CONSENT AGENDA ITEM NO. ____

STATE OF KANSAS)
WYANDOTTE COUNTY)) SS **SPECIAL MEETING, THURSDAY, MAY 29, 2025**
CITY OF KANSAS CITY, KS)

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Meeting, Thursday, May 29, 2025, with ten members present: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Townsend, Commissioner First District; Burns, Commissioner Second District; Hill, Commissioner Fourth District; Kane, Commissioner Fifth District; Lopez, Commissioner Sixth District; Stites, Commissioner Seventh District; Davis, Commissioner Eighth District; and Garner, Mayor/CEO presiding. Ramirez, Commissioner Third District; was absent. The following officials were also in attendance: Alan Howze, Acting County Administrator; Angela Lawson, Interim Chief Counsel; Angel Ferrara, Director of Parks & Recreation; and Monica L. Sparks, Unified Government Clerk.

Mayor Garner said before I call the meeting to order I want to announce that we have individuals attending remotely as well as on-site. All participants joining by phone should mute their phones when not speaking to avoid background noise. During the meeting, please make sure you announce yourself by name and title every time you speak so the public that is participating knows who is speaking. This is critical given the number of remote participants and is current guidance from the Kansas Attorney General Office. Please be sure to speak directly into the microphone to ensure your comments are heard and an accurate record can be made of this meeting.

Mayor Garner called the meeting to order.

NOTICE OF SPECIAL MEETING of the Unified Government of Wyandotte County/Kansas City, Kansas, is scheduled to be conducted in a hybrid format on Thursday, May 29, 2025, at 5:00 p.m. in the Commission Chambers of the Municipal Office Building for a presentation of the Wyandotte Economic Development Council Incentives Report followed by the Parkwood Pool Update and Discussion. Roll call was taken and there were ten "Ayes," Stites, Davis, Bynum, Burroughs, Townsend, Burns, Hill, Kane, Lopez, Garner.

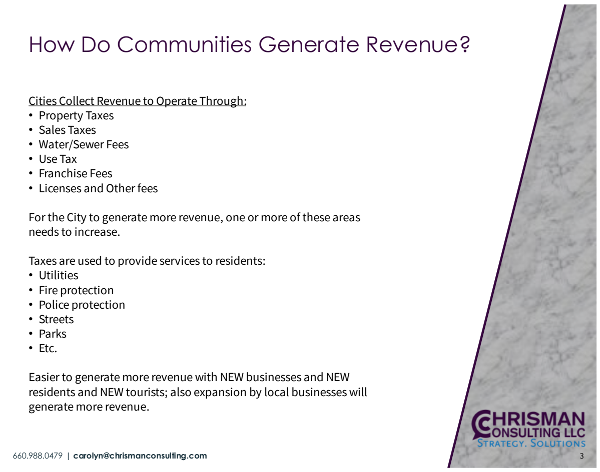
CONSENT TO MEETING of the governing body of Wyandotte County/Kansas City, Kansas, accepting service of the foregoing notice, waiving all and any irregularities in such service and in such notice, and consent and agree that we, the governing body, shall meet at the time and place therein specified and for the purpose therein stated.

Mayor Garner said tonight a Special Session is scheduled for a presentation from the Wyandotte County Economic Development Council regarding Economic Development Incentives followed by a presentation from our Parks Director, Angel Ferrara, regarding Parkwood Pool and some other pool options. I'll turn the meeting over to our Acting County Administrator, Alan Howze, and he will proceed from there.

Alan Howze, Acting County Administrator, said with that, we'll just jump in and I'll ask Mr. Kindle to come up and kick us off for the WYEDC presentation.

Greg Kindle, President of the Wyandotte County Economic Council, thank you all for having us this evening. I'm a resident here in Kansas City, Kansas. We commissioned an Economic Development Incentives Analysis in conjunction originally with the PlanKCK efforts, but at the time the PlanKCK was being done, it did not include any kind of review of the incentives. We believed at that time that it would be important to do a review of those so that we could have a complete baseline of where we were with economic development and where we were headed with economic development so we could take and give you all a more holistic perspective of how we move forward. So as we review incentives, review policies that was a part of PlanKCK that had not been completed so the EDC took that on as an expense.

In October of 2023, that study was commissioned. We ended up selecting Dr. Carolyn Chrisman with Chrisman Consulting. She's here and is going to actually do the presentation here in a few minutes. That report was finished in March of 2024. Dr. Chrisman is a former City Council member. She's kind of sat in some of your type seats. She has been involved in Planning & Zoning. She's been an economic developer and she's a former educator. And as a part of this study, we also asked that she look at not only their findings, but also potential recommendations to make them stronger based on the information that we had at that time. I'm going to turn it over to Dr. Chrisman so she can jump right into it and then hopefully she'll be able to stand for any questions you might have if that works for you guys.



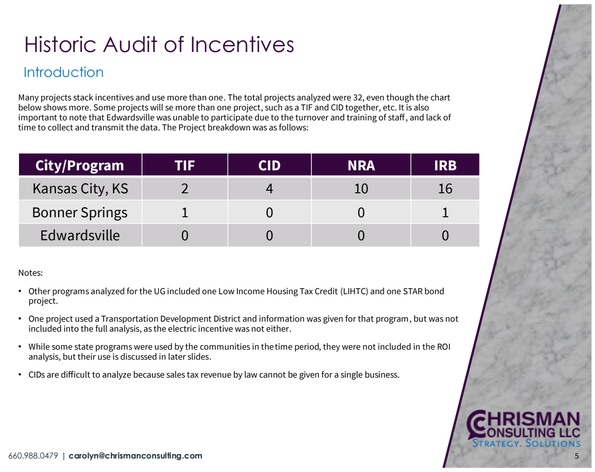
Dr. Carolyn Chrisman, Chrisman Consulting LLC, said thank you for having me tonight and thank you, Greg, for that introduction and so I'm just excited to hop right in. Just to give you a little bit of background information, one of the things just to set a baseline is we need to talk about and just understand how communities generate revenue. There are really a small number of ways that can happen. You have property taxes, sales taxes, fees, licenses, some of those things, and if a city or if a municipality wants to generate more revenue, one or more of those things are going to have to increase.

Looking at, for example, the county. Looking at the 2025 Budget presentation that was available, I saw that the county generates 62% of its revenue from property taxes. It generates 8% from sales taxes, 11% from other taxes, and then there are some other fees in there. When we look at the city revenue, it's a little bit more diverse and how they generate revenue, 23% is from sales taxes, 18% from real estate, 22% charges for services, and then 10% from PILOTS or Payments in Lieu of Taxes. So, anytime more revenue needs to be generated, you have to increase one or more of those items and a lot of times it's easier when you have new, new businesses, new residents, new tourists, all of those new things are easier to track when you generate revenue; however, local businesses expanding can also generate more revenue from those areas. Of course, then all the wonderful revenue is then spent to provide services for residents, utilities, fire and police protection, streets, parks, pools, all kinds of infrastructure.

Also, a note about incentives. You know there's a lot of bad press about incentives. They've been seen as corporate welfare and some of those types of things, but incentives really are investments and if done properly, they're strategic investments that communities make on behalf of stakeholders. So, incentives can do a lot of things. They can bring in new jobs, you can increase local spending that takes place, but incentives really should be driven by what your goals are. Your goals for your community, your goals for taxes, a strategic plan on what you want to incentivize.

You should hopefully be tied to target industries that have been identified for your community and when you look at what incentives can help generate, you can see that they usually affect one or more of the following. Usually, they will increase the local property tax base, they'll increase sales taxes that are generated, they can increase the appraised value of property, they can increase the number of jobs or wages that are paid and many times they put needed infrastructure into the ground that's already needed in the community.

Because incentives are a lot of times very complex, it's important that the local government, the EDC, someone does some due diligence on the incentives on projects wanting incentives to make sure that it is a win for the community and that there is a return on that investment that gets made.

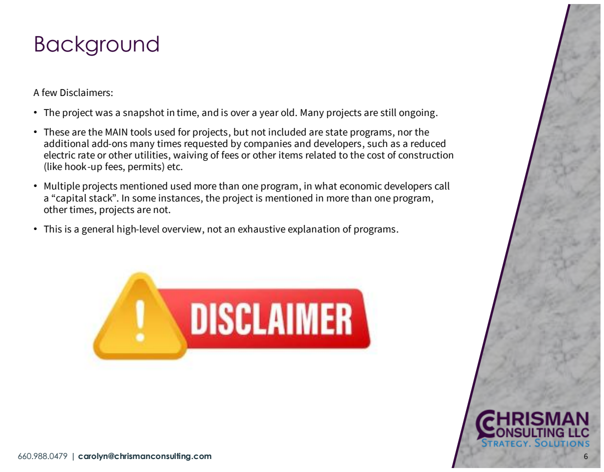


When we looked at the historic use of audits in this particular project, we looked back 20 years and there were 400 projects we could choose from and that's a lot to analyze. Some of the data was incomplete and so when we took 400 projects over 20 years, we really narrowed it down to 32 projects and we also had it in specific incentive areas. We look at TIFs, CIDs, NRA, and then IRBs and we're going to go into those a little bit more.

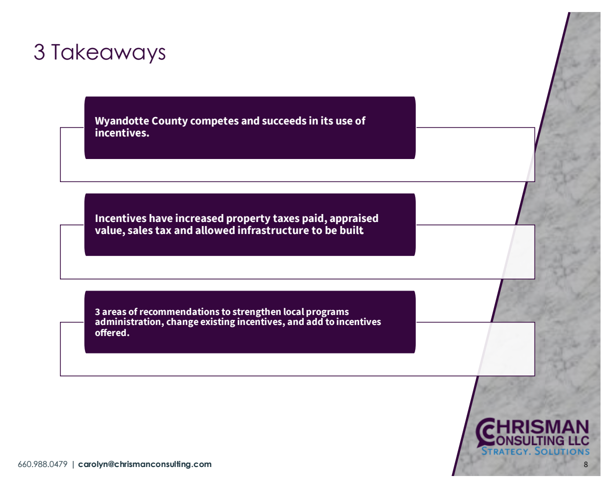
We were unable to analyze any incentives for Edwardsville. They, at the time that this study was commissioned, they were going through—they had an Interim City Manager, they were going through a Finance Department change and they said, hey, you do this again, we'd love to take part. We're just not able to get the information needed in a timely manner. So you can see that these 32 projects were selected. Now, I know you can do math and you can say those numbers add up to more than 32. Well, a lot of times projects use more than one incentive and so one project might have used more than one and so that's how we end up with more up there than what you would think.

Some of the projects analyzed did, so they used more than one project. Some of them that we looked at we do have one LIHTC Program, Low-Income Housing Tax Credit. We do have one STAR Bond that was analyzed. We did have a project that was in a Transportation Development District and we did not have the information from that, so that was not included. A lot of the projects also received state incentives. Well, we didn't collect information from the state on those, so none of the state incentives were also included in that. Also, some received an electric utility incentive. Those also were not analyzed, so we very much are narrow focused on what was analyzed.

Some of the CID projects we would like to have analyzed we couldn't because the CID was so narrow or only had one business or one or two businesses and it's against state law to reveal sales tax for one business in reports and things like that.

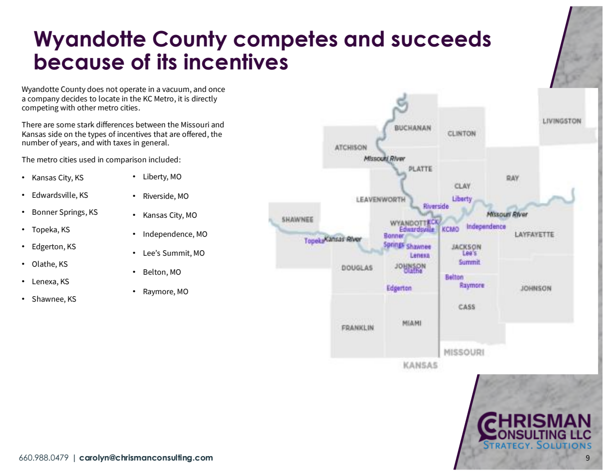


Before I hop in, just a Disclaimer for you. First of all, this is a snapshot in time and so it definitely is a year old from when we did the project. We simply looked at some main tools that are used often with TIFs, CIDs, NRAs, and IRBs. We do note that a lot of projects do capital stack. They utilize more than one program depending on what they're trying to do and simply, this is a high level overview. I don't go into any explanation of the projects or of what the programs are and get into the weeds on that. I simply give a high level overview. So, just a quick disclaimer before we hop in.

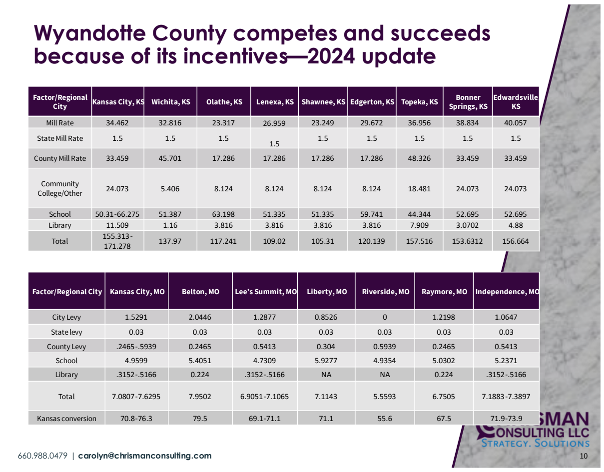


As Greg had mentioned, as a former educator, you know that in me if you take anything away from what I say in the 30 minute presentation, I hope you take away three things that I found from this incentive that was done. And that is that Wyandotte County does compete and it does succeed in its use of incentives. Also, the incentives that were analyzed for this analysis did show that increased property taxes were paid, the appraised value on property increased, additional sales taxes were paid, and a lot of infrastructure was built from the use of these incentives.

Then finally, I do have three areas of recommendations that I will go into to help strengthen existing incentives, to strengthen local administration of them, and then if you desire to ever add incentives in the future. So, those are the three takeaways.



