

**BUTLER COMMUNITY COLLEGE
BOARD OF TRUSTEES
MINUTES OF THE SPECIAL BOARD MEETING
6:00 p.m., Monday, August 27, 2018 – Andover Community Lodge**

STAFF ATTENDANCE

President Kim Krull
Executive Assistant Lora Jarvis

BOARD ATTENDANCE

Eileen Dreiling
JoAnn Craven
Ken Bohon
Greg Joyce
Ron Engelbrecht

CITY OF ANDOVER

Mayor Ben Lawrence
Councilman Troy Tabor
Councilman Brian Schwan
Councilwoman Caroline Hale
Police Chief Michael Keller
Fire Marshall Mike Roosevelt
City Clerk Susan Renner

Councilman Clark Nelson
Councilman Greg Schnieder
Councilman Mike Warrington
City Administrator Mark Detter
Asst. Administrator Jennifer McCausland
Community Development Director Les Mangus

CALL TO ORDER

The special meeting of the Board of Trustees and City of Andover started at 6:19 p.m.

Mayor Ben Lawrence welcomed the Trustees to Andover and this special meeting. The objective of the meeting is to see how we can benefit each other. All of the attendees introduced themselves.

Dr. Kim Krull presented the plans for the Andover 5000 building project. The project is necessary thanks to the wonderful changes being brought about by the USD Bond Issue which will raise the North Wing of Andover High School in the summer of 2020. That wing of the school is where Butler currently houses 14 classrooms, a science lab and many offices including Financial Aid, Advising, Admissions, Accounts Receivable, Registrar, Testing and Disability Services.

The college is working with Vince Haines with Gravity::Works, Simpson Construction and PEC for the 13th street building project. Though the square footage available in the 5000 building is close to what we will be losing in the high school, there is a lot of reconfiguration required to remodel the space to meet the needs.

Butler will be building a new building on the southwest side of the current facility to house facility management staff and the space on both the lower level and upper level of the 5000 building will be used for classroom and office space. The manufacturing program will also be moved out to this building in order to cut down on the smell and noise inside the current building. The space currently used by manufacturing will be redesigned for student services.

Another big change with the building will be a large meeting room that will seat 150 people, doubling current meeting room space's capacity. The college hopes to make it available to not just faculty, staff and students, but also the community.

The timeline of the construction is dependent on approval from the city, but our goal is start construction in November with the new facilities building. This is all dependent on site plan approval, special use approvals and other approvals needed from the City prior to beginning any construction.

This new construction does not include enough space to move the classes from the 9100 building, the 21st street location. The relocation of these classes is in the master plan for the future so that everyone can be in one location.

All construction is to be completed by December 2019 or January 2020 so that student services can begin the spring 2020 semester in the 5000 building.

Trustee Joyce thought it was important to mention the college's new partnership with Butler County Transit that will allow students to park at one location and be transported back and forth to the other location. Dr. Krull said they run a few routes in the morning and afternoon at the peak times to best meet student needs. The college has had a good response from both students and staff who have already used the services this semester.

Mayor Lawrence thanked Dr. Krull for the presentation and said that City would like to make a presentation and share a bit of what they had going on now as well.

Mark Detter, City Administrator, shared a PowerPoint presentation that he hoped would make realistic requests and offer realistic solutions. He pointed out that the planning commission had recommended approval of the plans for the 13th street construction, but they had not been approved by the city commission yet.



City of Andover/BCC JOINT MEETING

AUGUST 27TH, 2018 CENTRAL PARK LODGE



AGENDA AUGUST 27TH JOINT WORKSHOP

- ▶ CAMPUS AT 715 E 13TH STREET
 - PRESENTATION ON PLANNED EXPANSION
 - DEVELOPMENT OF YORKTOWN ROAD & COMMERCE STREET
- ▶ PROPERTY TAX CONCERNS
 - REPRESENTATION
 - STATE FORMULA
- ▶ NEIGHBORHOOD REVITALIZATION PLAN (NRP)
- ▶ TAX INCREMENT FINANCING YORKTOWN ROAD US 400/54-DOUGLAS AVENUE
- ▶ REQUESTS ~ SOLUTIONS



