CONSENT AGENDA ITEM NO. ______

Unified Government of Wyandotte County and Kansas City, Kansas

Board of Commissioners

Commission Chambers
701 N. 7th Street Trafficway, Kansas City, KS 66101

Mayor Christal E. Watson
Commissioner At-Large Dist. 1 Melissa Bynum – Commissioner At-Large Dist. 2 Andrew Kump – Commissioner Dist. 1 Jermaine Howard – Commissioner Dist. 2 Bill Burns – Commissioner Dist. 3 Christian Ramirez – Commissioner Dist. 4 Evelyn Hill – Commissioner Dist. 5 Carlos Pacheco – Commissioner Dist. 6 Phil Lopez – Commissioner Dist. 7 Chuck Stites – Commissioner Dist. 8 Andrew Davis

MINUTES

Thursday, June 24, 2026
5:30 PM – 10:29 PM

Attendance:

Commissioners Present:

- Mayor CEO Christal E. Watson
- Commissioner Andrew Kump
- Commissioner Jermaine Howard
- Commissioner Carlos Pacheco
- Commissioner Bill Burns
- Commissioner Chuck Stites
- Commissioner Andrew Davis
- Commissioner Phil Lopez
- Commissioner Melissa Bynum
- Commissioner Evelyn Hill

Commissioners Absent:

- Commissioner Christian Ramirez

Staff Present:

- Monica L. Sparks, Unified Government Clerk
- David Johnston, County Administrator
- Angela Lawson, Acting Chief Counsel
- Alan Howze, Assistant County Administrator
- Alicia Deville, Chief of Staff, Mayor's Office
- Jennifer Tarwater, Interim Emergency Management Director
- Brandon Grover, Public Works Asset Coordination Manager
- Osiris Nundez, Planning
- Wendy Green, Deputy Chief Legal Counsel
- Reginald Lindsey, Budget Director
- Adrian Alemifar, Senior Analyst Budget Department
- Angel Ferrara, Director of Parks and Recreation
- Chief Karl Oakman, Kansas City, KS Police Department
- Chief Dennis Ruben, Kansas City, KS Fire Department
- Greg Wooten, Deputy Director of Buildings and Logistics

Call to Order

Mayor Watson called the meeting to order at 5:30 P.M. The invocation was led by Commissioner Hill, followed by the Pledge of Allegiance.

Revisions to Agenda:

No revisions to the agenda were reported.

Mayor's Agenda:

SPECIAL PROCLAMATION: RECOGNITION OF BRIDGET COBBINS, OUTGOING ASSISTANT COUNTY ADMINISTRATOR (Discussion Begins 28:27)

Mayor Watson noted that prior to the Dotte Proud Honoree recognitions, a special proclamation would be presented. Mayor Watson read the full text of the proclamation honoring Bridgette Cobbins, Assistant County Administrator for the Unified Government of Wyandotte County and Kansas City, Kansas, upon her retirement after nearly thirty (30) years of public service.

Highlights of the Proclamation included:

- Bridgette Cobbins is a lifelong resident of Wyandotte County and a graduate of Wyandotte High School

- She earned a Bachelor of Business Administration from Ottawa University and a Master of Business Administration from Benedictine College
- She began her career with the Unified Government as a data entry clerk and control clerk with the Kansas City, Kansas Police Department
- She advanced through positions including County Clerk, Interim Assistant County Administrator, and ultimately Assistant County Administrator
- She was noted as the first African American woman to serve as Assistant County Administrator for the Unified Government
- She was recognized with the Trailblazer Award
- Under her leadership, she oversaw critical departments including Public Works, the Kansas City, Kansas Police Department, the Fire Department, and the NRC

This item was for information only, and no action was required.

Item No. 1 – PRESENTATION: DOTTE PROUD HONOREES (Discussion Begins 32:54)

Dr. Alicia Deville, Mayor's Office Chief of Staff, stated that the Dotte Proud Awards were created to recognize individuals and organizations whose efforts make a lasting impact on Wyandotte County and Kansas City, Kansas, and invited the presenting commissioners to introduce their honorees.

- Commissioner Andrew Kump introduced his honorees: Stephanie and Pat Cashion, owners of The Glass Cat, a small business and local gym in Bonner Springs, Kansas. **(Discussion Begins 34:12)**
- Commissioner Jermaine Howard introduced his honoree: Stephen McCord, owner of McCord's Liquor. **(Discussion Begins 34:58)**

This item was for information only, and no action was required.

SPECIAL GUEST ACKNOWLEDGEMENT BY COMMISSIONER STITES: (Discussion Begins 36:29)

Commissioner Chuck Stites acknowledged the unplanned presence of a special guest, Al Ramirez, who was identified as a former State Representative for Kansas and a former Mayor of Bonner Springs.

Clerk's Statement (Statement Read 41:29)

<u>Planning and Zoning Consent Agenda</u> (Discussion Begins 44:36)

Clerk, Monica L. Sparks, read all items on the Planning and Zoning consent agenda, including:

8.1. CHANGE OF ZONE APPLICATIONS

8.1.A: COZ2026-007 - RICK BEHRENS WITH 6420 BUILDING

8.2. SPECIAL USE PERMIT APPLICATIONS

8.2.A: SP2026-030 - BRIAN GLASSER

8.2.B: SP2026-033 - DANIEL FLORES WITH DFF MOTORS GROUP LLC

8.2.C: SP2026-036 - ICHIEN LEE

8.3. MISCELLANEOUS

8.3.A: ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2026-004)

8.3.B: RESOLUTION: GRINTER CHAPEL AND CEMETERY (7819 SWARTZ RD) NOMINATION TO NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

8.4. MINUTES

8.4.A: MINUTES

Commissioner Stites made a motion to approve all items on the Planning and Zoning Consent Agenda as submitted. The motion was seconded by Commissioner Burns.

Vote: Motion carries 9/0

- Ayes: Lopez, Pacheco, Stites, Kump, Howard, Hill, Bynum, Davis, Burns
- Nays: None
- Absent: Ramirez

<u>Planning and Zoning Non-Consent Agenda</u>

9.1. CHANGE OF ZONE APPLICATION (Discussion Begins 49:20)

9.1.A: COZ2026-010 - JOSE BENITEZ

Staff and the Applicant presented opening comments.

