



Fire District 1
Steering Council Meeting

7750 N. Wyandotte Way
 Park City, KS 67147
 316-660-3473

May 16, 2024

Fire District 1 Attendees: Fire Chief Doug Williams, Fire Marshal Brad Crisp, Chief Kevin Nelson, Chief Ray Hensley, and Clerk Janelle Davey

Fire District 1 Steering Council Attendees: Jim Benage /Bel Aire, Russ Lowen/Goddard, Susie Sutton/Haysville, ***Vacant***/Maize, Katie Bowen/Park City, Jeff Witherspoon/Member at Large #2 SCAC, ***Vacant***/Member at Large #4 Aircraft Manufacturing, Carl Amerine/Member at Large #1 Unincorporated Area, Katy Jackman Tyndell/Member at Large #3 Unincorporated Area

Special Guests: Mark Clark - County Appraiser & Ronnie Tidwell - Chief Deputy Appraiser

- I. Call to Order: Chairman Carl Amerine at 1801
- II. Roll Call

<u>Steering Council</u>	
Carl Amerine	Present
Katy Jackman Tyndell	Present
Jim Benage	Present
Russ Lowen	Present
Susie Sutton	Not Present
Mike Strelow	Withdrawn
Katie Bowen	Not Present
Jeff Witherspoon	Present
<i>Vacant</i>	

- III. Pledge of Allegiance
- IV. Approval of previous meeting minutes

Event:	Meeting Minutes
Motion:	Carl Amerine
Second:	Katy Jackman Tyndell
Carl Amerine	Aye
Katy Jackman Tyndell	Aye

Jim Benage	Aye
Russ Lowen	Aye
Susie Sutton	Absent
Vacant	
Katie Bowen	Absent
Jeff Witherspoon	Aye
Vacant	

V. County Appraiser Presentation – Mark Clark, Sedgwick County Appraiser

VI. Fire Chief Update – Fire Chief Doug Williams

i. Decision Package data – True Cost of additional FTE

ii. Budget Update

iii. Council Member Resignation

VII. Strategic Planning discussion

VIII. Meeting Adjournment

Event:	Meeting Adjournment
Motion:	Carl Amerine
Second:	Jim Benage
Carl Amerine	Aye
Katy Jackman Tyndell	Aye
Jim Benage	Aye
Russ Lowen	Aye
Susie Sutton	Absent
Vacant	
Katie Bowen	Absent
Jeff Witherspoon	Aye
Vacant	

Meeting adjourned at 2030

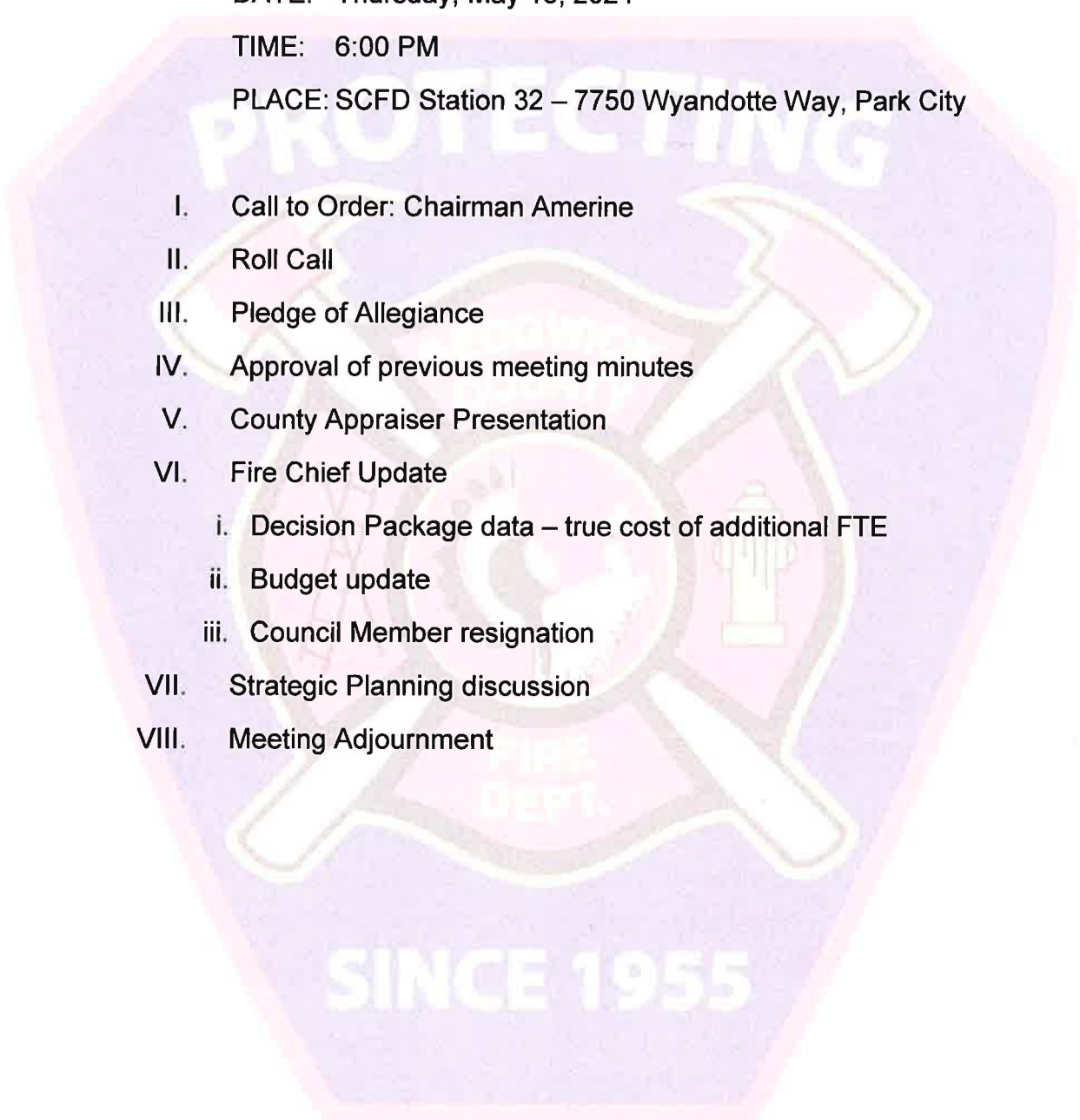
Agenda

Sedgwick County Fire District 1 Steering Council

DATE: Thursday, May 16, 2024

TIME: 6:00 PM

PLACE: SCFD Station 32 – 7750 Wyandotte Way, Park City

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- I. Call to Order: Chairman Amerine
 - II. Roll Call
 - III. Pledge of Allegiance
 - IV. Approval of previous meeting minutes
 - V. County Appraiser Presentation
 - VI. Fire Chief Update
 - i. Decision Package data – true cost of additional FTE
 - ii. Budget update
 - iii. Council Member resignation
 - VII. Strategic Planning discussion
 - VIII. Meeting Adjournment

2024 Annual Real Estate Mass Appraisal Report Fire District # 1 Advisory Board

Appraiser's Office

Mark Clark, AAS, RMA

County Appraiser



Appraiser's Office Duties

- Inspect each property within Sedgwick County every six years.
- Discover, list and value all property that had significant changes.
- Update appraisals each year to assure that all properties are valued at fair market value.
 - January 1 appraisal date



Key Dates

Jan 1	Appraisal Date
Mar 1	Real Property Value Notices mailed
Mar 15	Personal Property Renditions due to Appraiser's Office
Mar 19	Real Property Informal Meetings begin
May 1	Personal Property Value Notices mailed
May 15	Personal Property Informal Meetings begin
May 20	Real & Personal Property appeal result letters mailed
Jun 1	Appraiser certifies values to County Clerk
Jul 15	County Clerk certifies abstract to PVD
Aug 25	Governing Bodies certify budgets to County Clerk <i>(except if exceeding the Revenue Neutral Rate (RNR))</i>
Sept 20	Governing Bodies certify budgets to County Clerk <i>(if governing body held public meeting to exceed RNR)</i>
Nov 1	County Clerk certifies Tax Roll to County Treasurer

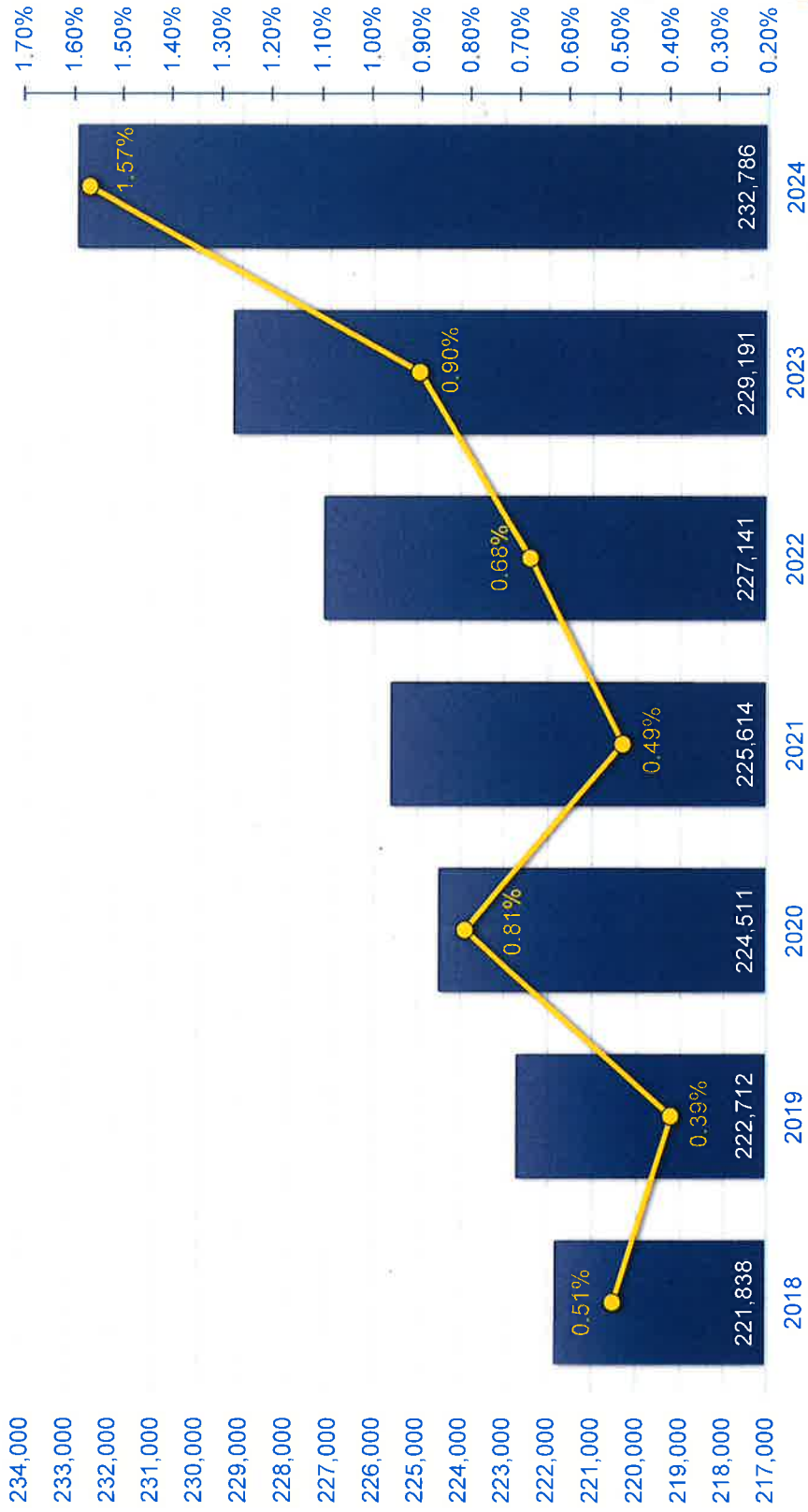


Valuation Considerations

- **Golden Handcuffs Effect**
 - *Not wanting to give up $\leq 3.5\%$ rates for $> 6.5\%$*
- **Federal Reserve – Interest Rates**
 - *Borrowing cost are more expensive for developers, builders, and the public*
- **Inflation**
 - *Still more expensive to purchase goods and services*
- **Labor Shortages**
 - *Still hard for employers to find qualified talent to fill jobs*
- **Tight Supply of Housing**
 - *Still have a shortage of houses*
- **Supply Chain Issues**
 - *Still have issues obtaining needed materials*