COLLEGE BRINGS POSITIVES TO COMMUNITY

- ▶ ACTIVE IN COMMUNITY EVENTS - GAD, CHAMBER OF COMMERCE, VOLUNTEERING AT CONCERTS
- ▶ HAS PARTICIPATED IN EVERY NEIGHBORHOOD REVITALIZATION PLAN (NRP)
- ▶ GOOD RELATIONSHIP BETWEEN ANDOVER POLICE AND BUTLER CC LAW ENFORCEMENT
- ▶ ANDOVER FIRE DEPARTMENT HAS BUTLER COUNTY FIRE SCIENCE RESOURCES
- ▶ USD 385 STUDENTS HAVE ADDED OPPORTUNITIES DUE TO COLLEGE, INCLUDING OBTAINING EARLY COLLEGE CREDIT
- ▶ EMPLOY 130 INDIVIDUALS AT ANDOVER CAMPUS
- ▶ CARES ABOUT THE EL DORADO AND ANDOVER CAMPUSES THE SAME

715 E 13TH BUILDING HISTORY

- ▶ BELONGED TO BEECH/RAYTHEON - 50 EMPLOYEES
- ▶ GRANTED SPECIAL USE PERMIT IN 2003 FOR 12 COLLEGE CLASSROOMS
- ▶ ONLY MENTION OF TRAFFIC WAS AT PLANNING COMMISSION MEETING WHEN PLANNING COMMISSION MEMBER QUESTIONED TRAFFIC ON A "NARROW" 13TH STREET
- ▶ STAFF HAD BEEN TOLD THAT THE PROPERTY WOULD REMAIN ON THE TAX ROLLS BECAUSE PROPERTY WAS BEING LEASED
- ▶ INDICATED TO THE CITY THAT THE PROPERTY ON NORTHEAST SIDE OF 21ST AND ANDOVER ROAD WOULD BE SOLD FOR DEVELOPMENT



TRAFFIC INCREASES SINCE 2003

- ▶ COLLEGE ORIGINALLY APPROVED FOR 12 CLASSROOMS
- ▶ LARGE MAJORITY OF 4,000 PLUS STUDENTS WILL BE ATTENDING CLASS AT 715 E 13TH
- ▶ 13TH STREET PARK USAGE HAS AT LEAST DOUBLED SINCE 2003
- ▶ UP TO 135 SINGLE FAMILY HOMES IN PRAIRIE CREEK SUBDIVISION (PRAIRIE CREEK & 13TH STREET)
- ▶ 40 NEW DUPLEX UNITS UNDER DEVELOPMENT IN SAME AREA
- ▶ POTENTIAL DEVELOPMENT (TINY HOMES?)



PROPERTY TAX ISSUES

- ▶ ONGOING DISCUSSION REGARDING THE TAX DISPARITY BETWEEN COUNTIES WITH COMMUNITY COLLEGES AND THOSE WITHOUT
- ▶ IS IT POSSIBLE TO MAKE EVERY COUNTY AND KANSAS PAY FOR COMMUNITY COLLEGES?
- ▶ MILL LEVY DIFFERENCE BETWEEN USD 385 PROPERTIES IN ANDOVER AND USD 385 PROPERTIES IN SEDGWICK COUNTY IS ABOUT 31 MILLS
 - • \$300K RESIDENCE DIFFERENCE IN TAXES = \$1,069
 - • \$500K COMMERCIAL BUSINESS = \$3,100

SEDGWICK COUNTY VS CITY OF ANDOVER BUSINESS PROPERTY TAX

SEDGWICK COUNTY

BUSINESS	VALUE	MILL LEVY	TAXES
CRESTVIEW	\$1,493,690	133.46	\$49,841
QT 143 RD	\$1,469,320	117.29	\$43,973
HOLIDAY INN GREENWICH	\$6,460,100	117.29	\$184,737
DILLONS DERBY	\$8,151,500	139.652	\$284,583
KANSAS HEART HOSPITAL	\$11,436,310	128.89	\$362,481

ANDOVER

BUSINESS	VALUE	MILL LEVY	TAXES	BCC DIFF
TERRADYNE	\$1,573,830	164.43	\$59,703	\$7.5K
CASEYS	\$1,196,950	164.43	\$49,203	\$6.2k
HOLIDAY INN ANDOVER	\$3,251,700	164.43	\$133,367	\$16.8k
DILLONS ANDOVER	\$10,254,200	164.43	\$402,616	\$42.8K
KMC	\$14,987,070	164.43	\$578,923	\$59.3K

VALUATION BUTLER VS SEDGWICK 385

YEAR	USD 385 BUTLER	USD 385 SEDGWICK	\$ DIFFERENCE	% DIFFERENCE
2002	\$68,665,141	\$59,948,661	\$8,716,480	15%
2007	\$116,771,089	\$109,400,115	\$7,370,973	7%
2012	\$138,512,921	\$134,680,981	\$3,831,940	3%
2016	\$156,350,574	\$156,054,878	\$295,696	>1%
2017	\$166,313,396	\$163,602,617	\$2,710,779	2%