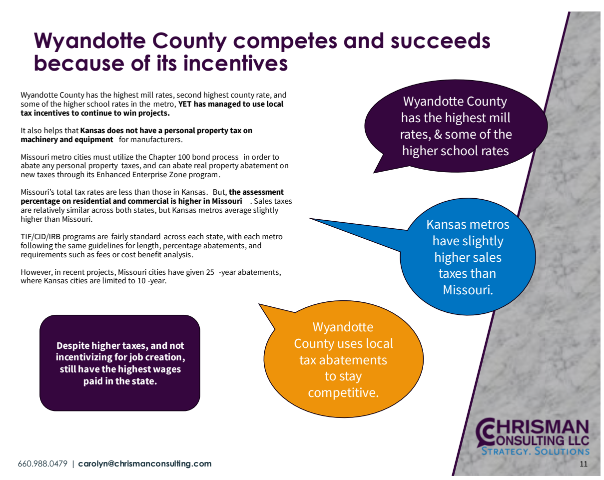
Let's talk about the first one. I believe based on this analysis that Wyandotte County does compete and they do succeed with their incentives. This map shows you that when we did this analysis, Wyandotte County doesn't live in a vacuum. It's not all be itself. It has to compete and a lot of times it has to compete with other communities within the metro region. So, when we look at this analysis, we looked at eight communities on the Kansas side, seven communities on the Missouri side and you see those there on the screen that we looked at.



Factor/Regional City	Kansas City, KS	Wichita, KS	Olathe, KS	Lenexa, KS	Shawnee, KS	Edgerton, KS	Topeka, KS	Bonner Springs, KS	Edwardsville, KS
Mill Rate	34.462	32.816	23.317	26.959	23.249	29.672	36.956	38.834	40.057
State Mill Rate	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
County Mill Rate	33.459	45.701	17.286	17.286	17.286	17.286	48.326	33.459	33.459
Community College/Other	24.073	5.406	8.124	8.124	8.124	8.124	18.481	24.073	24.073
School	50.31-66.275	51.387	63.198	51.335	51.335	59.741	44.344	52.695	52.695
Library	11.509	1.16	3.816	3.816	3.816	3.816	7.909	3.0702	4.88
Total	155.313-171.278	137.97	117.241	109.02	105.31	120.139	157.516	153.6312	156.664

Factor/Regional City	Kansas City, MO	Belton, MO	Lee's Summit, MO	Liberty, MO	Riverside, MO	Raymore, MO	Independence, MO
City Levy	1.5291	2.0446	1.2877	0.8526	0	1.2198	1.0647
State levy	0.03	0.03	0.03	0.03	0.03	0.03	0.03
County Levy	.2465-.5939	0.2465	0.5413	0.304	0.5939	0.2465	0.5413
School	4.9599	5.4051	4.7309	5.9277	4.9354	5.0302	5.2371
Library	.3152-.5166	0.224	.3152-.5166	NA	NA	0.224	.3152-.5166
Total	7.0807-7.6295	7.9502	6.9051-7.1065	7.1143	5.5593	6.7505	7.1883-7.3897
Kansas conversion	70.8-76.3	79.5	69.1-71.1	71.1	55.6	67.5	71.9-73.9

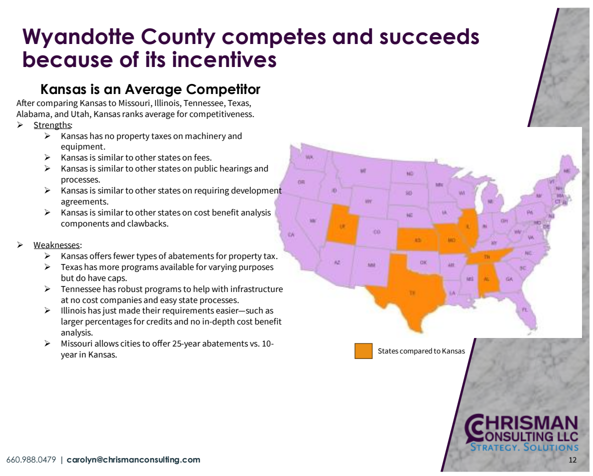
One of the things that we compared is mill or levies for that and this has been updated, but with a 2024 update based on what was in the report. So, across the eight Kansas counties that—or Kansas communities that you can see, on the low side you have some with a mill rate of 105, on the high side you have 171. However, the four out of the eight, the majority of counties sit somewhere in the 150s for their mill rate. When you look at the seven communities on the Missouri side, you see a difference. The lowest is 55 and then the highest is 79 with the majority of those being in the 70s and so those are some of—that is some of the competition that Wyandotte County has when they are competing on projects within the metro area.



However, that's not the end of the story. Wyandotte County does have the highest mill rate and they have some of the higher school rates from the area. However, what you didn't see on there is that they actually—Kansas does not have personal property on machinery and equipment that Missouri does. If Missouri wants to abate personal property, companies have to go through a lengthy Chapter 100 Bond process that is also expensive and cumbersome for the company and so Kansas does not have that.

When comparing sales tax rates across the metro region, they were fairly similar. The Missouri side was slightly lower than the Kansas side, but no significant difference. When you looked at how property was assessed and the percentages that were assessed, Missouri actually assesses residential and commercial property at a higher rate than what Kansas does. And finally, when you look at the programs where we analyze, the TIFs, the CIDs, the IRBs, for the most part that's fairly similar across state lines. The fees that are required, the process, public hearings, the percentage of abatement, a lot of those are very common across the board.

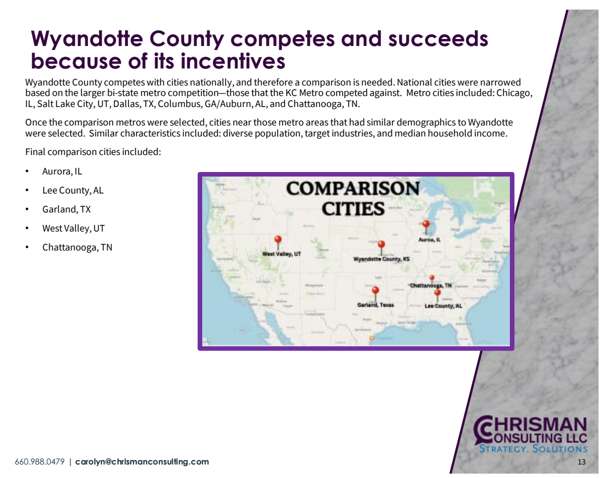
I will say the one outlier is that for your Industrial Revenue Bonds Missouri can offer, and often time does, offer 20 and 25 year abatements where in Kansas you can only offer 10-year abatements. So, those are just some of the differences between the two.



We looked at the metro area again, some of the communities that you compete against on a regular basis. Bu then we also said all right, what about nationally. What about in the bigger scope of things and so we did identify some cities, but first we looked at the states and with those states we said what are the strengths of Kansas because you can only do what your state law allows you to do and so we found that Kansas is an average competitor with those states that you see in the orange.

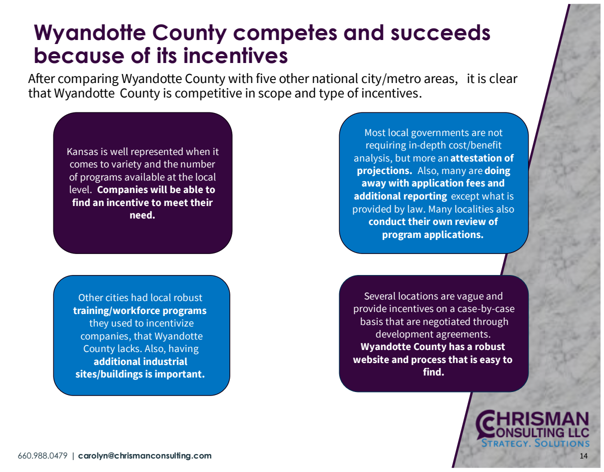
Some of the strengths, Kansas again, as I said before, they have no property taxes on machinery & equipment for businesses, but across the board for other things, they're just very similar. The fees that gets charged, the public hearings that are required before an incentive is approved, the required development agreements having a cost-benefit analysis done, those are fairly straightforward across the board. Some of the states and how they make Kansas have some weaknesses or their strengths, Kansas actually offers very few types of abatements for property taxes.

Texas, they have a multitude of programs for their property taxes; however, their taxes are capped, so I'm sure they just created a new program rather than increasing their cap sometimes. Tennessee actually has a very robust infrastructure program that they can put in place when infrastructure is needed at the local level. That's at no cost to the company. Surprisingly, Illinois is becoming more competitive. They are really trying to do away with those in-depth cost-benefit analysis for projects and really going to an attestation model. Then, again, Missouri does offer 25-year abatements when Kansas cannot offer more than ten.



When we looked at those national cities, we didn't just want to pull them out of a hat. Oh, gee, you know, we have similar populations, the population size. We really wanted to dive in and compare apples to apples and so some of the things we looked at is are they in a bi-state region. That makes a difference. When you're on the border with another state who have different laws and different ways of doing things, how does Wyandotte compete. We looked at the diverse population. Do the communities we compared them to have diverse populations, do they have a similar median household income, and do they have similar target industry analysis. You're going after the same projects. And so with that, we had five cities nationally that we looked at that were in the states that I just talked about. So, we looked outside of Chicago and found Aurora. Lee County, Alabama is on the border with Auburn in Georgia. Garland, Texas is right outside of

Dallas to the north, fairly close to Oklahoma. West Valley is a little anomaly on the bi-state region, but it's in the Salt Lake City, Utah metro area, and then Chattanooga, Tennessee.

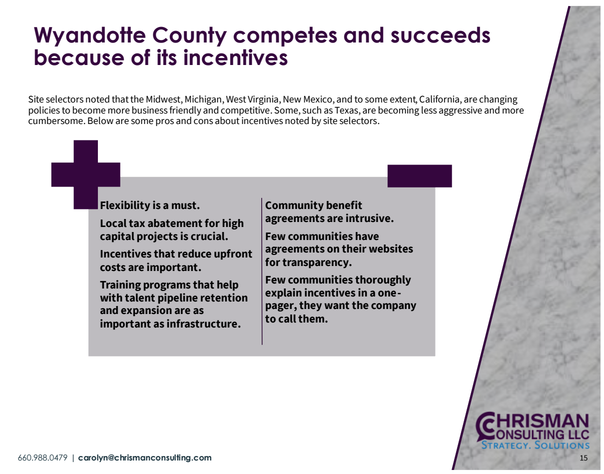


From the analysis of these five metro cities, one of the things that I will tell you is that Kansas is very well represented when it comes on the incentives needed from companies. Companies who look at Wyandotte County will find an incentive that they can use that will meet their needs. When some of the local governments though that were looked at, they are really trying to move away from a cost-benefit analysis being done with numbers that are given by the developers and moving to attesting the projections that they have given.

They also are trying to do away with application fees, trying to streamline the process, eliminate additional reporting. Whatever is an ordinance, that's what they do. They don't try to add in additional things. And then, finally, many localities rather than having the analysis on the applications being done by a third party or a financial group that oversees funds, they are having multiple staff review those applications making sure that some of the assumptions that are getting made actually fit what you see locally and it's not just using a national average.

Other cities also have some pretty robust training and workforce programs that are seen as really good with incentives that we saw that Wyandotte did lack. We also saw that a lot of those communities are continuing to, on a regular basis, invest in getting new sites, new buildings ready to be able to attract new projects.

One of the frustrating parts in doing the analysis of some of those locations is that they don't have information readily available that you can find online—that you can just go in and learn about programs and do companies qualify. You have to call up the local person and they like to give incentives on a case-by-case basis, which here in a minute, I will tell you site selectors that I interviewed for this project absolutely detest. This is where Wyandotte County and the EDC really do a nice job. They have all of the incentives spelled out on their website. Here's how you qualify, here's what the process is and what you need to do and it's just seen as extremely user-friendly for what can also—for what a lot of times can be a long arduous process.



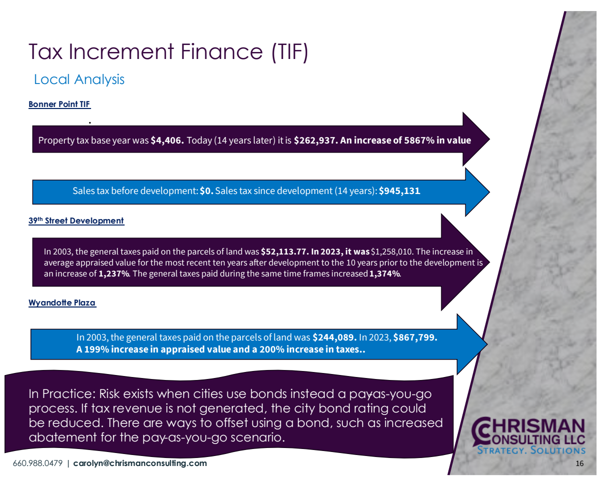
And so with those site selectors for this project, five national leading site selectors in the target industries that Wyandotte County goes after were interviewed for this project and just to get their feelings on what they like, what they don't like about incentives, what they're hearing about things, one of the questions I asked was, hey, who's rising up. Like who's really kind of been a sleeper community state before that's really kind of coming into its own and might be kind of the next place where you see more and more investment. They said all of the Midwest is really doing well when it comes to that, but then they noted Michigan, West Virginia, New Mexico, and then they said in some cases California is starting to get it together a little bit more. All of them seem to denounce Texas. That Texas is no longer aggressive, they're very cumbersome, they're just not easy to deal with and so a lot fewer projects going there.

When asked with site selectors what's important for local communities to know when it comes to their incentives, when it comes to working with companies trying to get projects to locate there, they really hit on a few things. Flexibility is key. It's a must because as timelines change, as financing changes, they really need local communities to be flexible about their incentives. When local tax abatement is really important for high intensive capital projects, when they're putting a lot of money into a project, local incentives do matter on whether you're on the list or not for a location.

They said their companies, any incentive that will reduce upfront cost, they tend to like better and finally, they said that training programs and really helping with the workforce, that is still a key element in projects locating is really important and is seen as an equal as to other types of incentives.

Some of the things that they really didn't like, they seem to have a negative connotation with Community Benefit Agreements. They saw them as intrusive. There are some places around the country that are forcing a lot of companies using them, they thought, in not equitable ways. So, one of the things that they did point out, Indianapolis has a really good Community Benefit Program, but my thought is the branding on that's off, probably just need to change the name of it, if that's something that continues moving forward if it's such a red flag initially by the name.