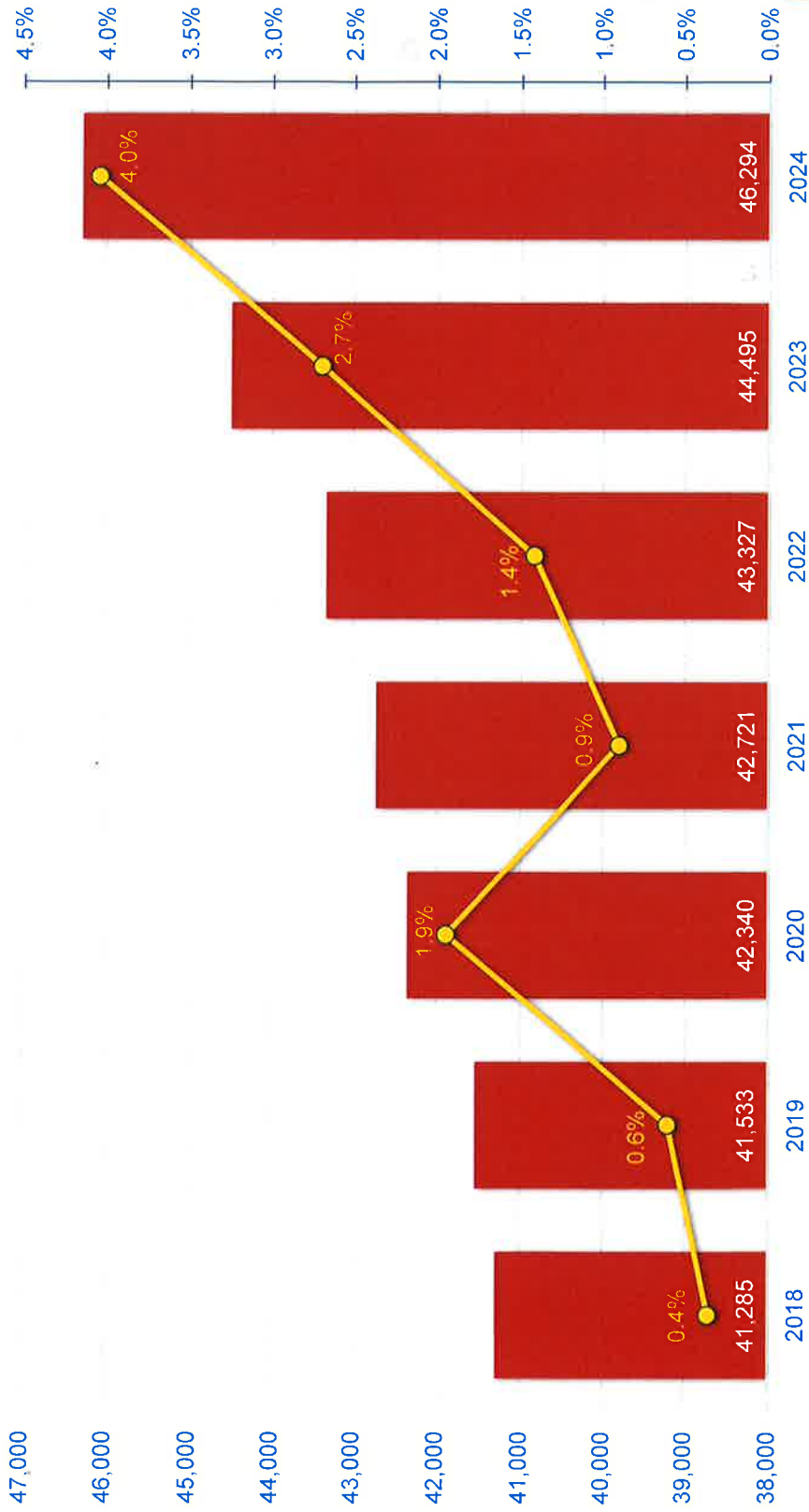
Parcel Growth in Sedgwick County



Source: Orion Abstract



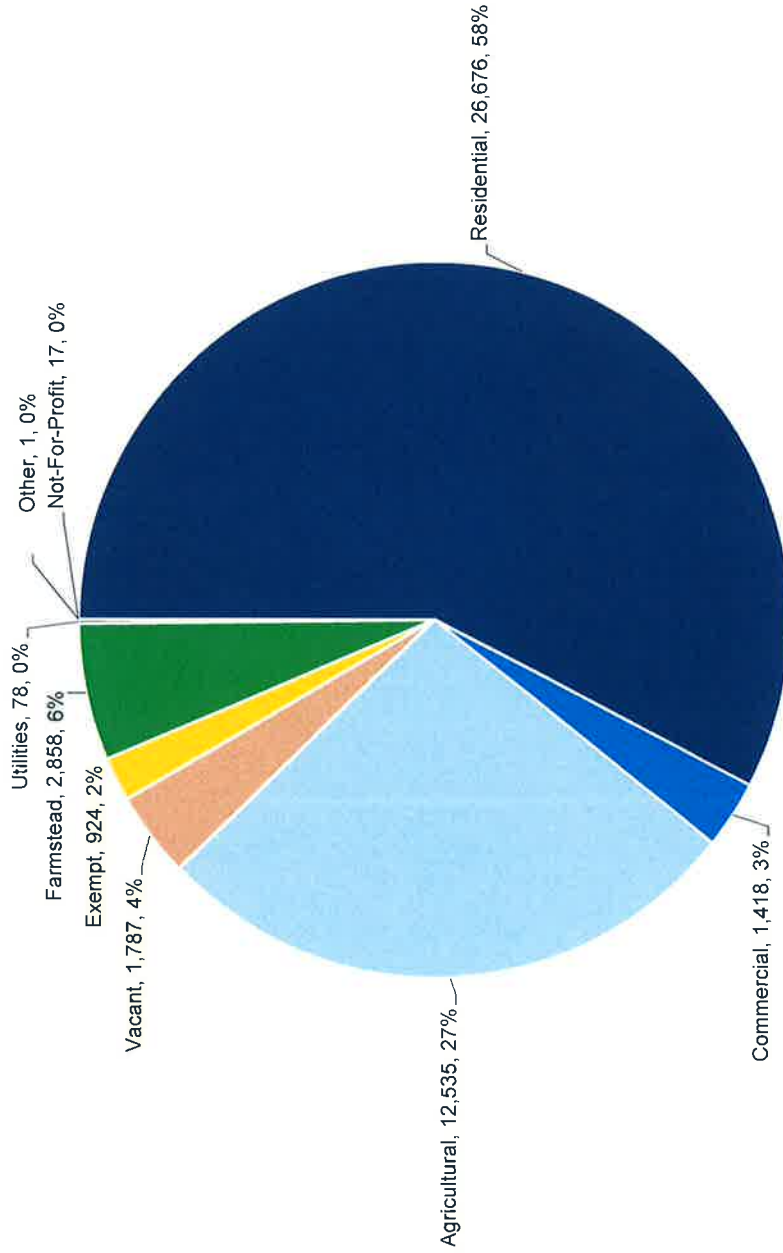
Parcel Growth in Fire District #1



Source: Orion Abstract



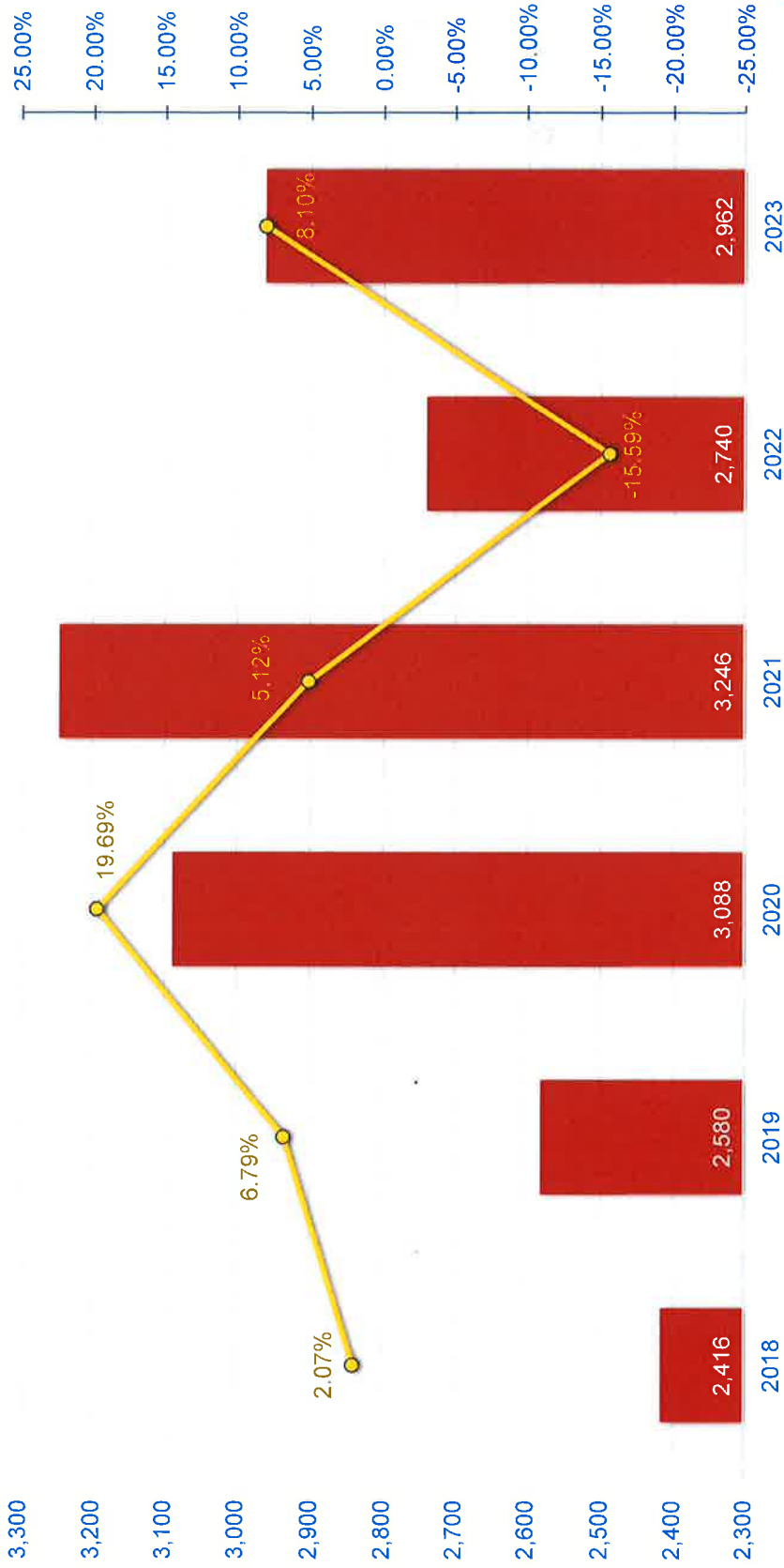
Parcels by Class – Fire District #1



Source: Orion Abstract



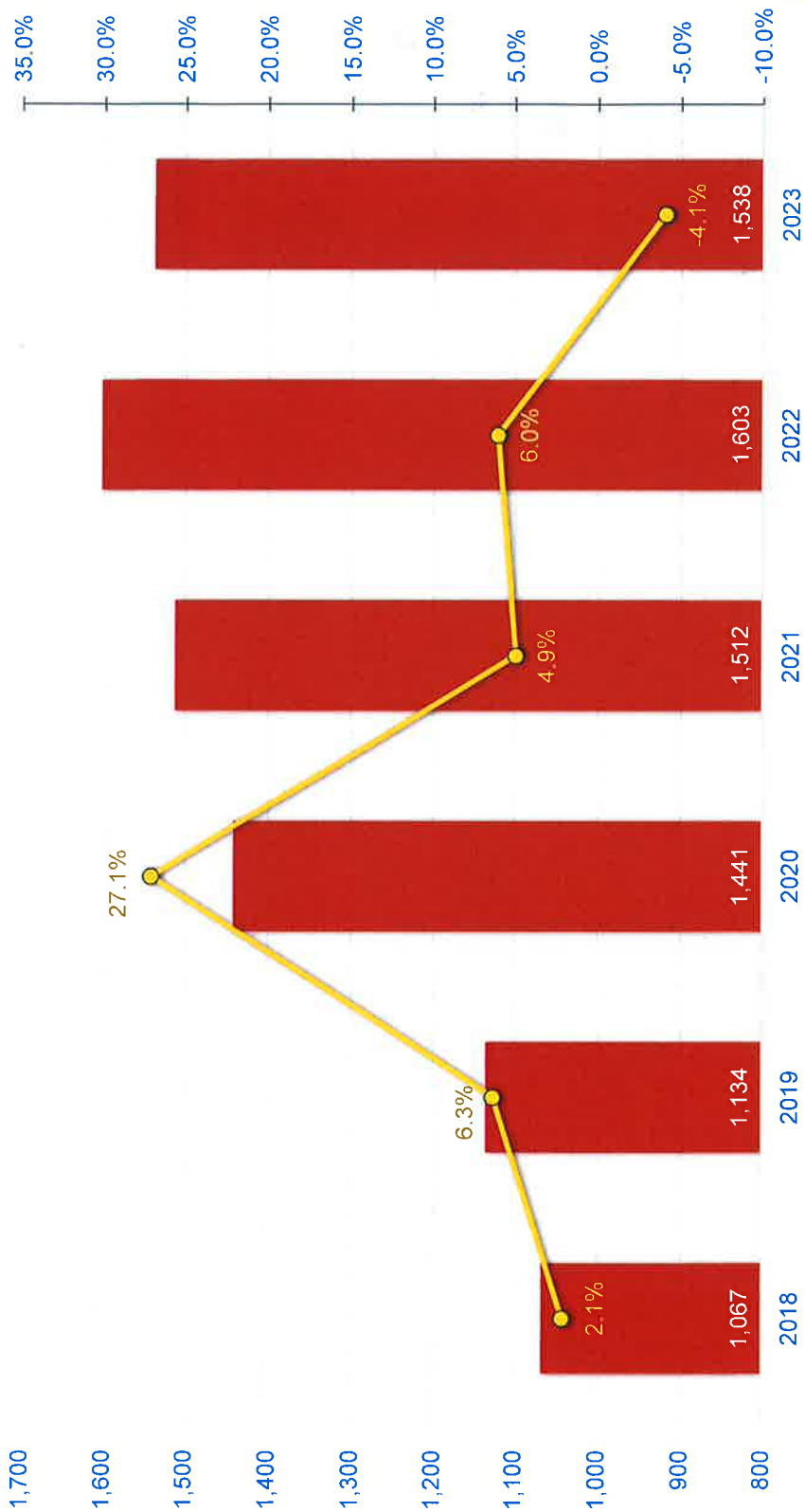
Sales Activity (all classes)



Source: Register of Deeds



New Construction (all classes)