Commissioner Pacheco made a motion to approve the item. The motion was seconded by Commissioner Burns.

Vote: Motion carries 8/1

- Ayes: Pacheco, Stites, Kump, Howard, Hill, Bynum, Davis, Burns
- Nays: Lopez
- Absent: Ramirez

9.2. SPECIAL USE PERMIT APPLICATION (Discussion Begins 1:25:53)

9.2.A: SP2026-035 - JOHN BADGLEY

Staff and the Applicant presented opening comments.

Commissioner Pacheco made a motion to approve the item. The motion failed for lack of a second.

Commissioner Davis made a motion to send back to Planning Commission. The motion was withdrawn.

Commissioner Pacheco made a motion to approve the item. The motion was seconded by Mayor Watson.

Vote: Motion fails 1/8

- Ayes: Pacheco
- Nays: Lopez, Stites, Kump, Howard, Hill, Bynum, Davis, Burns
- Absent: Ramirez

Commissioner Davis made a motion to send back to the Planning Commission for clarity. The motion was seconded by Commissioner Pacheco.

Vote: Motion fails 4/5

- Ayes: Pacheco, Hill, Davis, Kump
- Nays: Lopez, Stites, Howard, Bynum, Burns
- Absent: Ramirez

SP 2026-035 did not receive approval and was not returned to the Planning Commission. No action was taken on this item. Clerk Sparks confirmed that no motions passed. Mayor Watson advised the applicant to meet with the planning department to discuss next steps.

9.3. MISCELLANEOUS (Discussion Begins 2:08:18)

9.3.A: ORDINANCE AMENDING THE EXISTING CODE PROVISION THAT AUTHORIZES MILEAGE REIMBURSEMENT FOR THE PLANNING COMMISSION

Wendy Green, Deputy Chief Counsel, explained that this was the second time this item had been presented to the Commission, noting that this proposed ordinance would amend Section 27-21 of the Unified Government Code, which governs mileage reimbursement for members of the Planning Commission.

Background:

- Kansas State Statute KSA 12-744 prohibits compensating planning commission members for their service.
- Attorney General Opinion 96-16 (February 1996) clarified that while planning commission members cannot be compensated, the statute is silent on reimbursement for mileage expenses, and therefore a city or county may use home rule authority to enact an ordinance allowing mileage reimbursement.
- The current Unified Government ordinance provides a flat $100 per month to each planning commissioner for mileage reimbursement, regardless of whether receipts or documentation are submitted.
- The Legal Department's position is that a flat $100 payment — without submission of receipts or evidence of actual mileage incurred — constitutes compensation, not reimbursement, and therefore violates KSA 12-744.

The Legal Department recommended amending Section 27-21 to state that each planning commissioner shall be eligible to receive up to $100 per month for mileage reimbursement for the use of his or her vehicle in the performance of duties, at the state mileage rate, and supported by appropriate receipts.

Commissioner Stites made a motion to seek an Attorney General (AG) opinion. The motion was seconded by Commissioner Davis. The motion was withdrawn.

Commissioner Stites withdrew the motion to seek an Attorney General's opinion. Commissioner Stites then moved to approve the Planning Committee's 7–0 recommendation. The motion was seconded by Commissioner Kump.

Vote: Motion carries 8/1

- Ayes: Lopez, Pacheco, Stites, Kump, Howard, Hill, Bynum, Davis
- Nays: Burns
- Absent: Ramirez

<u>Administrator's Agenda:</u>

Item No. 1 – BUDGET: CIP WORKSHOP (ADDED DOCUMENT PER AGENDA UPDATE) (Discussion Begins 2:38:08)

County Administrator David Johnston introduced Reginald Lindsey, Director of Budget, to lead the CIP discussion.

Mr. Lindsey, Director of Budget, opened the capital review presentation by outlining the scope and structure of the evening's discussion. He stated that the commission would review capital needs for the next six (6) years. He introduced the departmental presenters in attendance.

Mr. Lindsey outlined the framework for the evening's review, noting that the commission would examine:

- Funded capital items in the FY2026 Amended Budget through FY2031
- Unfunded capital requests
- Assets that have failed or are near failure
- Recently acquired assets
- Capital needs through the lens of the community survey conducted earlier in the year
- Capital needs through the lens of the organization's Four Pillars: (1) Uphold Fiscal Sustainability; (2) Foster Economic Development; (3) Focus on Service and Communication; and (4) Improve Infrastructure

Mr. Lindsey described the five capital committee groups used to streamline project reviews, noting that the committees have been in operation for approximately seven (7) years:

- Core Technology Group
- Core Infrastructure Group
- Core Facilities Group
- Core Equipment Group
- Core Parks and Recreation Group (newly added this year due to significant asset growth within the parks system)

Mr. Lindsey explained that all 40-plus departments submit projects through the appropriate subject-matter core group to ensure efficient sourcing based on personnel resources, organizational talent, and funding availability.

Capital Summary — Financial Overview (Discussion Begins 2:42:17)

Mr. Lindsey presented a summary of the history of capital funding and current requests, covering the following:

City Debt Projects (Historical Funding):

- FY2023: Approximately $20 million funded
- FY2024: Approximately $15 million funded
- FY2025: Debt funding paused (revenue-neutral year)
- FY2026: $10 million funded

Mr. Lindsey noted that the Chief Financial Officer (Dr. Kneuvean) had previously briefed the commission on the city's debt policy, which seeks to keep the city mill levy debt burden at or below 44%, with current levels at approximately 41%.

