

**UPDATE**  
**MAY 25, 2017 UNIFIED GOVERNMENT BOARD OF**  
**COMMISSIONERS MEETING**  
**ORDER OF BUSINESS**  
**MEETING TO CONVENE AT 7:00 PM**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. INVOCATION GIVEN BY SISTER THERESA BANGERT, OUR LADY AND ST. ROSE CATHOLIC CHURCH**
- IV. PLEDGE OF ALLEGIANCE**
- V. REVISIONS TO THURSDAY, MAY 25, 2017 AGENDA**

**NEW ITEMS UNDER X. NON-PLANNING CONSENT AGENDA**

**1. PLAT: KING ESTATES**

**SYNOPSIS:** Plat of King Estates, located along N.124<sup>th</sup> north of Hollingsworth Road, being developed by Reginald B. King, submitted by Brent Thompson, Engineering Division Manager/County Surveyor, and Wayne Moody, Interim County Engineer.

**Tracking #:** 171152

**2. PLAT: SCHLITTERBAHN VACATION VILLAGE FOURTH PLAT**

**SYNOPSIS:** Plat of Schlitterbahn Vacation Village Fourth Plat, located along N. 98<sup>th</sup> and Parallel Parkway, being developed by Schlitterbahn Waterparks & Resorts, submitted by Brent Thompson, Engineering Division Manager/County Surveyor, and Wayne Moody, Interim County Engineer.

**Tracking #:** 171153

**VI. CLERK'S STATEMENT**

(Anyone wishing to speak about a particular item on the Consent Agenda must notify the Mayor when he asks if there are any "set-asides" on the Consent Agenda. Your item will then be discussed and voted on separately. All remaining items on the Consent Agenda are viewed as a single group and voted on with one vote.)

- VII. PLANNING AND ZONING CONSENT AGENDA**
- VIII. PLANNING AND ZONING NON-CONSENT AGENDA**
- IX. MAYOR'S AGENDA**
- X. NON-PLANNING CONSENT AGENDA**
- XI. PUBLIC HEARING AGENDA**
- XII. STANDING COMMITTEES' AGENDA**
- XIII. ADMINISTRATOR'S AGENDA**

- XIV. COMMISSIONERS' AGENDA**
- XV. LAND BANK BOARD OF TRUSTEES' AGENDA**
- XVI. PUBLIC ANNOUNCEMENTS**
- XVII. ADJOURN**

**SERGEANT-AT-ARMS: CAPTAIN RAY NUNEZ**

## **PLANNING AGENDA**

### **VII. PLANNING AND ZONING CONSENT AGENDA**

#### **A. SPECIAL USE PERMIT APPLICATIONS**

1. **#SP-2017-19 - TERESA A. HERNANDEZ**

**SYNOPSIS:** Renewal of a Special Use Permit (#SP-2014-79) for a miniature horse at 840 Shawnee Road, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774  
**(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

**Tracking #:** 171139

2. **#SP-2017-30 - WIL ANDERSON WITH BHC RHODES**

**SYNOPSIS:** Special Use Permit for a tire operation (DLS Tire Centers, Inc.) at 7150 Kaw Drive, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774  
**(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

**Tracking #:** 171141

#### **B. VACATION APPLICATION**

1. **#U/E-2017-4 - DENNIS AND DENISE HAYS**

**SYNOPSIS:** Vacation of utility easements at 4907 and 4909 North 126th Street and 12456 and 12458 Meadow Lane, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

**Tracking #:** 171142

#### **C. PLAN REVIEW APPLICATIONS**

1. **#PR-2017-16 - NICOLE ANDERSON WITH STUDIO A ARCHITECTURE LLC**

**SYNOPSIS:** Preliminary and Final Plan Review for a weight room and multi-purpose athletic facility for the KCKCC athletic teams at 7250 State Avenue, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

**Tracking #:** 171143

2. **#PR-2017-17 - NICOLE ANDERSON WITH STUDIO A ARCHITECTURE LLC**  
**SYNOPSIS:** Preliminary and Final Plan Review for an enclosure to house the fire truck for the KCKCC Fire Science program at 6840 State Avenue, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 (**RECOMMENDED FOR APPROVAL**)  
**Tracking #:** 171144

## **VIII. PLANNING AND ZONING NON-CONSENT AGENDA**

### **A. SPECIAL USE PERMIT APPLICATION**

1. **#SP-2017-29 - STEVE BEAUMONT/KCAI LP D/B/A CHATEAU AVALON**  
**SYNOPSIS:** Renewal of a Special Use Permit (#SP-2015-19) for live entertainment for Chateau Avalon at 701 Village West Parkway, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 (**RECOMMENDED FOR APPROVAL FOR 2 YEARS - 8/1 VOTE**)  
**Tracking #:** 171140

### **TAX STATUS REPORT** ***BOARD OF COMMISSIONERS AGENDA FOR MAY 25, 2017***

#SP-2017-29 – Steve Beaumont/KCAI LP D/B/A Chateau Avalon  
2011 - \$136,558.49  
2013 - \$27,460.31  
2015 – \$34,572.39  
Applicant is current on his payment plan.

**NOTE: This information cannot serve as the basis for approval or denial of an application. It is not among the factors to be considered as set by ordinance or among accepted zoning factors and criteria. However, such information in certain cases might be relevant to evaluating accepted factors or as an accompaniment to other valid purposes and/or factors.**



## **REGULAR AGENDA**

### **IX. MAYOR'S AGENDA**

1. **DISCUSSION: FUTURE OF SAFETY NET CLINICS IN KCK**

**SYNOPSIS:** Discussion regarding the future of safety net clinics in Kansas City, KS, submitted by Lindsay Behgam, Executive Coordinator to the Mayor.

*For discussion only.*

**Tracking #:** 171145

### **X. NON-PLANNING CONSENT AGENDA**

1. **MINUTES**

**SYNOPSIS:** Minutes from regular session of April 27, 2017, and special sessions of April 27 and May 4, 2017.

**Tracking #:** MINUTES

2. **WEEKLY BUSINESS MATERIAL**

**SYNOPSIS:** Weekly business material dated May 4, 11, and 18, 2017.

**Tracking #:** WEEKLY BUSINESS MATERIAL

### **XI. PUBLIC HEARING AGENDA**

### **XII. STANDING COMMITTEES' AGENDA**

### **XIII. ADMINISTRATOR'S AGENDA**

### **XIV. COMMISSIONERS' AGENDA**

### **XV. LAND BANK BOARD OF TRUSTEES' AGENDA**

### **XVI. PUBLIC ANNOUNCEMENTS**

### **XVII. ADJOURN**

**AGENDA UPDATE  
UNIFIED GOVERNMENT COMMISSION MEETING  
THURSDAY, MAY 25, 2017**

**X. NON-PLANNING CONSENT AGENDA**

**NEW ITEMS**

**Item No. 3 – 171152....PLAT: KING ESTATES**

**Synopsis:** Plat of King Estates, located along N. 124<sup>th</sup> north of Hollingsworth Road, being developed by Reginald B. King, submitted by Brent Thompson, Engineering Division Manager/County Surveyor, and Wayne Moody, Interim County Engineer.

**Item No. 4 – 171153....PLAT: SCHLITTERBAHN VACATION VILLAGE  
FOURTH PLAT**

**Synopsis:** Plat of Schlitterbahn Vacation Village Fourth Plat, located along N. 98<sup>th</sup> and Parallel Parkway, being developed by Schlitterbahn Waterparks & Resorts, submitted by Brent Thompson, Engineering Division Manager/County Surveyor, and Wayne Moody, Interim County Engineer.

171152



**UNIFIED GOVERNMENT OF WYANDOTTE COUNTY  
& KANSAS CITY, KANSAS  
PUBLIC WORKS DEPARTMENT**

ONE McDOWELL PLAZA

701 NORTH 7TH STREET, 66101

(913) 573-5400  
FAX (913) 573-5435

May 22, 2017

Mrs. Bridgette D. Cobbins  
Unified Government Clerk  
East Building

Re: Subdivision Plat Approval for: KING ESTATES

Dear Mrs. Cobbins:

Please be advised that the Engineering Division has reviewed the attached plat of KING ESTATES, located along 124<sup>th</sup> north of Hollingsworth road being developed by Reginald B. King.

At this time, we recommend that the Commissioners accept this plat and authorize the Mayor/CEO and Unified Government Clerk signatures. I am providing you with two mylars for signature, and one (1) paper copy for Commission review. Please place this on the next scheduled Commission agenda.

After the Mayor has signed the plat, it should be referred to Planning Division for further processing.

Respectfully submitted,

Brent E. Thompson, P.S.  
Engineering Division Manager  
/County Surveyor

Wayne Moody, P.E.  
Interim County Engineer

Attachments



171153



**UNIFIED GOVERNMENT OF WYANDOTTE COUNTY  
& KANSAS CITY, KANSAS  
PUBLIC WORKS DEPARTMENT**

ONE McDOWELL PLAZA

701 NORTH 7TH STREET, 66101

(913) 573-5400  
FAX (913) 573-5435

May 24, 2017

Mrs. Bridgette D. Cobbins  
Unified Government Clerk  
East Building

Re: Subdivision Plat Approval for: SCHLITTERBAHN VACATION VILLAGE  
FOURTH PLAT

Dear Mrs. Cobbins:

Please be advised that the Engineering Division has reviewed the attached plat of SCHLITTERBAHN VACATION VILLAGE FOURTH PLAT, located along N. 98<sup>th</sup> and Parallel Parkway, being developed by Schlitterbahn Waterparks & Resorts.

At this time, we recommend that the Commissioners accept this plat and authorize the Mayor/CEO and Unified Government Clerk signatures. I am providing you with two mylars for signature, and one (1) paper copy for Commission review. Please place this on the next scheduled Commission agenda.

After the Mayor has signed the plat, it should be referred to Planning Division for further processing.

Respectfully submitted,

Brent E. Thompson, P.S.  
Engineering Division Manager  
/County Surveyor

Wayne Moody, P.E.  
Interim County Engineer

Attachments

## Final Plat

[illegible]



171153



**UNIFIED GOVERNMENT OF WYANDOTTE COUNTY  
& KANSAS CITY, KANSAS  
PUBLIC WORKS DEPARTMENT**

ONE McDOWELL PLAZA

701 NORTH 7TH STREET, 66101

(913) 573-5400  
FAX (913) 573-5435

May 24, 2017

Mrs. Bridgette D. Cobbins  
Unified Government Clerk  
East Building

Re: Subdivision Plat Approval for: SCHLITTERBAHN VACATION VILLAGE  
FOURTH PLAT

Dear Mrs. Cobbins:

Please be advised that the Engineering Division has reviewed the attached plat of SCHLITTERBAHN VACATION VILLAGE FOURTH PLAT, located along N. 98<sup>th</sup> and Parallel Parkway, being developed by Schlitterbahn Waterparks & Resorts.

At this time, we recommend that the Commissioners accept this plat and authorize the Mayor/CEO and Unified Government Clerk signatures. I am providing you with two mylars for signature, and one (1) paper copy for Commission review. Please place this on the next scheduled Commission agenda.

After the Mayor has signed the plat, it should be referred to Planning Division for further processing.