Source: Orion Permits File
 Not Including Roof, Siding, and Tower Permits



Residential

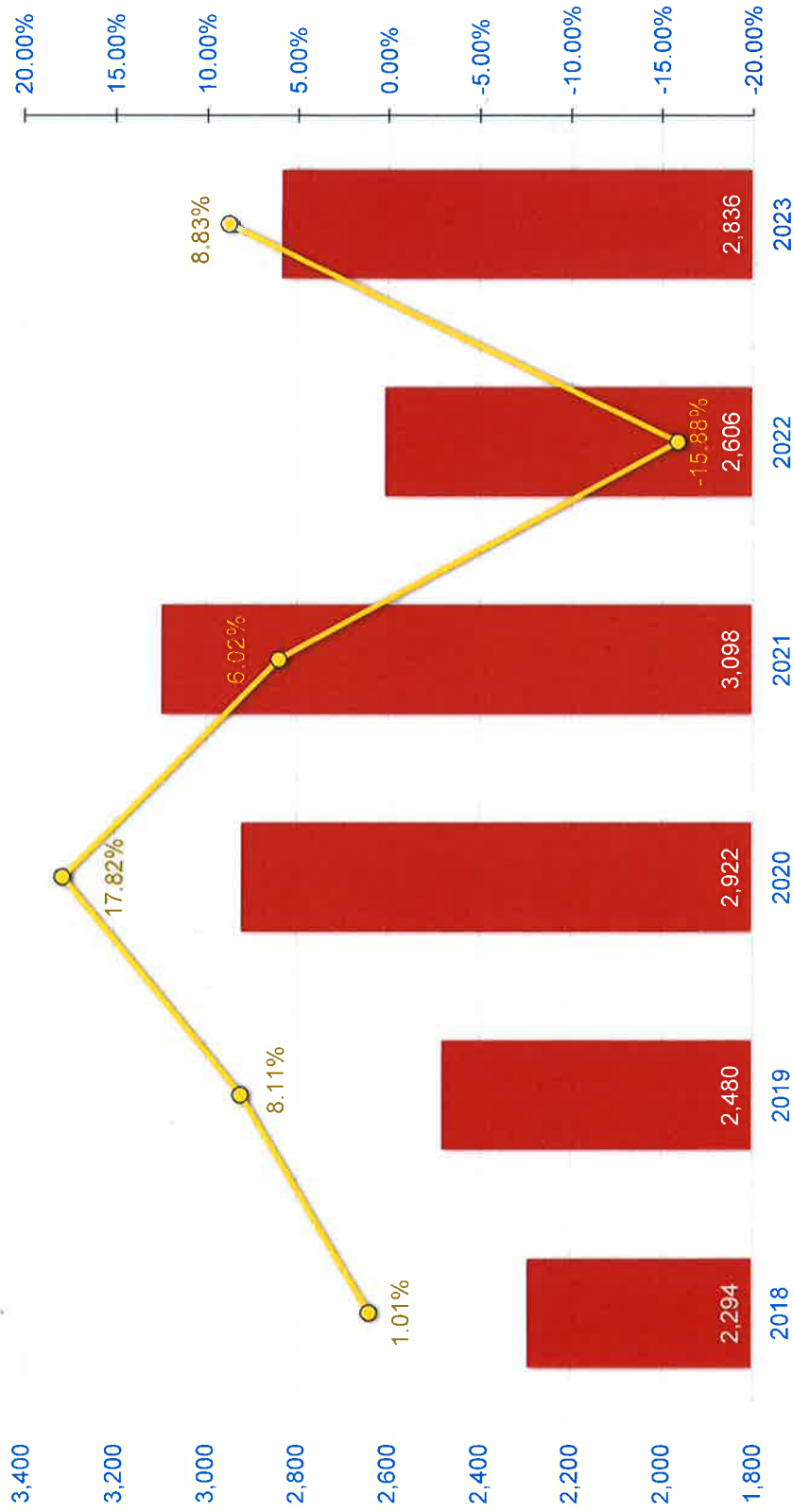
Residential Property represented about 54% of the total assessed value in Sedgwick County Fire District #1.