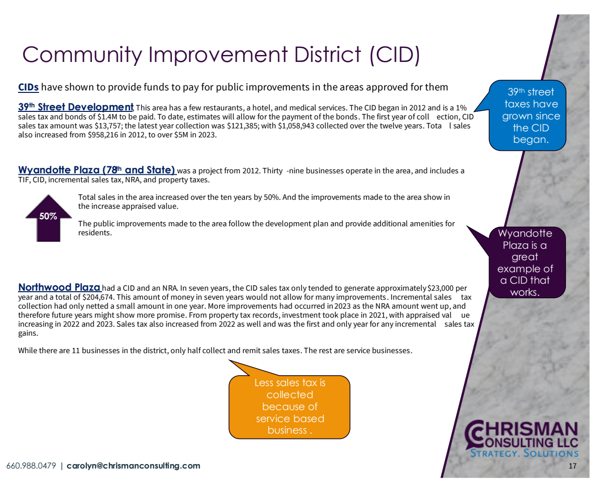
Few communities have agreements on their website. Again, that transparency is not there that they like to see, and again, few communities explain their incentives. Nice one pagers are easy. It keeps a community on the list through desktop research without having to call and have a long lengthy conversation with local folks when you're in those initial stages.



Next, I'm just going to hop into—here are the programs that we looked at. Here are what some of the findings are. When we looked at the Tax Increment Financing, we did have a Bonner Springs project and then we had multiple Kansas City, Kansas projects. When we looked at the Bonner Point TIF, the property tax base year for that TIF, we saw that property tax revenues were $4,406. Today, when we're at the time—when we were 14 years later, the property taxes being paid on that property were almost $263,000 showing a significant increase and a significant value. Also, in that area prior to development, sales taxes were zero. There had been nothing there and since that development four years later, they're nearly at a million dollars and so seeing that over the course of time, it is seen that it did exactly as it was supposed to do, which was grow property tax revenue and to grow sales tax revenue.

When we look more inside, we look at the 39th Street Development and the Wyandotte Plaza Development, both of those projects were from 2003. We looked at what was paid on those projects before development in the pre-stages. On the 39th Street Development, that was a little over $52,000. When we looked 20 years later, it was over $1.2M that were being paid on those property taxes and very similar for the Wyandotte Plaza Project. Initially $244,000 were being paid and 20 years later, it was over $867,000 being paid, a significant increase.

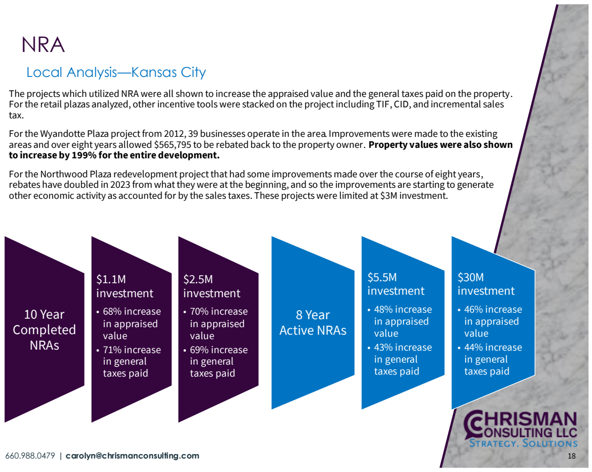
One of the notes that I just put on here when it comes to TIFs is something to be aware of is that there are really two ways as projects are being developed that can take place and that is do you use bonds to prepay for things or do you use a pay-as-you-go scenario. Risk can definitely exists for cities or for the governments that take on the bond aspect simply because you have to be generating those sales taxes. You have to have a way to generate revenue to make sure those bonds are paid off or the city's rating could go down whereas a pay-as-you-go is a much better scenario for the government even though developers, as you can imagine, would prefer the bond method. There are ways that you can offset if you do use a bond that will protect and that can increase abatement for the pay-as-you-go scenario if you choose not to do a bond instead.



When we looked at the Community Improvement District, again, this is an additional up to 1% sales tax on a district. We looked at again, you've got the 39th Street Development example of a capital stack, more than one project is being used. This area, as you all know better than I do, it's got a few restaurants, it's got a hotel, it's got medical services, and the CID actually began in that area in 2012. Again, it's a 1% additional sales tax on top of sales tax that's already collected. In the first year of collection, the collection of the additional 1% was $13,757 and then in the last year, in one year, that additional 1% netted $121,000. So, over the course of time, since 2012, over a million dollars has been collected in just the CID. When you look at sales tax overall, all of the sales tax being collected, it went from about a million dollars in 2012 to over $5M in 2023 when we did this analysis. So, a definite improvement, definite increase in the amount of sales tax collected.

When we looked at the Wyandotte Plaza also for the CID, we saw a 50% sales increase from the start of that to when this analysis was conducted and we also noted that multiple public improvements were also conducted during this time on public infrastructure. Those are great examples of how CIDs should be operating and giving a return for the local community.

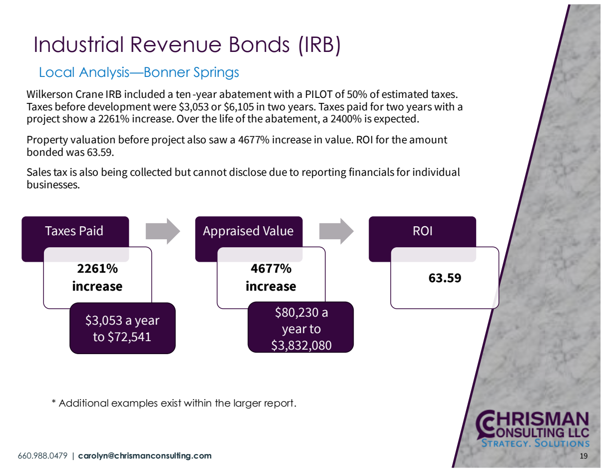
The Northwood Plaza is a little bit different. It's not only a CID, it also has an NRA, but the CID sales tax has really generated a minimal amount of money over the time, $23,000 per year. So far it's collected around $204,000 which doesn't necessarily allow for a lot of improvements and so it kind of wondered why. You know, there are 11 businesses in that Plaza and what we looked at and saw is that about half of them don't collect sales taxes. They're service-based businesses. So, when working with developers and talking about what kind of businesses they're going to put in some of these developments, if sales tax generation is something that's important and is needed to pay off bonds or do something else, it needs to be worked with the developers that they put sales tax for many businesses in those developments or understand that if they really just want the rent and not vacancy, then they just need to be aware that less sales tax is generated, which usually means less—there's a longer payoff for any public improvements that take place.



We also looked at the NRAs, the Neighborhood Revitalization, only in the Kansas City area. Again, these were lapped over multiple projects. What we saw for the Wyandotte Plaza in 2012, which again, we've talked about 39 businesses located there. A lot of improvements were made to the area and over the course of eight years nearly $566,000 were given back to the property owners, rebated back through this program and through the improvements that had been made.

The Northwood Plaza Project, also over the course of eight years, rebates have been given back as well for the improvements made. We saw 10-year completed NRAs and so those were of lesser value, so with the NRAs you had a maximum amount allowed of $3M and so you can definitely see appraised value did go up, which is what they were hoping for as well as an increase in taxes being paid.

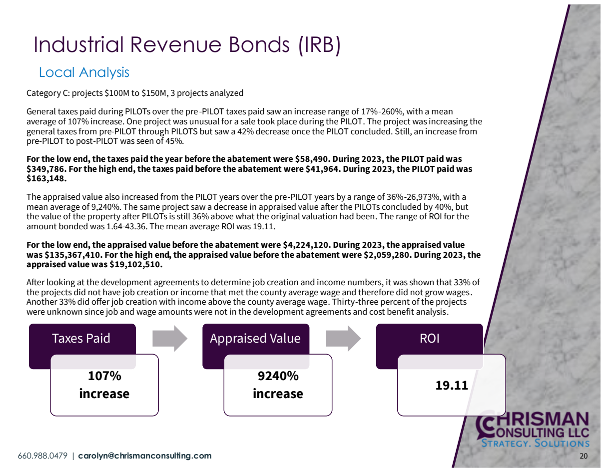
On the 8-year active NRAs that we looked at, clearly larger investments were made in those even though again the $3M cap existed for those and we saw the same, that there was an increase in appraised value and with the general taxes being paid on all eight of those.



The last thing is the Industrial Revenue Bonds for the four main areas and scope that we looked at. One of those is in Bonner Springs and that's the Wilkerson Crane IRB Project. This was a 10-year abatement and a PILOT was given a 50% on the project. So, in the course of time, initially in the first year or two before development, the taxes being paid on the property was $3,000 and $6,000. Then after the development of the project and 10 years later, we see that the property taxes being paid increased to $80,000 and then up to $3.8M.

One of the things I know a lot of times that we see in the media and criticism about incentives is we're missing out on money. We're not getting the money from projects. Well, during the incentive, you're not getting all of the money, but you do see from these that there is an increase over what the base year—or over what was initially being received before development. So, having development take place, giving an incentive for a period of years, and then turning over and collecting more. The only way to not have collected anything is if the project did not go through.

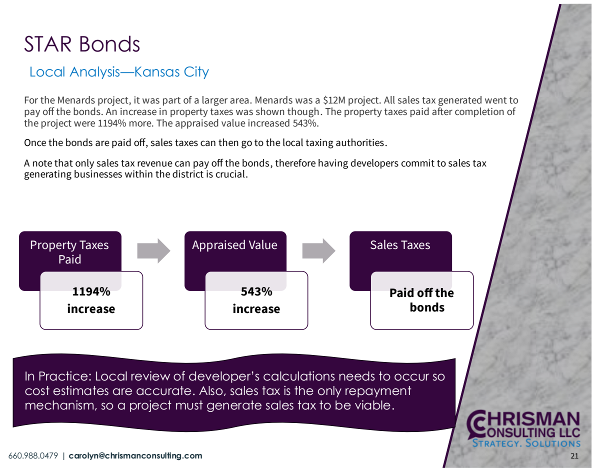
One of the things that we also saw that on some of these within the Bonner Springs area, sales tax was being collected there, but we had no record and no way of actually being able to track that for this project.



We looked at 16 different ones for the KCK area and so that was a lot of projects and there were varying amounts on those projects. So, we actually broke them up into four areas based on the investment and so I just pulled out this slide that shows Category C, which are any projects that invested $100M to $150M and so we analyzed three different projects. We looked at the PILOTS on the taxes being paid and on the low end of those three projects, taxes being paid the year before there was any abatement, was $58,490. During 2023, the PILOT that was paid on that low-end project was nearly $350,000 that was being paid and so we definitely saw the taxes paid being increased in this category, but across all the categories in general, the appraised value also can continue to go up on these projects.

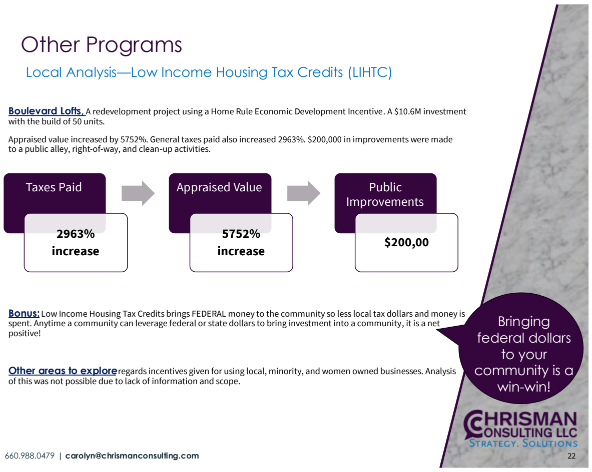
One of the things that I do want to mention, in some of the performance agreements for Industrial Revenue Bonds do state the creation of jobs, creation of jobs and payment of certain wages. However, a lot of these programs we're talking about, those aren't incentivizing on job creation, that's done at a state level and so there's no tracking of the jobs that are created at this level for these programs because that's really not what's driving the incentive. I've got a suggestion for that as a recommendation that if you want to track that, that is something you can do because a lot of times, again, mentioned in the performance agreement, but not tracked along the way. The state does track all of that information for the projects that they administer.

Also, during the course of those projects, we did see one STAR Bond project and that was the Menard's project, $12M. All the sales taxes generated, of course, go to pay off the STAR Bond. So, in the course of time, we did see that the property taxes paid did increase on that and those bonds were paid off. One of the nice things to note is that once the bonds are paid off, then sales taxes continue to generate and then those go to the local government and the local taxing authorities rather than back to the state to pay off those bonds.



Again, one of the things having your developers commit to sales tax generating businesses is what pays off those bonds and not service-based businesses. Just something to keep in mind with developers and when talking about those bonds.

Another thing that I would encourage is that a lot of times in performance agreements or in cost-benefit analysis, a developer will give their numbers to a third party who runs a cost-benefit analysis. I really encourage the local government, the local EDC organization to really go through those numbers because, again, sometimes they just use this national average or they use these very optimistic numbers. And you know someone local is going to know if those numbers are kind of out there or if they're very commonsensible and very doable for the community, so always keeping local eyes on that is something that I would highly encourage.



Another program that we did is just the one LIHTC program, Low-Income Housing Tax Credit, and that was the Boulevard Lofts, a $10.6M project that resulted in 50 units being built. What we can see is that the amount of taxes being paid over time did increase and $200,000 in public improvements were also made during this time.

Then, one of the items when I talk with communities that anytime you can bring outside money into your community, it's a win-win, be it federal money, state money, anything that comes in that the local community isn't responsible for is a bonus. So, LIHTC housing is one of those or the Boulevard Lofts in this case.

The three things I want you to take away that Wyandotte County does succeed in, its use of incentives, but the incentives that were analyzed of the 32, they did their job. They increased the property taxes being paid, they increased the amount of sales taxes being paid, and the property values did go up on all of those projects. We do know that jobs were created. When you go from nothing to something, jobs were created. We just don't know what the—the wages remain unknown because that is something that was not being tracked.