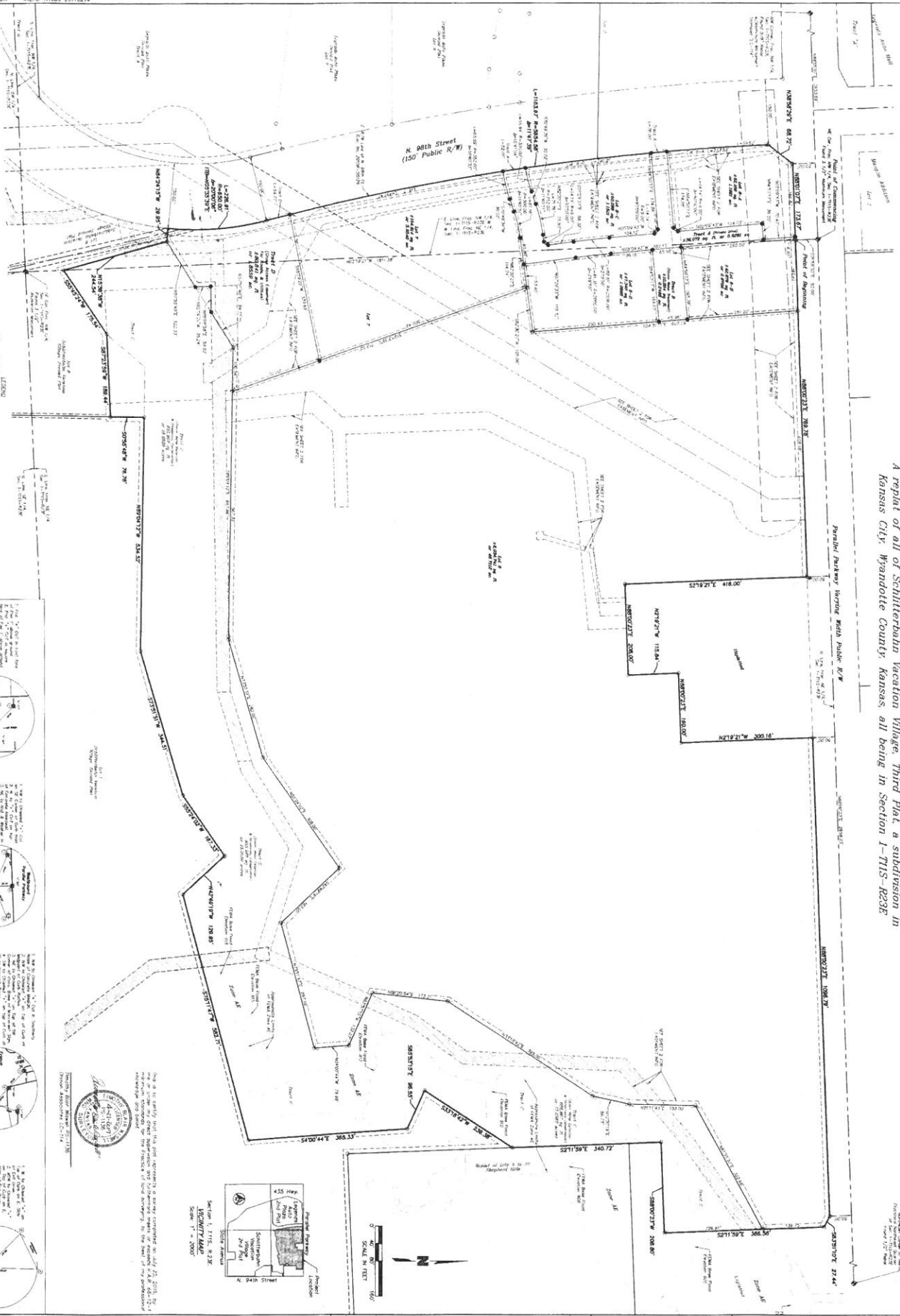
Respectfully submitted,

Brent E. Thompson, P.S.  
Engineering Division Manager  
/County Surveyor

Wayne Moody, P.E.  
Interim County Engineer

Attachments

**Final Plat**  
**Schillerbahn Vacation Village, Fourth Plat**  
 A replat of all of Schillerbahn Vacation Village, Third Plat, a subdivision in  
 Kansas City, Wyandotte County, Kansas, all being in Section 1-T1S-R23E



**Project Data:**  
 Project Name: Schillerbahn Vacation Village, Fourth Plat  
 Project No.: 2017-001  
 Date: April 21, 2017  
 Drawn by: [Name]  
 Checked by: [Name]  
 Approved by: [Name]

**Legend:**  
 - Lot Lines  
 - Easements  
 - Right of Way  
 - Other

**Notes:**  
 1. This plat is a replat of the Third Plat of Schillerbahn Vacation Village, a subdivision in Kansas City, Wyandotte County, Kansas, all being in Section 1-T1S-R23E.  
 2. The boundaries and dimensions of the lots shown on this plat are based on the survey conducted on July 22, 2016, by [Name].  
 3. The boundaries and dimensions of the lots shown on this plat are subject to the survey conducted on July 22, 2016, by [Name].  
 4. The boundaries and dimensions of the lots shown on this plat are subject to the survey conducted on July 22, 2016, by [Name].





# Urban Planning and Land Use

701 North 7<sup>th</sup> Street, Room 423  
Kansas City, Kansas 66101  
Email: [planninginfo@wycokck.org](mailto:planninginfo@wycokck.org)

Phone: (913) 573-5750  
Fax: (913) 573-5796  
[www.wycokck.org/planning](http://www.wycokck.org/planning)

**To:** Unified Government Board of Commissioners  
**From:** City Staff  
**Date:** May 25, 2017  
**Re:** Petition #SP-2017-19

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## GENERAL INFORMATION

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**Applicant:**

Teresa Hernandez

**Status of Applicant:**

Owner  
840 Shawnee Road  
Kansas City, KS 66103

**Requested Action:**

Approve Special Use Permit

**Date of Application:**

February 24, 2017

**Purpose:**

To continue keeping one miniature horse on the property

**Property Location:**

840 Shawnee Road

**Existing Zoning:**

R-1 (B) Single Family District



**Existing Surrounding Zoning:** **North:** R-1(B) Single Family District  
**South:** R-1(B) Single Family District  
**East:** R-1(B) Single Family District  
**West:** R-1(B) Single Family District

**Existing Uses:** **North:** Single family homes  
**South:** Single family homes and undeveloped land  
**East:** Shawnee Christian Church  
**West:** Single family homes

**Neighborhood Characteristics:** The neighborhood is comprised of single family homes.

**Total Tract Size:** .79 acre

**Master Plan Designation:** The City-Wide Master Plan designates this property as Low Density Residential

**Major Street Plan:** Shawnee Road is classified as a local road.

**Advertisement:** The Wyandotte Echo – March 16, 2017  
Letters to Property Owner – March 13, 2017, March 28, 2017 and May 16, 2017

**Public Hearings:** May 8, 2017 and May 25, 2017

**Public Opposition:** No one appeared in opposition at the May 8, 2017 City Planning Commission meeting.

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## **PROPOSAL**

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Detailed Outline of Requested Action: The applicant, Teresa Hernandez, is requesting a special use permit to keep one miniature horse on her residential property located at 849 Shawnee Road. This would be a renewal of a special use permit previously approved in 2009 and 2015.

City Ordinance Requirements: 27-592 through 27- 606

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## **FACTORS TO BE CONSIDERED**

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### ***1. The Character of the Neighborhood.***

The neighborhood is predominately single family residences with some wooded areas.

### ***2. The zoning and uses of properties nearby and the proposed use's expected compatibility with them.***

The zoning and uses of nearby properties are set out above. Animal waste runoff as well as odor could cause issues of compatibility with neighboring properties. The horse will also need to be adequately fenced to prevent roaming onto neighboring properties and streets.

**3. *The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property.***

The property is suitable for single-family use. This use would not be removed.

**4. *The length of time the property has remained vacant as zoned.***

The property is not vacant.

**5. *The degree of conformance of the proposed use to the Master Plan.***

Special use permits are not addressed in the Master Plan.

**6. *Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.***

This is not an issue.

**7. *Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.***

The proposed use is not reasonably necessary for the convenience and welfare of the public. Failure to properly maintain the property and enclosure in which the horse will live could substantially injure the visual quality and marketability of adjoining property. The opinion of close neighbors should be considered highly.

**8. *Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.***

If grass cover is not properly maintained dust could become a problem for the property to the north where there is no barrier between the properties. The major soil types identified on the property (Knox silt loam) is highly erodible when there is no cover. Property on the east has a barrier of trees and on the south and west there are roads separating the closest properties.

**9. *Whether the proposed use will pollute the air, land or water.***

Conservation district comments have noted that animal waste could cause contamination downstream if not properly disposed of. Considering the size of the animal, waste would not be significantly more than that of a large dog.

**10. Whether the use would damage or destroy an irreplaceable natural resource.**

This is not an issue.

**11. The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.**

If the horse is properly maintained, gain to the public health, safety and welfare would be minimal compared to emotional hardship on the landowner if not approved, as she has had this horse for several years.

**12. Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.**

This is not an issue.

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## **PREVIOUS ACTIONS**

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There have been two previously approved special use permits

- SP-2009-3, approved for (2) years in 2009.
- SP-2014-79, approved for (2) years in 2015.

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## **NEIGHBORHOOD MEETING**

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The applicant is not required to hold a neighborhood meeting for renewal of this special use permit.

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## **KEY ISSUES**

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- Proper waste disposal.
- Proper keeping of the animal to prevent roaming.
- Ensuring grass cover on the property.

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## **PLANNING COMMISSION RECOMMENDATION**

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The Planning Commission voted 7 to 0 to recommend **APPROVAL** of Special Use Permit Application #SP-2017-19, subject to:

**Urban Planning and Land Use Comments:**

1. How is animal waste currently disposed of and how will it be disposed of in the future? How much waste is produced?

***Applicant Response: She is so small waste is not a problem. Waste is less than a large dog.***

2. What are you doing, if anything, to ensure that proper grass cover is maintained on the area where the horse is? What are your plans to maintain grass cover in the future to prevent erosion and run-off?

*Applicant Response: The land is divided into two parts. Grass is planted every year on both parts.*

3. Is the yard fenced on all sides to prevent the horse from roaming? Has the horse been able to escape from the yard in the past?

*Applicant Response: The entire yard is fenced. She is not able to escape the yard and get out.*

**Public Works Comments:**

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
  - 1) None
- B) Items that are conditions of approval (stipulations):
  - 1) None
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
  - 1) None

**Conservation District Comments:**

1. There are two major soil types identified: Knox silt loam, 7 to 12 percent slopes and Knox silt loam, 18 to 30 percent slopes. These soil types are considered highly erodible when the surface is denuded of a protective cover.
2. The property has a good grass cover at this time. The grass cover needs to be maintained. Good management of the grass is important to control runoff.
3. The animal waste needs to be disposed of in a manner that protects the community downstream. It appeared that there was a pile of straw outdoors which could be bedding. If it is bedding, it could be contaminated with animal waste products. This needs to be properly stored and disposed of in a safe manner.

**Staff Conclusion:**

The applicant has housed the miniature horse on the property for several years, during which time Planning staff has heard of no issues from neighbors or adjacent property owners. The small stature of the animal, approximately 26 inches, means the animal more closely equates to a dog than a full-sized horse. Animal waste will not exceed what would be expected of a large dog. The yard is entirely fenced and divided into two portions, which can be separated. Grass cover is ensured by planting of seed every year and rotating the mini-horse

between the two sections of the yard for roaming. The fenced yard also prevents the mini-horse from roaming into the street or neighboring properties. In review of these considerations, it is recommended that this petition be approved for renewal, subject to the following stipulations:

- (1) The special use permit is approved for two (2) years.
- (2) Horse manure shall be picked up weekly to prevent odors from becoming a nuisance to adjacent property owners.
- (3) Applicant shall maintain compliance with Conservation District comments.
- (4) Per the decision from the Board of Zoning Appeals on April 10, 2017, the 16' x 8' shed that was constructed in 1999 must be removed. The two existing sheds that were built prior to 1960 are considered legal non-conforming and are permitted to remain.

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## STAFF COMMENTS AND SUGGESTIONS

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The staff concurs with the recommendation of the City Planning Commission.

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## STAFF RECOMMENDATION

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Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition #SP-2017-19 subject to all comments and suggestions outlined in this staff report.

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## ATTACHMENTS

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May 8, 2017 City Planning Commission Minutes  
Aerial photograph  
Zoning map  
Photo of horse and living area

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## REVIEW OF INFORMATION AND SCHEDULE

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| Action         | Planning Commission | Unified Government Commission |
|----------------|---------------------|-------------------------------|
| Public Hearing | May 8, 2017         | May 25, 2017                  |
| Special Use    | Approval            |                               |

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**STAFF CONTACT:** **Kimberly Portillo**  
[kportillo@wycokck.org](mailto:kportillo@wycokck.org)

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## MOTIONS

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I move the Unified Government Board of Commissioners **APPROVE** Petition #SP-2017-19 as meeting all the requirements of the City code and being in the interest of the public, health safety and welfare subject to such modifications as are necessary to

resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. \_\_\_\_\_;
2. \_\_\_\_\_; And
3. \_\_\_\_\_.

**OR**

I move the Unified Government Board of Commissioners **DENY** Petition #**SP-2017-19**, as it is not in compliance with the City Ordinances and as it will not promote the health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

**MAY 8, 2017 CITY PLANNING COMMISSION MINUTES:**

**Consent Agenda Starts: 13:15**

**SPECIAL USE PERMIT #SP-2017-19 – TERESA A. HERNANDEZ - SYNOPSIS:**

Renewal of a Special Use Permit (#SP-2014-79) for a miniature horse at 840 Shawnee Road. **Detailed Outline of Requested Action:** The applicant, Teresa Hernandez, is requesting a special use permit to keep one miniature horse on her residential property located at 849 Shawnee Road. This would be a renewal of a special use permit previously approved in 2009 and 2015.