10 Residential represents about 64% of total Real Property assessed valuation.



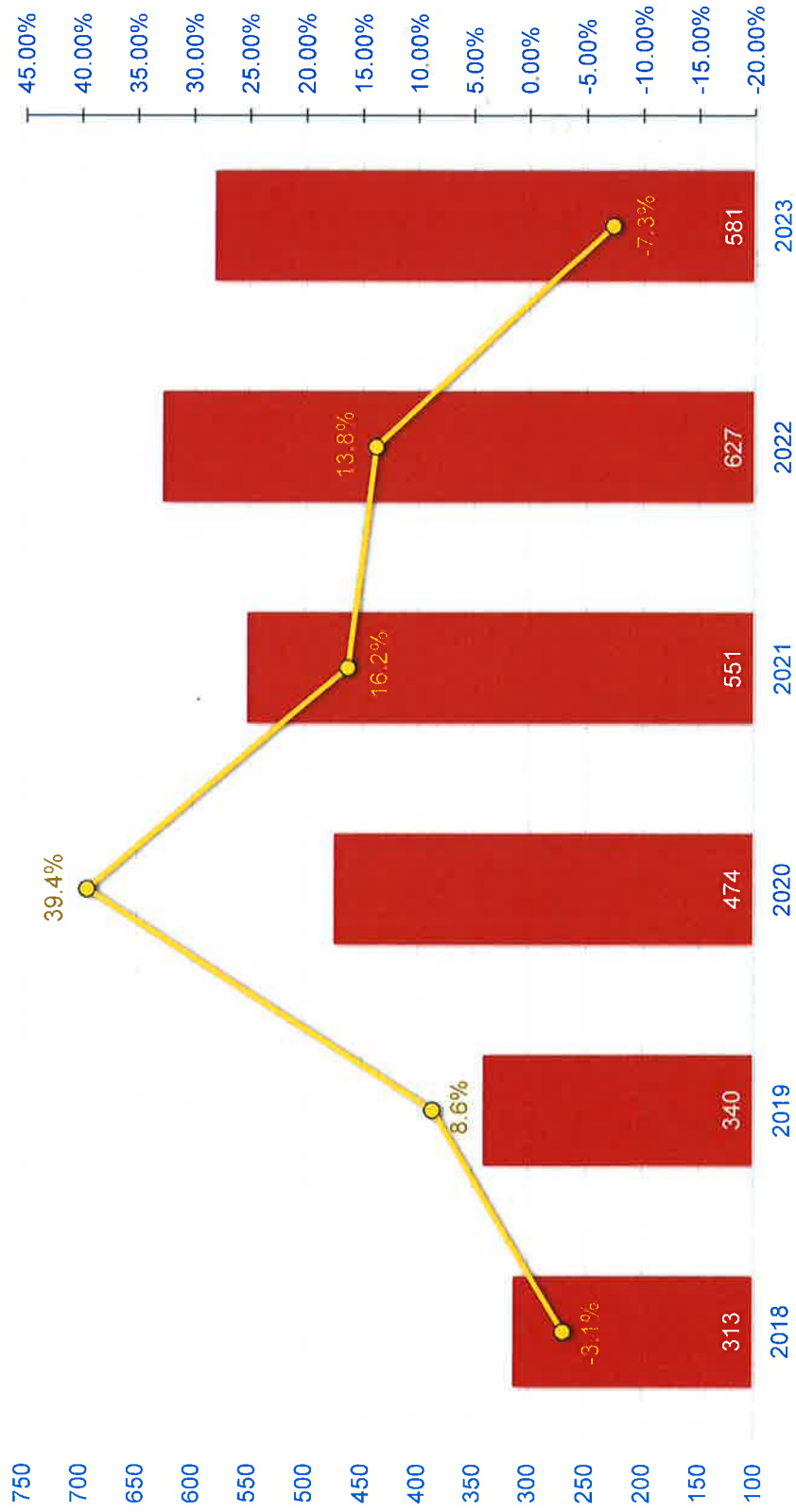
Residential Property Sales



Source: Orion Permits File



New Dwelling Construction

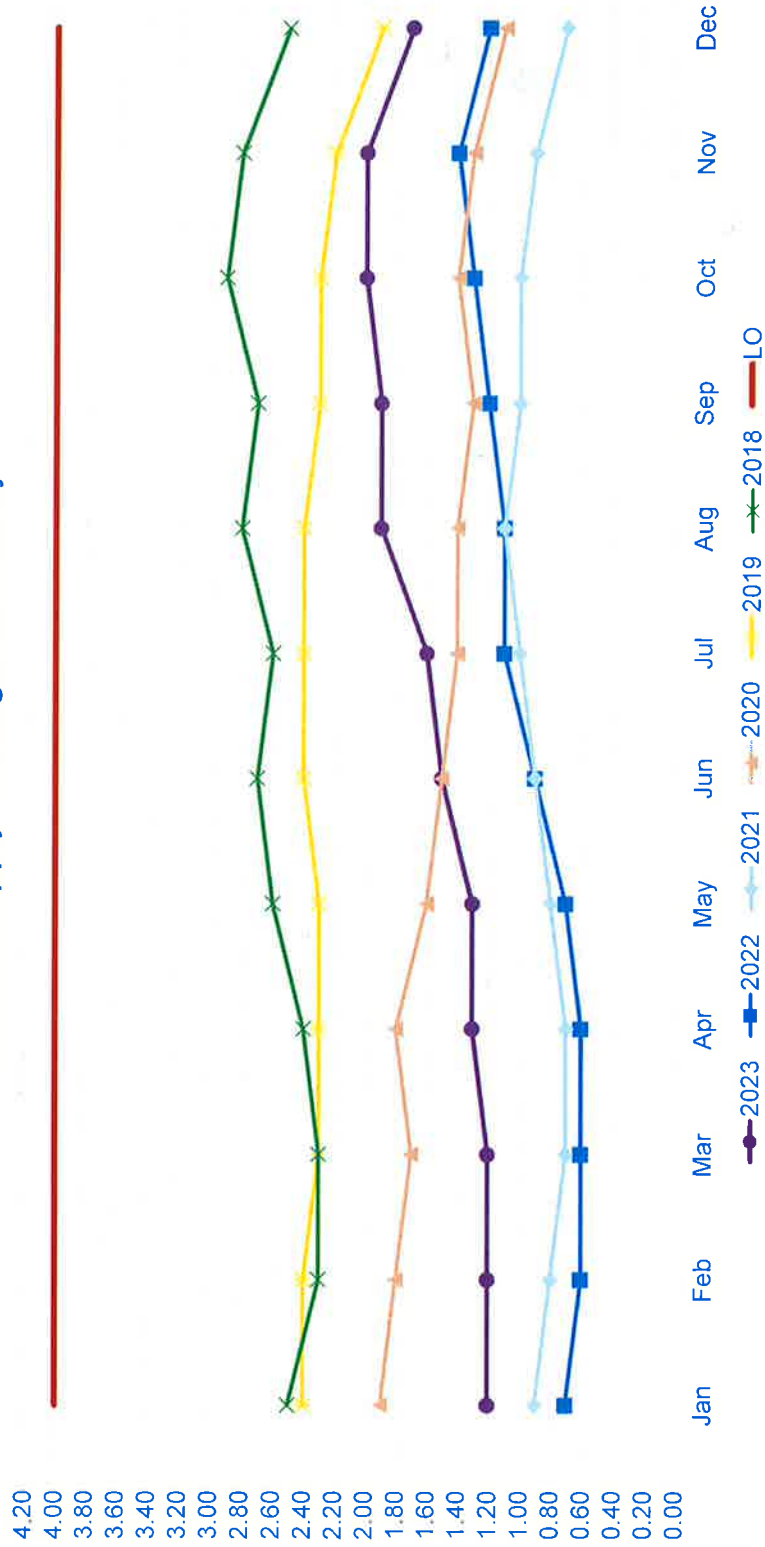


Source: Orion Permits File



Residential Inventory

Month Supply – Sedgwick County

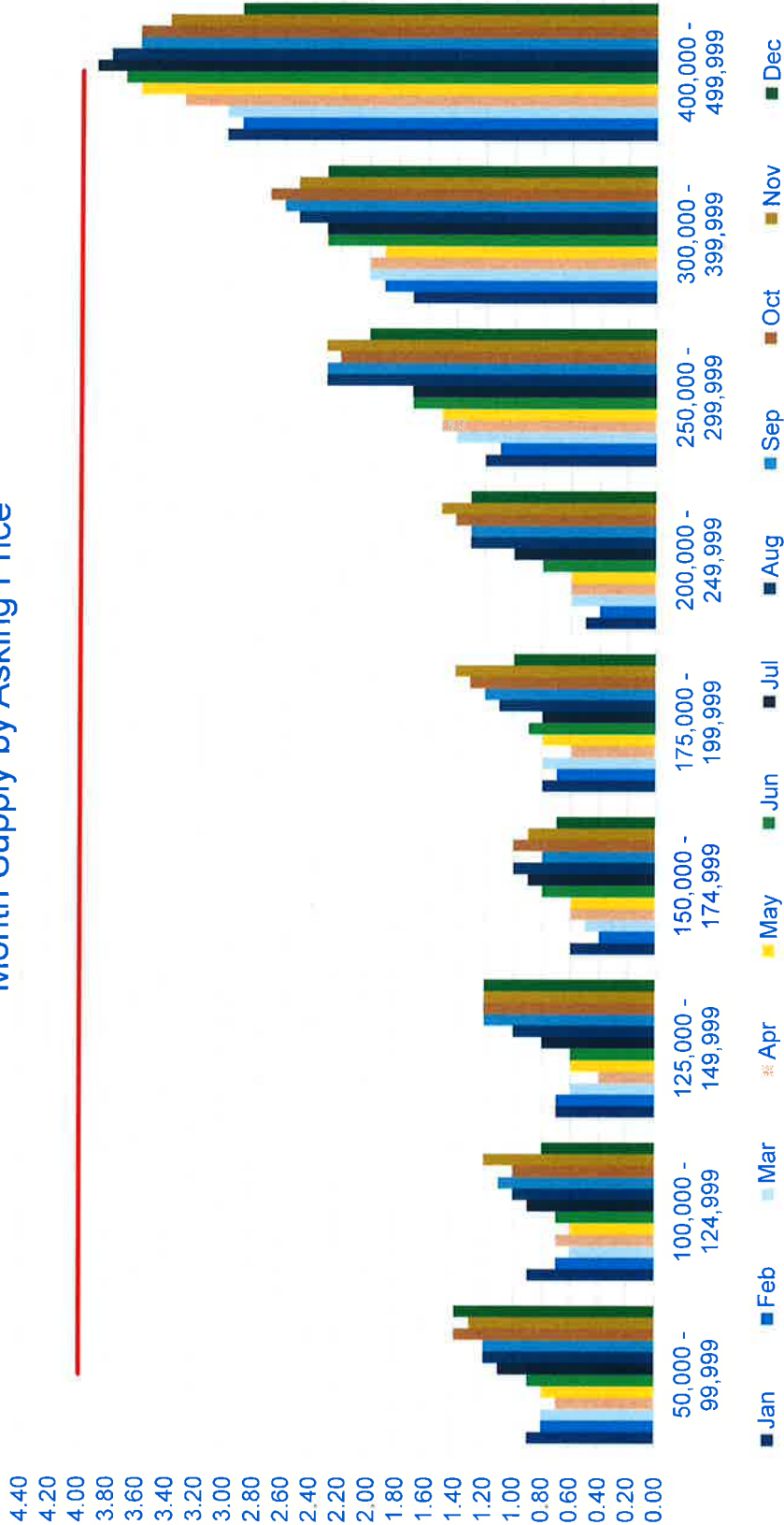


Source: Realtors of South Central Kansas



Residential Inventory

Month Supply by Asking Price

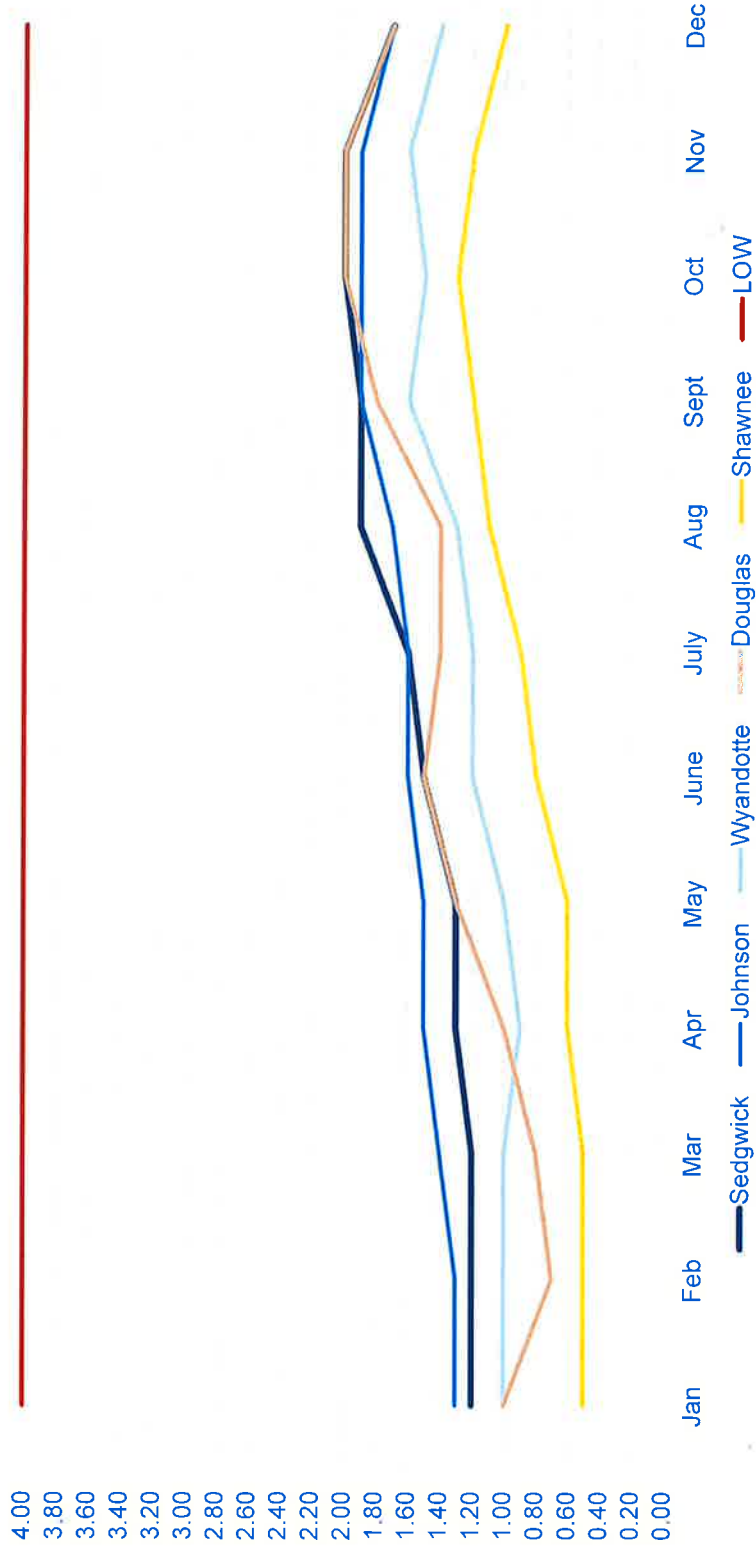


Source: Realtors of South Central Kansas



Residential Inventory

Month Supply - Large County Comparison

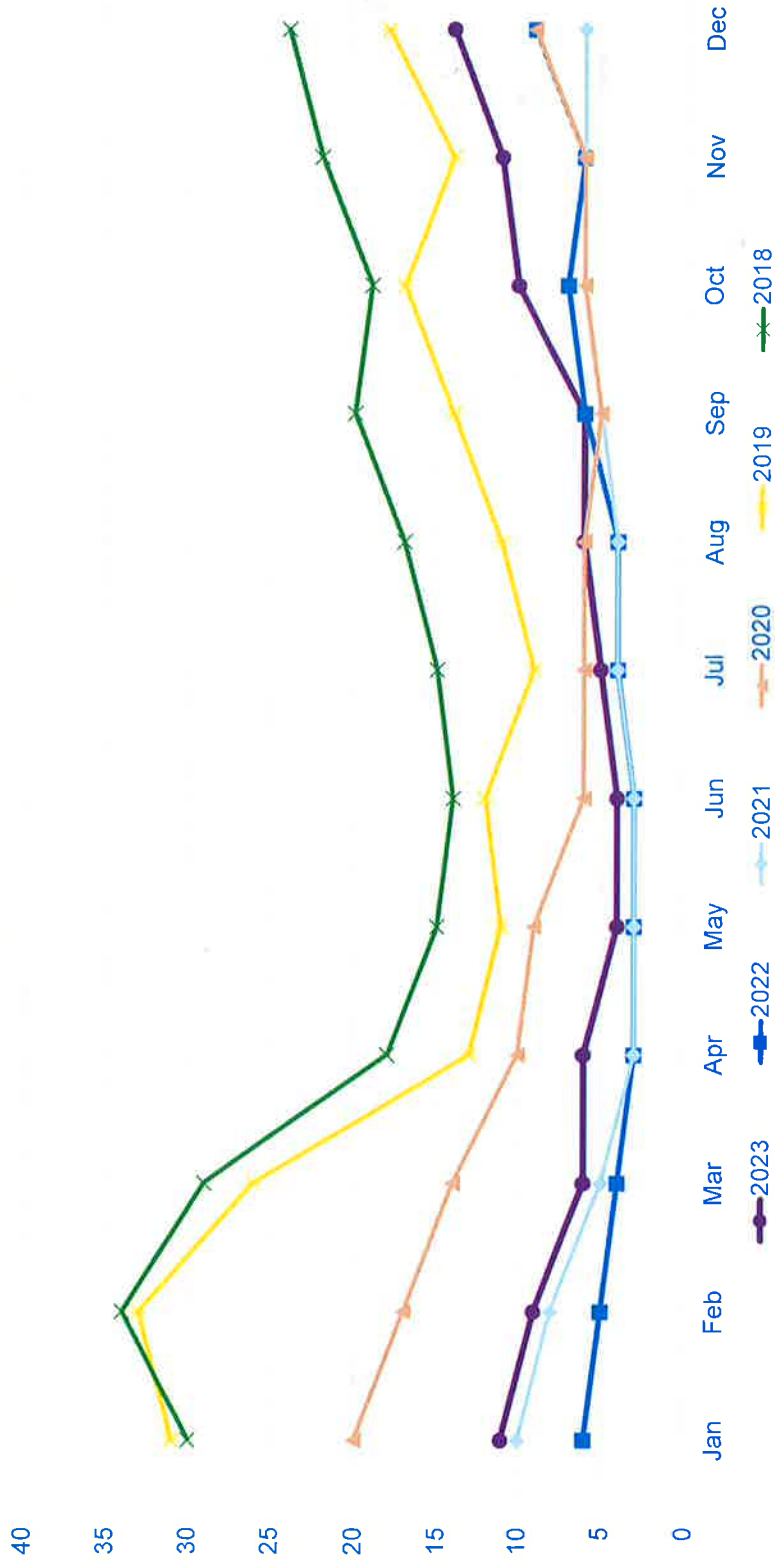


Source: Realtors of South Central Kansas,
 Kansas City Regional Association of Realtors
 Sunflower Association of Realtors