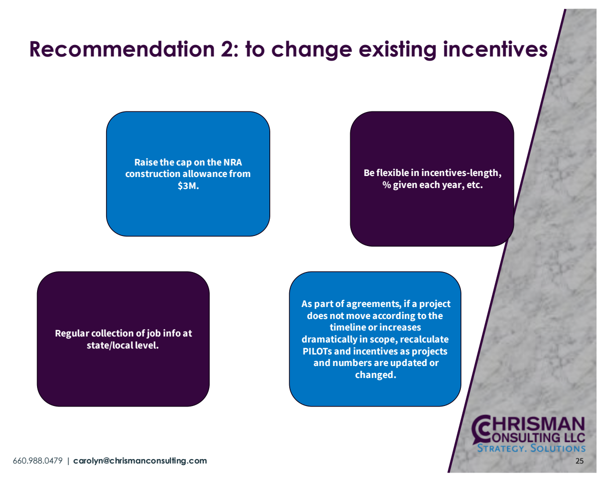
At the end I took all 32 projects and I said okay, before development on all 32 projects what were the property taxes being paid. Pre-development, $6.4M, post-development on all 32 added together, it doubled $12.7M. When you look at the sales taxes being paid pre-development, pre any of these things being put into place, it was $4.8M, post-development $41.7M being collected. Again, just looking at that shows the success of those 32 programs during this analysis.

What are some recommendations that I have for you. Natural recommendations that just came out of doing this analysis over several months, one of those I would tell you is that I would encourage you to strengthen local program administration of these programs. So, a dedicated person who reviews agreements, who ensures compliance, who makes sure that the numbers make sense for your community is a good idea. So, making sure the community receives the benefits that are in those agreements, making sure that the company receives the benefits that are in those agreements.

Transparency is always good. A lot of times, people, their time seems to mesh together. The older I get, it does for me anyway and so sometimes when people look at, well, those incentives have been going on for 20 years. Well, if it's an IRB, we know it's only 10, you know, but things can seem longer and so the transparency of having some of those agreements, having a tracker in place, that's public facing is just going to, I think, help citizens, residents, people of interest understand where some of these incentives are at in the life of the project.

I would also encourage regular or annual reports to you all. The Finance Department, the EDC can work together. If you had every year a sheet knowing here are the incentives that we have going on, we have 10 people taking part in the NRA, we have two IRBs left to go before they're up, just to give you an idea that if all of a sudden you have 20 NRA applications, what is that going to look like. How many are rolling off to give you a good idea of what incentives are out there and what's coming off the rolls.

Finally, I think a regular comparison as we did with others in the metro and others across the country is just going to keep your sword sharp as you are wanting to stay competitive, stay winning projects that regularly be analyzing and having that information done will only help you to keep your sword sharp.



A second recommendation is on existing incentives looking at the NRA construction allowance. It's been $3M, I think, since its inception for over a decade now and as the construction costs rise, some of those active NRAs that I examined—well spent $5.5--$30M. I think taking a look at that and is there a benefit. Are you going to see more people see it worthwhile to improve their properties if that is slowly ticked up. If it's ticked up to $5M for a few years or you look at a CPI, does it go a little bit higher in order to see more benefit across the board. I would encourage you to be flexible.

A lot of companies, the site selectors I talked to, when they do a 10-year abatement, they would love 100% or 75% or something in those early years, wean them off over time. So, that again, will just take some great analysis by your local EDC folks to say, well, what is the cost benefit for our community versus the company and can we make a project work by doing that. Does that make us a little more competitive than the community down the road.

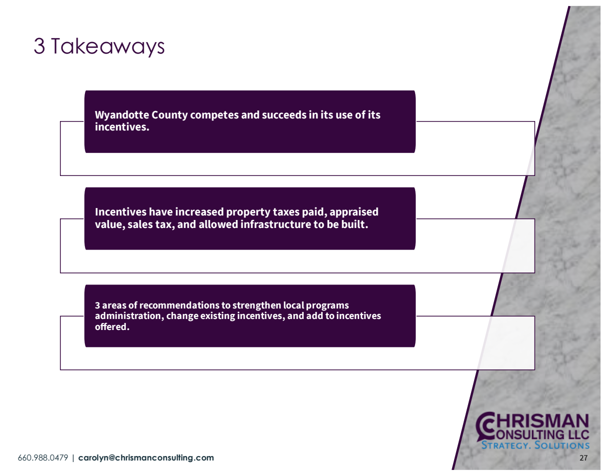
I think regular collection of job information—right now, again, that's only being done at the state level, but if that's something that you care about, are these companies we're incentivizing, are they creating jobs locally, are they hiring Wyandotte County residents for those jobs. Building in some kind of compliance mechanism to check for that is the only way to know if they do it and so encouragement that if you—if that's what you want to do and that is important to you, then make sure you build that in to those agreements and then it's someone's job to collect that information.

Finally, I would tell you that projects a lot of times take a long time. You know they're not done in a year and sometimes projects start and then they stop because of financing, because of construction, because of something, then they start again, and so I would also build into your agreements that if there is any length of time in between your initial run those incentives and those PILOTS and things dramatically change that you rerun those incentives. You rerun those PILOTS just to make sure that the local community is not missing out on something that is fairly for them.

Then, finally, if you are looking at additional incentives, I would encourage you to look at some of the training programs that exists in other communities, some robust ones to help maybe have lower skilled folks move into higher skilled jobs. There are several examples out there for that. The Community Benefit Agreement, hey, sometimes branding is needed, you know, changing the name of that. Making sure that anything you have goes more towards something like Indianapolis has, which was seen as a positive from site selectors rather than something negative from some other communities.

I would also explore maybe some self-scoring sheets. There are some ways that you can put out there that if you do these things, if you will commit to hiring a certain percentage of Wyandotte County residents, you commit to using local contractors or you commit to something, your abatement can either go up or it can go out in years, something along those lines.

If you have a self-scoring sheet out there, people can score it themselves and know what they're wanting to ask for, know what you're willing to do based upon policy that you set. And then, finally, if you want any new incentive programs, the International Economic Development Council has those available and have a seven step program for that.



Just to wrap it up, the three takeaways I would ask that you take away with you is that the analysis I found that Wyandotte County does compete and it does succeed in its use of incentives and that the incentives that I analyzed did increase the property taxes paid, the appraised value and the sales taxes being paid to this community. Then, finally, there are some areas to strengthen these programs, some local recommendations on program administration, changing any existing incentives, and then if you want to add to your incentives offered.

It was a pleasure to speak with you and I'm open to any questions.

Mayor Garner said thank you. Any questions, comments?

Commissioner Townsend said thank you for the presentation. Improvement, you mentioned that we are being successful, which is great to have to go from nothing to something. There was a slide, I didn't catch the number, that showed I think in three categories how we had improved. I don't remember what that slide was. I guess my question is, is there a particular percentage of improvement or is there a standard by which you would say the improvement was where it should have been or it should have been a little higher or lower? **Ms. Chrisman** asked, was that on the IRB slide, what slide was that? **Commissioner Townsend** said there were three categories of improvement or evaluation. It might have been property taxes. **Ms. Chrisman** said oh, is that the plus and minuses? **Commissioner Townsend** said it had numbers before and after. **Ms. Chrisman** said well, let's just go through until we see it. **Commissioner Townsend** said let's stop there. For instance, the total property taxes paid pre-development 6.4, post-development 12.7, almost 50% increase. Is there some kind of guide or on average that says—**Ms. Chrisman** said like a national average on what's good? **Commissioner Townsend** said yeah. **Ms. Chrisman** said I will tell you that I have not seen one. I will tell you though that some projects, be it bonds or TIFs or CIDs, don't always have any kind of an increase especially the more they're lengthened out, they don't. So, I would say I have not seen a national number with that. Now, someone could type into ChatGPT and prove me wrong in about five seconds, but I have not seen where that is the case.

A lot of times it's up to the local community on what they feel that if more public infrastructure is developed and built and that's not strapped to the local taxpayers, they see that as a win and you wouldn't necessarily have the property taxes increasing to a certain extent. So, for the most part, I think that's going to be at the local level where that decision is determined, but not all projects see a positive return. **Commissioner Townsend** said okay, and here we did. Thank you for this comparison and analysis and it was clear in the beginning of your presentation that you answered a question that I asked the Administrator when I first came in office, why are we doing this and we are in competition with other municipalities around us. This was a great comparison to show that.

Commissioner Davis said thank you so much for the presentation. I did just want to ask some questions. First, I know you had said that we do have the highest effective property tax rate. We also have pretty low property value that is kind of corresponding to that. Within your analysis, did you also consider the increase in property value because of the success of economic development incentives? **Ms. Chrisman** said yeah, and so when we looked at—when I did the appraised value of the property, we did look at what the appraised value was pre-development and then post-development and we did see an increase in that appraised value, yes. **Commissioner Davis** said I just wanted to reiterate that.

You also mentioned for Missouri and Kansas that a lot of the jurisdictions in Missouri have much higher—or much lower, excuse me, property tax rates. Can you expound upon why that might be the case because I know they have different jurisdictions and they have other taxing—**Ms. Chrisman** said sometimes they have income tax and so especially in the metro area and so for the most part they try to find other ways to increase rather than just—or property taxes and so I would say personal property taxes is one of those. They tend to try to keep property taxes and sales tax lower, but then they add on an earnings tax and so those are some of the reasons why.

Commissioner Davis said and we don't have an earnings tax here, which kind of limits the amount of tools that we have available to levy. They also have a considerable amount of sales tax options that they can put on the ballot for different priorities for voters.

My last question, small businesses, local businesses is something I'm sure a lot of us care about. Are there any recommendations that you have on how we support our local trades and our local businesses here? **Ms. Chrisman** said I think there could be a couple of ways. One, if you're really looking at how do we support small businesses with programs or potential incentives, I think that there are locations out there that do that and I could get you a list, but I don't have those off the top of my head right now. **Commissioner Davis** said I would love that list.

Ms. Chrisman said I think the other thing is that depending on—again, what you want to incentivize that with the incentives that you currently do have. When you have a performance agreement and if they're going to be building a large facility, do you put in there that we want local trades to be used. We want as many local business or a certain percentage of money you're going to spend on something used locally or shown where you have tried to use local and couldn't for some reason. That is probably one of the better ways to help your small businesses is by utilizing the money that is here and we know that as money turns over in the community that just gives an added benefit to everybody. A local dollar spent can turn over up to two, five, seven times depending on the industry. I think having something along those lines would probably be more helpful and could be done immediate without the research and creating a new policy. **Commissioner Davis** said thank you.

Commissioner Burroughs said you gave two scenarios that communities find—I'm going to your plus-minus sheet. You talk about community benefit. I think agreements are intrusive. They can be cumbersome because—do you want to explain why the company thinks they're cumbersome. **Ms. Chrisman** said a lot of the times when they're cumbersome, those were direct from site selectors who use them and so a lot of times they feel that depending on how those Community Benefit Agreements are set up, where a requirement is being made on how much a business is expected to give. A lot of site selectors feel that companies themselves are usually philanthropic and they want to get involved in the community and they want to join the Chamber and they want to support the baseball team and they want to do those things and then they're being forced into some areas.

One community in particular that's in the full report is Austin, Texas. They see those as completely—they have Community Benefit Agreements that seem very arbitrary and they're not well established, whereas Indianapolis, the Community Benefit Agreements that they do have in place are put towards three things; child care, transportation, and training. Companies see that as well. That's going to help my employees, that's going to help the people I hire, that's going to help—like I will see benefits from those programs benefit me as a business. They saw those as, I guess, more palatable than some of the ones from Austin, Oregon, and some of the other places.

Commissioner Burroughs said the other question I would have is clawbacks. Some companies don't like to see clawbacks in their contract because they may not be able to achieve the guidelines put in place or the mandates put in place and, therefore, they don't want to have that punitive step taken. How do you feel about the clawbacks and how business feels about clawbacks in general? **Ms. Chrisman** said I specifically—when I talked with the site selectors about that, they said the companies that they deal with—of course, again, I talked to five, they said the companies they deal with are totally fine with clawbacks because they, as a company, should meet the performance agreement as is stated as they agreed to. So they don't see a problem with that.

I will say unless, unless there's a COVID 19 pandemic that shuts things down and all of a sudden this natural national act that no one could have predicted upends them in some way and then they would like the flexibility or the ability to go in and maybe renegotiate a clawback just because of some something they couldn't anticipate of that magnitude. For the most part, when developers and when site selectors come in with a project, they have very accurate projections on what can be and it's developers, I think, that have pie in the sky or way too optimistic things that they're the ones who see clawbacks as harsh or they don't want to sign them for those reasons. But the ones I talked to, they believe a community needs to do that to protect their investment as well. **Commissioner Burroughs** said sure. I think those that oversell and underperform. **Ms. Chrisman** said I would agree.

Commissioner Bynum said just to circle back to the Community Benefit Agreements and I'll look at you and our staff to make sure that I'm not stating something incorrectly, but when we talk about maybe other communities, Community Benefit Agreements, are we talking about something extra that a developer would pay? **Ms. Chrisman** said correct. **Commissioner Bynum** said I feel like the Community Benefits Ordinance that we passed here about a year and a half ago, isn't about extra money, it's about money they were going to pay to us anyway—**Ms. Chrisman** said as a fee for doing business or something—**Commissioner Bynum** said fees that they pay to us for doing business here we have directed some of those funds to three specific categories. So, it seems like it's a bit different and I mean maybe we could still—maybe it's a deterrent in that a developer may think that we're saying not only will you pay all this, but we're asking you for this additional financial obligation when that is not the case.

Ms. Chrisman said the site selectors I talked to, it was the Community Benefit Agreements that had in addition to regular fees that were paid. So, if you have proposed fees, which most have across the country, and you have just delineated, these fees will go to these areas, that is different than some of these other communities that have Community Benefit Agreements on top of those fees. And so then my encouragement would be just rename them because they're a fee that they would pay anywhere. I would rename them and that way it just eliminates the initial bad taste people have when they don't understand the local definition.

Commissioner Hill said thank you very much for this presentation. I have a comment and then a question. I really appreciated the page, the slide that said other programs and you mentioned Boulevard Lofts and how the taxes paid was a 2,963% increase as well as the appraised value being 5,752% increase. Then, off to the side of that slide, you have, I'll call it a balloon bubble, that says bringing federal dollars to your community is a win-win. I really appreciated that slide. That happens to be in an area that was very distressed and still has some distress areas, but it looks a lot better at this point, so thank you for bringing that out.