AREA MILL COMPARISON

CITY (Assessed Valuation)	MILL WITH FIRE SERVICE	TAXES ON 200K HOUSE	SALES TAX COLLECTIONS *City Sales Tax in excess of 1.0%
WICHITA (3,365,000,000)	32.70	\$752	\$32,531,668
ANDOVER (153,000,000)	41.00	\$932	\$4,048,286*
MULVANE (81,981,000)	44.30	\$1,019	\$1,321,690*
DERBY (207,761,000)	48.00	\$1,104	\$4,818,069*
ROSE HILL (26,694,000)	48.40	\$1,113	\$305,935
GODDARD (40,029,000)	51.60	\$1,186	\$1,356,109*
EI DORADO (86,653,000)	53.00	\$1,219	\$2,422,147
VALLEY CENTER (48,177,000)	55.00	\$1,265	\$670,658
AUGUSTA (57,718,000)	55.40	\$1,274	\$2,518,204*
PARK CITY (70,771,445)	59.70	\$1,373	\$704,903
MAIZE (43,776,000)	61.50	\$1,415	\$439,810
BEL AIRE (56,501,000)	64.10	\$1,474	\$676,862
HAYSVILLE (57,136,000)	66.90	\$1,539	\$1,728,147*

AREA COMMUNITY COLLEGES 2016

COLLEGE/ENROLL HEADCOUNT	MILL LEVY	VALUATION	LOCAL FUNDING	TUITION AND FEES	STATE FUNDING
BUTLER (12,895)(FTE 6,049)	20.063	704,238,346	\$13,160,368	\$17,614,202	\$18,121,848
COWLEY (3,876) (FTE 2,026)	20.302	259,479,171	\$5,267,946	\$4,565,382	\$7,271,484
HUTCH (8,914) (FTE 3,913)	22.467	578,731,427	\$14,006,127	\$6,899,396	\$9,145,992

TUITION & FEES 2016

COLLEGE	IN-DISTRICT	NON-RESIDENT	INT'L	ONLINE
BUTLER TUITION	\$67 LESS \$11.00 PER CREDIT IN COUNTY	\$138.00	\$190.00	\$67
COWLEY TUITION	\$55	\$112.00	\$159.00	\$55
HUTCH TUITION	\$77	\$118.00	\$127.00	\$77
BUTLER FEES	\$31	\$31.00	\$24.00	\$47 PER COURSE
COWLEY FEES	\$40	\$40.00	\$40.00	\$65
HUTCH FEES	\$19	\$19.00	\$29.00	\$36

NEIGHBORHOOD REVITALIZATION PLAN (NRP) RENEWAL

- ▶ ESSENTIALLY SAME NRP PLAN CURRENTLY IN PLACE
- ▶ PROPERTY TAX REBATE FOR NEW RESIDENCE AND COMMERCIAL PROJECTS
FEATURING 5 YEAR - 45% PROPERTY TAX REBATE FOR QUALIFYING PROPERTIES
- ▶ PROPERTY TAX REBATE FOR REHABILITATED AND REMODELED PROPERTIES
FEATURING 5 YEAR-95% PROPERTY TAX REBATE FOR QUALIFYING PROPERTIES
- ▶ MAIN EMPHASIS
 - US 400/54 CORRIDOR
 - ANDOVER ROAD
 - 21ST STREET CORRIDOR
- ▶ TWO NEW SUBDIVISIONS
 - REFLECTION LAKES (SOUTH OF KELLOGG)
 - PRAIRIE CREEK SUBDIVISION (13TH STREET AND PRAIRIE CREEK).
- ▶ INVESTMENT MUST BE A MINIMUM OF 25K RESIDENTIAL AND 50K COMMERCIAL.



TIF FOR YORKTOWN DEVELOPMENT

- ▶ MIXED USE DEVELOPMENT ADJACENT TO YORKTOWN FEATURING NEW ZERO LOT LINE HOMES NEXT TO DOUGLAS AVENUE (PERFECTION BUILDERS)
- ▶ COMMERCIAL DEVELOPMENT ON SOUTHERN SECTION OF PROPERTY NEAR KELLOGG/400/54 HIGHWAY
- ▶ LARGE AMOUNTS OF OPEN SPACE, INCLUDING PARK SPACE
- ▶ CONCEPT IN LINE WITH ANDOVER COMPREHENSIVE PLAN ADOPTED IN 2014