Residential Inventory

Median Days on Market – Sedgwick County

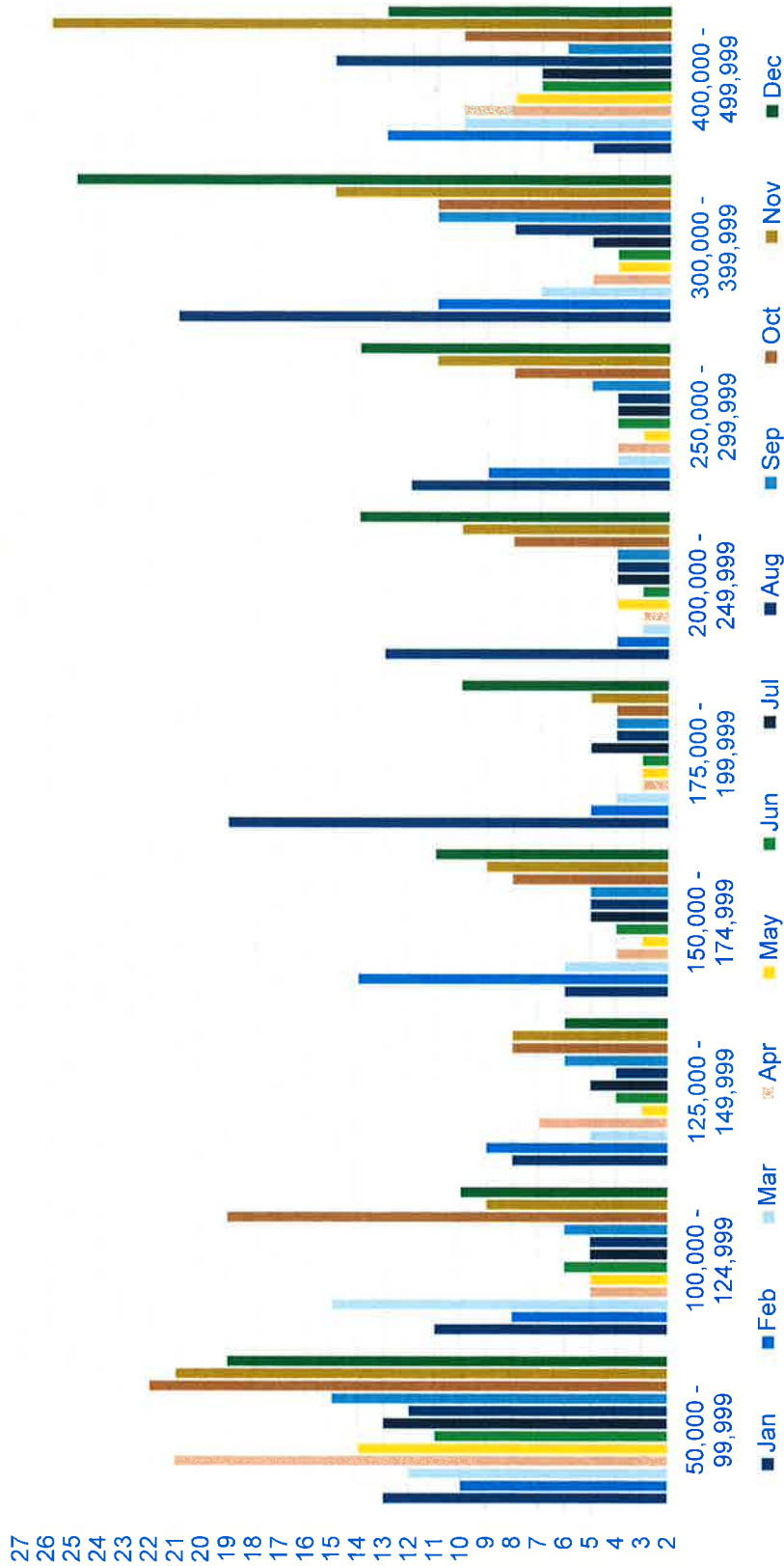


Source: Realtors of South Central Kansas



Residential Inventory

Median Days on Market by Asking Price

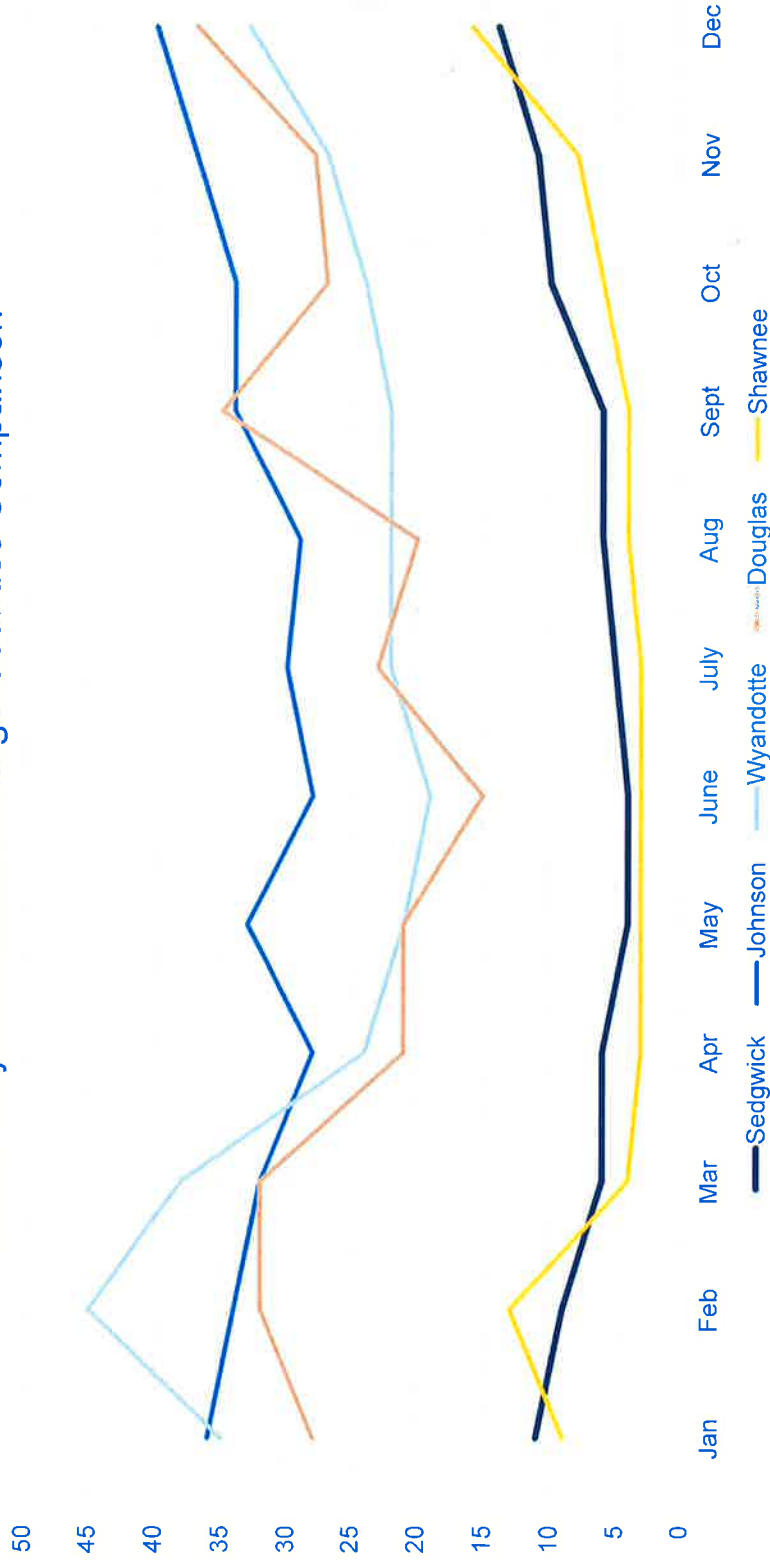


Source: Realtors of South Central Kansas



Residential Inventory

Median Days on Market – Large Counties Comparison

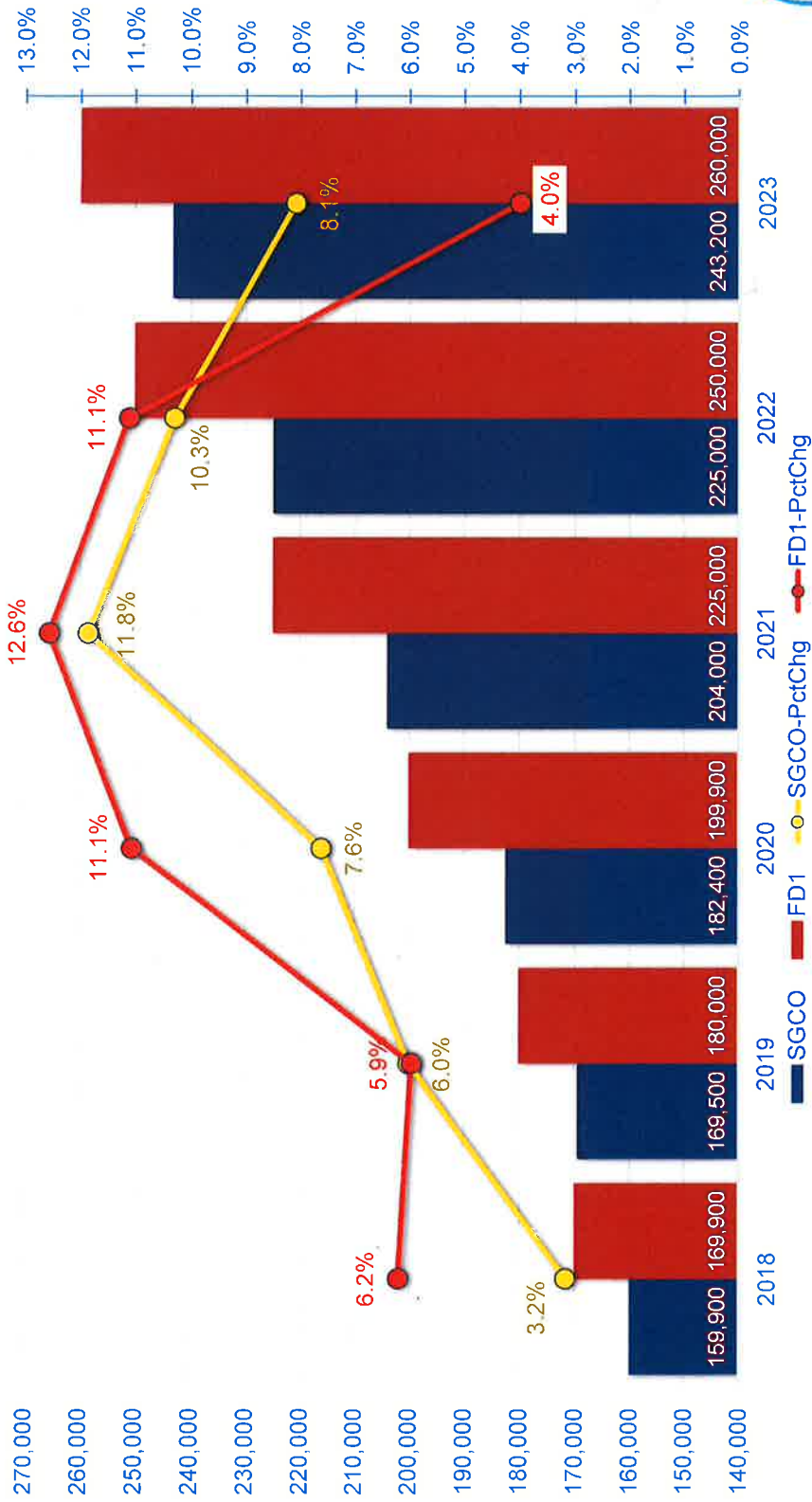


Source: Realtors of South Central Kansas,
 Kansas City Regional Association of Realtors
 18 Sunflower Association of Realtors