City General Fund Cash Capital Projects:

- FY2023: $6 million
- FY2024: $6 million
- FY2025: Approximately $11 million (partially funded by Plaza at the Speedway TIF payout, which enabled significant pavement preservation work led by Public Works)
- FY2026 Budget vs. FY2027 Requests (Cash Projects — Non-Debt):
    - Enterprise Funds: FY2026 Request — $11.9 million; FY2027 Request — $19.8 million
    - Other Funds (non-enterprise): A gap of approximately $50 million exists between the FY2026 budget and FY2027 requests

County General Fund Cash Capital Projects:

- FY2023: Approximately $3 million
- FY2024: $3 million
- FY2025: Approximately $1.5 million
- FY2026: $2 million funded

Enterprise Fund Clarification: At the request of the **Mayor**, Mr. Lindsey defined enterprise funds for the public record as self-sufficient funds that operate independently of property tax and sales tax revenues, funded entirely by user fees and charges. Examples provided included the sewer utility fund and Sunflower Hills Golf Course.

The Mayor inquired about Monarch Stadium; Mr. Lindsey confirmed it operates as an enterprise fund but noted it is not fully self-sustaining, as it occasionally requires transfers from the city general fund.

County General Fund Long-Range Financial Models (Discussion Begins 2:46:24)

Mr. Lindsey presented two financial models for the County General Fund:

Model 1 — Base Budget with 4% Property Tax Growth:

- Reflects a 4% increase in assessed values
- Includes trended personnel costs
- Base capital funded at FY2026 levels with a 3% annual increment through FY2031
- FY2027 projection: $892,000 more in expenses than revenues
- FY2028 projection: $1.2 million deficit; fund balance drops to 3.2% (policy requires 25%)
- By FY2030, the model indicates a budget would not be approvable

Model 2 — Fully Funded Budget Scenario: This model adds:

- Restoration of approximately 80 frozen positions (frozen since FY2024): approximately $6.4 million
- Restoration of capital to FY2024 levels: approximately $2.2 million
- Shift of annual maintenance debt to cash funding: approximately $5.2 million
- Total Addition: Approximately $13.8 million

Result: FY2027 would show a negative fund balance of approximately $8.1 million, making budget approval impossible without significant adjustments.

Discussion:

Commissioner Davis asked whether the two financial models could have been presented separately, noting that personnel and capital were commingled.

Mr. Lindsey explained that the decision was made to present both topics together since personnel were covered in the June 4 workshop and capital was the evening's subject.

Commissioner Davis inquired about the capital-only impact for FY2027 (excluding unfrozen positions).

Mr. Lindsey confirmed:

- Restoring capital to FY2023 baseline: $2.2 million
- Shifting maintenance debt to cash: $5.2 million
- Total Capital-Only Addition for FY2027: approximately $7.4 million, growing at 4% annually thereafter

City General Fund Long-Range Financial Models (Discussion Begins 2:52:25)

Mr. Lindsey then presented two models for the City General Fund:

Model 1 — Base Budget with Trends:

- Includes 4% assessed value increase
- Trended personnel, including expiring grants for Police and Fire
- Capital at FY2026 budget levels with 4% annual increase
- FY2027 projection: $5.3 million more in expenses than revenues
- FY2030: Budget becomes not approvable
- Fund balance does not meet the commission's adopted 25% fund balance policy in any out-year

Model 2 — Fully Funded City General Fund Scenario: Additions include:

- Increased capital to FY2023 levels: approximately $3.6 million
- Shift of annual maintenance debt to cash: approximately $4.2 million
- Restoration of prior-year frozen positions (approximately 116 positions): $9.3 million
- Transfer of 30 employees from Special Street and Highway Fund to General Fund for street preservation purposes: $3.1 million
- Total Addition: Approximately $20.2 million above base

Result:

- FY2027: Budget approvable, but fund balance drops from approximately $40 million to $7.2 million (21% to 3.4%)
- FY2028 and beyond through FY2031: Budget would not be approvable
- $25 million more in expenditures than revenues in FY2027

Commission Priorities — Senior Budget Analyst Adrian Alemifar (Discussion Begins 2:55:52)

Adrian Alemifar, Senior Budget Analyst, presented the Commission Priorities slide, noting that each departmental capital slide would include check marks corresponding to the four commission strategic pillars. She explained the methodology:

- All departments received check marks for Uphold Fiscal Sustainability and Focus on Service and Communication, as these are organization-wide obligations.
- Departments received check marks for Foster Economic Development and Improve Infrastructure if they scored a 2 or higher on a scale of 0–4 during the most recent Priority Based Budgeting review (conducted a few years prior).
- Mrs. Alemifar noted that the organization is currently revamping the Priority Based Budgeting framework and strategic goal scores have not yet been updated.

Departmental Capital Presentations

Parks and Recreation — Angel Ferrara, Director (Discussion Begins 2:57:18)

Angel Ferrara, Parks and Recreation Director, presented capital needs for the department for FY2026 Amended through FY2031. She noted that the total capital requested for the Parks and Recreation Department for FY2027 projects (cash and debt combined) is approximately $17.1 million.

Cash Projects — FY2026 Amended / FY2027 Budget Highlights:

1. **Sunflower Hills Golf Course Clubhouse Planning Dollars:** Additional planning funds requested in the event the commission directs staff to proceed with construction of a new facility. The clubhouse is an enterprise fund asset turning 50 years old in FY2027. A preliminary draft cost budget has been developed in collaboration with the Golf Advisory Board (10 of 12 members present). Concept designs have been unanimously decided upon. Estimated cost of new facility: approximately $9.5 million. Ms. Ferrara noted that the CFO and budget department are working to identify funding scenarios.
2. **Pearson Community Center HVAC Replacement**: Replacement of the existing boiler-chiller system. The boiler is original from 1985; the chiller was replaced circa 2006 and is approximately 20 years old. Pearson Community Center accounts for approximately one-third of total departmental banquet hall reservations (109 of 330 in the prior year), making it a significant revenue-generating asset.

3. **Parkwood Community Center Improvements:** A user group that operated within the facility for approximately 60 years is vacating at the end of July per direction from leadership and growing community demand for restored community center access. The department is seeking capital investment to restore the interior space to community reservation standard. Operating and recreation staffing costs will also be required.
4. **Land Acquisition — Western County Parks:** Funding requested to identify park land west of 435 to extend parks and recreation services to the western portion of the county.
5. Additional Annual Programs: Various ongoing departmental programs were noted but not elaborated upon in detail.