**Motion and Vote Starts: 17:40**

On motion by Dr. Serda, seconded by Mr. Carson, the Planning Commission voted as follows to **APPROVE the remaining items on the Consent Agenda:**

|                  |                    |
|------------------|--------------------|
| <b>Carson</b>    | <b>Aye</b>         |
| <b>Childress</b> | <b>Aye</b>         |
| <b>Connelly</b>  | <b>Aye</b>         |
| <b>Ernst</b>     | <b>Aye</b>         |
| <b>Gonzalez</b>  | <b>Not Present</b> |
| <b>Huey</b>      | <b>Chairman</b>    |
| <b>Jones</b>     | <b>Aye</b>         |
| <b>Mose</b>      | <b>Aye</b>         |
| <b>Pauley</b>    | <b>Not Present</b> |
| <b>Rank</b>      | <b>Not Present</b> |
| <b>Serda</b>     | <b>Aye</b>         |

**Motion to APPROVE Passed: 7 to 0**

**Subject to:**

**Urban Planning and Land Use Comments:**

- 1. How is animal waste currently disposed of and how will it be disposed of in the future? How much waste is produced?**



*Applicant Response: She is so small waste is not a problem. Waste is less than a large dog.*

2. What are you doing, if anything, to ensure that proper grass cover is maintained on the area where the horse is? What are your plans to maintain grass cover in the future to prevent erosion and run-off?

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**Conservation District Comments:**

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**Staff Conclusion:**

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Animal waste will not exceed what would be expected of a large dog. The yard is entirely fenced and divided into two portions, which can be separated. Grass cover is ensured by planting of seed every year and rotating the mini-horse between the two sections of the yard for roaming. The fenced yard also prevents the mini-horse from roaming into the street or neighboring properties. In review of these considerations, it is recommended that this petition be approved for renewal, subject to the following stipulations:

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- (2) Horse manure shall be picked up weekly to prevent odors from becoming a nuisance to adjacent property owners.
- (3) Applicant shall maintain compliance with Conservation District comments.
- (4) Per the decision from the Board of Zoning Appeals on April 10, 2017, the 16' x 8' shed that was constructed in 1999 must be removed. The two existing sheds that were built prior to 1960 are considered legal non-conforming and are permitted to remain.



Figure 1. Aerial photo of 840 Shawnee Rd. Provided by UG Maps



Figure 2. Aerial photograph showing zoning. Provided by UG Maps.





**Figure 3. Photograph showing miniature horse and living area. Provided by applicant.**



## Urban Planning and Land Use

701 North 7<sup>th</sup> Street, Room 423  
Kansas City, Kansas 66101  
Email: [planninginfo@wycokck.org](mailto:planninginfo@wycokck.org)

Phone: (913) 573-5750  
Fax: (913) 573-5796  
[www.wycokck.org/planning](http://www.wycokck.org/planning)

**To:** Unified Government Board of Commissioners  
**From:** City Staff  
**Date:** May 25, 2017  
**Re:** Petition #SP-2017-30

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### GENERAL INFORMATION

**Applicant:**  
Wil Anderson

**Status of Applicant:**  
Representative  
BHC Rhodes  
712 State Avenue  
Kansas City, KS 66101

**Requested Action:**  
Approve Special Use Permit

**Date of Application:**  
March 24, 2017

**Purpose:**  
To operate an automotive  
business, DLS Tire Centers, Inc.

**Property Location:**  
7150 Kaw Drive

**Existing Zoning:** MP-2  
Planned General Industrial District



**Existing Surrounding Zoning:** **North:** R-1 Single Family District  
**South:** M-2 General Industrial District  
**East:** CP-1 Planned Limited Business and M-2 General Industrial District  
**West:** R-1 Single Family District

**Existing Uses:** **North:** Single family homes  
**South:** Industrial use and Union Pacific Railway  
**East:** Commercial and industrial uses  
**West:** Single family homes

**Total Tract Size:** 2.92 acres

**Master Plan Designation:** The City-Wide Master Plan designates this property for business park use

**Major Street Plan:** The City-Wide Master Plan classifies Kaw Drive as a Class A thoroughfare.

**Advertisement:** The Wyandotte Echo – April 13, 2017  
Letters to Property Owner – April 12, 2017 and May 16, 2017

**Public Hearings:** May 8, 2017 and May 25, 2017

**Public Opposition:** No one appeared in opposition at the May 8, 2017 City Planning Commission meeting.

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## **PROPOSAL**

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Detailed Outline of Requested Action: The applicant is seeking approval for his client to operate an automotive business at 7150 Kaw Drive.

City Ordinance Requirements: 27-592 through 27-606

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## **FACTORS TO BE CONSIDERED**

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### ***1. The Character of the Neighborhood.***

This area is largely industrial in use and is located nearby the Union Pacific railway however this parcel abuts a number of single family residences.

### ***2. The zoning and uses of properties nearby and the proposed use's expected compatibility with them.***

The zoning and their uses of properties nearby are set out above. This falls in line with many of the nearby uses, however it is adjacent to single family homes and this is often found to be a use that is not compatible with single family neighborhoods.



**3. *The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property.***

The removal of the restrictions could affect nearby property.

**4. *The length of time the property has remained vacant as zoned.***

Based on Business License records, the last business at the location was manufacturing and metal fabrication; the business license was terminated in March 2017.

**5. *The degree of conformance of the proposed use to the Master Plan.***

Special use permits are not addressed in the Master Plan.

**6. *Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.***

The proposed use will not result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.

**7. *Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.***

The automotive use is unlikely to have an effect on nearby industrial uses; however it could affect the visual quality or marketability of nearby residences.

**8. *Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.***

Noise that is often associated with mechanic shops may be a nuisance to the residences that abut the property.

**9. *Whether the proposed use will pollute the air, land or water.***

Liquids associated with automotive uses can become hazardous to land and water if not properly contained. If spills are contained and cleaned up quickly, the proposed use will not pollute the land or water.

**10. *Whether the use would damage or destroy an irreplaceable natural resource.***

The proposed use will not damage or destroy an irreplaceable natural resource.



**11. *The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.***

The relative gain to the public health, safety, and welfare is minimal. If this application is denied, the applicant will have to find an alternate location and likely apply for another special use permit.

**12. *Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.***

The proposed use will not result in overcrowding of land.

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## **PREVIOUS ACTIONS**

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2003: Plan Review to amend the uses that can be accommodated and eliminate restrictions imposed by an existing Unilateral Agreement and Covenants

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## **NEIGHBORHOOD MEETING**

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The applicant held a neighborhood meeting on April 17, 2017. Five (5) people attended. The attendees cited noise, dust, and maintenance of the site among their primary concerns.

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## **KEY ISSUES**

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Site and landscaping, outside storage of materials, noise

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## **PLANNING COMMISSION RECOMMENDATION**

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The Planning Commission voted 9 to 0 to recommend **APPROVAL** of Special Use Permit Application #SP-2017-30, subject to:

**Urban Planning and Land Use Comments:**

1. Applicant is seeking approval for five (5) years (recommended for approval for two (2) years).
2. Per Sec. 27-593(b)(20)d.1-3.
  - a. Parking of the automobiles under heavy service repair, or mechanics shall not be placed within a required parking/paving setback area and shall not reduce the capacity of a parking lot below that required by sections 27-466 through 27-470.
  - b. Parking shall be upgraded to current standards and regulations including medians, landscaping, and screening.
  - c. Each automobile shall be in a striped, designated parking space.

3. Please provide a more detailed site plan that shows dimensioned parking spaces.

*Applicant Response:* See attachments

4. Please provide a more detailed description of the use and what the operation will entail.

*Applicant Response:* See attachments

5. Per Sec. 27-593(b)(20)a.
  - a. Upgrade parking, including striping and/or resurfacing of parking lots, if deemed necessary by staff
  - b. Landscaping, screening, and façade improvements to meet commercial design guidelines

The parking lot needs to be repaired where necessary and restriped to code compliant dimensions.

6. Noise greater than 80dB(A) at repeated intervals for a sustained length of time at any point on the property line or noise which causes the day-night noise level average to exceed 65dB(A) for any residence for a sustained period.
7. No equipment, material or vehicles, other than operable motor passenger cars, may be kept, parked, stored or displayed closer than 25 feet to a street line unless such area is screened from the street by a solid fence or other obstruction, set back not less than six feet from the street line and not less than three feet in height.
8. No outside storage of materials, including tires, may be permitted anywhere on the property.
9. In order to have legitimate signage, a sign permit must be filed with the Urban Planning and Land Use Department by a licensed and bonded sign company with the Kansas City, Kansas Business Licensing Department.
  - a. No displays on the sidewalk, this includes signs, pennants, attention-attracting devices, etc.

10. Please provide pictures of current operations in other cities.

*Applicant Response:* See attachments

**Public Works Comments:**

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
  - 1) None
- B) Items that are conditions of approval (stipulations):

- 1) The existing shared use drive entrance at Kaw Drive is in poor condition, and shall be replaced or resurfaced to meet UG and KDOT standards.
  - 2) The proposed development project will require KDOT review and approval prior to construction permit acquisition.
  - 3) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
- 1) None

**Business License Comments:**

If approved, applicant will need to file and maintain the annual occupation tax application with this office. We find no prior business record associated with this applicant. There have been a number of industrial type businesses over time at this location, two of which were for vehicles sales from 1998 through 2000 and 2009 through 2011. None of those businesses were for auto repair.

**Staff Conclusion:**

If approved, staff stipulates the following:

- 1) The applicant and landlord shall comply with all of the stipulations prior to the special use permit becoming valid and the applicant opening their business
- 2) No outside storage or display of any materials, including tires
- 3) Site must be cleaned up, including removing the concrete pads and poles along Kaw Drive, installing landscaping along Kaw Drive, and removing all weeds present in the parking lot
- 4) Maintaining the condition of the repaired, striped, and landscaped parking lot
- 5) Each automobile shall be in a striped, designated parking space.
- 6) No equipment, material or vehicles, other than operable motor passenger cars, may be kept, parked, stored or displayed closer than 25 feet to a street line unless such area is screened from the street by a solid fence or other obstruction, set back not less than six feet from the street line and not less than three feet in height.
- 7) Noise greater than 80dB(A) at repeated intervals for a sustained length of time at any point on the property line or noise which causes the day-night noise level average to exceed 65dB(A) for any residence for a sustained period.  
Applicant shall work with nearby residents to ensure that noise does not become a problem.
- 8) Approval shall be for two (2) years

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**STAFF COMMENTS AND SUGGESTIONS**

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The staff concurs with the recommendation of the City Planning Commission.

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## STAFF RECOMMENDATION

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Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition #**SP-2017-30** subject to all comments and suggestions outlined in this staff report.

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## ATTACHMENTS

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May 8, 2017 City Planning Commission Minutes  
Aerial image  
Zoning map  
Explanation of operations  
Photos submitted by applicant  
Photos of other DLS Tire operations  
Site plan indicating parking

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## REVIEW OF INFORMATION AND SCHEDULE

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| Action         | Planning Commission | Unified Government Commission |
|----------------|---------------------|-------------------------------|
| Public Hearing | May 8, 2017         | May 25, 2016                  |
| Special Use    | Approval            |                               |

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**STAFF CONTACT:**            **Jamie Hickey**  
                                         [jhickey@wycokck.org](mailto:jhickey@wycokck.org)

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## MOTIONS

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I move the Unified Government Board of Commissioners **APPROVE** Petition #**SP-2017-30** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. \_\_\_\_\_;
2. \_\_\_\_\_; And
3. \_\_\_\_\_.

**OR**

I move the Unified Government Board of Commissioners **DENY** Petition #**SP-2017-30**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

## **MAY 8, 2017 CITY PLANNING COMMISSION MINUTES:**

Recording Secretary Parker stated that the Consent Agenda is completed and the Commission will now move on to the Non-Consent Agenda **Starts: 56:50**

### **SPECIAL USE PERMIT #SP-2017-30 – WIL ANDERSON WITH BHC RHODES –**

**SYNOPSIS:** Special Use Permit for an automotive business (DLS Tire Centers, Inc.) at 7150 Kaw Drive. **Detailed Outline of Requested Action:** The applicant is seeking approval for his client to operate an automotive business at 7150 Kaw Drive.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated May 8, 2017;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo dated April 13, 2017; and
7. The Notices to property owners dated April 12, 2017.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. (No one responded in the affirmative.)

### **Present in Support:**

- ❖ Mr. Wil Anderson, BHC Rhodes, 712 State Avenue, Kansas City, Kansas 66101

### **Present in Opposition:**

- ❖ No one appeared

**Staff Recommendation Starts: 1:04:25** Planner Hickey stated that the staff recommends approval subject to the stipulations in the staff report. Chairman Huey stated that the applicant has requested five (5) years and the staff is recommending two (2) years so it is up to the Planning Commission's discretion. Planning Commissioner Mose asked if they will be able to store tires outside as they indicated that it will be similar to their Harrisonville location (which the picture in the staff report shows outside tire storage.) Planner Hickey stated that outside storage will not be allowed. Planning Commissioner Serda asked if the staff has a recommendation as to two (2) years or five (5) years as requested by the applicant. Planner Hickey stated that special use permits are initially approved for two (2) years unless it is a major monetary investment.