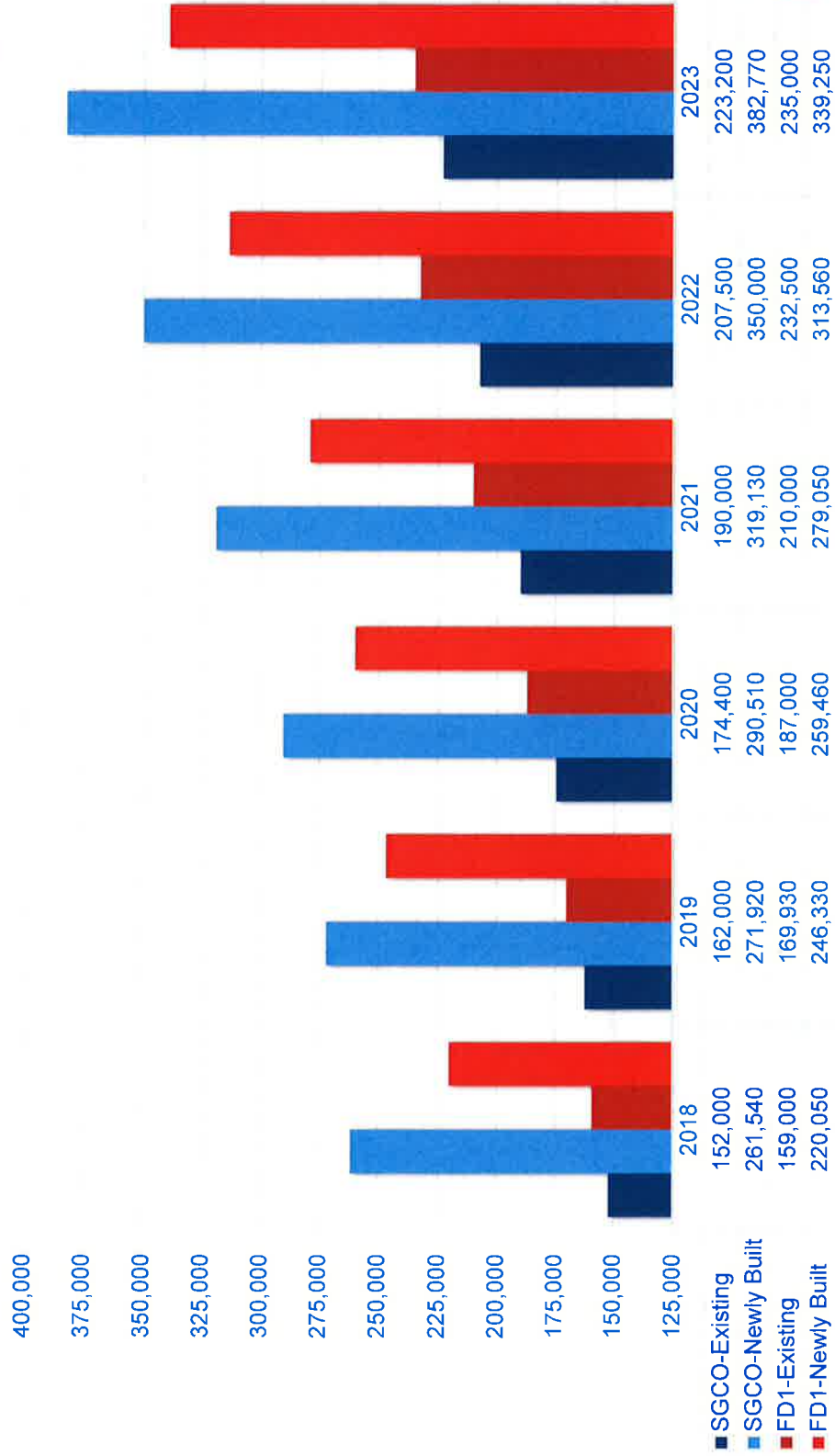


Median Sale Price – Overall



Source: Orion Sales File

Median Sale Price – New Build & Existing

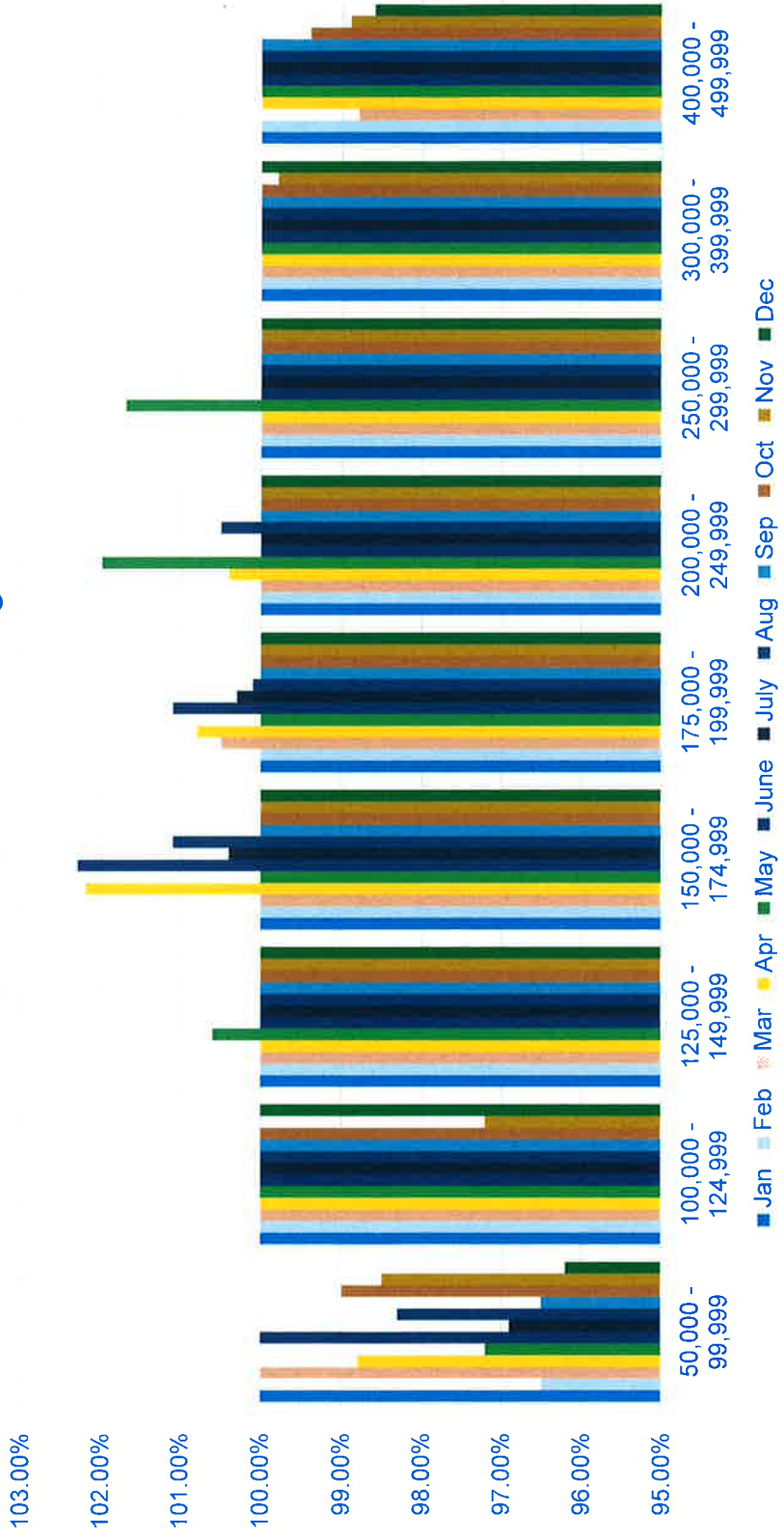


20 Source: Orion Sales File



Residential Inventory

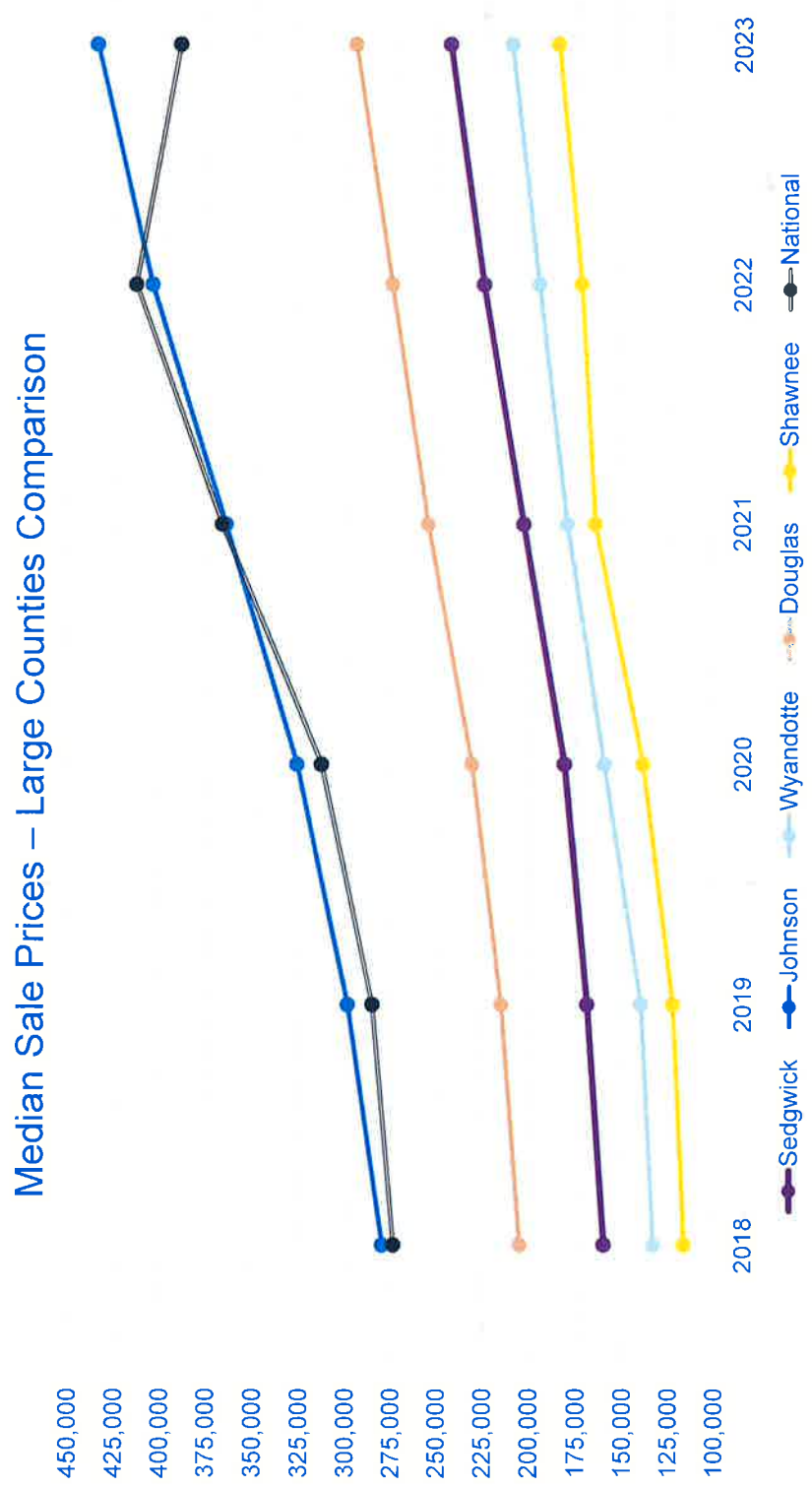
Median Percent of Asking Price



Source: Realtors of South Central Kansas



Residential Median Sale Prices



Source: Orion Sales File - Sedgwick
 Kansas City Regional Association of Realtors – Johnson, Wyandotte, Douglas
 Sunflower Association of Realtors – Shawnee
 National Association of Realtors - National



Commercial

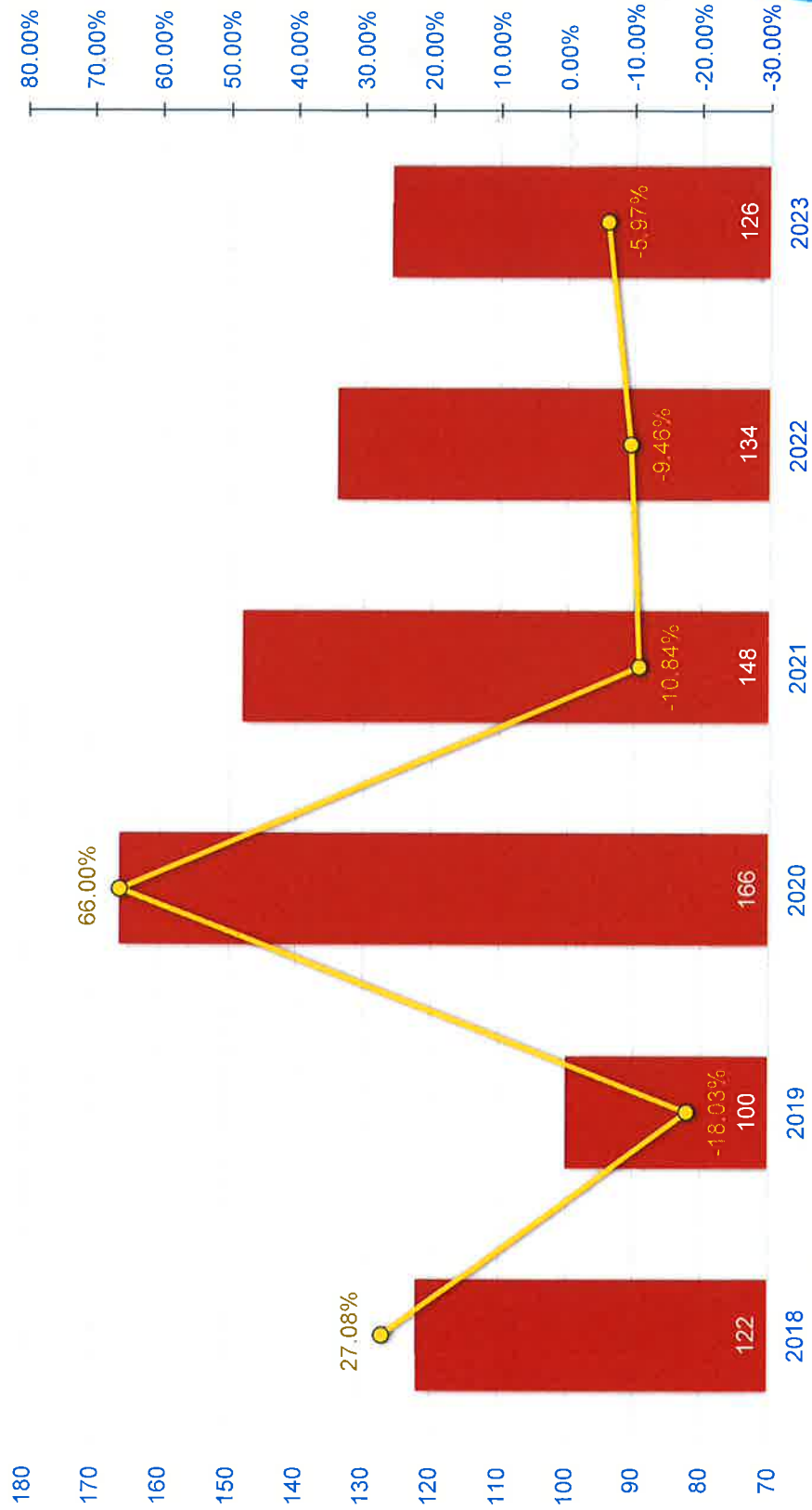
Commercial Property represented about 20% of the total assessed value in Sedgwick County Fire District #1.



Commercial represents about 24% of total Real Property assessed valuation.



