



District 3 Citizens Advisory Board Meeting Agenda

Oct. 7, 2024 | 7 p.m.
Goddard District Conference Center
315 S. Main, Goddard

Board Members in Attendance: Sharon Ailslieger, Joe Brown, Patrick Gaughan, Janice Manlove, Kevin McWhorter, Michael Mitchell, David Wright

County Representatives: Commissioner David Dennis, Tom Stolz, County Manager; Brad Etherly, MAPD; Tim Wagner, MABCD

1. ORDER OF BUSINESS

- a. Call to Order – Chair Kevin McWhorter
 - i. Chair Kevin McWhorter called the meeting to order at 7:02 p.m.
- b. Approval of Meeting Minutes – Chair Kevin McWhorter
 - i. Joe Brown motioned to approve meeting minutes from July 29, 2024, and Sharon Ailslieger seconded. **The D3 CAB approved the meeting minutes with a vote of 5-0.**
 - ii. Joe Brown motioned to approve meeting minutes from Sept. 9, 2024, and Sharon Ailslieger seconded. **The D3 CAB approved the meeting minutes with a vote of 6-0.**

2. PUBLIC AGENDA

- a. The public agenda allows members of the public to address the District 3 Citizens Advisory Board.
 - i. None.

3. NEW BUSINESS

- a. 2025 Legislative Platform – Tom Stolz, County Manager
 - i. County Manager Tom Stolz reviewed a draft document that covered Commissioner and staff submitted topics for the 2025 Legislative Platform. It is common goal for the platform to be finalized in November and submitted for Board of County Commissioner (BoCC) approval in December for use during the legislative session.
 1. Kevin McWhorter asked if some legislative asks would apply to all counties, or just Sedgwick.
 - Tom Stolz shared that is typically the case.
 2. Patrick Gaughan asked if the proposed topic of amending KSA 66-2019 is because it's not included in the Golden Rules.
 - Commissioner Dennis shared that the new state law a few years ago removed local government authority.
 3. Kevin McWhorter asked what the benefit of the proposed topic on to allow counties to go for \$.0125 sales tax is.
 - Tom Stolz shared that currently it's set at a \$.025 option and if Sedgwick County wanted to move Exploration Place, Sedgwick County Zoo, etc. to a sales tax funding method, we want the option to do that.
 4. Kevin McWhorter asked about the positives and negatives of having both the state Speaker of the House and Senate President from the south central region.
 - Tom Stolz shared that it's a mixed bag.
 - Kevin McWhorter suggested engaging south central region state