### **Motion and Vote Starts: 1:06**

On motion by Ms. Jones, seconded by Mr. Mose, the Planning Commission voted as follows to **recommend APPROVAL of Special Use Permit #SP-2017-30:**

|                  |            |
|------------------|------------|
| <b>Carson</b>    | <b>Aye</b> |
| <b>Childress</b> | <b>Aye</b> |

|          |             |
|----------|-------------|
| Connelly | Aye         |
| Ernst    | Aye         |
| Gonzalez | Aye         |
| Huey     | Chairman    |
| Jones    | Aye         |
| Mose     | Aye         |
| Pauley   | Not Present |
| Rank     | Aye         |
| Serda    | Aye         |

Motion to recommend APPROVAL Passed: 9 to 0  
Subject to:

**Urban Planning and Land Use Comments:**

1. Applicant is seeking approval for five (5) years (recommended for approval for two (2) years).
2. Per Sec. 27-593(b)(20)d.1-3.
  - a. Parking of the automobiles under heavy service repair, or mechanics shall not be placed within a required parking/paving setback area and shall not reduce the capacity of a parking lot below that required by sections 27-466 through 27-470.
  - b. Parking shall be upgraded to current standards and regulations including medians, landscaping, and screening.
  - c. Each automobile shall be in a striped, designated parking space.
3. Please provide a more detailed site plan that shows dimensioned parking spaces.

*Applicant Response:* See attachments

4. Please provide a more detailed description of the use and what the operation will entail.

*Applicant Response:* See attachments

5. Per Sec. 27-593(b)(20)a.
  - a. Upgrade parking, including striping and/or resurfacing of parking lots, if deemed necessary by staff
  - b. Landscaping, screening, and façade improvements to meet commercial design guidelines

The parking lot needs to be repaired where necessary and restriped to code compliant dimensions.

6. Noise greater than 80dB(A) at repeated intervals for a sustained length of time at any point on the property line or noise which causes the day-night noise level average to exceed 65dB(A) for any residence for a sustained period.



7. No equipment, material or vehicles, other than operable motor passenger cars, may be kept, parked, stored or displayed closer than 25 feet to a street line unless such area is screened from the street by a solid fence or other obstruction, set back not less than six feet from the street line and not less than three feet in height.
8. No outside storage of materials, including tires, may be permitted anywhere on the property.
9. In order to have legitimate signage, a sign permit must be filed with the Urban Planning and Land Use Department by a licensed and bonded sign company with the Kansas City, Kansas Business Licensing Department.
  - a. No displays on the sidewalk, this includes signs, pennants, attention-attracting devices, etc.
10. Please provide pictures of current operations in other cities.

*Applicant Response:* See attachments

**Public Works Comments:**

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
  - 1) None
- B) Items that are conditions of approval (stipulations):
  - 1) The existing shared use drive entrance at Kaw Drive is in poor condition, and shall be replaced or resurfaced to meet UG and KDOT standards.
  - 2) The proposed development project will require KDOT review and approval prior to construction permit acquisition.
  - 3) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
  - 1) None

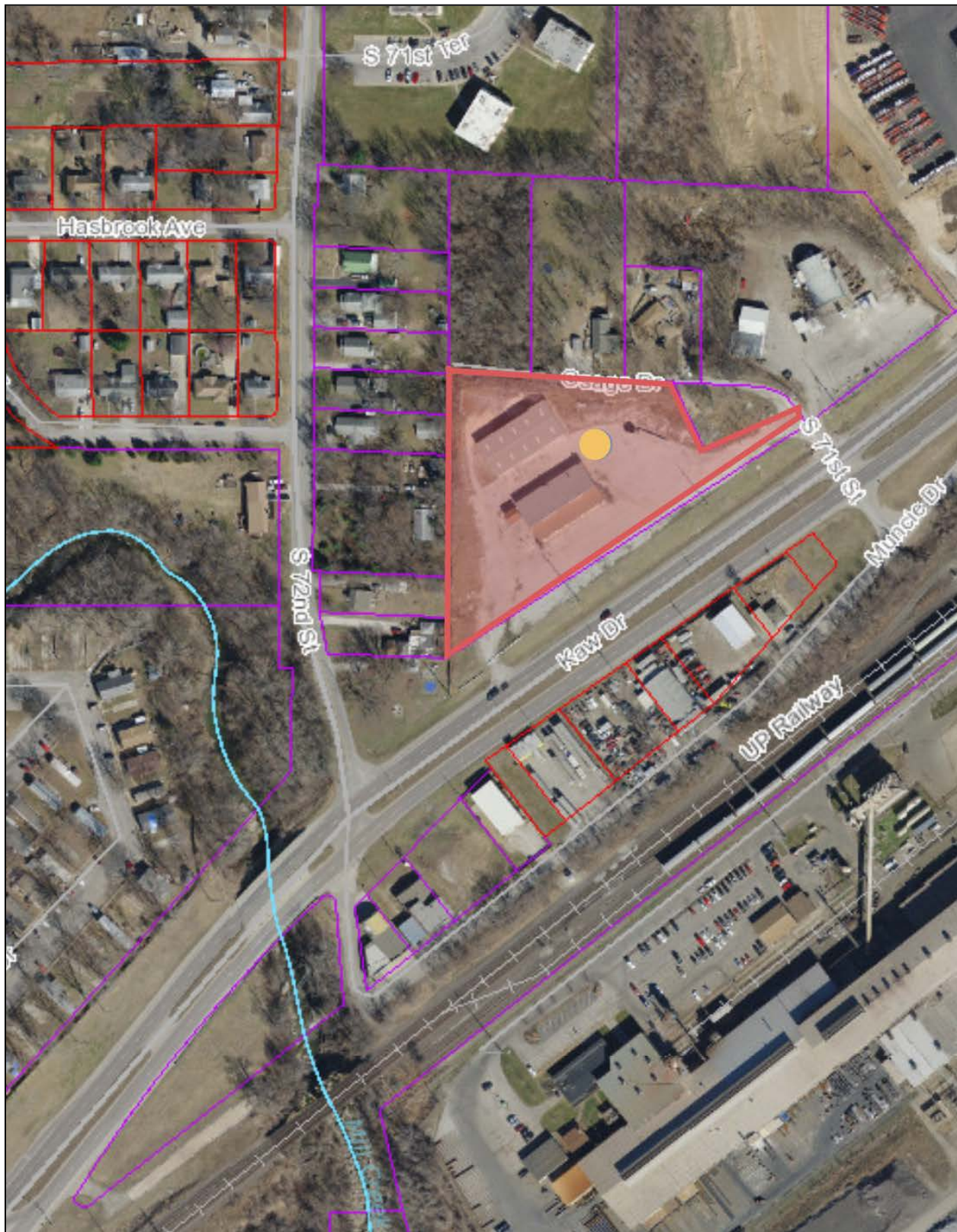
**Business License Comments:**

If approved, applicant will need to file and maintain the annual occupation tax application with this office. We find no prior business record associated with this applicant. There have been a number of industrial type businesses over time at this location, two of which were for vehicles sales from 1998 through 2000 and 2009 through 2011. None of those businesses were for auto repair.

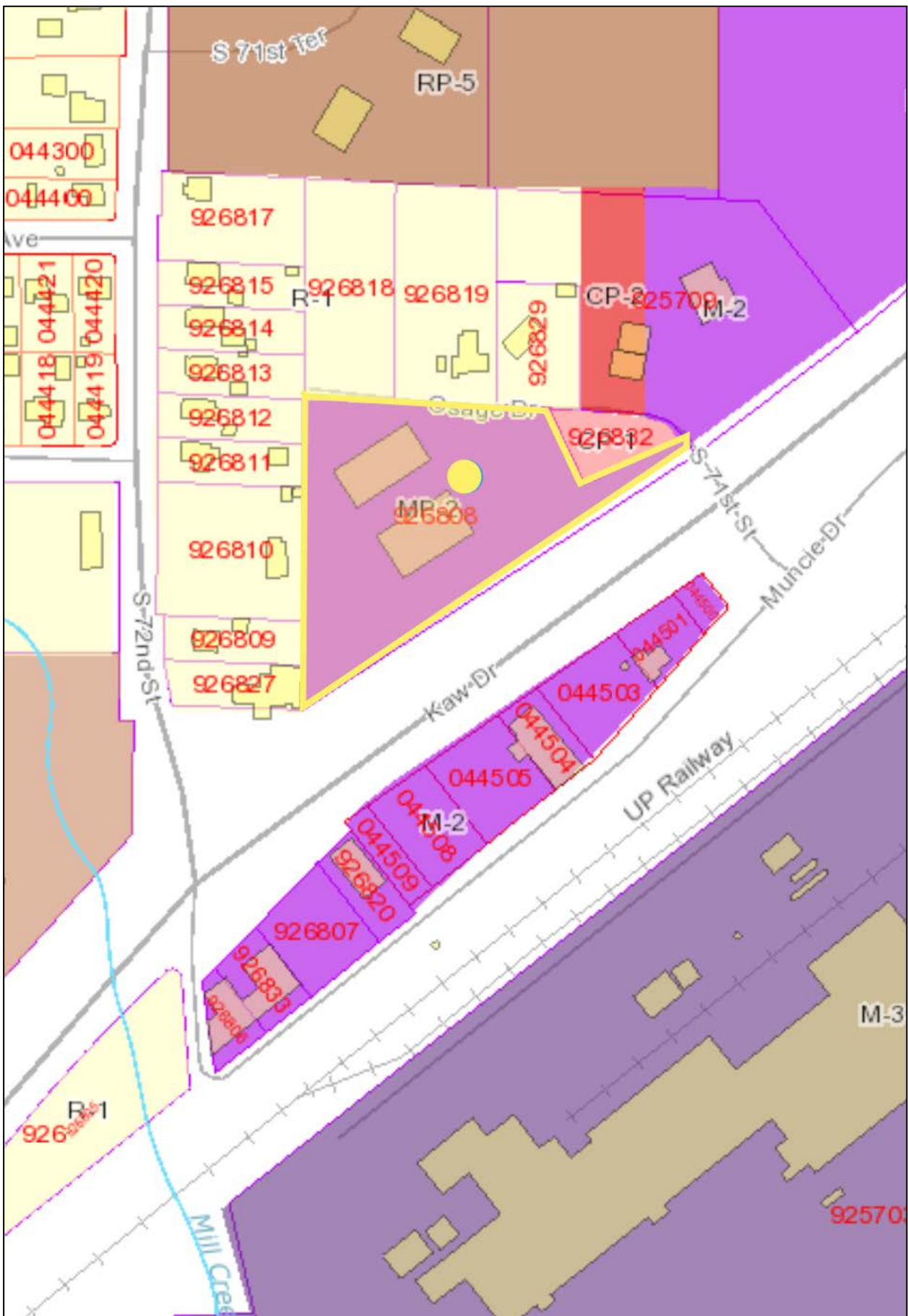
**Staff Conclusion:**

If approved, staff stipulates the following:

- 9) The applicant and landlord shall comply with all of the stipulations prior to the special use permit becoming valid and the applicant opening their business
- 10) No outside storage or display of any materials, including tires
- 11) Site must be cleaned up, including removing the concrete pads and poles along Kaw Drive, installing landscaping along Kaw Drive, and removing all weeds present in the parking lot
- 12) Maintaining the condition of the repaired, striped, and landscaped parking lot
- 13) Each automobile shall be in a striped, designated parking space.
- 14) No equipment, material or vehicles, other than operable motor passenger cars, may be kept, parked, stored or displayed closer than 25 feet to a street line unless such area is screened from the street by a solid fence or other obstruction, set back not less than six feet from the street line and not less than three feet in height.
- 15) Noise greater than 80dB(A) at repeated intervals for a sustained length of time at any point on the property line or noise which causes the day-night noise level average to exceed 65dB(A) for any residence for a sustained period.  
Applicant shall work with nearby residents to ensure that noise does not become a problem.
- 16) Approval shall be for two (2) years







Since 2010, DLS Tire Centers, Inc. has been a family-run business offering affordable and quality automotive services and tires. Over the past 7 years they have expanded into 4 locations serving Newark, OH, Kansas City, MO, Harrisonville, MO and Boulder, CO. Customer service is our #1 priority.

DLS Tire Centers, Inc. provide a one-stop shop when considering new tires or wheels. They also have an on-line presence for customers to browse their products and services that are available at any of their current locations serving Newark, OH, Kansas City, MO, Harrisonville, MO, or Boulder, CO. Their services include professional tire services performed by our ASE-certified mechanics, like TPMS repairs, computer spin balance services, flat repairs, and tire rotations.

Their ASE-certified auto mechanics can handle a variety automotive service repairs like steering and suspension system repairs, transmission repairs, four-wheel drive system repairs, differential repairs, belts and hoses repairs, brakes repairs, and more. Their auto professionals combine years of experience with state-of-the-art diagnostic tools in order to expertly service your vehicle. They have spent the last 7 years delivering extensive auto repairs to satisfied customers. Check out a comprehensive online list of maintenance and repair services offered at all of their current locations.

This location for DLS Tire Centers is to be targeted to the truck tire installation and repair business.

90% of their truck work is actually done off site with service trucks at the customers locations. As an example 100% of Transport Truck Sales just down the road truck tire work is done on their lot from our tire vendor.