Five-Year Plan Capital Priorities (FY2028–FY2031):

1. **Parkwood Pool Replacement:** The facility is over 50 years old and at the end of its life. Staff are exploring replacement options within the existing footprint. A conditions assessment was previously presented to the commission. Replacement is listed in the five-year plan.
2. **Marshall Creek Bridge Replacement:** Identified as a large critical project. Staff are continuing to identify additional funding sources.
3. **Water Lines — Wyandotte County Park and Pierson Park:** Following the recently completed five-phase water line project at Wyandotte County Lake, the water lines at both Wyandotte County Park and Pierson Park are original and in need of replacement.
4. **Beatrice L. Lee Community Center Exterior Pedestrian Bridge:** Staff is gathering additional information on repair options. Preliminary assessment indicates this will be a costly repair. The $500,000 figure is noted as a high-level estimate that may increase. Any repair triggering code changes will require ADA compliance to be addressed. Commissioner Hill inquired whether ADA accessibility is included; Ms. Ferrara confirmed it would be incorporated into the scope once the project is advanced, with the caveat that the cost estimate is likely to increase.

Debt-Funded Projects:

- Lake Roads: Deferred in recent years due to the waterline project; now appropriate to advance.

Recently Acquired / Returned Assets Requiring Operating and Capital Attention:

1. Parkwood Community Center — Returned to department inventory; requires both capital investment and recreational personnel.

2. Riverview Park — Returned from Turner Recreation Commission as of 2025 due to declining participation in their programs.
3. Riverfront Park — Inherited Park land in the riverfront area.
4. Levee Trails — Conversations underway with Public Works regarding the eventual transition of levee trail maintenance into Parks and Recreation's purview.

Discussion:

Commissioner Davis inquired about the Wellborn Tennis Court cost estimates and whether they are included in future capital requests. Ms. Ferrara confirmed that sport court work has historically been funded through neighborhood park improvement dollars, and that annual program funding could potentially be directed toward Wellborn, noting that more than $250,000 would be needed for that specific project.

Police Department — Chief Oakman (Discussion Begins 3:05:36)

Chief Oakman, Chief of Police, Kansas City, Kansas Police Department, presented capital needs for the Police Department.

Debt-Funded Projects:

1. West Patrol Division (New Facility):
    - FY2026 (Amended): $16.5 million requested; $1 million currently in process for design
    - FY2027: $9.5 million
    - FY2028: $6 million
    - Background: $10.5 million was originally approved in late 2021 and has been deferred annually. Construction costs have escalated significantly since that time. The new West Patrol facility will also house the Traffic Unit (currently collocated with South Patrol) and the Special Operations Unit (SOU), currently located in Argentine. The Argentine facility would be sold. Consolidating these three units into a single West Patrol facility is particularly important given the proximity to major event venues including the proposed Chief Stadium, Sporting KC Monarchs, the Speedway, and the anticipated Mattel development (portions of which fall within KCK jurisdiction). Chief Oakman noted that this consolidation would place major specialized assets within a five-minute response window of these facilities, which was demonstrated to be operationally critical during World Cup preparation.

2. East Patrol Division (New Facility — Long Range):
    - FY2031: Listed as a planning item for a standalone East Patrol station in the northeast area of the city (near Quindaro). Chief Oakman acknowledged the commission's long-standing interest in this project. Commissioner Bynum expressed appreciation for seeing this item formally listed with a target date, noting she had first requested an East Patrol station in 2015 upon joining the commission.

Cash Projects — FY2027:

1. Police Headquarters Brick and Marble Replacement: The building was constructed in 1932. The marble at the base of the building is largely cracked and in need of replacement with stone; the brick requires cleaning and repair.
2. Major Station Facility Improvements: Across all facilities, including community policing stations and the East Patrol Division.
3. Cloud Backup Solution for Police Department Data: To protect against data breaches and ensure encrypted data security.
4. Cybersecurity Developing Technologies: Upgraded cybersecurity software and hardware; renewal of existing software systems.
5. Vehicle and Body-Worn Camera Program: Ongoing maintenance and upgrade cycle for the camera system.

Dedicated Sales Tax Projects — FY2027:

- Police Department Staffing Study: A formal study to evaluate resource allocation and staffing levels.

FY2028–FY2031 Projects:

- Police Headquarters Window and Door Replacement: Deferred from prior years; the 1932 building still has windows in need of replacement.
- Computer-Aided Dispatch (CAD) and Records Management System (RMS) — Cloud Migration: The current system was implemented in approximately 2016 and remains on-premises. Chief Oakman stated a preference for transitioning to cloud-based systems to improve cybersecurity and reduce long-term hardware and storage costs.
- Vehicle and Body-Worn Camera Program (continued): Costs increase in outer years as equipment reaches replacement cycles.

Discussion:

Mayor Watson inquired about the relationship between the Police Department technology systems and UG Information Technology. Chief Oakman explained that the departments maintain two separate networks, partially due to federal Criminal Justice Information Systems (CJIS) requirements. He noted that the FBI and National Crime Information Center (NCIC) recognize the Kansas City, Kansas Police Department as a separate entity from the UG for data purposes. The Police Department employs approximately five dedicated IT staff, with certain functions (e.g., body cameras) requiring specialized law enforcement expertise beyond the scope of UG IT.

Chief Oakman stated that collaborative efforts to identify joint cost savings are ongoing and noted from his prior experience in Kansas City, Missouri, that some shared services are cost-effective while others are not, and each item must be evaluated individually.

The Mayor encouraged continued exploration of collaborative technology arrangements, particularly for cloud storage.

Commissioner Lopez noted his understanding that police records must remain separate from general UG systems due to the sensitive nature of the data.

Commissioner Pacheco asked Chief Oakman to clarify how the computer-aided dispatch and body-worn camera funding is split between the general fund and dedicated sales tax.

Chief Oakman confirmed that the two funding sources are combined to meet the total funding need for those programs and deferred further details to the budget office.

Fire Department — Chief Dennis Rubin (Discussion Begins 3:21:22)

Chief Dennis Rubin, Fire Chief, Kansas City, Kansas Fire Department, presented capital needs for the Fire Department.