My question stems from your recommendations and your Recommendation 2 was to change existing incentives. We get different developers coming in with different ideas of what we should do as incentives, but I just thought this slide was just good in that it offers us an opportunity to look at how we can change. By the same token, we're also challenged because we need staff to be able to do a lot of these changes, but it was just real informative for me to see it kind of put out there like that.

So, my question is on the next slide under Recommendation 3 at the very bottom. It says design incentive programs according to IEDC's seven steps. What is IEDC? **Ms. Chrisman** said that is the International Economic Development Council. They're the worldwide organization for economic development and they have white papers and they have studies on if you're going to develop something, here are seven steps to follow or keep in mind to make sure that you see a whole perspective on incentives. **Commissioner Hill** said okay, thank you.

Commissioner Stites said I just want to piggyback a little bit on what Commissioner Davis about Kansas City, Missouri versus Kansas City, Kansas—or Kansas versus Missouri, I guess I should say. The machinery tax that they have, that's a huge number that was taken away. I don't know what it is. I asked Commissioner Kane. I think he was here when that occurred and it was to the tune of maybe like $12M year one, so you take that out of your general budget, that's a huge impact. So, what you see is that offset when Missouri has that machinery tax and then you pull that out from us, so I just wanted to piggyback on that.

Commissioner Davis said are you seeing any federal trends that are—okay, well—**Ms. Chrisman** said what day is it. **Commissioner Davis** said I know, but I'm curious just in regards to the incentives conversation as well because we want to utilize every resource. So, are you seeing any trends or anything that would be helpful for us to know in regards to the federal government's direction and appetite? **Ms. Chrisman** said if you had asked me before the beginning of this year, I would have said yes, we are seeing some trends and part of those trends extended from the COVID 19 and remote work. A lot of time states—okay, so state incentives can be tied when they're tied to job creation, they're tied to an address on where those jobs are created and so many times with remote work people can be anywhere, so do you incentivize an office that might hire people from every other state, but maybe their headquarters are here. So, there was a lot of conversation about how do we adapt our incentives to that remote, that hybrid, some of those types of things. I don't have good trends, and I do extensive research, I have emails daily where I have Google searches on economic development incentives that come into my inbox that I track from across the country. If it hits Google, I get the link to that story and read those.

I will say that right now it is influx on everyone's talking about how to change them, but there hasn't been any best practice or there hasn't been any trend evolved yet. **Commissioner Davis** said sure, that's fair.

Mayor Garner said I'll just make some brief comments and this is just general. At the end of your presentation you talk about the takeaways. One thing that I would just like to point out that's missing from the takeaways that I've continued to promote is, I do support incentives. I just want to make sure that I advocate that they're responsible, that they provide the necessary good services and resources as well as expanding our tax base, those things that you talked about.

But when we look at incentives, I just challenge Commission and staff as well as WYDEC to really look at these areas that have been underinvested, disinvested, disenfranchised and redlined. When we about IRBs, NRAs, CIDs, TIFs, STAR Bonds, right now when I look at our community, it's really the tale of two cities and I call it economic segregation east to west and we have pockets of our community that have been left behind and people that don't have basic goods, services, and resources. So when you talk about incentives, I believe that we need to be intentional about our incentives and responsible, but also aggressive in areas where the investments are needed most. Probably not so much in certain areas of our community, but there are certain areas of our community where we might have to really consider aggressive economic incentives. Like you showed with one project, the return on that investment could be huge while also providing the housing, the goods, services, resources, and jobs that really our residents have come to expect, and in my opinion, that they deserve because when we look at one part of town, I share this sentiment with a lot of our residents and you look at other parts of our town, it's shameful how we've disinvested in some areas.

I challenge staff, elected officials as well as WYDEC to really be aggressive on trying to get into these areas where the investments are needed the most because we're talking about people's lives. I know there was a H.E.A.T. Report that I had a presentation done, what really stood out to me is if you look at the folks, the life expectancy of the folks that live on the east side of our community as opposed to the west side, there's a 20-year gap. So, because of the disinvestment, the redlining, the disenfranchisement over decades, there's a human cost involved in that when you talk about the quality of life and making sure that these investments are not only actionable, but responsible.

I'm not one big on corporate welfare especially in areas where you have a lot of big box billionaires that want to come to this town and really don't want to pay their fair share. I have a problem with that. I've always advocated that incentives should always be responsible because what happens is they'll come in and they sell us on these jobs, which you admitted today, you can't quantify. What I know when talking to a lot of folks, and I believe that there is data to show, we have some of the highest wages here, but 70% of those high wage earners don't live here and so what is the real benefit when you build a big box business, you give incentives, the jobs that are created here, most of those folks don't choose to live here. Then, on top of that, appraised values go up and then the taxpayers here in the poorest county in the state of Kansas is left holding the bag.

What I would like to see also is when we do these development agreements, making sure that they're responsible, but also looking at clawbacks. So, if Tyrone Garner LLC comes into town and you give me a huge incentive to be here because I'm selling this community on the virtues and the values of all the great and wonderful things that I can bring this community, after my 10, 15, whatever year abatements up, there should be a clawback to say, okay, you owe this community at least five years' commitment to pay full sales and property taxes in this community. If you don't, whatever you paid, you're going to owe us back and our Legal team is going to hold you to it and we're going to come after you because what I see a lot historically is a lot of these folks are coming to town and as soon as their abatement's up, they're either going to want to renew them or they're going to jump ship. They're going to go and play the game of who's going to give me the best value for my business. To me, that's unfair to our taxpayers when we do that.

So, just making sure that it's responsible with these incentives. I've always said that because some of these—the perception is that we've given away the farm to a lot of businesses. Whether that's real or perceived, it's out there here in Wyandotte County and I know a lot of our residents have a problem with that. So, making sure that the transparency is there to ensure our residents that when we are doing these incentives, that they are responsible. But then also, people in these other parts of town, they know that we're going to be just as aggressive with bringing in good services and resources and amenities, using these incentives and these different types of funding mechanisms to ensure that nobody is left behind in our community. And pockets of poverty and disinvestment and disenfranchisement, hopefully, at some point could be mitigated so everybody can enjoy in the success that you talked about because the success is there. It's realized but everybody needs to be able to feel that and know that success doesn't exist in one part of our community, it exists in every part of our community and all of Wyandotte County can enjoy that success and everything that comes with these incentives.

That's a call to action that I'm going to continue to advocate for and I challenge all of our stakeholders to make that a priority so all of Wyandotte County—I'd like to see, I know we talk about Village West a lot, which is great. We're going to continue to support Village West, at least I am, it's the number one tourist destination in the great state of Kansas, but I'd like to see all of Wyandotte County become the number one tourist destination in the great state of Kansas and not just one part. I think that's something that's doable. We have a gold mine of opportunity when you talk about our Missouri, our Kansas River, when you talk about our national iconic sites is the Quindaro Ruins, you've got Strawberry Hill historic, there's a lot of stuff there that we can build upon especially east of 635 and you're talking about the northeast, our downtown, the hills, the bottoms, Argentine, Armourdale and Rosedale.

So, I just challenge, again, that stakeholders moving forward really pay attention and really put an emphasis on these areas because the longer we allow them to deteriorate, we can never truly be a great community. We're only as strong as our weakest part and if one part of our community is hurting, that should be a concern for all of us because we can never really fully realize the greatness of Wyandotte County and Kansas City, Kansas until we make sure that every area of our town is touched especially when you have food deserts. You have extreme poverty and blight and a lot of resources aren't there. You've got areas in the northeast that don't have a grocery store for healthy food items. We might be losing another grocery store. That should be a concern to all of us and how do we continue to provide those resources in a manner that's equitable, so that's the challenge. That's all I have, but thank you. I enjoyed the presentation.

Mayor Garner said is there any closing remarks from Mr. Kindle? Okay, thank you for that presentation. I believe we're going to transition over to the Parks presentation on Parkwood Pool. I'll turn it over to our Acting County Administrator and he'll lead us into that conversation.

Alan Howze, Acting County Administrator, said part two of this Special Session tonight is the facility condition report on Parkwood Pool. As you all know, Parkwood is the only swimming pool managed by the Unified Government. I'll note, this is good timing for this presentation. The pool just opened this past Saturday. We had a little window of sunshine on Saturday that Commissioner Townsend and staff were out there and watched an enthusiastic group of youngsters that were in the pool and enjoying the swim.

I'll note that under the leadership of Director Ferrara that Parks has been making a concerted effort to identify and prioritize maintenance and replacement of existing assets across the park system. The Parkwood Study will shed some light on the condition of the pool and also note that the Commission has authorized investments over the past several years, which have seen a number of investments in existing facilities, replacements of sport courts, putting in ACs in community centers, those sorts of things, replacing spray parks. I think we just had one open last week. We have another one that's opening next week.

That's sort of a reinvestment in existing assets and this department is implementing a new system to track the condition of all their assets across the park system to be able to take this type of information and turn that into actionable insights that they can bring forward to the Commission on how to make those investments wisely with the limited resources that are available. You'll see this kind of approach utilized in the report here tonight on the pool and so with that, I'll turn it over to Director Ferrera and her team for tonight's presentation.

Angel Ferrera, Director of Parks & Recreation, said thank you for giving us this opportunity. We are very excited to bring this item forward and the conditions assessment. Like Alan said, we were able to get the pool open. If you haven't been by there, it looks amazing. Our staff has done a really great job of maintaining the pool over the years. If you've had a chance to read the full report, that has definitely come through, so really proud of our team, our maintenance team specifically on being able to maintain it at a high level.

A little bit of context about the process and this conditions assessment as we did start this process in 2023 and at that time we partnered with Waters Edge, an Aquatics Consulting Group located here in Kansas City, Kansas on Southwest Boulevard. They've been assisting us in this process over the last year or so and really excited to share that information.

So, this assessment it's a critical step in understanding the current state of the facility and identifying necessary repairs and also planning for long-term viability. I will also say as we all know that Parkwood Pool has served the community for many years and it's a great asset and just like any aging infrastructure, it does require careful evaluation to ensure it remains safe, functional, and inviting. This assessment also serves as a foundation for informed decision-making, helping us prioritize investments, hopefully avoid unexpected failures, and also ensure that this community treasure remains just that and can serve the community for years to come.

So, with us tonight we have Lauren Osborne. She is the Project Manager and Operations Manager with Waters Edge Consulting who has been helping us through this process. She will lead us through the presentation that will cover some key highlights from the report and then also some key takeaways and then looking forward, at the end of the presentation, for questions and discussion. I'll turn it over to Lauren to take us through the slides.

Lauren Osborne, Project Manager and Operations Manager with Water Edge Consulting, said it's a pleasure to be here. We have been working with staff over the last several years, so this is going to be a summary of those efforts. Big picture, like Angel referenced, we are an aquatics engineering and design group. Aquatics and water recreation is all we do. We are a team of Civil Engineers, Designers, and other disciplines solely focusing on this and we are happy to be within your community and it's been a little over two years now.

Agenda

PARKS & RECREATION

- Conditions Overview
- Magnitude of Cost
- Discussion of Options

water's edge AQUATIC DESIGN

Tonight we're going to do a quick overview of the conditions. We could sit here for three hours talking about conditions, not looking to do that. I'm going to give you a general synopsis and we can dig in a bit more detail during Q&A. I do want to review some magnitudes of costs of some of the findings throughout the assessment and I do want to start the dialogue of options moving forward.

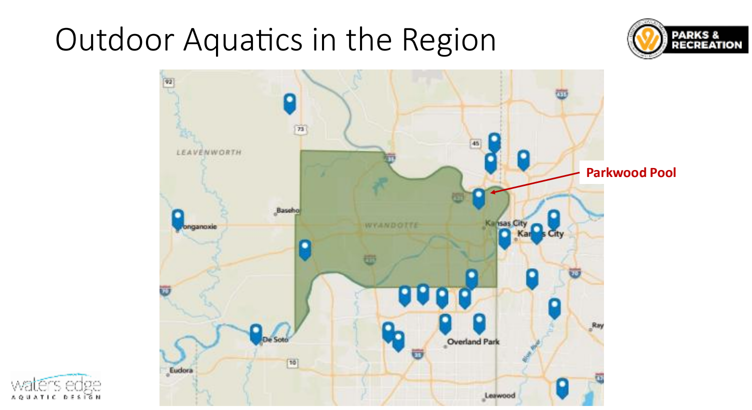
Project Goals

PARKS & RECREATION

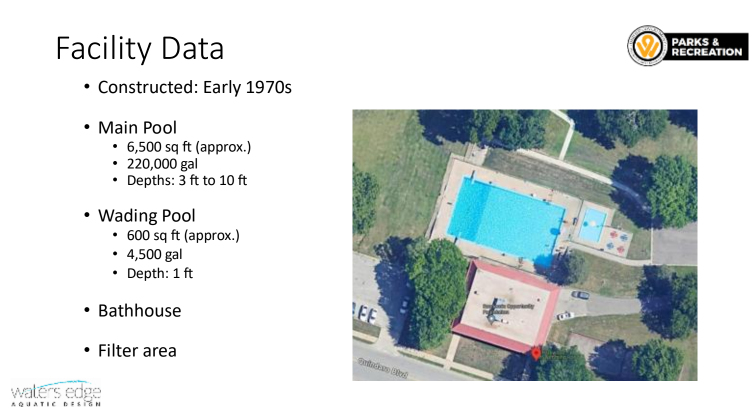
1. Document current conditions and issues
2. Explore repair and modifications
3. Develop probable costs
4. Analyze the service areas and demographics of the neighborhood.
5. Identify priorities and strategies for the implementation of potential improvements

water's edge AQUATIC DESIGN

Project goals for the assessment. It's was very specific and very clear. Document the current conditions, so what's going on today, what is the status of these systems, explore any recommended repairs and modifications, develop probable cost to address those recommended repairs and modifications. We did take a very high level look at a service area of approximately one mile radius around the swimming pool, which helped to inform a little piece of this. I'll talk about it in a bit and identify the priorities and strategies for implementing these recommended improvements.



So, to give us all perspective and in the previous conversation we talked a little bit about your community and the division of assets throughout it. Parkwood Pool there is located there, which you all know, in the northeast corner of the community.