This is normal for commercial tire work, which is the majority of their work.

This location is more of a base for them here, rather than a service shop.

On most days only 1 to 2 people stay in the shop during the day, to do onsite work.

On-site work is for this location will be limited, the bulk of the work is done with the service trucks that go out all day and come back at the end of the day.

There will be no disabled vehicles stored at the site, customers trucks and cars waiting for tire work would be limited due to reason stated above, and nothing comes there for auto repair, so really nothing would be there for long, if even overnight period.

For their own security reasons mostly all of their equipment will be stored inside, I'm sure they'll have some of their own trucks outside, but for the most part this building space is big for them, allowing plenty of room to store all they can inside as far as their own equipment, that was one of the big reasons they wanted this building.























## Images of other DLS Tire Center locations



## Harrisonville, Missouri



## Newark, Ohio









## Urban Planning and Land Use

701 North 7<sup>th</sup> Street, Room 423  
Kansas City, Kansas 66101  
Email: [planninginfo@wycokck.org](mailto:planninginfo@wycokck.org)

Phone: (913) 573-5750  
Fax: (913) 573-5796  
[www.wycokck.org/planning](http://www.wycokck.org/planning)

**To:** Unified Government Board of Commissioners  
**From:** City Staff  
**Date:** May 25, 2017  
**Re:** Vacation Petition #U/E-2017-4

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### GENERAL INFORMATION

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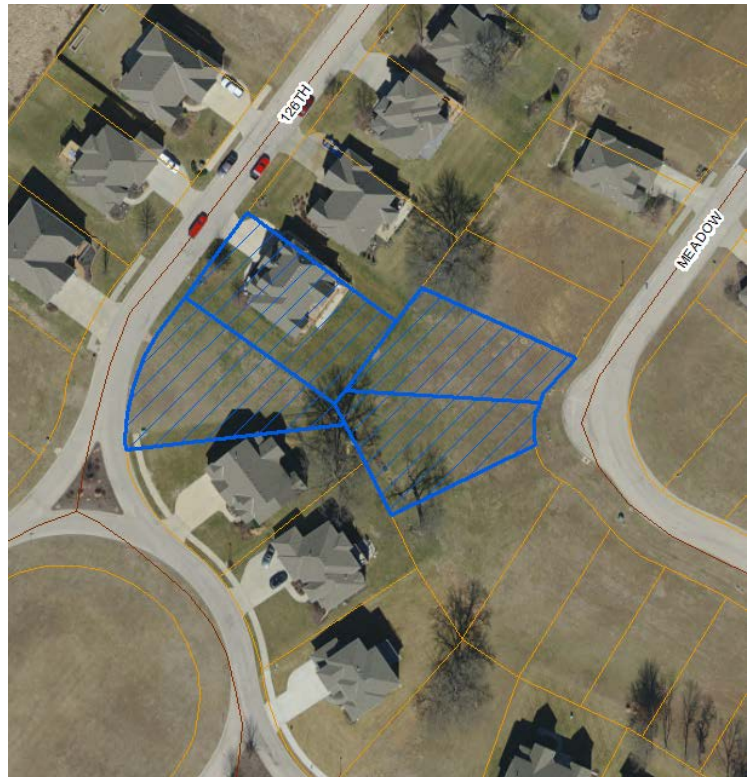
**Applicant:**  
Dennis Hays and Denise Hays

**Status of Applicant:**  
Owners  
4907 North 126<sup>th</sup> Street  
4909 North 126<sup>th</sup> Street  
12456 Meadow Lane  
12458 Meadow Lane  
Kansas City, Kansas 66109

**Requested Action:**  
Vacation of Utility Easements

**Date of Application:**  
March 22, 2017

**Purpose:**  
To vacate the utility easements on the interior lot side and back property lines for a yard extension.



**Property Location:**

4907 North 126<sup>th</sup> Street  
4909 North 126<sup>th</sup> Street  
12456 Meadow Lane  
12458 Meadow Lane

**Existing Zoning:** R-1 Single Family District

**Existing Surrounding Zoning: North:** R-1 Single Family District

**South:** R-1 Single Family District

**East:** R-1 Single Family District

**West:** R-1 Single Family District

**Existing Uses: North:** Single Family Homes

**South:** Single Family Homes

**East:** Single Family Homes

**West:** Single Family Homes

**Neighborhood Characteristics:** The neighborhood is residential in nature.

**Total Tract Size:** 0.92 acre

**Master Plan Designation:** The Prairie Delaware Piper Master Plan designates this property as low-density residential.

**Major Street Plan:** The City-Wide Master Plan designates both North 126<sup>th</sup> Street and Meadow Lane as local streets.

**Advertisement:** The Wyandotte Echo – April 13, 2017  
Letters to Property Owner – April 13, 2017 and May 16, 2017

**Public Hearings:** May 8, 2017 and May 25, 2017

**Public Opposition:** No one appeared in opposition at the May 8, 2017 City Planning Commission meeting.

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## **PROPOSAL**

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**Detailed Outline of Requested Action:** The applicants, Dennis and Denise Hays, have applied to vacate the utility easements on the shared side and rear property lines of the following properties in the Canaan lake West Phase 1 subdivision:

4907 North 126<sup>th</sup> Street (Lot 24)

4909 North 126<sup>th</sup> Street (Lot 25)

12456 Meadow Lane (Lot 76)

12458 Meadow Lane (Lot 75)

The applicants own these four contiguous properties and intend to consolidate the properties and use the additional land as a yard extension for the existing single family house at 4909 North 126<sup>th</sup> Street (Lot 25)

City Ordinance Requirements:

Chapter 27 – Planning and Development

Article VI – Administration and Review Procedures

Subdivision, Section 27-215

Article VII – Subdivisions

Division 3. – Required Improvements

Article VIII – Zoning

Division 4 – District Regulations, Sections 27-452 – 27-497

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**FACTORS TO BE CONSIDERED**

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- 1. *Development of such character that it can be used safely without danger to health, or peril from fire, flood, erosion, excessive noise or other adversity.***

This will not be an issue.

- 3. *Streets are designed so as to provide a safe, convenient and functional system for vehicular traffic, and having such width, gradient, location and structural quality as to accommodate prospective traffic as determined by existing and probable future land and building uses.***

Not Applicable.

- 4. *Assurance that buildings, lots, blocks, parcels and streets are so arranged as to afford adequate light, open space or air, to facilitate fire protection, and to provide for long-term sustained real estate values.***

Not Applicable.

- 5. *Development patterns are designed with due regard to topography, so that the natural features of the land and vegetation shall be protected and enhanced.***

Not Applicable.

- 6. *Adequate sites are provided for schools, parks, playgrounds, and other community services so that residents of all neighborhoods shall have convenient access to such facilities.***

Not Applicable.

- 7. *Vacation will not create utility conflicts.***

The vacation of the utility easements will not create any conflicts; there are no utilities or plans for future utilities in the utility easement that is proposed to be vacated.

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## KEY ISSUES

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Sidewalks

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## PLANNING COMMISSION RECOMMENDATION

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The Planning Commission voted 9 to 0 to recommend **APPROVAL** of Utility Easement Vacation Application #U/E-2017-4, subject to:

### Urban Planning and Land Use Comments:

#### 1. Sidewalks

The Required Improvements Division of the Subdivision Ordinance requires that sidewalks be installed on one side of all local residential streets. This comment stipulates that if any improvements are made to Lot 24, the property owner shall install a segment of sidewalk along the frontage of Lot 24 from the end of the existing sidewalk on Lot 23 to the existing sidewalk curb ramp on Lot 24. This sidewalk shall be installed at the time of the improvements. This stipulation applies to the property regardless of ownership.

The property owner must install sidewalks along the frontage of Lots 75 and 76 if Lots 74 or 77 are developed. The sidewalk shall be installed at the time that Lot 74 or 77 is developed. This stipulation applies to these properties regardless of ownership.

### Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
  - 1) None
- B) Items that are conditions of approval (stipulations):
  - 1) The County Surveyor makes separate technical review of easement vacation exhibit, and/or plat, and submits comments directly to the preparer of the vacation/plat. Provide easement vacation documents and/or plat in accordance with County Surveyor comments.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
  - 1) None

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## STAFF COMMENTS AND SUGGESTIONS

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The staff concurs with the recommendation of the City Planning Commission.



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## STAFF RECOMMENDATIONS

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Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Vacation Petition #U/E-2017-4 subject to all comments and suggestions outlined in this staff report.

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## ATTACHMENTS

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May 8, 2017 City Planning Commission Minutes  
Description of Property to be vacated  
Plat Map  
Aerial Imagery  
Zoning map

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## REVIEW OF INFORMATION AND SCHEDULE

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| Action         | Planning Commission | Unified Government Commission |
|----------------|---------------------|-------------------------------|
| Public Hearing | May 8, 2017         | May 25, 2017                  |
| Vacation       | Approval            |                               |

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**STAFF CONTACT:** Zach Flanders  
[zflanders@wycokck.org](mailto:zflanders@wycokck.org)

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## MOTIONS

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I move the Unified Government Board of Commissioners **APPROVE** Petition #U/E-2017-4 as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. \_\_\_\_\_;
2. \_\_\_\_\_; And
3. \_\_\_\_\_.

## OR

I move the Unified Government Board of Commissioners **DENY** Petition #U/E-2017-4, as they are not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

## **MAY 8, 2017 CITY PLANNING COMMISSION MINUTES:**

**Hearing Starts: 1:06:55**

### **UTILITY EASEMENT VACATION APPLICATION #U/E-2017-4 – DENNIS AND**

**DENISE HAYS – SYNOPSIS:** Vacation of utility easements at 4907 and 4909 North 126<sup>th</sup> Street and 12456 and 12458 Meadow Lane. **Detailed Outline of Requested**

**Action:** The applicants, Dennis and Denise Hays, have applied to vacate the utility easements on the shared side and rear property lines of the following properties in the Canaan lake West Phase 1 subdivision:

4907 North 126<sup>th</sup> Street (Lot 24)

4909 North 126<sup>th</sup> Street (Lot 25)

12456 Meadow Lane (Lot 76)

12458 Meadow Lane (Lot 75)

The applicants own these four contiguous properties and intend to consolidate the properties and use the additional land as a yard extension for the existing single family house at 4909 North 126<sup>th</sup> Street (Lot 25)

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated May 8, 2017;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo dated April 13, 2017; and
7. The Notices to property owners dated April 13, 2017

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. (No one responded in the affirmative.)

### **Present in Support:**

- ❖ Mr. Dennis Hays, 4907 North 126<sup>th</sup> Street, Kansas City, Kansas, applicant
- ❖ Mrs. Denise Hays, 4907 North 126<sup>th</sup> Street, Kansas City, Kansas, applicant

### **Present in Opposition:**

- ❖ No one appeared

**Staff Recommendation Starts: 1:10:44** Planner Hickey stated that the staff recommends approval subject to the staff stipulations in the staff report. Planning Commissioner Connelly stated that last month there was an applicant before the Commission that had three (3) buildings and asked if three (3) is allowed and not four (4) buildings. Planner Hickey stated that the applicant in this zoning district would be allowed one (1) accessory building less than 1,000 square feet at this location. This application is for the utility easement and not additional buildings.

## **Motion and Vote Starts: 1:11:35**

On motion by Mr. Carson, seconded by Ms. Jones, the Planning Commission voted as follows to **recommend APPROVAL of Utility Easement Vacation Application #UE-2017-4:**

|           |             |
|-----------|-------------|
| Carson    | Aye         |
| Childress | Aye         |
| Connelly  | Aye         |
| Ernst     | Aye         |
| Gonzalez  | Aye         |
| Huey      | Chairman    |
| Jones     | Aye         |
| Mose      | Aye         |
| Pauley    | Not Present |
| Rank      | Aye         |
| Serda     | Aye         |

**Motion to recommend APPROVAL Passed: 9 to 0**  
**Subject to:**

## **Urban Planning and Land Use Comments:**

### **1. Sidewalks**

The Required Improvements Division of the Subdivision Ordinance requires that sidewalks be installed on one side of all local residential streets. This comment stipulates that if any improvements are made to Lot 24, the property owner shall install a segment of sidewalk along the frontage of Lot 24 from the end of the existing sidewalk on Lot 23 to the existing sidewalk curb ramp on Lot 24. This sidewalk shall be installed at the time of the improvements. This stipulation applies to the property regardless of ownership.

The property owner must install sidewalks along the frontage of Lots 75 and 76 if Lots 74 or 77 are developed. The sidewalk shall be installed at the time that Lot 74 or 77 is developed. This stipulation applies to these properties regardless of ownership.