Cash Projects:

The Fire Department operates a collection of 18 fire stations — 16 in various states of repair needed, 2 newer stations in relatively good condition. The oldest station in the system, Kensington Park, was built in 1924 and is now 102 years old.

- FY2026 (Budgeted): $500,000 for facility improvements
    - A. Used for HVAC replacement at Rosedale Station 10, Bethel Station 4, and East Piper Station 8
    - B. Kitchen and bathroom upgrades across various stations

c. Chief Rubin noted restroom deficiencies related to legislation passed by the Kansas General Assembly requiring separate men's and women's facilities; three (3) fire stations cannot currently comply. Estimated cost for full compliance across those three stations: approximately $3 million (cited with assistance from Administrator Allen Hawes).

- FY2027 and Beyond: Annual cash facility improvement request increases by approximately $500,000 per year through FY2031, reflecting the aging condition of the station inventory.

Discussion:

Commissioner Davis asked for greater specificity regarding where cash funding would be directed and suggested that the recently provided comprehensive master plan would be a useful reference.

Chief Rubin confirmed the master plan covers all facility repair needs, apparatus replacement schedules, and staffing projections through approximately 2038 and offered to meet individually with commissioners to review the document. Chief Rubin also noted the master plan would be distributed in full to all commission members by the end of the week.

Debt-Funded Projects:

Combined Fire Station — Merger of Station 19 (Victory Hills) and Station 20 (Muncie):

- Construction is anticipated to begin in FY2028 if economic conditions remain stable
- Expected savings from merging two stations into one: minimum $20 million
- Site selection has been completed in close coordination with IAFF Local 64, which recommended the general area. Chief Rubin confirmed the site obtained is in the exact area requested by the union.
- Advantages include improved interstate access for responding to vehicle accidents (approximately 5-10 per day citywide) and enhanced cross-city response capability
- Chief Rubin referenced the successful merger of Stations 16 and 17 in 2024 as a precedent, noting no complaints and appropriate response times since that consolidation

Recently Acquired Assets:

- Station 16 (Turner): Opened 2024; performing well
- Station 12 (West Piper): Opened approximately five years ago; performing well
- Three (3) new ambulances: Received this week; being prepared for service. Chief Rubin noted that some current ambulances exceed 250,000–300,000 miles and will be retired. The department requires approximately three new ambulances per year.

- Two (2) new pumpers: Received and being prepared at the shop; a manufacturer change resulted in savings of approximately $250,000
- Various support vehicles: Being downsized from larger SUVs to smaller vehicles per commission guidance; first vehicle of a planned four-to-five vehicle conversion has been received

Discussion:

Mayor Watson asked whether the department is exploring the consolidation of stations based on usage. Chief Rubin confirmed that consolidations are pursued when operationally feasible. He stated that approximately 80% of calls are EMS-related, with fire calls constituting approximately 20%. The busiest stations are in downtown areas including Strawberry Hills, Central Avenue, and Midtown (State Avenue area).

Chief Rubin noted the department currently holds a Class 2 fire insurance rating and aspires to achieve Class 1, which would reduce fire insurance rates for businesses and residents. He cautioned that removing coverage without replacement would jeopardize this rating.

Commissioner Pacheco asked about coverage gaps in the northwest portion of the county (District Five).

Chief Rubin confirmed the northwest section is the area with the most significant coverage gaps, with some areas lacking a fire station within a mile and a half in any direction. The department's target response time is four to six minutes. Chief Rubin offered to send the comprehensive master plan — including concentric coverage maps — to all commissioners by end of week and committed to share it with the **Mayor** as well.

Chief Rubin also noted that as development grows in the western portion of the county, particularly with the anticipated Chief Stadium, a new fire station (possibly a combined fire-police facility) will be needed in that area. He suggested this should be funded through impact fees rather than as a departmental burden.

Buildings and Logistics — Greg Wooten, Deputy Director (Discussion Begins 3:37:01)

Greg Wooten, Deputy Director of Buildings and Logistics, presented capital needs for the department, with an emphasis on the rapidly growing inventory of facilities under UG management.

Recently Acquired Assets (Last Several Years):

Mr. Wooten highlighted five recently acquired/completed facilities totaling approximately 160,000 square feet of new facility space:

1. Juvenile Center (738 N Avenue), approximately 60,000 sq. ft.; entering sixth year of service
2. Fire Station 12 (Leavenworth and Hutton Roads), approximately 10,300 sq. ft.; completing sixth year of service
3. Fire Station 16 (Turner area, Pearson Park edge), approximately 15,200 sq. ft.; entering third year of service
4. Environmental Services Building (49th and Armstrong Avenue, Midtown KCK), approximately 62,000 sq. ft.; completing second full year of service
5. CSI Facility (49th and Armstrong Avenue, Midtown KCK), approximately 13,000 sq. ft.; completing second full year of service

Mr. Wooten noted that when combined with associated improved land sites, the UG has recently assumed responsibility for well over a quarter of a million square feet of complex facility space. He framed the capital requests in the context of this growth, emphasizing that Buildings and Logistics has made a conscious effort to transition from debt-funded maintenance programs to cash-funded proactive deficiency repairs.

Cash Projects:

- Items largely represent proposed deficiency corrections before failure occurs
- The first two items on the slide (marked with red asterisks) are currently unfunded
- Remaining cash items are largely funded in FY2027

Debt Projects:

- Items marked with asterisks indicate projects that would proceed if funding is identified
- Mr. Lindsey noted that some of these debt items are annual maintenance projects the organization seeks to shift from debt to cash to reduce reliance on debt financing

Willa Gill Center — Funding Clarification: **Commissioner Hill** and others sought clarification regarding the Willa Gill Center funding. The following was established:

- $4 million has been secured for the Willie Gill Center: $2 million in American Rescue Plan Act (ARPA) funds and $2 million in Cerner funds
- A James Street property was purchased using a portion of these funds; the commission subsequently approved the sale of that property to recoup funds back to the $4 million level
- A prior $3 million in additional funding was approved by the commission but never completed the bond issuance process and thus was never received

- The slide reflects a re-request of the $3 million to complete the full build-out or renovation of a facility suitable for Willie Gill operations, potentially with expanded wraparound services

Discussion:

Administrator Johnston clarified that the intent is to use the $4 million to acquire and prepare a building for existing Willie Gill services, with the $3 million representing a higher-end scenario for a larger, expanded service facility.