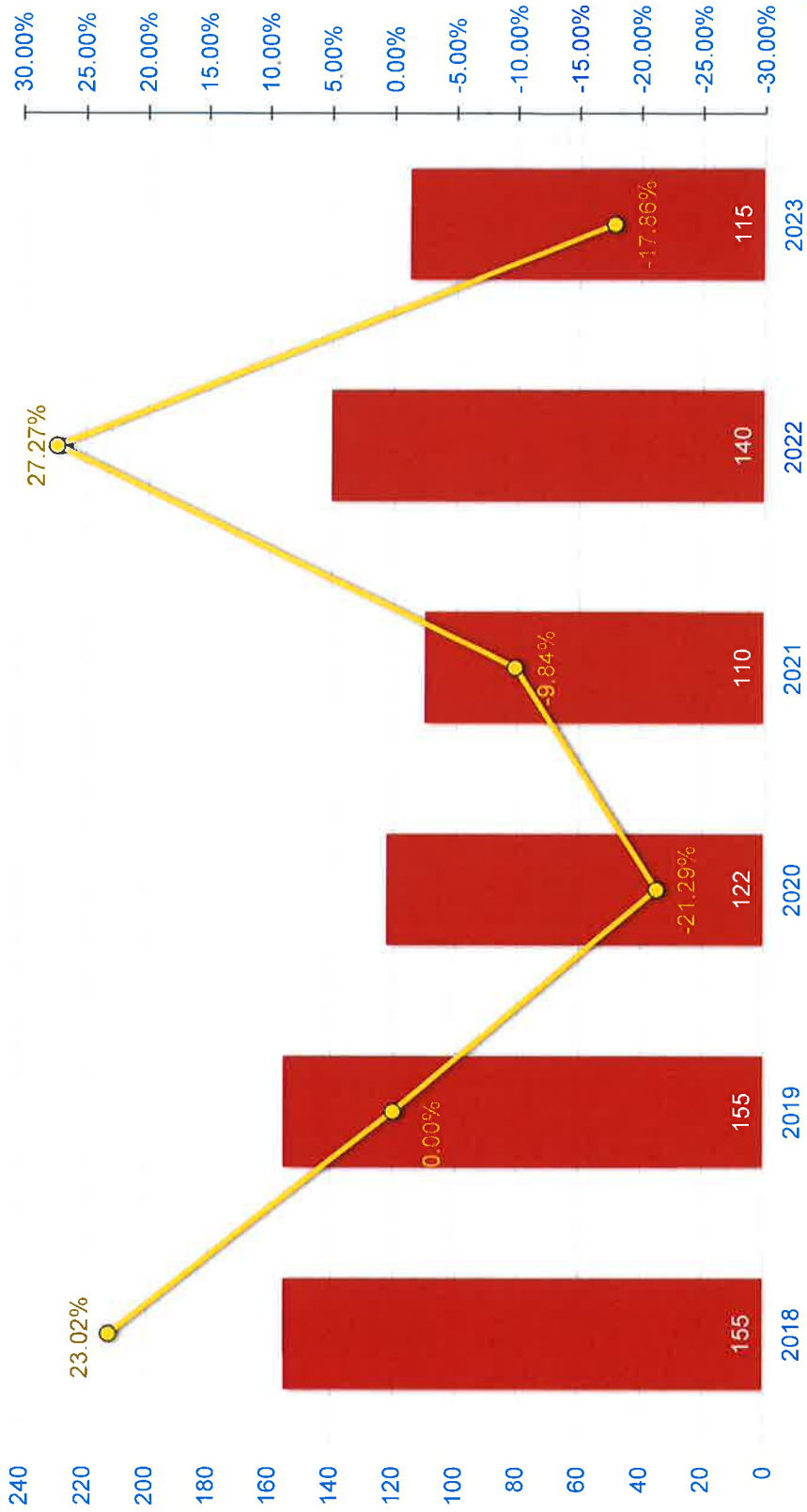
Commercial Property Sales



Source: Orion Sales File



Commercial Building Permit Activity

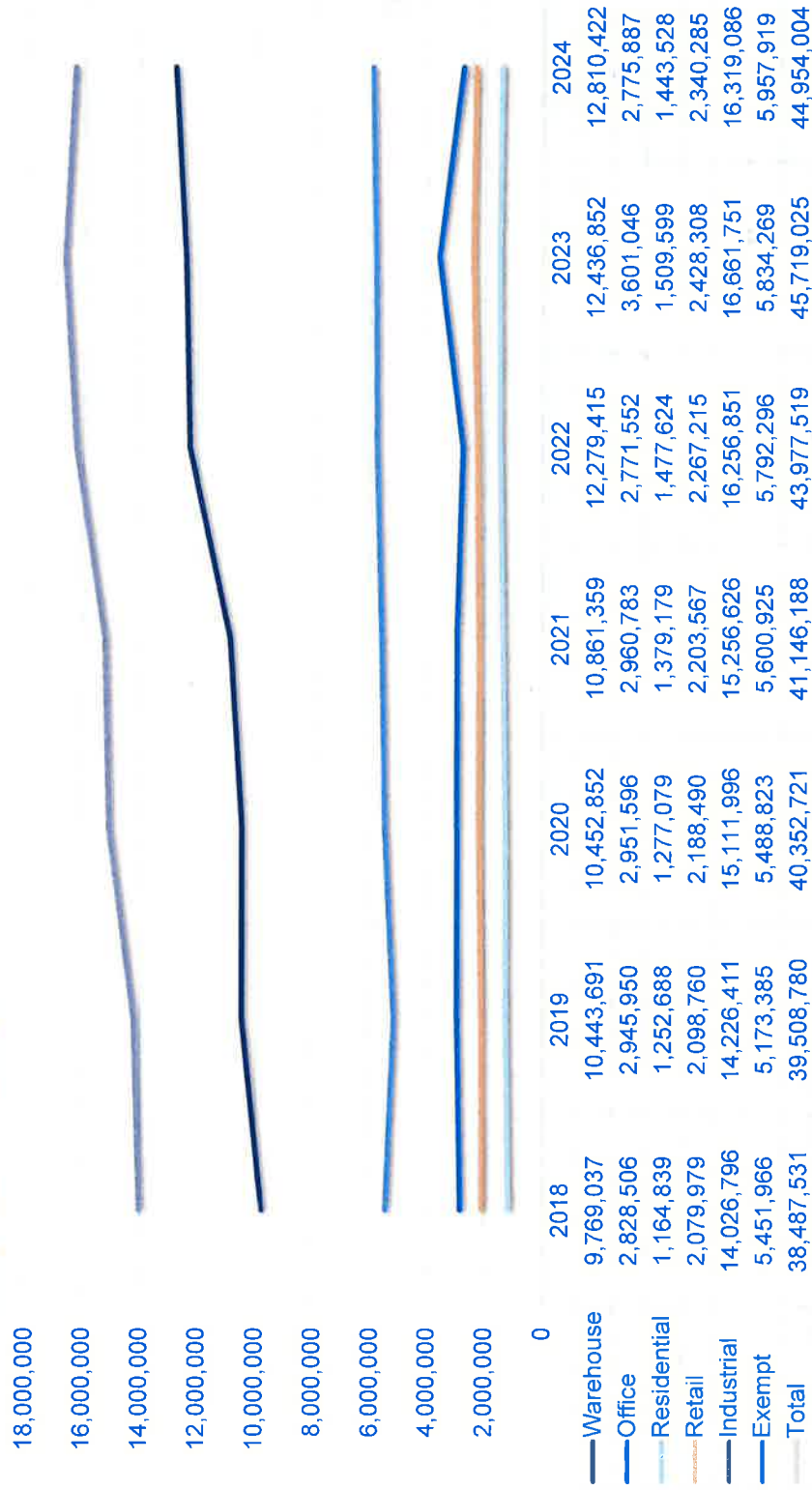


Source: Orion Permit File



Commercial Building Square Footage

Fire District #1



Source: Orion Commercial Buildings



Preliminary Mid-Year Sales Ratio Study

Property Class	2021 Median Ratio	2022 Median Ratio	2023 Median Ratio
Residential	84.7% (83.3% - 87.3%) Sampling (354)	76.6% (74.9% - 79.2%) Sampling (215)	85.2% (83.6% - 86.9%) Sampling (289)
Commercial	75.1% (64.1% - 81.9%) Full File (103)	69.1% (64.9% - 75.0%) Full File (113)	74.9% (68.1% - 80.7%) Full File (74)
Compliance Requirement	90.0% – 110.0%		

Source: KDOR – PVD Mid-Year Sales Ratio Reports



Final Compliance Sales Ratio Study

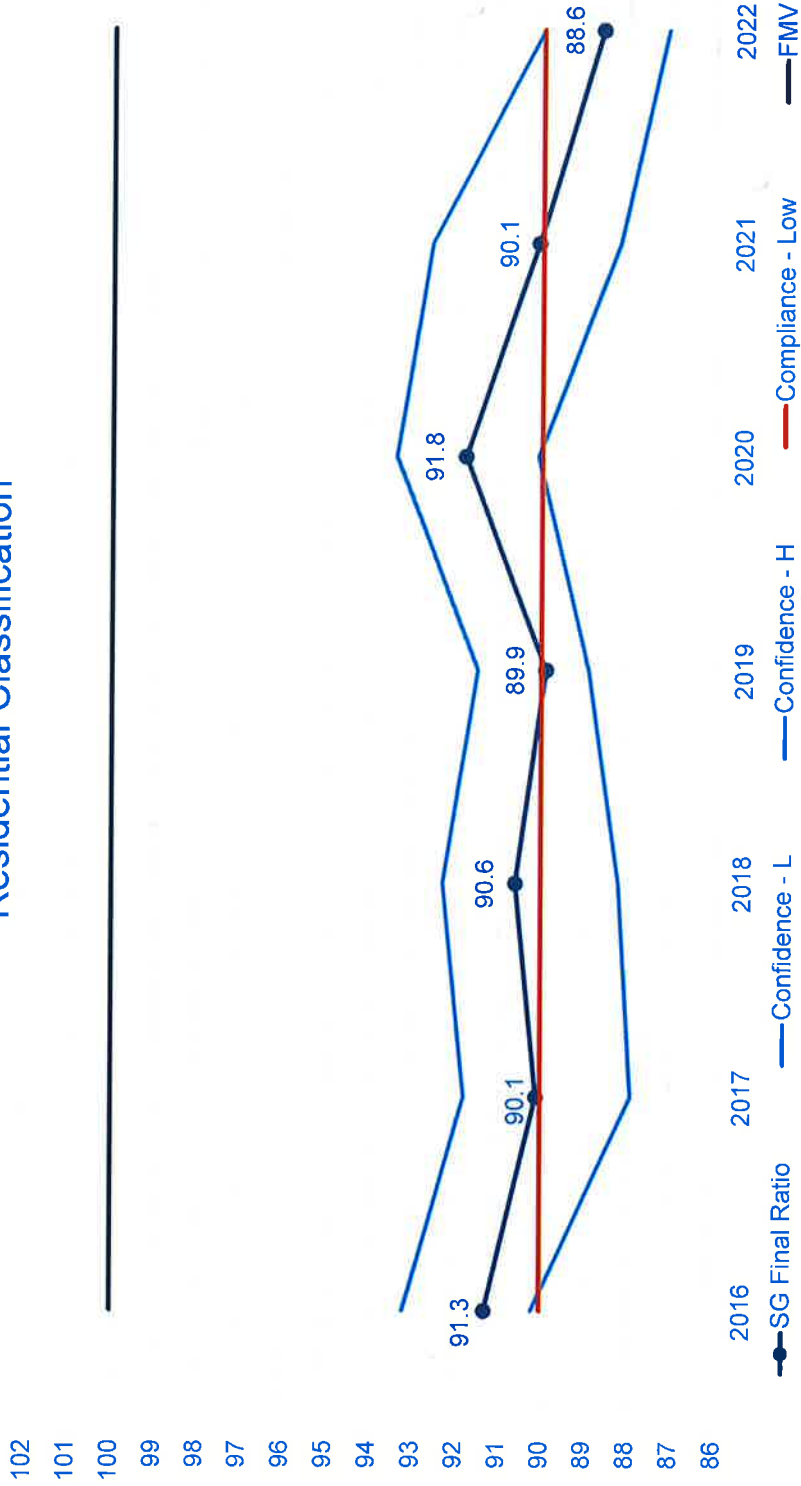
Property Class	2020 Median Ratio	2021 Median Ratio	2022 Median Ratio
Residential	91.8% (90.1% - 93.4%) Sampling (346)	90.1% (88.2% - 92.6%) Sampling (357)	88.6% (87.1% - 90.0%) Sampling (363)
Commercial	85.0% (79.2% - 91.2%) Full File (115)	87.1% (81.0% - 90.5%) Full File (167)	81.8% (76.0% - 88.1%) Full File (153)
Compliance Requirement	90.0% – 110.0%		

Source: KDOR – PVD Final Sales Ratio Reports



Sales Ratio Study

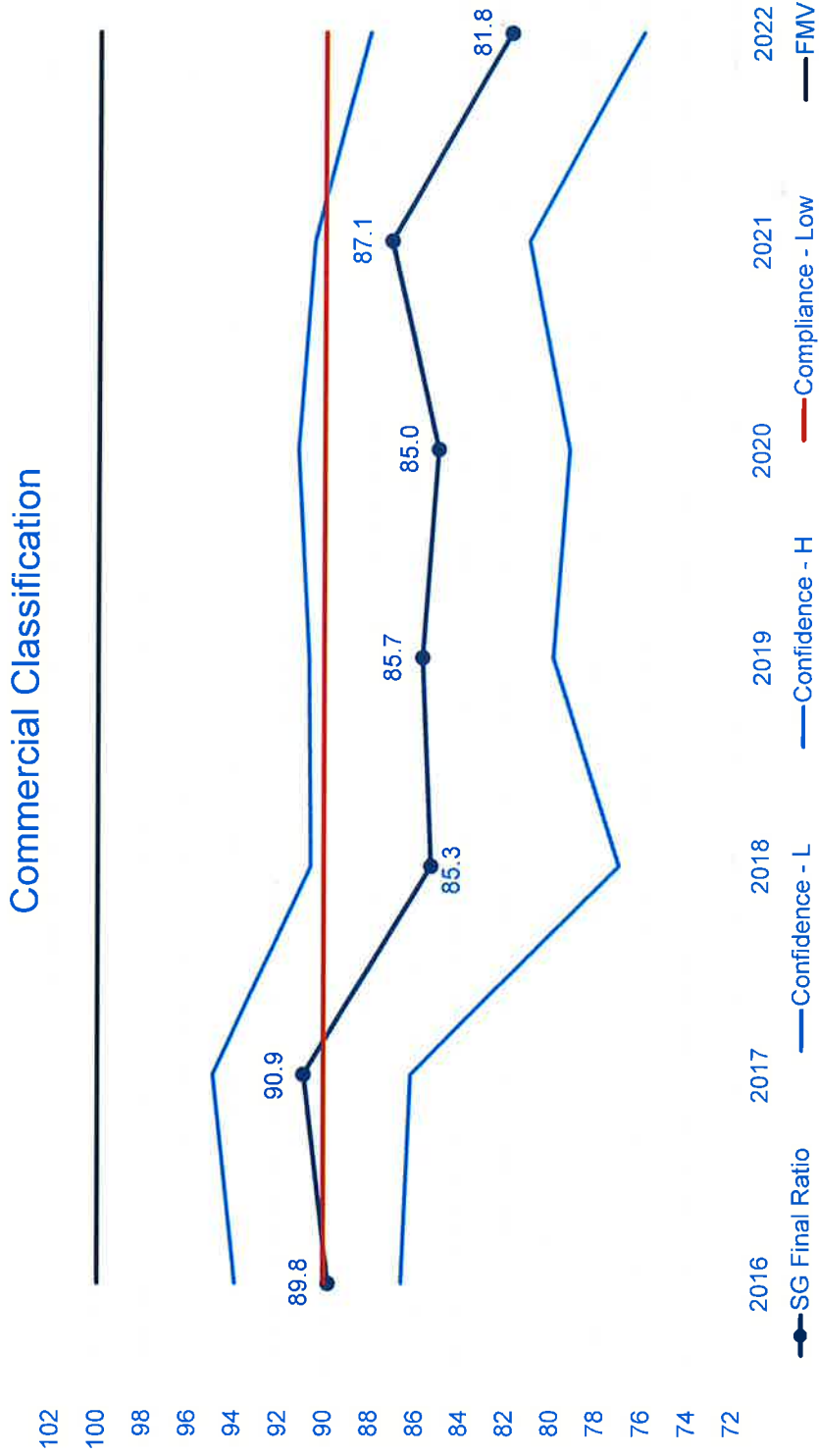
Residential Classification



Source: KDOR – PVD Final Sales Ratio Reports



Sales Ratio Study



Source: KDOR – PVD Final Sales Ratio Reports



Agricultural

435,243 acres or 67.4% of the land in Sedgwick County is devoted to agricultural use. Agricultural property represented less than 1% of the total assessed value



Department of Revenue, Property Valuation Division sets the agricultural use values for the entire state.



Property Tax Relief Programs

- Homestead Property Tax Refund
- “SAFESR” Property Tax Refund
- Senior or Disabled Veteran “SVR” Property Tax Refund
- *The County Clerk’s Office manages these programs for the Kansas Department of Revenue.*
- *Property Owners have till April 15th to file.*



2024 Valuation Summary

Sedgwick County

- **Residential Parcels**
 - (39%) No change in value
 - (60%) Increase in value (typical change was 10%)
 - (1%) Decrease in value (typical change was 4%)
- **Commercial Parcels**
 - (26%) No change in value
 - (67%) Increase in value (typical change was 10%)
 - (7%) Decrease in value (typical change was 13%)
- **Agricultural Parcels**
 - (20%) No change in value
 - (16%) Increase in value (typical change was 4%)
 - (64%) Decrease in value (typical change was 18%)



2024 Valuation Summary

Fire District #1

- **Residential Parcels**
 - (31%) No change in value
 - (68%) Increase in value (typical change was 11%)
 - (1%) Decrease in value (typical change was 5%)
- **Commercial Parcels**
 - (27%) No change in value
 - (59%) Increase in value (typical change was 11%)
 - (14%) Decrease in value (typical change was 19%)
- **Agricultural Parcels**
 - (17%) No change in value
 - (20%) Increase in value (typical change was 4%)
 - (63%) Decrease in value (typical change was 18%)




Mailing of Value Notices

The Sedgwick County Appraiser's Office will only mail value notices to property owners that experience a change in the appraised value or classification from 2023.