## **Public Works Comments:**

**A) Items that require plan revision or additional documentation before engineering can recommend approval:**

**1) None**

**B) Items that are conditions of approval (stipulations):**

**1) The County Surveyor makes separate technical review of easement vacation exhibit, and/or plat, and submits comments directly to the preparer of the vacation/plat. Provide easement vacation documents and/or plat in accordance with County Surveyor comments.**

**C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:**

**1) None**

## Attachment A – Description of Property to be Vacated

Revised – 4/2/17

### Description of Property to be Vacated

#### I. Narrative Description

Applicants are requesting vacation of the following easements running along property boundaries as follows:

- 1) 110' between Lots 24 and 25 from back property line to 30' back from front property line
- 2) 80 feet at the back of Lot 25 that adjoins the back of Lots 75 and 76
- 3) 121.79' between Lots 75 and 76 from back property line to 25' back from front property line
- 4) 16.91 feet between the back of Lots 24 & 25

#### II. Subdivision plat image attached

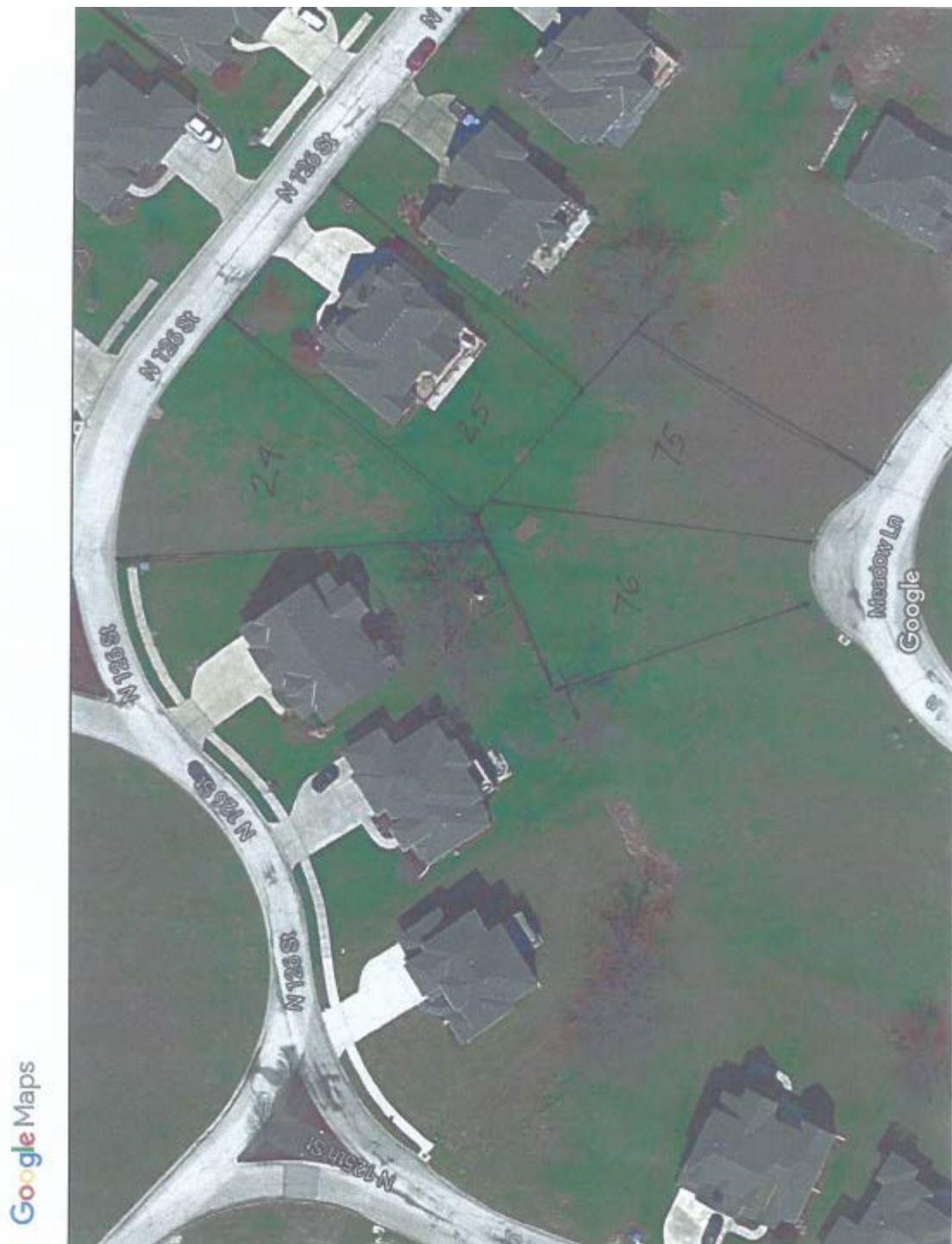
Green indicates the outside boundaries of Lots 24, 25, 75, 76 which is currently under single ownership of Dennis & Denise Hays

Yellow indicates the easement areas where vacation is requested



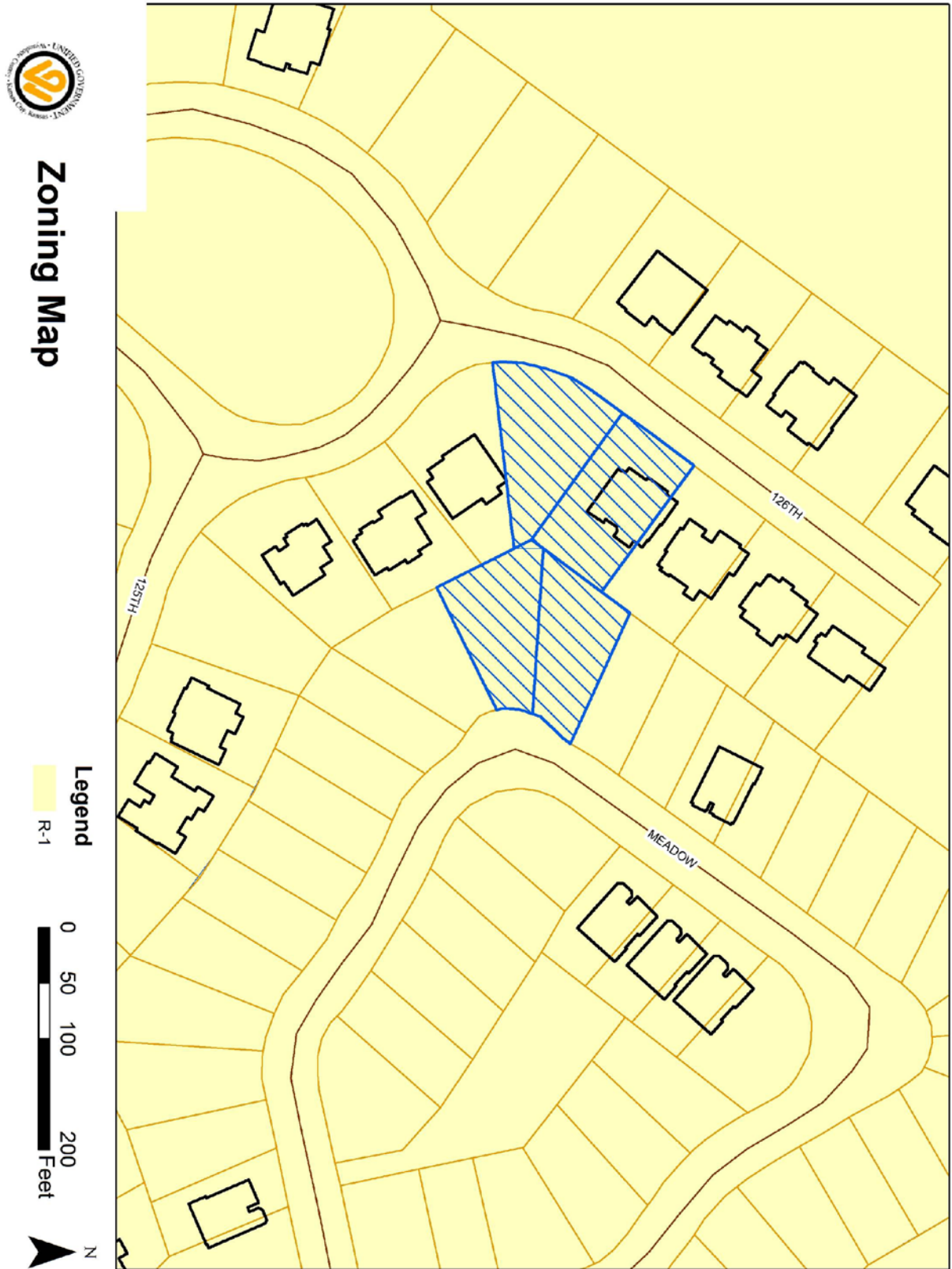
REVISÉD APRIL 2, 2017

Attachment C – Aerial Imagery





# Attachment D – Zoning Map



# Urban Planning and Land Use

701 North 7<sup>th</sup> Street, Room 423  
Kansas City, Kansas 66101  
Email: [planninginfo@wycokck.org](mailto:planninginfo@wycokck.org)

Phone: (913) 573-5750  
Fax: (913) 573-5796  
[www.wycokck.org/planning](http://www.wycokck.org/planning)

**To:** Unified Government Board of Commissioners

**From:** City Staff

**Date:** May 25, 2017

**Re:** **Petition #PR-2017-16**

## GENERAL INFORMATION

**Applicant:**  
Nicole Anderson

**Status of Applicant:**  
Representative for  
Kansas City Kansas Community  
College  
Studio A Architecture LLC  
123 Southwest Boulevard  
Kansas City, MO 64108

**Requested Action:**  
Approval of a preliminary and final development plan for a weight room and multi-purpose athletic facility on Kansas City Kansas Community College's campus

**Date of Application:**  
March 24, 2017



**Purpose:** This application has been submitted to approve a preliminary and final development plan for a weight room and multi-purpose athletic facility for the KCKCC athletic teams

**Property Location:** 7250 State Avenue

**Existing Zoning:** R-1 Single Family District

|                            |               |                            |
|----------------------------|---------------|----------------------------|
| <b>Surrounding Zoning:</b> | <b>North:</b> | R-1 Single Family District |
|                            | <b>South:</b> | R-1 Single Family District |
|                            | <b>East:</b>  | R-1 Single Family District |
|                            | <b>West:</b>  | R-1 Single Family District |

|                       |               |                                             |
|-----------------------|---------------|---------------------------------------------|
| <b>Existing Uses:</b> | <b>North:</b> | Kansas City Kansas Community College Campus |
|                       | <b>South:</b> | Kansas City Kansas Community College Campus |
|                       | <b>East:</b>  | Kansas City Kansas Community College Campus |
|                       | <b>West:</b>  | Kansas City Kansas Community College Campus |

**Total Tract Size:** The Kansas City Kansas Community College Campus parcel is 105.46 acres.

**Master Plan Designation:** The City-Wide Master Plan designates this property as the public/semi-public land use.

**Major Street Plan:** The City-Wide Master Plan designates College Parkway, Parallel Parkway, and State Avenue as Class A Thoroughfares.

**Advertisement:** Property Owner Letters – April 13, 2017 and May 16, 2017  
Wyandotte Echo – April 13, 2017

**Public Hearings:** May 8, 2017 and May 25, 2017

**Public Opposition:** No one appeared in opposition at the May 8, 2017 City Planning Commission meeting.

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## PROPOSAL

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*Detailed Outline of Requested Action:* This application has been submitted to develop a weight room and multi-purpose athletic facility on Kansas City Kansas Community College's campus for use by the college's athletic teams. The facility will replace the outdoor tennis courts south of the existing soccer field and track facility. The proposed facility is an 18,486 square feet single story building.

*Previous Actions:* The following planning actions are associated with the Kansas City Kansas Community College campus:

- Zoning Variance #2162 for fence height exceeding six feet on the west edge of campus was approved in 2015
- Plan Review #PR-2011-29 for renovation to existing athletic facilities was approved in 2011
- Plan Review #PR-2009-18 for an addition to the fieldhouse was approved in 2009.



- Plan Review #PR-2007-7 for a storage facility related to the motorcycle driver education program was approved in 2007.

City Ordinance Requirements:

Chapter 27 – Planning and Development

Article VI – Administration and Review Procedures

Development Plan, Section 27-212

Article VIII – Zoning

Division 4 – District Regulations, Sections 27-452 – 27-497

Division 5 – Overlay Districts, Subdivision IV. – Commercial

Development Guidelines Overlay District, Sections 27-573 – 27-591

Division 9 – Parking and Loading, Sections 27-667 – 27-695

Division 10 – Landscaping and Screening, Sections 27-696 – 27-719

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## FACTORS TO BE CONSIDERED

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**1. *Neighborhood character.***

The proposed development is within Kansas City Kansas Community College's main campus. The proposed building replaces the outdoor tennis courts. It is located on the northern portion of the campus and towards the center of the campus. It is at least 360 feet from the nearest property line.

**2. *The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.***

The proposed use is not likely to increase traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.

**3. *The degree of conformance of the proposed use to the Master Plan.***

This use conforms to the City-Wide Master Plan. The City-Wide Master Plan designates this area as public/semi-public land use for Kansas City Kansas Community College's campus. The proposed development is a typical campus use.