Assistant County Administrator Alan Howze provided additional context on operating costs:

- Current annual contract cost for Willie Gill services (cold-weather shelter, indigent support): approximately $500,000
- A comparable 365-days-per-year shelter in Lawrence, KS (approximately 180 beds) operates at approximately $4 million annually
- The operating model and service scope for a future Willie Gill facility remain subject to commission direction

Commissioner Davis emphasized the importance of understanding ongoing operational costs alongside capital investment, noting this is a significant and necessary investment that will have long-term financial implications. He stressed the need for strategic planning and awareness.

Technology — Reginald Lindsey, Director of Budget (Presenting on behalf of UG Technology) (Discussion Begins 3:57:15)

Mr. Lindsey presented capital technology needs on behalf of the organization, noting that technology has become a substantial component of the budget over the last 15–20 years.

Capital Requests FY2027–FY2031 (Largely Unfunded):

1. Tax Management System (CIC/Orion Software Replacement): Estimated at approximately $2 million. The organization is awaiting a decision from the state before committing full funding in FY2027. Planning and exploratory work can begin in the interim.
2. Sheriff's Department Jail Management Software: Estimated at approximately $2.5 million. Timing is contingent on the implementation of other organizational systems before this can proceed. Possible to start in FY2027.

3. 311 Customer Management System Replacement: Approximately $500,000. Staff would like to proceed in FY2027.
4. Fiber Connectivity Program: Ongoing program to connect UG buildings across the city with fiber infrastructure. Previously funded through debt; has not been funded in recent years. Staff seeks to move it out of debt-funded status.

Additional Considerations:

Mr. Lindsey proposed the creation of an Internal Technology Service Fund, modeled after the existing fleet service fund, which would charge departments for technology services and equipment. This would allow departments to access updated computers and technology even with small individual budgets. Implementation would require adding technology line items within department budgets to fund contributions into the technology fund.

Emergency Management — Jennifer Tarwater, Director (Discussion Begins 4:00:28)

Jennifer Tarwater, Director of Emergency Management, presented four capital projects focused on equipment replacement and infrastructure:

1. Siren Replacement Project:
    - The UG has 84 sirens in total; many were replaced following the 2003 tornado. Average lifespan of sirens is 20 years, and parts for some current units are no longer available.
    - Proposed replacement in phases over seven (7) years; approximately 11 sirens to be replaced in the first phase.
    - Cost details referenced but not fully enumerated; phased approach allows graduated funding.
2. Radio System (Backhaul Network) Overhaul — Mission Critical:
    - Total estimated cost: approximately $12 million ($4 million per year from FY2027 through FY2029)
    - Hard deadline: 2029 — Motorola (the sole-source vendor) has established a date by which the entire public safety radio infrastructure (backhaul network) must be upgraded. Failure to meet this date will result in public safety radios ceasing to function, as Motorola will no longer support the existing system.
    - Administrator Johnston noted that Motorola (referred to as "Magnavox" at one point in the discussion, later corrected) practices aggressive obsolescence engineering as a sole-source vendor, which has significant cost implications for municipalities nationwide.

3. Generator Portal Infrastructure (Critical Facilities):
    - Coordination with Buildings and Logistics to install generator ports at critical UG facilities to allow plug-and-play deployment of mobile generators during sustained power outages.

4. APX Radio Replacement (Handheld and Mobile Radios — All Public Safety Agencies):
    - Approximately $2.5 million spent over the last four (4) years on handheld radios for KCK Police, KCK Fire, Bonner Springs Fire, Edwardsville Fire, and the Sheriff's Department.
    - Remaining need: mobile (vehicle) radios for KCK Fire, Bonner Springs Fire, and Edwardsville Fire.
    - Estimated remaining cost: approximately $900,000 (total), not $900,000 per year.

Discussion:

Commissioner Davis sought clarification distinguishing between the backhaul infrastructure project ($4 million/year for three years) and the radio replacement project ($900,000 total).

Ms. Tarwater confirmed the distinction: the backhaul network is the infrastructure supporting all radios, while the $900,000 represents the remaining physical radio units to be purchased.

Recently Acquired Assets:

- A new siren being installed at Camp Nash to replace a non-functional unit
- A high-capacity mobile generator (currently staged at the docks) to be deployed to critical facilities as generator ports are completed

EverBridge Mass Notification System:

- Launched in March (current year)
- Already used to issue two tornado warnings; public feedback has been very positive
- System is open to all county residents, workers, and those with family members in Wyandotte County, not limited to KCK residents
- Integrated with FEMA's IPAWS platform for federal emergency alerts

Commissioner Bynum stated she has been unable to personally receive EverBridge notifications and arranged to follow up with Ms. Tarwater to resolve the issue. She also noted some messages received by family

Commissioner Pacheco asked what is the "backhaul network"? He wanted a plain-language explanation of what the backhaul network is and whether it is essentially the system that the radios run on:

Ms. Tarwater explained that it is the underlying infrastructure across the county that the public safety radios depend on, and that Motorola has set a hard deadline for which it must be upgraded.

Commissioner Pacheco asked what exactly is the APX Radio Replacement project? He asked if this meant the physical radios used in the field:

Ms. Tarwater confirmed that: The APX project covers the physical radios. Handhelds are largely done; what's left are the vehicle (mobile) radios for KCK Fire, Bonner Springs Fire, and Edwardsville Fire.

Commissioner Davis is focused on costs, timing, and what has already been done: He noted that radios had been on the CMIP for years and asked: Have we done anything? Or have we not purchased anything?

Ms. Tarwater clarified that in the last four years, UG has spent about $2.5 million on radios. Those purchases were mostly handhelds, plus some police mobile units. Ms. Tarwater also clarifying the numbers and which dollars are "per year" vs. total: The line showing $4M per year from 2027–2029 is the infrastructure overhaul. The $900,000 line is total to finish vehicle radios, not $900k per year.