The facility is made up of two bodies of water. The larger one is your main pool. It goes from 3 to 10 feet of water, so there is no shallow water included in this body and it's approximately 6,500 square feet. Your second pool is the wading pool meant for little ones and it is one foot depth all the way around and it's a pretty small little guy at 600 square feet. Adjacent to it is going to be a building that houses actually several uses. One being, I'm going to call it the community center, on the first floor. We have the restroom or bathroom spaces on the second floor of the building and the third floor or the deck level of this building is going to be how your guests enter and exit the swimming pool. So the building is actually made up of three areas.

Just for the sake of this conversation and to be clear, we only looked at levels one and two. We did not do a full assessment of the entire building. We cannot report on the conditions going on the first floor or the community center level.

Condition Assessment

PARKS & RECREATION

Leaking main pool	Wading pool non-ADA compliant	Previous basin repairs
		
Rating: 1 out of 5	Rating: 1 out of 5	Rating: 3 out of 5

water's edge AQUATIC DESIGN

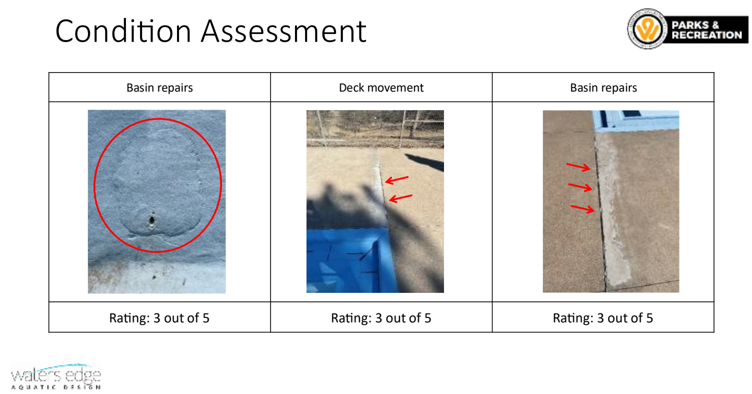
As I walk through this, again, there's many systems that kind of go into a swimming pool. I'm going to break them down into kind of three easy chunks. The first is going to be the swimming pools themselves. The second piece is going to be your filter and mechanical space, which is think of it as the lungs and heart of the facility that really makes it operate. The third piece is going to be the building spaces.

Overall, when we think of the conditions of the swimming pool and before we get too specific, overall the facility is in fair condition. This pool was built in the 1970s, so we are pushing over 50 years old. Any findings we talk about tonight are consistent with the age. It's like anything else, the older it gets, the more maintenance we all have to have. Swimming pools are the same case. I do want to speak and reiterate that the only reason this facility is in the condition it is, which is a good condition for the age, is because of the efforts, attention, resources that are being diverted to continue to operate this. As the consultant, seeing facilities across the country, we do give kudos to the staff because they've done an amazing job on it.

With that, we want to break it down a little bit. Overall facilities in fair condition. Certain elements are in better condition than others, so let's dive into it. At the time of the report, which was in 2023, the facility had a significant level of water loss. When we hear that, we really need to be attuned to how much water are we thinking, where might it be coming from. At the time of the report, we ranked that in poor condition. We had some leak happening somewhere. I can report that since then, there has been a repair made on one of the valves. I will show you here in a minute that has actually helped that condition. There is still a water leak in the swimming pool. It is significantly less from our understanding and from the information that is known, so it is still present, but it is not as significant as what was being reported in 2023.

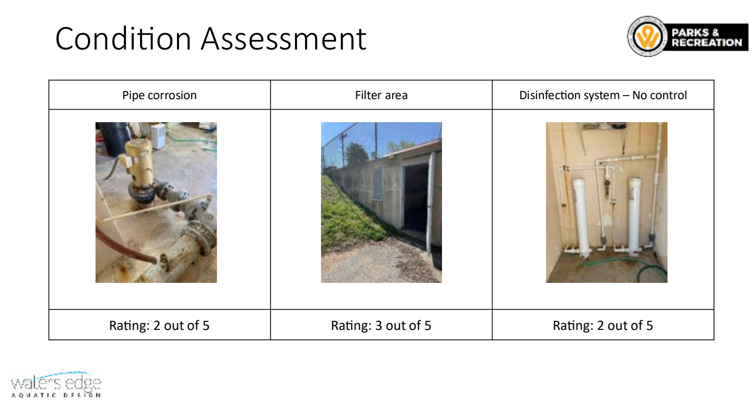
Both the wading pool and the main pool, there is a little bit of recommended modifications to meet ADA requirement. As of the time of the report, the wading pool and the main pool were not ADA compliant. Your main pool needs two methods of ADA. Methods of access, a lift or chair is one and there's opportunities for a second one. It was that second one that was not present at the time. The wading pool, you may notice here, you see that blue wall that goes around it, that's a curb. That in and of itself is going to restrict ADA access and meet ADA compliance.

The other thing is for that wading pool to be compliant, it does need to have a sloped entry at a particular slope to meet requirement. At the time of the report, both bodies of water were needing some improvements to meet ADA requirements. The pool basin, so that is going to be the structure of the swimming pools themselves. There were signs of past repair. We do not have accounting for exactly what happened to cause the repair. In the image on the far right, you can see a long linear piece of concrete that had been removed and repaired. Typically, that is consistent with a water leak or some sort of pipe repair and so that is what we anticipate happened whenever that repair was made.



There's also various repairs in the walls. Again, consistent with the age, we're not saying it is something to be highly concerned about, but we would need to be attuned to it and start watching it. Typically, at about 30 years of age a swimming pool structure like this, we start to see some repairs need to be made in the pool basins themselves. You're at over 50 years. We can anticipate that we're going to continue to see ongoing repairs necessary within the pool basins. Pool basins maintaining structural integrity is important to maintain a watertight seal and not lose any water coming out of the swimming pool from the basin.

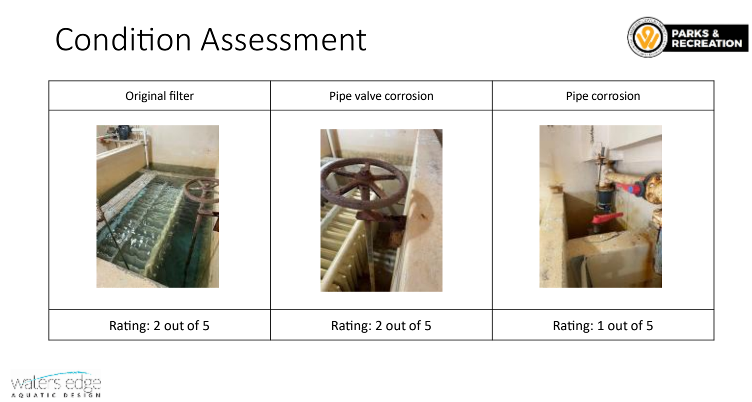
Moving forward from that, there is some deck settling throughout this space. You can see here the middle and right image. Those are examples of deck that has moved and has been shaved down to limit tripping hazards. Once again, we would expect this level of movement for the age of the facility.



Let's move over to the filter area. If you have not seen this, and you may not, this is actually sitting under the pool deck over on the north—I think it's the northeast side. You wouldn't see it just standing on the deck. You would actually have to climb around onto the hill and come up. So, there's a few things to report here. One, within the space, the filter room is not ventilated. You have pipes, you have pumps, you have filter all in this space and it's not ventilated. Because of the humidity in there, because of the lack of ventilation, and also because the materials utilized to develop the facility way back in the 1970s we're seeing corrosion in those original pipes. Once again, we're not indicating that this is something to be alarmed about today. It's something to know. Corrosion that is untreated will continue to corrode and the pipe will continue to degrade. So, big picture, it's something to watch in this space are these pipes and other systems corroding.

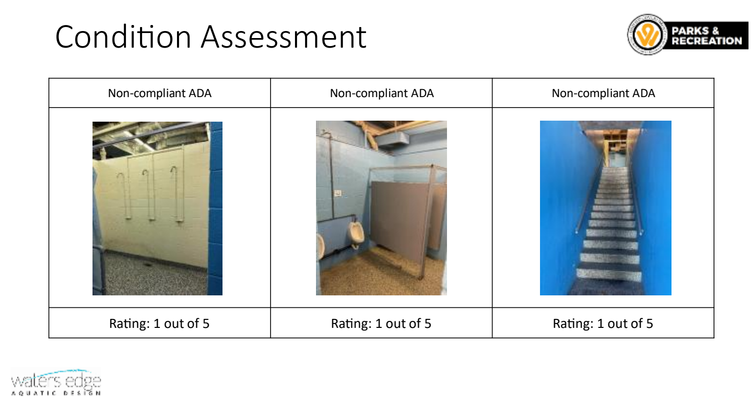
The filter area, fair condition. There are items within it that we would recommend to pay attention to. The pipes is one. The pump and motor in that space has recently been rebuilt, but at the time of the report, it was original and there's also some recommended valve maintenance items to occur in this space as well.

Moving over to the chemical treatment, so right now the pool is not being operated via a chemical control system. It's electronic system. Right now chemicals are being monitored manually, being added manually. This does not meet health code requirements and I'm going to circle back around, so don't be too worried yet, but it does not meet health code requirements. Health code and best practice is to have all chemical filtration, sorry, chemical systems tied to a chemical controller so that computer is monitoring chemicals at all times and adjusting chemical treatment given the data that it is receiving. So, that is something to keep in mind, that there is no disinfection system via a chemical controller.



The filter that is in there, the filter is what strains out all the yucky stuff. The filter is original. This is an outdated filter system. The reason that is important is, one, it is highly labor intensive to maintain it, operate it, service it. In addition, because of the age and type of filter it is, it can be more difficult to service and over time the more this ages, it's going to continue to be difficult to service. As parts and pieces are needed to be replaced, that's where we, over time, may start to see additional challenge of actually acquiring the pieces and parts to put it together to operate. Pumps, filters, chemical treatment, all of that is 100% required to continue to operate. If any of those things go down, the facility is going to go down and will not be operational.

Throughout the space there is some corrosion in valves, miscellaneous valves and equipment similar to that. The valve that you see here in the center, there has been repair and replacement of this particular valve. When part of that was replaced recently, it did help correct some of the leaks that were occurring in the swimming pool. That's great news to hear that that was identified. So, just something to be aware of. That is an example of something staff took care of and helped another problem. We talked about the pipe corrosion. That is just a different example.



Within the building, there's two things I really want to point out. One, the restroom spaces and the entrance into the swimming pool is on floor two. You have to go through the entire restroom space, walk down a set of stairs either for the men's or women's restrooms, and that is how you access the deck. That's really important when we think about ADA compliance and I imagine we may talk a little bit about this during Q&A, but let me just give you the synopsis before we get there. Overall, the bathroom spaces are not ADA compliant. You cannot access them from the deck and not be ADA compliant and vice versa. Within the bathrooms themselves, there are a few things to keep in mind. One, all of the controls for anything within the bathrooms, toilets, sinks, showers, etc., they are not ADA compliant both in the mechanism to make it operate and in their heights. So, all fixtures need to be included in the list of being not ADA compliant. The stalls within the restroom spaces, so when you have, let's say, a toilet within a stall, there is no ADA compliant stall meaning, and I'm just going to use this for the sake of conversation, a wheelchair cannot enter into that space, have the proper turn radiuses for that to meet compliance.

Also, interestingly, this shower here you see in the far left, in addition to all of that, there is a curb that exists between the walkway and entering into the shower space. That curb in and of itself is going to cause this to be a non-ADA compliant space and then you can see here the staircase that a guest is required to traverse before getting to or from the pool deck.

Condition Assessment

PARKS & RECREATION

Non-compliant ADA	Non-compliant ADA
	
Rating: 1 out of 5	Rating: 1 out of 5

water's edge AQUATIC DESIGN

We talked about the stalls there, and overall these bathrooms, there really is not a lot ADA compliant to them. When we talk about fixtures, we talk about the spaces, that all looks fine. Really, the primary concern coming out of the bathrooms is ADA compliance.

Magnitude of Cost

PARKS & RECREATION

Repairs & Improvements

Immediate Improvements	Unit	Qty	Unit Cost	Low	High
Repair water loss leak	ls	1	$ 100,000	$ 100,000	$ 150,000
Install a new pump, motor and strainer	ea	1	$ 10,000	$ 10,000	$ 12,500
Install a chemical controller	ls	1	$ 5,000	$ 5,000	$ 6,250
			Subtotal	$ 115,000	$ 168,750
			Contingency (15%)	$ 17,250	$ 25,313
			Contractor Fees (10%)	$ 11,500	$ 16,875
			Total Project Estimate	***$ 143,750***	***$ 210,938***
			Roundup	***$ 144,000***	***$ 211,000***

Basic Improvements	Unit	Qty	Unit Cost	Low	High
Replace valves that are hard to operate	ls	5	$ 1,500	$ 7,500	$ 9,375
Sandblast main and wading pool basins and apply epoxy paint	sf	7100	$ 8.00	$ 56,800	$ 73,840
Replace pool filration system	ls	1	$ 75,000	$ 75,000	$ 97,500
			Subtotal	$ 139,300	$ 180,715
			Contingency (15%)	$ 20,895	$ 27,107
			Contractor Fees (10%)	$ 13,930	$ 18,072
			Total Project Estimate	***$ 174,125***	***$ 225,894***
			Roundup	***$ 175,000***	***$ 226,000***

water's edge AQUATIC DESIGN

Estimates Generated 2023

When we break this down, I'm going to give an overview here. We want to give you recommendations that are immediate. Typically, they are critical to operation and life safety. That's how we really define immediate improvements. Basic improvements are going to continue. The life of the facility kind of as is, but will help it continue to operate and enhanced improvements are going to be those things that increase cost recovery, increase guest experience, etc.

There are a few things that were identified in immediate repairs. One, identify and repair any water loss that is coming out of the swimming pool. There's various reasons for that. We can talk about it if you're interested in Q&A. Install a new pump, motor, and strainer. One thing I did not mention is that at the pump and filter, typically in best practice is that before water hits a pump, we want to strain all the stuff out of it. Hair, band-aids, etc., we don't like that stuff going through the pump. It clogs it up and can lock it up. You do not have a strainer on the system, so all that stuff that is received from the swimming pool goes through the pump and the filter, so that's why you're seeing new pump and motor because those were original at the time and then there is no strainer. So, if we're replacing a pump, let's go ahead and get the strainer in there, it's best practice. From my understanding, there has been improvements and—excuse me, modifications made to the pump recently and, of course, install the chemical controller. That is going to be a health code item.