**4. *The extent to which utilities and public services are available and adequate to serve the proposed use.***

**a. *Water service***

Available

**b. *Sanitary sewer service***

Available

**c. Storm water control**

To be designed to meet City Code

**d. Police**

Police service is provided by West Patrol, District #222

**e. Fire**

Fire service is provided by Fire District 4, Station #19

**f. Transit**

KCATA provides transit service to the area via route 116 on Parallel Parkway and 101 on State Avenue.

**g. Schools**

Kansas City USD 500

**5. The capability of the proposed use to meet applicable ordinance and other requirements.**

The proposed use is capable of meeting the applicable ordinance and other requirements.

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**NEIGHBORHOOD MEETING**

---

The applicant held a neighborhood meeting on April 20, 2017. There was no one in attendance and no opposition was expressed at the meeting.

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**KEY ISSUES**

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Building Articulation  
Windows  
Landscaping

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**PLANNING COMMISSION RECOMMENDATION**

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The Planning Commission voted 9 to 0 to recommend **APPROVAL** of Plan Review Application #PR-2017-16, subject to:

**Urban Planning and Land Use Comments:**

**1. Building Articulation**

The commercial design guidelines require that building walls be divided

into increments of no more than 45 feet through articulation of the façade. This can be achieved through combinations of at least three of the following techniques:

- a. Divisions or breaks in materials;
- b. Building offsets (projections, recesses, niches);
- c. Window bays;
- d. Separate entrances and entry treatment; or
- e. Variation in rooflines.

Please revise the preliminary development plan to incorporate additional building articulation.

Staff Comment: The revised development plan meets these requirements.

**2. Windows**

The commercial design guidelines require that windows should total at least 60 percent of the building frontage facing streets or parking lots.

Staff recognizes that this requirement is intended for commercial storefronts and is not appropriate for a weight training and multipurpose athletic facility. However, a windowless building does not meet the intent of the design guidelines. Please provide windows along at least 25 percent of the linear building frontage.

Staff Comment: The revised development plan meets these requirements.

**3. Landscaping and Screening**

Please provide a landscape plan for the immediate vicinity. Include the following:

- a. At least 75% of the length of building foundations must be planted with ornamental plant material such as ornamental trees, flowering shrubs, perennials, and groundcovers.
- b. At least 5 trees are required in the immediate vicinity. Commercial uses are required to provide 1 tree for every 7,000 square feet of site area. The commercial design guidelines require that this requirement be exceeded by 75%.

Staff Comment: The revised development plan meets these requirements.

**Public Works Comments:**

A) Items that require plan revision or additional documentation before engineering can recommend approval:

1) None

B) Items that are conditions of approval (stipulations):

1) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.

C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:

1) None

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## STAFF COMMENTS AND SUGGESTIONS

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The staff concurs with the recommendation of the City Planning Commission.

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## STAFF RECOMMENDATION

---

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition #PR-2017-16 subject to all comments and suggestions outlined in this staff report.

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## ATTACHMENTS

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May 8, 2017 City Planning Commission Minutes  
General Layout  
Dimension Plan  
Grading Plan  
Elevations  
Site Photos  
Material Palette

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## REVIEW OF INFORMATION AND SCHEDULE

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| <u>Action</u>              | <u>Planning Commission</u> | <u>Board of Commissioners</u> |
|----------------------------|----------------------------|-------------------------------|
| Public Hearing             | May 8, 2017                | May 25, 2017                  |
| Preliminary and Final Plan | Approval                   |                               |

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**STAFF CONTACT:**      **Zach Flanders**  
                                         [zflanders@wycokck.org](mailto:zflanders@wycokck.org)

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## MOTIONS

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I move the Unified Government Board of Commissioners **APPROVE** Petition #PR-2017-16 as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. \_\_\_\_\_;
2. \_\_\_\_\_; And
3. \_\_\_\_\_.



**OR**

I move the Unified Government Board of Commissioners **DENY** Petition #PR-2017-16, as it is not in compliance with the City Ordinances and as it will not promote the health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

**MAY 8, 2017 CITY PLANNING COMMISSION MINUTES:**

**Hearing Starts: 1:49:47**

**PLAN REVIEW APPLICATION #PR-2017-16 – NICOLE ANDERSON WITH STUDIO A ARCHITECTURE LLC - SYNOPSIS:** Preliminary and Final Plan Review for a weight room and multi-purpose athletic facility for the KCKCC athletic teams at 7250 State Avenue. **Detailed Outline of Requested Action:** This application has been submitted to develop a weight room and multi-purpose athletic facility on Kansas City Kansas Community College's campus for use by the college's athletic teams. The facility will replace the outdoor tennis courts south of the existing soccer field and track facility. The proposed facility is an 18,486 square foot single story building. **Previous Actions:** The following planning actions are associated with the Kansas City Kansas Community College campus:

- Zoning Variance #2162 for fence height exceeding six feet on the west edge of campus was approved in 2015
- Plan Review #PR-2011-29 for renovation to existing athletic facilities was approved in 2011
- Plan Review #PR-2009-18 for an addition to the fieldhouse was approved in 2009.
- Plan Review #PR-2007-7 for a storage facility related to the motorcycle driver education program was approved in 2007.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated May 8, 2017;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file; and
6. The Notices to property owners dated April 13, 2017

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. (No one responded in the affirmative.)

**Present in Support:**

- ❖ Ms. Nicole Anderson, Studio A Architecture LLC, 123 Southwest Boulevard, Kansas City, Missouri 64108

**Present in Opposition:**

❖ No one appeared

**Staff Recommendation Starts: 1:52:40** Planner Hickey stated that the staff recommends approval subject to the stipulations in the staff report.

**Motion and Vote Starts: 1:52:50**

On motion by Dr. Serda, seconded by Ms. Jones, the Planning Commission voted as follows to **recommend APPROVAL of Plan Review Application #PR-2017-16:**

|           |             |
|-----------|-------------|
| Carson    | Aye         |
| Childress | Aye         |
| Connelly  | Aye         |
| Ernst     | Aye         |
| Gonzalez  | Aye         |
| Huey      | Chairman    |
| Jones     | Aye         |
| Mose      | Aye         |
| Pauley    | Not Present |
| Rank      | Aye         |
| Serda     | Aye         |

**Motion to recommend APPROVAL Passed: 9 to 0**

**Subject to:**

**Urban Planning and Land Use Comments:**

**1. Building Articulation**

The commercial design guidelines require that building walls be divided into increments of no more than 45 feet through articulation of the façade. This can be achieved through combinations of at least three of the following techniques:

- a. Divisions or breaks in materials;
- b. Building offsets (projections, recesses, niches);
- c. Window bays;
- d. Separate entrances and entry treatment; or
- e. Variation in rooflines.

Please revise the preliminary development plan to incorporate additional building articulation.

**Staff Comment:** The revised development plan meets these requirements.

**2. Windows**

The commercial design guidelines require that windows should total at least 60 percent of the building frontage facing streets or parking lots. Staff recognizes that this requirement is intended for commercial storefronts and is not appropriate for a weight training and multipurpose athletic facility. However, a windowless building does not meet the intent of

the design guidelines. Please provide windows along at least 25 percent of the linear building frontage.

Staff Comment: The revised development plan meets these requirements.

**3. Landscaping and Screening**

Please provide a landscape plan for the immediate vicinity. Include the following:

- a. At least 75% of the length of building foundations must be planted with ornamental plant material such as ornamental trees, flowering shrubs, perennials, and groundcovers.
- b. At least 5 trees are required in the immediate vicinity. Commercial uses are required to provide 1 tree for every 7,000 square feet of site area. The commercial design guidelines require that this requirement be exceeded by 75%.

Staff Comment: The revised development plan meets these requirements.

**Public Works Comments:**

A) Items that require plan revision or additional documentation before engineering can recommend approval:

1) None

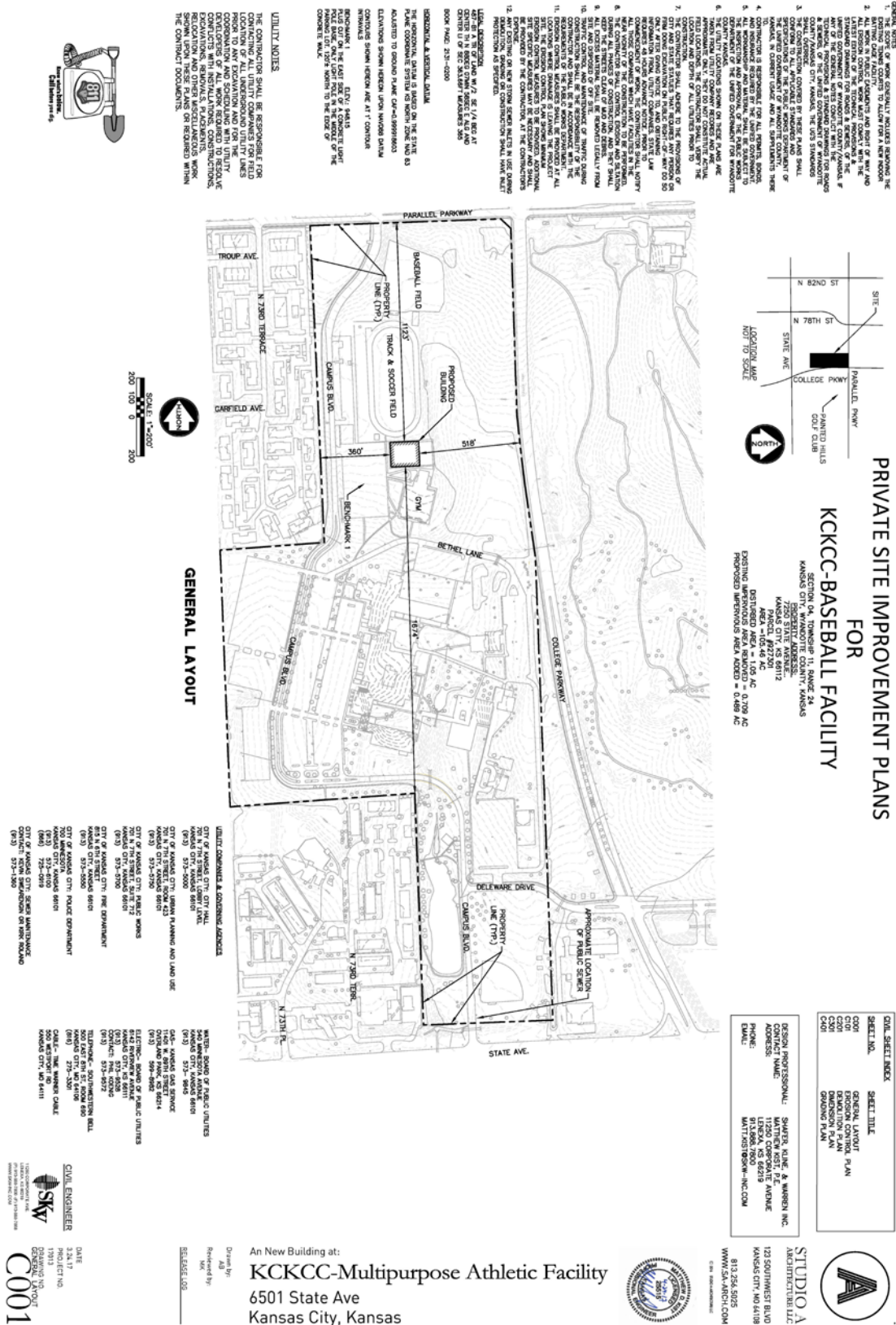
B) Items that are conditions of approval (stipulations):

1) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.

