommend that you adopt the resolution."

MOTION

Commissioner Hancock moved to adopt the Resolution.

Commissioner Sciortino seconded the Motion.

There was no discussion on the Motion, the vote was called.

VOTE

Commissioner Betsy Gwin	Absent
Commissioner Bill Hancock	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Thomas G. Winters	Aye

Chairman Winters said, "Thank you, David. Next item."

Regular Meeting, February 23, 2000

L. PURCHASING DEPARTMENT.

1. RECONSIDERATION OF ITEM 8 OF THE BOARD OF BIDS AND CONTRACTS' NOVEMBER 23, 1999 MEETING: COMPAQ PERSONAL COMPUTER HARDWARE AND SOFTWARE - INFORMATION SERVICES/PURCHASING.

Mr. Darren Muci, Director, Purchasing Department, greeted the Commissioners and said, "As noted, this item was presented to you previously. Your back-up includes a memo identifying the benefits of working directly with Compaq for this particular project, or multiple projects over the course of the year 2000. It is estimated that we'll spend perhaps up to \$250,000 in personal computers with Compaq. We will continue to research this, to determine the best method, if that includes soliciting quotations from other sources we will do this to make certain that the best prices for County purchases are acquired."

Chairman Winters said, "Thank you, Darren. We have Item L-1, concerning Compaq computer purchases. What's the will of the Board?"

MOTION

Commissioner Hancock moved to approve the recommendation of the Board of Bids and Contracts.

Commissioner Sciortino seconded the Motion.

There was no discussion on the Motion, the vote was called.

VOTE

Commissioner Betsy Gwin	Absent
Commissioner Bill Hancock	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Thomas G. Winters	Aye

Chairman Winters said, "Darren, continue."

Regular Meeting, February 23, 2000

2. REPORT OF THE BOARD OF BIDS AND CONTRACTS' FEBRUARY 17, 2000 REGULAR MEETING.

Mr. Muci said, "Commissioners, February 17 meeting of the Board of Bids and Contracts, there are four items for consideration this morning.

(1) BRIDGE TIMBERS - PUBLIC WORKS
FUNDING: PUBLIC WORKS

"Item one, various bridge timbers for Public Works. It was recommended to accept the low bid of Star Lumber and Supply. That total amount \$70,635.

(2) BITUMINOUS OVERLAYS - PUBLIC WORKS
FUNDING: SALES TAX

"Item two, bituminous overlays for Public Works, this is project R-175. It was recommended to accept the low bid of Ritchie Paving, Incorporated. That amount, \$1,128,300.99.

(3) HOME INVESTMENT PARTNERSHIP PROGRAM - SEDGWICK COUNTY HOUSING AUTHORITY & DIVISION OF FINANCE
FUNDING: HOME TBA FUNDS

"Item three, Home Investment Partnership Program. This is a May 1999 tornado home rehabilitation project for the Sedgwick County Department on Housing. It was recommended to accept the proposal of Community Housing Services of Wichita/Sedgwick County. That total grant amount is \$155,000. That does include some administrative fees. There is a memo attached from Brad Snapp and Marty Hughes, our Revenue Manager, identifying the recommendation.

(4) VARIOUS COMPUTER ITEMS - DISTRICT COURT
FUNDING: DISTRICT COURT

"Item four, various computer items for the District Court. It was recommended to split this among two vendors, Business Computer Center for one item only, that total is \$85 and SAI Computers for items 1, 2, 4, and 5, that total \$13,644, for a grant total of \$13,729. A complete tabulation follows. I'll be happy to take questions and recommend approval of the Minutes from the February 17 meeting of the Board of Bids and Contracts."

Regular Meeting, February 23, 2000

Chairman Winters said, "Commissioners, you've heard the report."

MOTION

Commissioner Hancock moved to approve the recommendations of the Board of Bids and Contracts.

Commissioner McGinn seconded the Motion.

There was no discussion on the Motion, the vote was called.

VOTE

Commissioner Betsy Gwin	Absent
Commissioner Bill Hancock	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Thomas G. Winters	Aye

Chairman Winters said, "Thank you, Darren. Next item."

CONSENT AGENDA

M. CONSENT AGENDA.

1. Right-of-Way Agreements.

Three Easements for Right-of-Way for Sedgwick County Project No. 833-I, J, N ½ K;

Regular Meeting, February 23, 2000

Webb Road: North Wichita City Limits to K-254; Payne Township. CIP #R-238.
District #1.

2. Section 8 Housing Assistance Payment Contract.

<u>Contract</u> <u>Number</u>	<u>Rent</u> <u>Subsidy</u>	<u>Landlord</u>
V2014	\$250.00	Sun Valley Apartments

3. The following Section 8 Housing Contracts are being amended to reflect a revised monthly amount due to a change in the income level of the participating client.

<u>Contract</u> <u>Number</u>	<u>Old</u> <u>Amount</u>	<u>New</u> <u>Amount</u>
C7018	\$300.00	\$300.00
C97024	\$180.00	\$201.00
C97021	\$153.00	\$201.00
V98046	\$225.00	\$210.00
V99044	\$000.00	\$190.00
V94081	\$227.00	\$201.00
V99022	\$155.00	\$75.00

4. Order dated February 16, 2000 to correct tax roll for change of assessment.

5. General Bills Check Register of February 18, 2000.

6. Payroll Check Register of February 18, 2000.

7. Budget Adjustment Requests.

Mr. Harrison greeted the Commissioners and said, "You have the Consent Agenda before you and I would recommend your approval as presented."

MOTION

Regular Meeting, February 23, 2000

Commissioner Hancock moved to approve the Consent Agenda as presented.

Commissioner Sciortino seconded the Motion.

There was no discussion on the Motion, the vote was called.

VOTE

Commissioner Betsy Gwin	Absent
Commissioner Bill Hancock	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Thomas G. Winters	Aye

Chairman Winters said, "We have no Executive Session. Is there any other business to come before this Board? This meeting is adjourned."

N. OTHER

O. ADJOURNMENT

There being no other business to come before the Board, the Meeting was adjourned at 10:48 a.m.

Regular Meeting, February 23, 2000

**BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS**

THOMAS G. WINTERS, Chairman
Third District

CAROLYN McGINN, Chair Pro Tem,
Fourth District

BETSY GWIN, Commissioner,
First District

BILL HANCOCK, Commissioner,
Second District

BEN SCIORTINO, Commissioner
Fifth District

ATTEST:

James Alford, County Clerk

APPROVED:

_____, 2000