Moving on from that, the basic improvements, things that are just going to help you continue to operate over time would be replace any valves within the system that are corroded, sand blast both of the pool basins and epoxy paint. That is an ongoing maintenance item. That is nothing to be concerned about. We see that on all swimming pools everywhere, but we added it to basic improvements and then replace the filtration system due to the age and type of filter that is.

Magnitude of Cost

Repairs & Improvements

ADA Improvements	Unit	Qty	Unit Cost	Low	High
ADA Compliance - Bathhouse	sf	4000	$ 150	$ 600,000	$ 750,000
ADA Compliance - Pools	ls	2	$ 7,500	$ 15,000	$ 18,750
			Subtotal	$ 615,000	$ 768,750
			Contingency (15%)	$ 92,250	$ 115,313
			Contractor Fees (10%)	$ 61,500	$ 76,875
			Total Project Estimate	***$ 768,750***	***$ 960,938***
			Roundup	***$ 769,000***	***$ 961,000***

Estimates Generated 2023

We did separate out ADA compliant items both for the bath house and the swimming pools. I want to point this out because when we see this level of possible improvement, it starts to open up the door to a larger conversation about is this the solution or might there be other solutions when it comes to Parkwood Pool. You can see here that we're really looking at up to a million dollars for ADA improvements with the facility as is. The bulk of that is coming to make the building ADA compliant.

Magnitude of Cost

Enhanced Improvements

Enhanced Improvements	Unit	Qty	Unit Cost	Low	High
Enhance parking with new signage, parking blocks, and landscaping	ls	1	$ 10,000	$ 10,000	$ 12,500
Enhance the entrance of building	ls	1	$ 10,000	$ 10,000	$ 15,000
Add more kid-friendly play features	ls	1	$ 25,000	$ 25,000	$ 31,250
Add a splashpad that can operate independent from the pool	ls	1	$ 125,000	$ 125,000	$ 156,250
Add zero depth entry into the pool with shallow play features	sf	750	$ 500	$ 375,000	$ 468,750
Add a slide or other requested recreational feature	ls	1	$ 100,000	$ 100,000	$ 125,000
Add additional deck space	sf	1000	$ 20	$ 20,000	$ 25,000
Add universal restrooms	ls	1	$ 20,000	$ 20,000	$ 25,000
Add shade structures and seating areas	ea	3	$ 5,000	$ 15,000	$ 18,750
Opportunity to add an indoor party space	sf	500	$ 200	$ 100,000	$ 125,000
Opportunity to add a dry recreational component	ea	1	$ 50,000	$ 50,000	$ 62,500
			Subtotal	$ 850,000	$ 1,065,000
			Contingency (15%)	$ 127,500	$ 159,750
			Contractor Fees (10%)	$ 85,000	$ 106,500
			Total Project Estimate	***$ 1,062,500***	***$ 1,331,250***
			Roundup	***$ 1,070,000***	***$ 1,340,000***

Estimates Generated 2023

From there, we went ahead and developed a list of possible enhanced improvements if you're going to continue to offer swimming at Parkwood Pool. Here are some ideas based off of best practice, based off of working with staff, understanding your community and what your community may be looking for here. We wanted to provide you some options for improvements that are a bit above and beyond.

Current Efforts

PARKS & RECREATION

UGPRD is requesting $174,732.50 in funding support from Land Water Conservation Fund (LWCF)
(50% of the estimated total project cost for scope of work below.)

The Department is focusing this request on the recommended Immediate and Basic Improvements as follows:

- Repair water loss leak
- Install a new pump, motor and strainer
- Install a chemical controller
- Replace valves that are hard to operate
- Sandblast main and wading pool basins and apply epoxy paint
- Replace pool filtration system

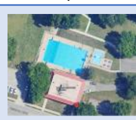
Total estimated amount for repairs: $349,465

waters edge AQUATIC DESIGN

I do also want to report that from the immediate and basic improvements, staff took that information and has submitted an application for the Land Water Conservation Fund, LWCF, and is awaiting response on that. From my understanding, things are looking pretty positive, but a final decision is not going to be coming on this request until August of 2025. If you look at this list, this is coming from those immediate and basic repairs to allow Parkwood to continue to operate as is.

Future Options

PARKS & RECREATION

	Repair	Replacement: Neighborhood	Replacement: Regional
Representative Imagine			
Considerations	All deficient items would be addressed. No additional amenities or upgrades would be incorporated.	New outdoor facility that serves the local community is typically moderate in size with one (1) or multiple bodies of water.	A new outdoor facility with multiple bodies of water in this type of facility to accommodate the various spaces and activities.
Opinion of Cost	$913,000 to $1,172,000	$4.0 to $7.0 Million	$8.0 to $15.0 Million
Life Expectancy	10 to 15 years	30 to 40 years	30 to 40 years

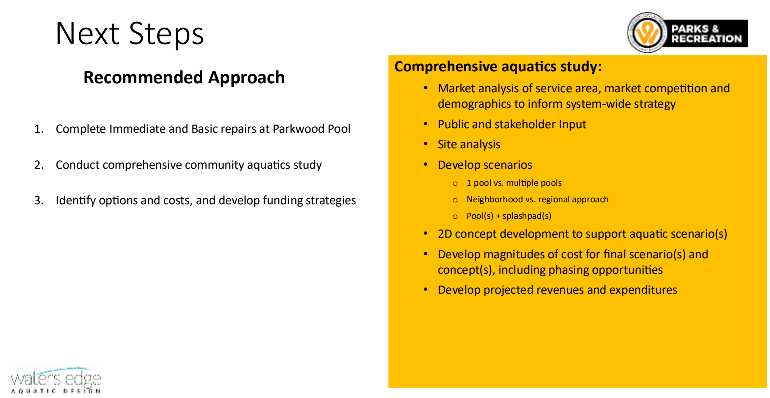
waters edge AQUATIC DESIGN

Estimates Generated 2023

As part of the process, we did want to understand and provide information to staff and to Commission what it may look like to develop a new swimming pool. Waters Edge does not know what the right solution is. We did not study that. All we wanted to provide to you is what are some magnitudes of cost if the community did want to explore various options here at Parkwood Pool. You can see we put together an opinion of cost just to repair what you have and that's what we've been talking about. If you were to replace Parkwood Pool with something of similar character and size, a bit more modernized, what might that magnitude of cost be. You can see here

$4M to $7M for that type of facility and if you wanted to explore something a little bit larger, we're in that kind of $8M to $15M range and is just a high ballpark number for you to use in discussions.

Something to really keep in mind is this facility at over 50 years old, we can expect and anticipate that ongoing maintenance challenges are going to occur and they are going to add up over time. So, the ADA compliance line item, that is one thing. We also need to be watching for the pool basin concrete and that integrity remaining in place along with the pool piping maintaining its integrity as well. It's just something to know that things typically do not get better with age. We start to pay more attention to them. So, as we start to look at the level of resources needed to continue operation, it does open the door to the future of Parkwood Pool, including reinvestment into it or other options. So, because of all that and the sums of money we're looking at, we wanted to provide you these magnitudes of costs just for discussion.



What now? First step, complete those immediate and basic repairs so you can continue to operate as is. Second step would be to determine, you know, does the community have an appetite for understanding aquatics more holistically in the system. That is something to talk about. Typically we see that come by way of a feasibility study or a larger systemwide aquatic study. This was only about Parkwood's condition, what we just talked about today. And from there, based off of findings coming out of maybe a larger study or process, then we start to identify costs and possible funding strategies to fund those costs.

I did want to provide if there was an appetite or interest to look at aquatics more holistically or any level of modification from what you have today, what might be included in that scope, that is what is here in yellow. That may or may not be right for your community, but I at least wanted to provide it to you as we open up for discussion.

Commissioner Townsend said thank you to our staff and to Ms. Osborne, to the Administrator in his absence. This is something that I asked for some time ago as we looked at the continuation of Parkwood Pool or possibly establishing another aquatic center somewhere and staff thought, and I think this was indeed a good idea, to look at where are we right now so we know what the situation of Parkwood Pool is and we would not get caught off guard. The timing is great because we're about to go into the budget cycle.

One of the things that I wanted to mention right off is that even though there were deficiencies identified, and I'll let staff talk about this in more detail or Ms. Osborne, that I didn't want anyone coming away thinking that we are having kids or anyone else who want to partake in Parkwood Pool swimming in a situation that was not healthy. There are certain standards not being met and that's why we need this discussion because that's about money. All of this can be fixed with money and that's why I wanted this presented today whether we continue to use Parkwood and transition to something else, somewhere else, the same location yet to be determined.

This is kind of a ground zero, here's where we are presentation today. So, I would like for either of you ladies to talk about the safety aspects because I don't want someone going away from what they've heard thinking that it's not healthy. There are things that need to be changed, so if you could address those things.

Ms. Osborne said that's a great point. Thank you for bringing that up. The facility is not being operated in an unsafe manner. In fact, it is a safe facility. There are deficiencies to take a look at, but community members are not being put into an unsafe space. So whether we're talking about water quality or we're talking about clearances or we're talking about failure of something, none of those were triggered throughout the process and we would report that honestly to you. So, no, this is not an unsafe facility and staff and your third party operator are doing what they need to do to keep the water and the facility safe for the kids and guests at Parkwood.

Ms. Ferrera said I'll just add to that too, the pool and staff works with the Health Department every year to go through the local permitting process and so we do meet all of those requirements as well from the local Health Department. **Commissioner Townsend** said okay, thank you. I thought that was very important to get that out.

When we talk about the water loss, I guess kids diving and splashing don't know the difference in that, but what does that mean to the viability of the structure and what other immediate impacts arise from that? **Ms. Osborne** said that's a great question. Depending on the amount of water loss, the first thing we think of is the integrity of the subgrade beneath the structure and around those pool structures and I'm going to come back to that and explain it here in just a moment. Water loss can impact what's going on below, but it also is impacting the budget. It's impacting how it is operating, so the more water you lose, the more you're treating that typically with chemicals and just the more water in general you're utilizing. However, the primary concern is when we're losing water, typically in a pipe that could be coming from any location, we're not sure where that is right now, is eroding away the subgrade. When the subgrade starts to erode, that means the pipes in the pool basin are not being supported as designed. When a structure, like a pool basin or a pipe is not supported, that's when we are prone to—because the additional stress breaks. When we start to have either a break in the pipe or we have shifting of the pool basin, that can also cause cracks and that's a method for water to also leak out of there and that continues to occur over time.

So, big picture, water loss can impact. We're not suggesting it is today, but over time it's impacting subgrade conditions and it's also impacting your operations via chemical treatment and the amount of water usage you are utilizing in the facility.

Commissioner Townsend said in your summary in the basic improvements that you recommend that deficiency was accounted for in about the $1.3-$1.5M that you said are part of the basic improvements, the immediate improvements needed, correct? **Ms. Osborne** said yes, that is correct.

Commissioner Townsend said the Assistant Administrator already made mention of this, but I did want to talk about the condition of the pool Saturday and the fact that Parkwood was only one of two, I think, municipal pools open. The forecast had been horrible, but the good Lord decides ultimately what the weather's going to be, so at 12:00, the sun was out, the pool was clear. I would like to thank all of the staff who worked on that, Ryan Teel, and his staff. Some of the requested changes that we made from last year, the old cinder block sitting areas had been removed and replaced with brand new seating. The composite looked great, sanding of the chairs, the tree that had been there and putting more leaves and refuse into the pool had been removed. Staff is doing what they can to make this a safe and attractive environment and the kids who were there, they were a bit chilly, but they certainly appreciate it.

I am appreciative to all the staff that were there on time. I'm appreciative of our partners. Someone asked how we staff the pool. We do have a contractor. In the past, lifeguards were actually part-time workers of the Unified Government, but several years ago we transitioned, as a lot of the area pools had, to a contracting situation, so we have not had any problems with unfilled lifeguard seats thus far. That needs to be said and I appreciate that.

I guess the biggest issue is keeping this viable, healthy, open, healthy circumstance, and addressing some of these immediate basic improvements and it comes down to about, I'm just going to round it up, $1.5M that we need to find somewhere in the budget, grant—I recall there was with Homefield an opportunity for improvements. In the northeast area we need to look at that because this is something that needs to be handled immediately in my opinion.

I thank the staff and the administration for moving forward with this to give us an idea of where we are just with Parkwood Pool. I think the pool was actually opened in about '68 or '69. As Ms. Osborne has already said, for its age it's in relatively good condition, but clearly we need to move forward with making it better and keeping it a viable summer option as long as we can until we decide to do something different with an aquatic situation. Thank you ladies and to all the staff.

Commissioner Bynum said first to Angel and your staff, a lot of sincere thanks for all of the efforts that have gone into keeping Parkwood Pool open, operating, safe, well utilized, and well enjoyed in this community. I know it's not been a small thing and I'm remembering going all the way back to COVID when we were trying to decide, you know, open the pool, don't open the pool, and then how will we staff the pool and you've led us through all of that, you and your staff, and your team and it's been impressive.

I want to publicly thank Commissioner Townsend because there is no greater advocate for Parkwood Pool in this entire community than Commissioner Gayle Townsend. It's in her district. She's a frequent user of the pool. She cares about the pool and I will say I have not encountered a single person more caring about Parkwood Pool than Commissioner Townsend, so

I want to say thank you to her because I think without her, maybe some of this doesn't get pushed forward in the way that it has been.

The last thing is you referenced a request of $174K in funding from Land Water Conservation Fund. If you were to get that and we were to match that, I heard you say that there might be a notification in August of this year. If we match that, because it looks like we have to match it, would these things that are listed that that could be paid for be able to be complete between pool seasons '25 to '26? **Ms. Ferrera** said great question. If you remember, we did take that grant request before Standing Committee and unanimously supported with full commission and so we do have the match in our budget, the 50% for that. So, if we do, yes. If we do get that, then hopefully we would be looking to do those items listed there. Again, the information from the presentation was from 2023, but we did err on the side of the high budget numbers, so we feel pretty good about that. We would have to be working very quickly if we did get the grant funds and got the green light to be able to do those plans ahead of next pool season, but I'm hopeful we would be able to do that. I don't know if Lauren can share a little bit more on that side of things, but we feel if we were able to get started, I'm comfortable being able to execute those items.