Commissioner Kump asked a question about the Emergency Management's mass notification system.

Ms. Tarwater confirmed it is countywide, and, in fact, anyone can sign up (not just residents), people who work in the county or have family here can enroll.

Mayor Watson asked if Emergency Management is working with MARC (Mid-America Regional Council) and whether they are pursuing grants for radios and emergency systems. Urged staff to apply for regional/federal funds, noting that emergency management funding is a standing topic at MARC.

Commissioner Lopez raised a specific siren coverage gap near 67th Street north of Leavenworth Road, where residents reportedly rely on hearing Parkville's siren across the river. He asked that staff evaluate and consider replacing a destroyed siren in that area.

Ms. Tarwater agreed to meet with him, get a precise location, and check the overall siren coverage map to determine appropriate placement.

Public Works — Brandon Grover, Road and Bridge Program manager (Discussion Begins 4:18:17)

1. Big Picture: Why Street Funding Matters

- Extra $6.5M from the Plaza at Speedway TIF let Public Works resurface State Avenue and Parallel Parkway.
- That major investment:
    - Dramatically reduced potholes on those corridors.
    - Freed up crews to respond faster to problems in other parts of the city.
- Message to commission: when you improve the network, operations get more efficient everywhere, not just where you are paved.

2. Current Programs & Funding Pressures

Pavement Preservation Program

- Needs much more funding to bring streets up to acceptable conditions; current levels are far below need.
- Internal analysis: to get to target conditions within ~10 years, UG would need $32–36 million/year in street work.
- Comparison:
    - Overland Park has similar lane miles (~2,200 vs. KCK's 2,400) and population.
    - They spend ~$34M/year on pavement and keep a PCI of 78–80.
    - KCK's network PCI is significantly lower and declining.

Alleys

- Historically not a maintained city asset; now being resurfaced only when crews are already in an area.
- Current alley funding: about $400,000/year → only 4–5 alley blocks/year.
- Demand far exceeds that capacity.

Neighborhood Curb & Sidewalk ("50/50 Program")

- Budget line is $500,000/year (from the dedicated 1/8-cent sales tax).
- Helps residents share cost of curb/sidewalk replacement; also used for UG facilities if funds remain late in the year.
- Very popular and oversubscribed

3. Shift from "Emergency Fixes" to "Proactive Planning"

- Budget naming is changing to reflect strategy:
  - "Reactive repairs" = what used to be called "emergency repairs" (fixing things after failure).
  - Proactive/annual programs = planned corridor and bridge work, more appropriate for debt and long-range capital planning.
- Goal: less crisis response, more planned rehabilitation.

4. Key Unfunded / Underfunded Needs

a. Pavement Preservation (Streets)

- A true needs-based plan calls for $32M/year (or more) for ~10 years.
- Current funding is well below that, so the network PCI is dropping instead of holding steady or improving.

b. Curb & Gutter (Concrete Repair)

- Current level: about $2M/year.
- Curb and gutter now cost ~$45 per linear foot, much more expensive than asphalt.
- Public Works' target: fund concrete repair at roughly one-third of the asphalt budget, so pavement improvements don't fail early from poor drainage.
- This line is currently shown as $2M in the "unfunded requests" and would need to be moved into the funded side to be effective.

c. Loring Drive Pavement Program

- Project: Loring Drive (from where Bonner Springs stops to where UG stops).
- Concrete road with significant joint failure; cheaper to mill and overlay in asphalt than to keep doing joint repairs.
- Has been pushed out several years; highlighted as a priority when funding allows.

d. Annual Traffic Signal Improvements

- Important project: intersection at 98th & State plus corridor upgrades from the end of KDOT's State/435 work up to 94th & State.
- This is the last segment of State Avenue in that area without enhanced streetscaping and modern signal upgrades.
- Critical to coordinate with KDOT's 435/State project to capture cost savings.

5. Recent Wins (What's Been Accomplished)

Mr. Grover highlighted several successes made possible by past funding decisions:

- Levee & Inland Drive Work:
    - During the levee raise project, 110,000+ truckloads of dirt damaged Inland Drive.
    - Public Works negotiated with the U.S. Army Corps of Engineers to have them pay to do deep patching and resurfacing—saving UG money.
- Consent Decree Progress (Storm & Sewer)
    - The commission's recent approval of new rate structures for stormwater and sanitary sewer:
        - Realigns UG with consent decree requirements.
        - Provides capacity to address deferred maintenance in drainage and sanitary systems.
- Holliday Drive Bridges:
    - 2 of 3 bridges along Holliday have been replaced in recent years.
    - The 3rd (by the water treatment plant, with failing guardrail) will be bid later this year for construction next spring/summer (using new debt issuance).
- Kansas River Crossing / Central Avenue Bridge:
    - UG partnered with KDOT using the Kansas River Crossing study.
    - This setup yields unusual cost savings for a major cross-river bridge of that age and importance.
- 10th & Grandview Roundabout:
    - Built to replace a dangerous intersection at the park entrance.
    - Safety has improved, though some restoration and erosion control work (e.g., dirt washing down from the hill) is still being finished.

- Long-term benefits include:
    - Safer access to the park
- I-70 Storm Line Emergency:
    - A critical storm line under I-70 failed.
    - KDOT told UG it could close I-70 entirely; instead, Public Works and its contractors found a way to fix it through lane shifts, minimizing disruption.
    - Now back in service, showing the value of flexible funding and quick engineering work.