Approximately 147,750 real property value notices will be mailed for 2024, which is about 63% of all properties in Sedgwick County.

Approximately 32,616 real property value notices will be mailed for 2024, which is about 70% of all properties in Fire District #1.



Sedgwick County Appraiser's Office
 271 W 3rd St N, Ste 501 - Wichita, KS 67202-1223 ~ www.sedgwickcounty.org
 TEL: 316-660-5443 FAX: 316-660-5479

Mark Clark, AAS, RMA
 County Appraiser


Mailing Date: 03/01/2024
 Appeal Filing Deadline: March, 31, 2024
 Appeal Passcode:

2024 ANNUAL NOTICE OF VALUE
THIS IS NOT A TAX BILL

AIN

PIN

QuickRefilD





Accessing Value Notices if Your Value or Classification Did Not Change

Property owners who do not receive a notice in the mail may view the appraisal information for their property beginning March 1 online at www.sedgwickcounty.org, which will include instructions on how to file an appeal.



Appeals Process

If property owners do not think their values reflect market value or would like an explanation of how the value was determined.

They can fill out the back of the value notice and return it to the Sedgwick County Appraiser's Office or file a request through our Smart File portal online within 30 days of the date indicated on the front of the notice.

Appeal meetings begin March 19, 2024, and will be conducted via telephone.



Uniform and Equal

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

Appraised Value x Assessment Rate = Assessed Value

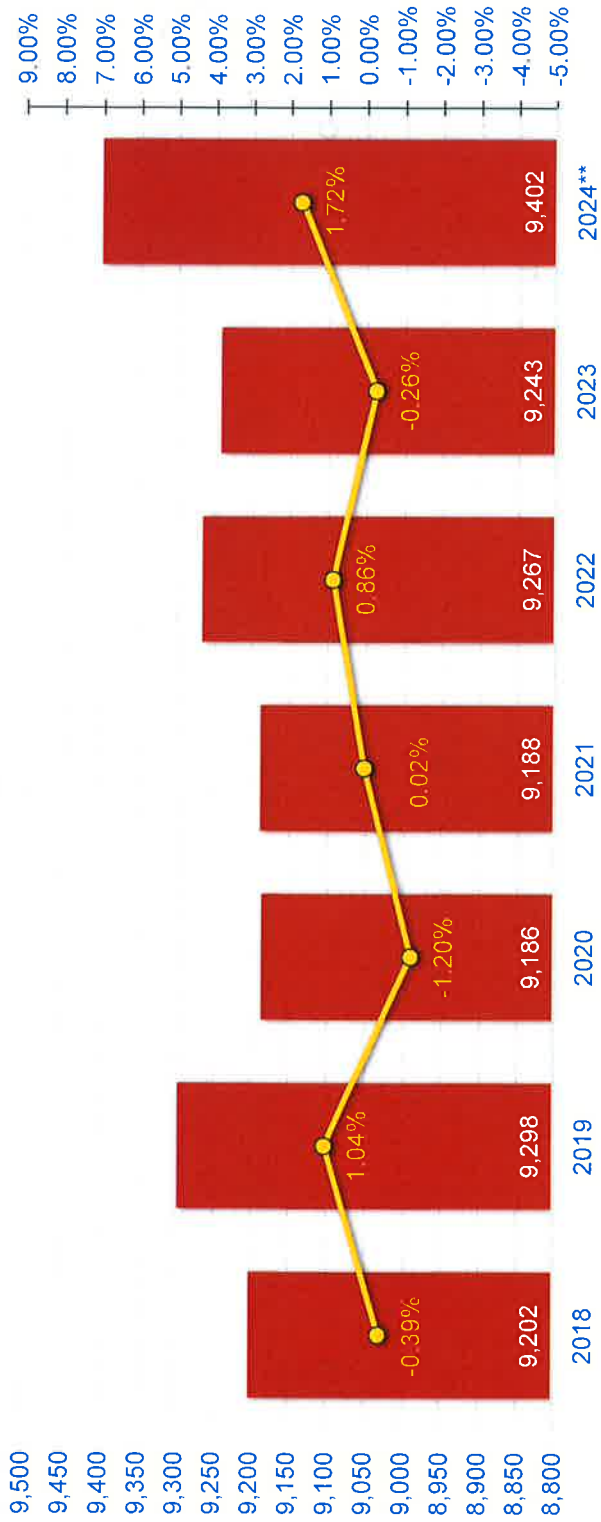
Budget Needed / Assessed Value = Mill Levy

Assessed Value x Mill Levy = Taxes



Personal Property (PP)

- PP represents about 8.7% of Total Assessed Value for FD#1.
- PP Renditions are due back March 15th to avoid Penalty!
- PP Valuation Notices will be mailed April 30th.
- Deadline to file appeal is May 16th.

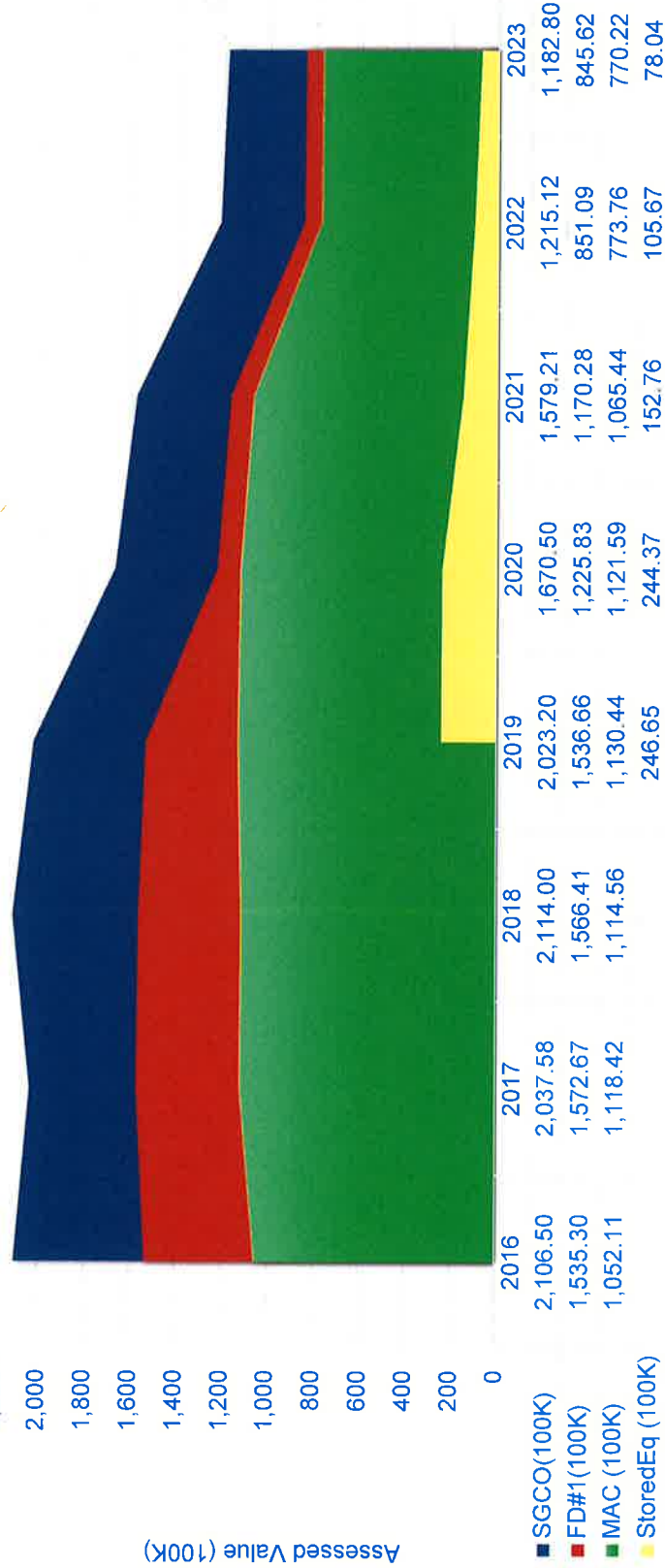


Source: Aumentum PPA
As of 04/19/2024



Commercial/Industrial Machinery & Equipment (CIME) & Stored Equipment Affecting Fire District #1

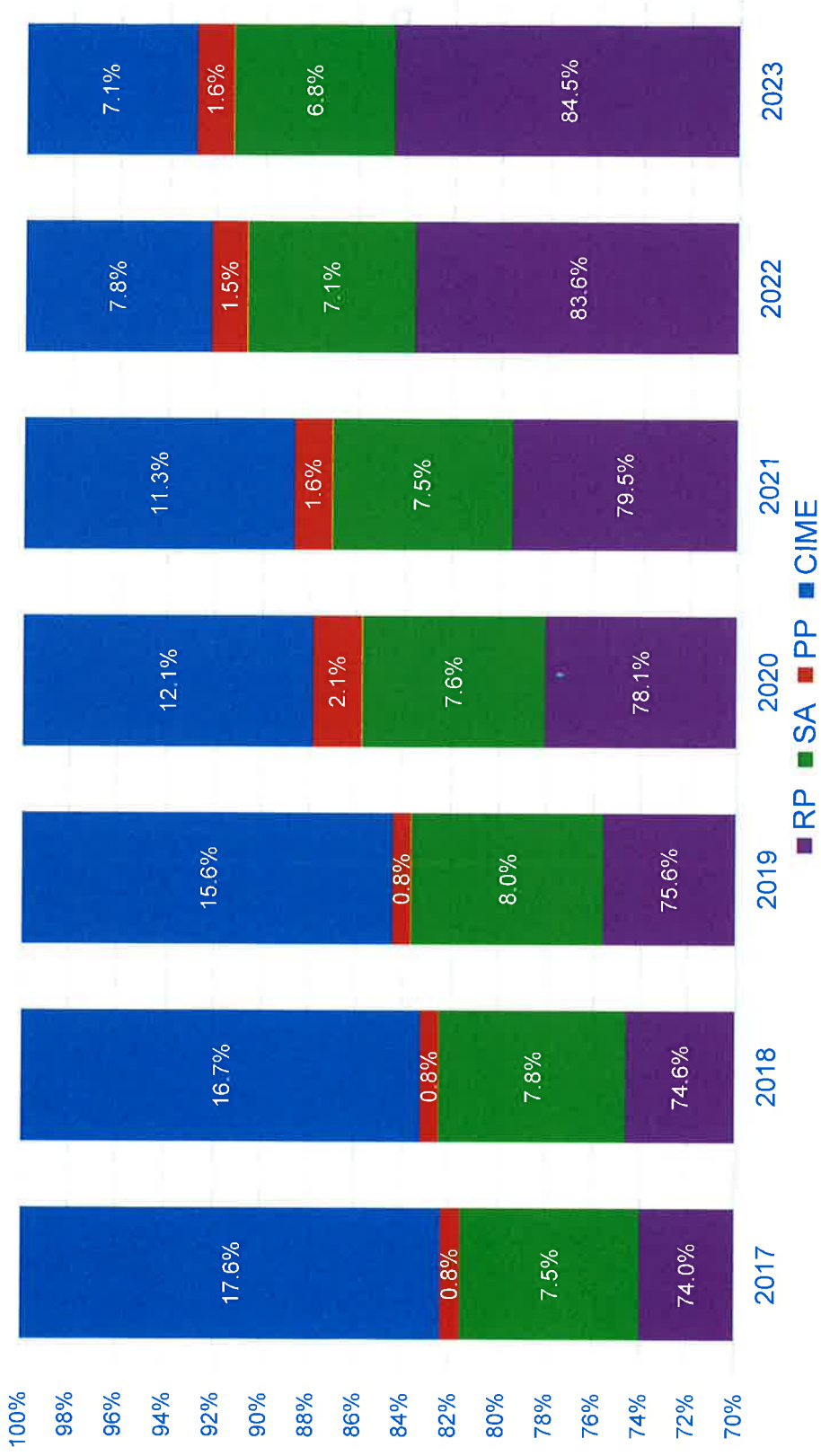
- All new CIME is exempt if purchased after 6/30/2006.
- Specialized Program Tooling is the largest value for CIME
- CIME represents approximately 7% of Total Assessed Value



40 Source: Aumentum Abstracts



Fire District #1 Valuation Breakdown



41 Source: Aumentum Abstracts



Customer Service

Information & Assistance

271 W. 3rd St., Suite 501
Wichita, Kansas 67202-1223
(316) 660-9000

www.sedgwickcounty.org
Appeal Process Information
Real Property Values
Real Property Sales



Davey, Janelle

From: Mike Strelow
Sent: Friday, May 3, 2024 10:15 AM
To: Davey, Janelle
Cc: alyx@tmiks.com
Subject: (EXTERNAL)Steering Council Meeting Minutes

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Sedgwick County Division of Information Technology

Janelle-

Effective immediately, I would like to rescind my position on the Steering Council. Obligations with my children prevent me from being an effective member of the Council. I greatly appreciate my experience.

Sincerely,
Mike Strelow
President



1831 S. Anna St.

Wichita, Kansas 67209

p. 316.262.1230 f. 316.262.4848

www.cm3mechanical.com