Ms. Osborne said that's a great question and if I were you, I'd be asking the same thing. The bulk of it yes. What I'm eyeing and what we would need to check into are those pool filters. Typically we're seeing a bit longer lead time on some items and pool filters are one of them, so we would have to enter into a process to get them designed, get them sized, get them ordered very rapidly so we can get that going. I wish I could stand up here and say definitively absolutely they could be done for the 2026 season. I don't want to over commit on an item that we know has a bit longer lead time.

Then the pool, I'm sorry, the repair water loss, I would also like to put that in the category of first step is let's get those inspections done before we over commit because we don't necessarily know what that is. We'd like to find out what it is before we make a definitive answer or give a definitive answer on when and how that repair may occur.

Commissioner Hill said thank you for the report. This is very exciting to me. I do have just one question. On one of your slides it says magnitude of cost and it's ADA compliance with the bathhouse and the pools and it has those amounts. Is that amount also included with the enhanced improvements or is it an addition? Are these two pieces added together for a complete total and what is that complete total? **Ms. Osborne** said yeah, great question. They are separate. I don't know if you're looking at a copy of the report. One of the final pages, we summarize that, so they are going to be added together. If you were to take all things listed in the report, immediate, basic, ADA, and enhanced, I'm trying to find that page quickly. I believe that's in that $2.2 to $2.4M total. ADA is going to be taking up—rounding about a million of that. **Commissioner Hill** said okay. Have we had to pay any penalties for not being ADA compliant? **Ms. Ferrera** said no, not that I'm aware of.

Commissioner Townsend said I'd like to thank Commissioner Bynum for her kind words. I can think of another person, not in the room, but when I think of Parkwood Pool, I do think about the person who was on duty for so many years when I first came and that's Earl Watson and any other lifeguard that served there over the years. For years, there were kids who brought cousins, brothers, sisters. That's why it's so important that in our public schools we continue to have swimming lessons. They're free. The students are on premises. Parents don't have to worry about extra fees or transportation and I have talked to several superintendents about that, going back pre-COVID, right on the door of COVID, about that. I will continue to be an advocate for that.

I'd like to thank and remember Mr. Watson and every lifeguard that's ever served at Parkwood including our current staff. There was some doubt that when we went to contractors, oh, these people are coming from all over and they're going to be this, that and the other. They have been nothing but professional and if there was any problem, they were out of there because once they come to Parkwood Pool, they are Parkwood Pool people. I have seen nothing but good work from those people who have come there.

Commissioner Hill reminded me that $1.3 to $1.5M was basic, but with the ADA we're looking at closer to $2.4 to $2.5M. We have not paid any fees. Several years ago, way back, I'm saying almost 10 years ago, there was a question about putting in a lift or a slide or something like that. I think once you start to disturb something like that, then you're no longer—you lose the grandfather status. I think in 1968-1969 people were not thinking about ADA compliance. That was not a term commonly heard at that time, so I don't want someone to leave here thinking that this was not built to compliant. Yes, it was at that time, but now we are looking to be more inclusive so that people of all situations, physical abilities can enjoy the pool, just so that's clear.

Again, I want to thank the current staff, the administration, and to my colleagues, we have to find somewhere in the neighborhood of $2.4M to take care of all of these things. **Someone** was inaudible. **Commissioner Townsend** said, well, it goes to what the Mayor was saying, it can be done and we just have to find it. The presentation of this was perfect. Thank you.

Commissioner Kane said, Angel, how much money have we spent on parks east of 78th Steet in the last couple of years? **Ms. Ferrera** said we've spent about $13M in just investments and grants and some capital dollars, so I'd say a large percentage of that 74% of our parks are east of 635 and a lot of the investment does happen there, so $7-8M maybe. **Commissioner Kane** said so we—say that again. **Ms. Ferrera** said I would have to doublecheck, I don't want to misspeak, but if I'm just off what I know, maybe $7-$8M. **Commissioner Kane** said and we haven't spent anything west of 78th Street? **Ms. Ferrera** said we have done some investments there. We've made some upgrades to Wyandotte County Lake and also we've got some investments going on at Wyandotte County Park, so we have done some investments. We really do try to focus on the entire county. **Commissioner Kane** said the reason I bring that up is the golf course is 48 years old and it looks terrible and why we're spending $10-$12M here, it would only cost a couple of $3-$4M to modify what's out there now. I'd like a presentation next time, Mayor, if you don't mind, I'd like a presentation of the pictures and how bad shape the clubhouse is so we can compare. You know if the commissioner's got a concern, because unless you go out there and you see it, it's terrible. It's a beautiful course with a rundown clubhouse and you talk about neglecting something and overlooking something for the last several years, so I'd like that to be looked at. Thanks to the Parks Department for what you guys do. I know I put you through hell.

Commissioner Burns said thank you for your presentation. It was very enlightening. There's no doubt the improvements need to be made at Parkwood Pool and we need to make every effort to do that. Once we get that done, we can move to District 2. I have two or three locations where you can build a brand new pool in either one of those locations, so I look forward for that time to come forward.

Commissioner Lopez said I think we could save a buttload of money if you was able to explore with BPU with the Water Department. Also, Jeff Miles—because I'm looking at some of these pictures as far as the pipes and the pumps and it looks like there is something that we could get from—on a good deal. Also, where my place is off Inland is where Johnson County Waste and other municipalities take their pumps to be rebuilt and repaired and actually probably tomorrow I'll run by there and say, hey, I'd like to maybe set up something we can go look. You know we can save a lot of money here, there, and here, especially some of our other departments that might have something or we'll have a great vendor and then kind of bring that to the table and maybe save some money there.

Commissioner Davis said thank you all for this presentation. One of the things I will say and will continue to say is I think we will have to continue to reconcile our desire for property tax relief, BPU PILOT Relief, golf course, CIFI, Parkwood Pool. All of them very, very worthy, very admirable and things that are needed. I would hope that we throughout the budget process can find some reconciliation. That way we can make these improvements and then also provide that relief.

Commissioner Stites said I have a couple questions. Have we looked at splash parks because splash parks seems to be the new thing. Swimming pools are kind of phasing out and I don't know if maybe this—I'm not saying that the pools should go, but maybe that this is the new thing and the new trend of what they're looking at doing and I don't know what those costs are, what those might look like. Also, and I don't know, like the other pool that's in Wyandotte County is in Bonner Springs, that's city-owned and they charge $6 a day or $45 for a monthly pass and they also try to do some grants. Is this pool free and then also do we look at any grants for funding for the operations of the pool? I would really like to look into the splash park because I think that's kind of the trend and just like Commissioner Burns said a minute ago about—I think these are easier to install in multiple locations versus a swimming pool. I think those are kind of outdated these days. So, just your thoughts on that. **Ms. Ferrera** said we both have thoughts and I'll start and I will say that we do hear that a lot from residents, the desire for more splash pads. I think staff would see that as part of a further planning process so that we're not just—there's data behind which park and we're doing a splash pad in and just being really strategic and thoughtful in that process. So, yes, we do get that a lot. I know Lauren will talk about that a little bit.

The admission for Parkwood Pool is $1, so that's the admission fee. It's been that for several years and then I'll talk a little bit about attendance. In 2024 we had roughly 104 patrons come through on average per day in the 80-day season, so hopefully that helps. I'll let Lauren share a little bit about the splash pad trend.

Ms. Osborne said I'll make it quick. I believe you may have a 7 p.m. start time, so I want to be respectful of your next meeting. Your question is a bit—not complicated, there's a lot that goes into it. In a community where an existing swimming pool is present, we typically do not see a lot of success removing a swimming pool and only going to a splash pad model. If we're talking about maintaining aquatics in the system as has been for some time and then we're looking at the addition of service, that is certainly a conversation. Depending on the community, which we have not studied to this level, we may or may not get support for that. I think it's something to explore. As Angel alluded to, there's additional study that can occur in looking at the splash pad model is a common practice and is legitimate in proceeding forward when we think about offering aquatics. There's several different methods we could go about it.

Commissioner Stites said do you know the general cost of a splash pad and I know it varies just like with the graph that you showed about the swimming pool. We started at $1M and all the way up to whatever that was. **Ms. Osborne** said go bottom of the barrel, as simple as you can go, I would say $500K to $600K up, so depending the size, the character, how custom it is, what is the design, what is the site being selected, is there other park development, etc. I think for the purpose of discussion, let's say $500 to $600K as a very base and go north of that. **Commissioner Stites** said okay, thank you.

Commissioner Townsend said let me just say, and you've already said this Ms. Osborne, again, the purpose of this was to give an account of where we are with Parkwood Pool with no intention to remove the pool. I would say that one of the highest causes of drowning, you can check any source of this or death of kids, certain age group, is drowning and as long as we have a pool there, that gives kids an opportunity to learn how to swim. We're still having the learn to swim classes, so those are things that the splash parks while refreshing on a 90 day, hot summer day, I'm sure is good. If we have a pool, that should be a priority for maintenance. Either maintaining what we've got, bringing it up to better standard or looking to build another one, but since we have one, I will be a thousand percent advocate for doing what we need to do to bring that up to standard for right now.

Thank you again for what you've done, current staff and all past staff and we've got to just figure out where to get the money from to take care of what we need to do with the pool.

Mayor Garner said thank you, awesome presentation. I know there were some kudos that went out and some thanks. I can tell you June 18, 2021, the pool was closed. Parkwood Pool was closed. I was running for office and I was out there. If any kudos need to go out and shoutouts, I give it to David Grigsby, the proprietor of Parkwood Barbershop, who brought the community out and said we deserve a pool that's open. I rolled up my sleeve. That was one of my campaign promises to this community. I didn't make very many is that I was going to do everything I could to make sure that Parkwood Pool opened. That following year, working with our Interim County Administrator, Cheryl Harrison Lee, with Angel and our staff, went to work with me, with our commissioners, with our community, and Parkwood Pool was open that next summer. So, we've got to give recognition where recognition is due because that pool was closed and it was slated to stay closed. So, I want to make sure that we give a shoutout to Mr. Grigsby at Parkwood Barbershop who went to work and said it's not going to happen in the northeast because this is the only pool we have. I took that at heart because when I moved to Kansas City, Kansas I lived in Parkwood, I used Parkwood Pool and I knew the importance of that was not just for the northeast but for the entire community.

I can tell you, commissioners, one thing that I did, and I haven't brought a budget proposal since I became Mayor, because the first budget proposal I brought forward you all told me get it out of here, you didn't want to hear it, you didn't want to see it, so I haven't brought any more forward, but I can tell you I brought a budget proposal forward and I can tell you Angel Farrara did a great job along with several of our staff members on a sales tax initiative. When we talk about property taxes, when we talk about where we're going to find the money, I always say with those challenges, allow the community to have a voice and put some skin in the game. A sales tax initiative ballot measure does just that.

If they want these types of initiatives, and what I brought forward was parks, pools, infrastructure, and to take care of our public safety facilities. That was rejected. You all didn't have an appetite for it, so I say moving forward, I challenge you all to be open to that option as opposed to property tax increases or mill levy increases. That's going to put a burden on our residents. If you do a sales tax and you allow the voters to decide, that spreads that tax burden out to people that do not live in Kansas City, Kansas or Wyandotte County and it's a great option and I think that's something we can market and if it's done right. We can show people the return on the investment of what they're going to be getting for their tax dollars as well as making it known that other people are going to contribute to that. It might be something this community might be open to.

I just wanted to make sure that was out there for the record and I do want to say thank you. I wanted to make sure that those options for future pools, splash parks, Commissioner Stites mentioned that, and Angel did a good job of bringing that information forward. But I wanted to at least let this Commission know and future leaders and stakeholders here at the Unified Government, long after I'm gone, there are options and opportunities and it's about really being intentional and being aggressive on behalf of our citizens to bring about these good services and resources that our community have, not only demand, they deserve. We can create a better Wyandotte County if we do these things in a strategic way, so I did want to put that out there.

Commissioner Kane, I will say the largest park in your district—I'm excited, Angel, I gave her a call to action because when we looked at the deplorable conditions of parks east of 55th Street, some of those parks hadn't been touched since I graduated from high school in 1987 and I can tell you that. It looked like a crying shame and I can tell you, I gave a call to action to our staff and to Angel, and she delivered and not only for the east, but I can tell you I'm proud to say that the Veterans Memorial out at the Wyandotte County Lake in your district is getting refurbished, it's getting rehabbed and I got a 3-Star General that says he will be on site in your district to celebrate that grand opening as well as a pickleball court.

I can say staff is doing a good job with the very limited resources that they have and a lot of this, correct me if I'm wrong, Director Ferrara, is coming from federal grants and other grants that you have found. So, it's not really costing our local taxpayers. They are finding the monies to get these types of amenities done and I just want to say thank you so much, but I did not want to leave out a lot of other people that contributed, which was our Interim County Administrator, Cheryl Harrison Lee, David Grigsby at Parkwood Barbershop because I can tell—and all the community members that showed up and rolled up their sleeves and said we want it better. So, thank you so much.

Commissioner Townsend said and a part of that history, it needs to be clear that we did not have during that very terrible period of COVID and after bodies to staff the pool. No matter how great the pool is, you will not staff a pool, you have to have a certain amount of lifeguards, so I appreciate that we moved from under your administration lifeguards who served as part-time UG summer staff to the system we now have, which is a contract situation and we have not had staffing problems since then.

Mayor Garner said before I close, I just want to recognize, it's always good to have individuals from our Park Board and our Parks Foundation. We've got Ms. Jane Philbrook here, thank you for attending and representing our parks volunteers that help bring forward recommendations both to our Director as well as the Commission.

With that being said, we have to go into our next Board of Commissioners meeting. I'll entertain a motion to adjourn this Special Meeting.

Action: Commissioner Kane made a motion, seconded by Commissioner Davis, to adjourn. Roll call was taken and there were nine "Ayes," Stites, Davis, Bynum, Burroughs, Townsend, Burns, Hill, Kane, Lopez.

MAYOR GARNER ADJOURNED
THE MEETING AT 7:05 p.m.

Monica L. Sparks
Unified Government Clerk

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