6. Network Scale & Asset Inventory (Why It's So Expensive)

Mr. Grover closed by reminding the commission of the sheer scale of what Public Works maintains:

- Streets:
    - ~2,400 lane miles of roadway.
    - PCI (Pavement Condition Index) dropped from 56 (2018) to 48 (2022), projected ~41 next round if funding doesn't change.
    - Steady-state cost (just to hold current condition): ~$19M/year.
    - Every year UG spends less than $19M, it adds about $5M in deferred cost on the back end.
- Bridges & Structures:
    - 279 structures (from small box culverts to big river and rail bridges).
    - 63% are 50 years or older, entering life-critical age.
- Drainage & Curb:
    - 163 miles of ditches.
    - ~101,200 linear feet (context suggests "hundreds of miles" equivalent) of curb & gutter (exact figure as stated: 101,200, but intent is a very large quantity).
    - 1,100+ miles of storm, sanitary, and combined sewer pipes.
- Traffic Assets:
    - 44,000 signs (should be replaced every 5–7 years; current funding is far below that need).
    - 1,200 miles of striping plus 3,900 pavement symbols (turn arrows, hatch areas, etc.).

    - 244 signalized intersections, many 20+ years old, needing upgrades (loops to cameras, cabinets, controllers).

- Pumps & Treatment:
    - 5 treatment plants.
    - 75 pumping stations handling stormwater and sewage, all of which must function for flooding and wastewater compliance.

7. Key Policy Message Brandon Emphasized

- Deferred maintenance is expensive: Every dollar not spent now costs more later.
- For streets specifically:
    - $32M/year for ~10 years = getting to a healthy network.
    - $19M/year = just treading water; currently UG is well below that.

- When one-time funding appears (Plaza at the Speedway, potential American Royal-type revenue, etc.), investing in infrastructure yields:
    - Long-lived assets.
    - Operational savings.
    - Better service and fewer complaints.

Discussion:

Mayor Watson asked whether the public works slide/presentation included any of the consent decree projects.

Mr. Grover 's response was the items he was presenting were primarily road and bridge projects funded by: Debt, General Fund cash and Dedicated sales tax (Fund 212). The Consent Decree projects are enterprise-funded.

Commissioner Davis asked a question on the Public Works slide, he asked about the "KCK Riverfront Park" line item (about the $2.4M, unfunded).

Mr. Grover 's response acknowledged that the responsibility is shared between Parks, Public Works and The Rock Island Bridge entity. There are ongoing internal discussions (with Parks, Admin, and Legal) about the exact responsibilities and what public improvements belong to UG vs. the bridge developer. Those discussions aren't finalized; it remains unfunded.

Commissioner Stites question regarding the proposed 435 & State Avenue improvements and the intersection at 98th & State: the south 98th connects properly to the north 98th through Margaritaville/home field/Menards area (instead of dead-ending in a T).

Mr. Grover 's response confirmed that the realignment of 98th Street is in the discussion with KDOT as part of the 435/State corridor work.

Commissioner Howard question about infrastructure planning for the Quindaro Boulevard corridor, and the 7th Street Trafficway corridor.

Mr. Grover 's response:

- 7th Street Trafficway (US-69). It is technically a state route (US-69), so it's a KDOT asset. UG has worked with KDOT and MARC on projects like: The 7th & Central intersection reconfiguration (funded partly through MARC grants).
- Quindaro Boulevard: From Fairfax Trafficway to 635, there have been: Corridor planning conversations. There are efforts to identify funding for a full corridor improvement (modern streetscape, safety, etc.). Short-term: UG plans a two-inch mill and overlay from 7th Street east toward Fairfax — that segment is in poor condition and is on the near-term pavement plan. Long-term: A larger, modern "complete street" rebuild is desirable but very expensive and difficult due to close building setbacks.

Commissioner Kump questioned whether it is possible to fund part of the annual curb and gutter repair program out of the stormwater enterprise fund, since curb and gutter are part of the drainage system. Is it possible to fund a portion of the annual curb repair out of the stormwater enterprise fund?

Mr. Grover responded that Public Works is actively exploring that idea because curb and gutter are part of the stormwater conveyance system, there is a path to partial funding from the stormwater utility, but it must be tied to drainage needs, drainage basins, and consent-decree priorities. It cannot simply be used "anywhere" curb is needed; must be justified as a stormwater project. They are evaluating how much and where this could be fairly and legally done.

Commissioner Lopez asked how Public Works got the U.S. Army Corps of Engineers to help pay for repairs on Inland Drive and related roads used as haul routes for the levee raise project.

Mr. Grover 's response that for the levee raise project, the Corps hauled ~110,000 truckloads of dirt across Inland Drive and local streets. At project start, UG immediately raised concerns that those city streets would be damaged and negotiated agreements with the Corps.

The Corps paid for deep patching and resurfacing of Inland Drive (between 59th & Holiday) as part of their project. It's an example of UG protecting its assets and leveraging partners to avoid local-only costs.

Commissioner Pacheco used Brandon's PCI and cost numbers to underscore, for the public:

This item was for information only, and no action was required. The commissioners agreed to continue the rest of this presentation at the next Board of Commissioners' meeting on July 2, 2026.

<u>**Executive Session**</u>

EXECUTIVE SESSION REGARDING PERSONNEL MATTERS OF NON-ELECTED PERSONNEL

Motion made by Commissioner Bynum that the Commission convene into Executive Session until 10:20 p.m. in the 5th floor conference room to consult with our attorneys on matters relating to personnel matters of specific non-elected personnel, as permitted under the Kansas Open Meetings Act; and that Angela Lawson be present as needed to participate in the discussion.

The motion was seconded by Commissioner Davis.

Vote: Motion carries 9/0

- Ayes: Burns, Davis, Howard, Pacheco, Lopez, Stites, Kump, Hill, Bynum
- Nays: Ramirez
- Absent: None

Present for the Executive Session: Bynum, Kump, Burns, Davis, Hill, Lopez, Pacheco, Stites, Howard, and Watson, Mayor/CEO; presiding. Staff Present: Angela Lawson, Chief Counsel.

Mayor Watson reconvened back into regular meeting at 10:20 p.m.

Adjournment:

Commissioner Bynum moved to adjourn the meeting. The motion was seconded by Commissioner Kump.

Vote: Motion carries 8/0

- Ayes: Lopez, Pacheco, Stites, Kump, Hill, Bynum, Davis, Burns
- Nays: None
- Absent: Ramirez

MAYOR WATSON

ADJOURNED THE MEETING AT 10:24 P.M.

June 24, 2026

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Monica L. Sparks, CMC

Unified Government Clerk

ML