- elected officials to help carry some of our proposed items.
5. Sharon Ailslieger asked about the state taking back over some of the work counties do.
 - Tom Stolz agreed and shared there is a consensus that the work done by counties that is a state function, should be run by the state.
 - Commissioner Dennis shared that the Kansas Association of Counties (KAC) also creates a platform to help with legislative issues.
 6. Sharon Ailslieger asked if money was a main issue regarding management.
 - Tom Stolz shared it's a combination of philosophy and money.
 7. Kevin McWhorter commented on the Revenue Neutral legislation.
 - Tom Stolz shared that if the County were to be revenue neutral, we would have to cut approximately \$16 million year over year. The issue with revenue neutral is also a philosophical one.
- b. Water in Zoning Cases – Brad Eatherly, MAPD and Tim Wagner, MABCD
- i. Brad Eatherly gave a background review of water availability as it pertains to the Wichita-Sedgwick County Planning process. Prior to 2024, MAPC received questions over standards to apply to a development within Sedgwick County. In 2004, Safe Yield Analysis was included in the Urban Fringe Development Standards for Wichita and Sedgwick County. On July 22, 2024, the BoCC approved amendments to the Subdivision Regulations and approved removing the requirements for Safe Yield Analysis.
 1. Patrick Gaughan commented about groups opposing developments due to the reduction of available water.
 - Tim Wagner shared there are no regulations on quality or quantity of water wells.
 2. Kevin McWhorter if western Kansas farmers are limited to how much water they can pump.
 - Commissioner Dennis said yes and shared that the state has given more water rights than we even have in our state. This is a bigger issue other than just Sedgwick County and the conversation regarding contamination in ground water hasn't even been discussed.
 3. Joe Brown asked about the quality of the Safe Yield Analysis.
 - Tim Wagner shared it's not designed for domestic well use and that the way the law is written is focused on public uses and not individual irrigation.
 4. Joe Brown asked what aquifer Sedgwick County is part of.
 - Tim Wagner shared Equus Beds Groundwater Management District (GMD) #2.
 5. Joe Brown if anything could help create a next level of water management.
 - Commissioner Dennis shared that a bill is coming back to the state legislature.
 - c. ZON2024-00047 – Brad Etherly, MAPD
 - i. APPLICANT: Sherwood Construction Company (Applicant) / MKEC Engineering (Agent)
 1. REQUEST: GC General Commercial District
 2. CURRENT ZONING: SF-20 Single-Family Residential District
 3. LOCATION: Generally located south of West Kellogg and east of South 135th Street West.
 4. PROPOSED USE: Uses allowed in GC zoning
 5. RECOMMENDATION: Approve.
 - ii. Joe Brown asked if there has been any public comment on this case.
 1. Brad Etherly confirmed there has been zero comments.
 - iii. Sharon Ailslieger asked if the area was ever commercial.
 1. Brad Etherly commented that a QuikTrip is coming to the area.
 - iv. Kevin McWhorter asked if contamination needs should be in the document.
 1. Agent shared that QuikTrip completes a environmental discovery in their acquisition process.

- v. Joe Brown asked if it would be a large footprint.
 1. Agent shared that it will be a similar footprint as the one on Maize Road.
- vi. Janice Manlove motioned to approve ZON2024-00047, and Joe Brown seconded. **The D3 CAB approved ZON2024-00047 with a vote of 6-0.**

4. BOARD AGENDA

- a. Members of the CAB had an opportunity to ask questions and/or share updates:
- b. Commissioner Dennis discussed the following updates:
 - i. Legislative Platform
 - ii. Proposed Sales Tax
 1. Patrick Gaughan asked how much does a \$.01 sales tax generate.
 - Commissioner Dennis shared it's approximately \$19 million a year.
 2. Patrick Gaughan asked if the state sales tax on grocery bills impact the county.
 - Commissioner Dennis shared that it does not.
 3. Joe Brown asked if fellow Commissioners understood the concept.
 - Commissioner Dennis shared that overall, yes they do.
 4. Kevin McWhorter asked if a resolution is made, does it "handcuff" future Commissions.
 - Commissioner Dennis shared that the decision is a political one.
 5. Patrick Gaughan asked if the proposed \$.01 sales tax would be indefinite.
 - Commissioner Dennis share it would be likely.
 6. Sharon Ailsieger asked if any of the entities have an individual sales tax only for them.
 - Commissioner Dennis confirmed they do not.
 7. Sharon Ailsieger asked if the sales tax would feasibly support the quality of life entities.
 - Commissioner Dennis shared that it is unlikely to bring in enough money to cover their costs.
 8. D3 CAB issued the following statement to be adopted regarding the proposed sales tax:
 - Having read unnumbered Resolution 2024 regarding Quality of Life Spending, District 3 Citizens Advisory Board strongly objects to the need for this resolution, which would irresponsibly hinder future Commissions from making decisions in the best interest of the citizens of Sedgwick County.
 - Joe Brown motioned to adopt the statement, and Michael Mitchell seconded. **The D3 CAB approved a statement on Quality of Life Spending with a vote of 6-0.**

5. ADJOURNMENT

- a. The meeting adjourned at 8:42 p.m.

*The next Citizens Advisory Board Meeting will be **Monday, Nov. 4, 2024, 7 p.m.**
at the Sedgwick County Jail, 141 W. Elm St., Wichita, KS.*