REDISTRICT COMMUNITY COLLEGE BOARD OF TRUSTEES

- ▶ DISTRICTS ARE NOT EVEN IN POPULATION REPRESENTATION
- ▶ DISTRICT 1
POPULATION - 28,030 – 42% OF DISTRICT
INCLUDES ANDOVER, ROSE HILL, BENTON, TOWANDA
- ▶ DISTRICT 2
POPULATION - 20,652 – 30.8% OF DISTRICT
INCLUDES AUGUSTA, LEON, DOUGLASS, LATHAM
- ▶ DISTRICT 3
POPULATION - 18,343 – 27.4% OF DISTRICT
INCLUDES EL DORADO, ELBING, WHITEWATER, POTWIN, CASSODAY)
- ▶ SUGGESTION ~ MOVE BENTON AND TOWANDA FROM DISTRICT 1 TO DISTRICT 3



USE CENTRAL CAMPUS AS EXAMPLE

- ▶ 4 ENTRANCES OFF CENTRAL
JAGUAR DRIVE TO ANDOVER CENTRAL MIDDLE SCHOOL
JAGUAR DRIVE TO ANDOVER CENTRAL HIGH SCHOOL
- ▶ 2 ENTRANCES OFF SHAY
TO ANDOVER CENTRAL HIGH SCHOOL (INCLUDING JAGUAR DRIVE)
- ▶ 1 ENTRANCE AND 1 EXIT OFF SHAY
TO SUNFLOWER ELEMENTARY
- ▶ 1 ENTRANCE OFF DOUGLAS
TO SUNFLOWER ELEMENTARY
- ▶ SINCE DEVELOPMENT OF ANDOVER CENTRAL CAMPUS
CRESCENT LAKES ADDITION, CENTRAL PARK (INCLUDING CITY HALL, LIBRARY, AND
AMPHITHEATER) HAVE ALL OCCURRED



SOLUTIONS ~ REQUESTS FOR CITY AND COLLEGE

- ▶ APPROVE NEIGHBORHOOD REVITALIZATION PLAN RENEWAL
- ▶ APPROVE TAX INCREMENT FINANCING DISTRICT (TIF)
- ▶ MOVE BENTON AND TOWANDA TOWNSHIPS FROM DISTRICT 1 TO DISTRICT 3
- ▶ CREATE ROADS EAST AND SOUTH OF COLLEGE - YORKTOWN & COMMERCE
- ▶ CONTINUE WORKING ON STATE FUNDING TO FOLLOW ORIGINAL FORMULA FOR COMMUNITY COLLEGES
- ▶ CONSIDERING ALLOWING REMOVAL OF BUILDING ON 21ST STREET AND ALLOW FOR DEVELOPMENT

Open Discussions

Dr. Krull shared that prior to the year 2000, outside counties were required to pay a fee to all community colleges for any students from their county who attended school in the other county. Sedgwick County filed and won a lawsuit in 2000 that stopped these payments. The state said they would roll this funding into their formula for four years, but those payments only lasted 2 years.

Funding for community colleges is frozen based on language in legislation that states that no school should get less funding than they received the year before. All community college presidents are talking about taking that language out of the legislation which could allow Butler and some other colleges, additional funding from the state.

The City asked the Board to consider redistricting the Trustee representatives to create a more even population base for each district. This is a solution that is easily done and wouldn't cost anyone. Councilman Tabor asked why the City was asking for this and what benefit it held for Andover. Mark Detter said that he would argue that Rose Hill and Andover have a different perspective than El Dorado and would bring about different issues. Mayor Lawrence said it is about fair representation. He pointed out that the county commission went from 3 representatives to 5 now to better represent all of the citizens of the county.

Trustee Joyce said that the Butler Trustees were based on the old county commission map. Dr. Krull said that they have two reps from each district and one at large member.

Things the City would like Butler to keep in mind are costs of road improvement and traffic flow which are similar discussions they are having with USD 385.

Dr. Krull said that community college presidents across the state are looking at better funding solutions. They said that 80% of the money from KBOR goes to universities while only 20% goes to community college and tech schools.

Dr. Krull also mentioned that without the out of county students, Butler would not be able to offer the programs and opportunities that they offer. The institutional research department at Butler works hard to maintain and update our Enrollment model.

Councilman Tabor said that knowing the City had a major sewage update coming soon, they did a small increase on their bills each year to help make up that cost and asked if the college ever considered something like that.

Trustee Engelbrecht said that we have been steadily increasing the tuition throughout his 8-year tenure on the board. He also said that we must still stay competitive.

ADJOURNMENT

The special meeting of the Board of Trustees and City of Andover ended at 7:49 p.m.

Dr. Greg Joyce - Secretary