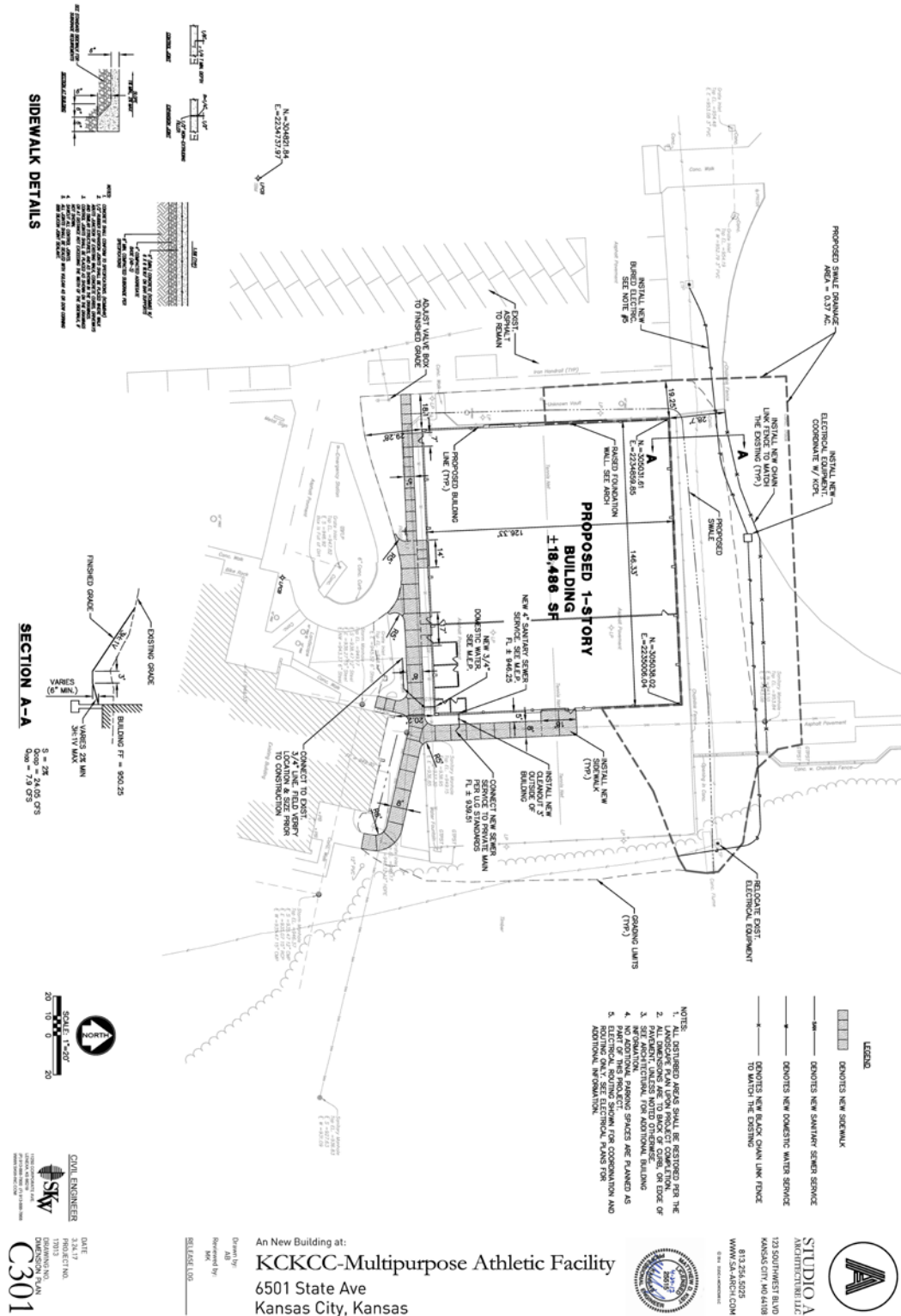
C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:

1) None

## 10



# Attachment B – Dimension Plan

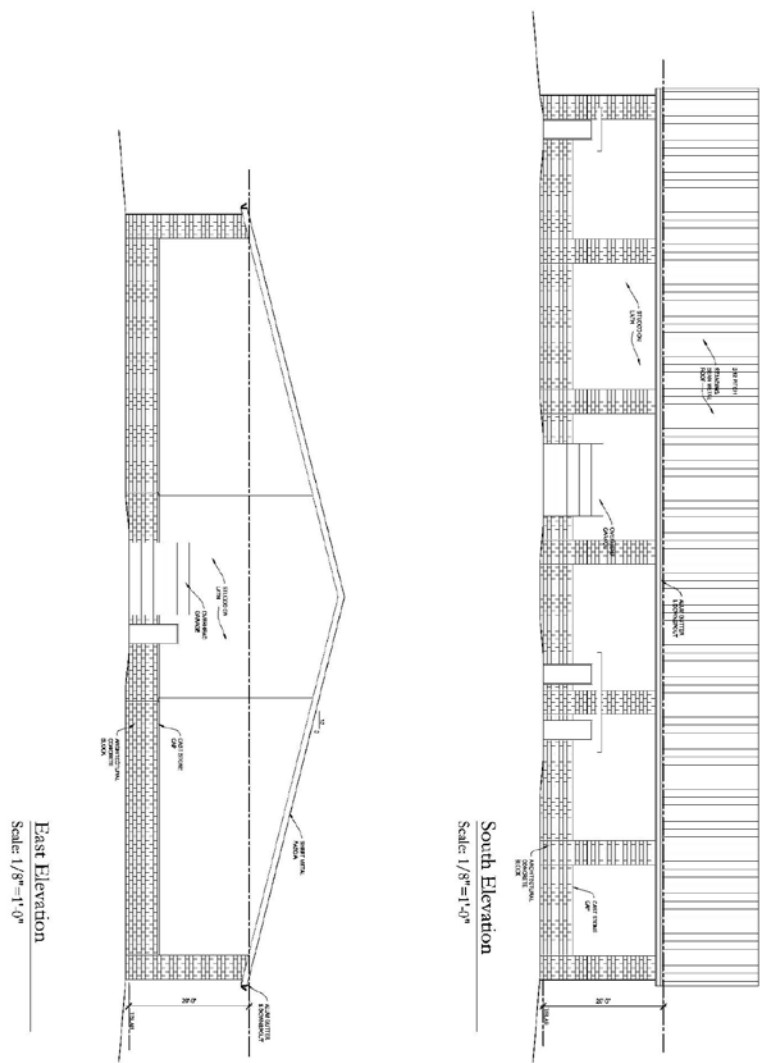




## 12



Attachment D – Elevations



DATE  
April 24, 2017  
DRAWN BY  
JTB  
CHECKED BY  
JTB  
DRAWING NO.  
A100

DESIGNED BY  
JTB  
CHECKED BY  
JTB  
DRAWING NO.  
A100

An New Building at:  
**KCKCC-Multipurpose Athletic Facility**  
7250 State Avenue  
Kansas City, Kansas



STUDIO A  
ARCHITECTS  
123 SOUTH WEST 81st  
KANSAS CITY, MO 64118  
913.254.6235  
WWW.STUDIOA.COM





**STUDIO A**  
ARCHITECTURAL

125 SOUTHWEST BLVD  
KANSAS CITY, MO 64108

816.256.5025  
WWW.SA-ARCH.COM

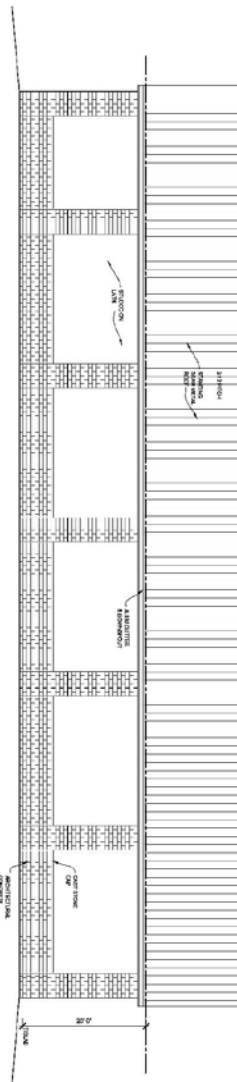
8-11 Professional Seal



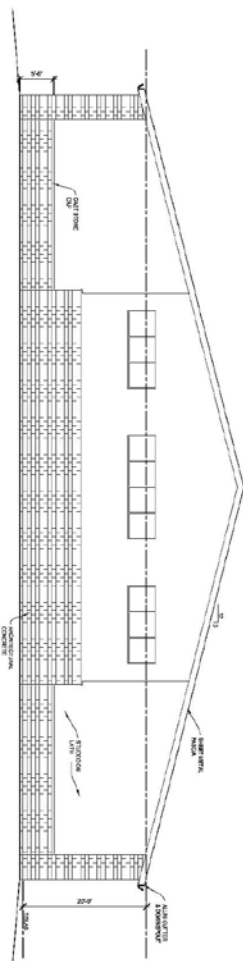
An New Building at:  
**KCKCC-Multipurpose Athletic Facility**  
7250 State Avenue  
Kansas City, Kansas

Drawn by:  
KCK  
Reviewed by:  
KCK  
INSCALE: 1/8"=1'-0"  
INSCALE: 1/8"=1'-0"

DATE:  
April 12, 2017  
PROJECT:  
11913  
DRAWING NO:  
**A101**



**North Elevation**  
Scale: 1/8"=1'-0"



**West Elevation**  
Scale: 1/8"=1'-0"

## Attachment E – Site Photos

### KCKCC MULTI-PURPOSE ATHLETIC FACILITY EXISTING CONDITIONS





# KCKCC MULTI-PURPOSE ATHLETIC FACILITY

## EXISTING CONDITIONS





## Attachment F - Material Palette

### KCKCC MULTI-PURPOSE ATHLETIC FACILITY MATERIAL PALETTE



Standing Seam Roof & Trim:  
Sherwin Williams Urbane Bronze SW 7048

Stucco: Sherwin William Urban Putty SW7532



16"x8" Architectural Splitface Concrete Block:  
Cocoa (to match accent block on existing  
adjacent building)



Existing Adjacent Building





## Urban Planning and Land Use

701 North 7<sup>th</sup> Street, Room 423  
Kansas City, Kansas 66101  
Email: [planninginfo@wycokck.org](mailto:planninginfo@wycokck.org)

Phone: (913) 573-5750  
Fax: (913) 573-5796  
[www.wycokck.org/planning](http://www.wycokck.org/planning)

**To:** Unified Government Board of Commissioners  
**From:** City Staff  
**Date:** May 25, 2017  
**Re:** Petition #PR-2017-17

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### GENERAL INFORMATION

---

**Applicant:**  
Nicole Anderson

**Status of Applicant:**  
Representative for  
Kansas City Kansas Community  
College  
Studio A Architecture LLC  
123 Southwest Boulevard  
Kansas City, MO 64108

**Requested Action:**  
Approval of a preliminary and final  
development plan

**Date of Application:**  
March 24, 2017

**Purpose:**  
This application has been submitted to approve a preliminary and final development plan for modifications of Kansas City Kansas Community College's fire science building. The purpose of the modification is to enclose the front portico to house the program's fire truck.



**Property Location:** 6840 State Avenue

**Existing Zoning:** CP-2 Planned General Business District

**Surrounding Zoning:**

|               |                                                                                   |
|---------------|-----------------------------------------------------------------------------------|
| <b>North:</b> | R-1 Single Family District                                                        |
| <b>South:</b> | CP-2 Planned General Business District and C-1 Limited Business District          |
| <b>East:</b>  | CP-2 Planned General Business District                                            |
| <b>West:</b>  | CP-1 Planned Limited Business District and CP-2 Planned General Business District |

**Existing Uses:**

|               |                                                       |
|---------------|-------------------------------------------------------|
| <b>North:</b> | Single family residences                              |
| <b>South:</b> | Hotel, single family residence, and convenience store |
| <b>East:</b>  | Kansas City Kansas Community College Buildings        |
| <b>West:</b>  | Retail bank and Lowe's                                |

**Total Tract Size:** 1.84 acres

**Master Plan Designation:** The City-Wide Master Plan designates this property as mixed-use land use.

**Major Street Plan:** The City-Wide Master Plan designates State Avenue as a Class A Thoroughfare.

**Advertisement:** Property Owner Letters – April 13, 2017 and May 16, 2017  
Wyandotte Echo – Not Required

**Public Hearings:** May 8, 2017 and May 25, 2017

**Public Opposition:** No one appeared in opposition at the May 8, 2017 City Planning Commission meeting.

---

## PROPOSAL

---

**Detailed Outline of Requested Action:** This application has been submitted to modify Kansas City Kansas Community College's existing fire science building. The purpose of the modification is to enclose the front portico to house the program's fire truck.

**Previous Actions:** The following planning actions are associated with this parcel:

- Preliminary and Final Plat: The Technical Education Center III  
This case was approved in 2010 to split a larger lot into two lots, one commercial and one education facility for sale to the Kansas City Kansas Community College.

**City Ordinance Requirements:**

Chapter 27 – Planning and Development  
Article VI – Administration and Review Procedures  
Development Plan, Section 27-212

Article VIII – Zoning

Division 4 – District Regulations, Sections 27-452 – 27-497

Division 5 – Overlay Districts, Subdivision IV. – Commercial

Development Guidelines Overlay District, Sections 27-573 –  
27-591

Division 9 – Parking and Loading, Sections 27-667 – 27-695

Division 10 – Landscaping and Screening, Sections 27-696 – 27-  
719

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## FACTORS TO BE CONSIDERED

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**1. *Neighborhood character.***

State Avenue is a mixed use commercial corridor and one of the main east-west corridors in the city. The area north of the site is characterized by single family residences.

**2. *The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.***

The proposed use is not likely to increase traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.

**3. *The degree of conformance of the proposed use to the Master Plan.***

This use conforms to the City-Wide Master Plan. The City-Wide Master Plan designates this area as mixed-use land use.

**4. *The extent to which utilities and public services are available and adequate to serve the proposed use.***

**a. *Water service***

Available

**b. *Sanitary sewer service***

Available

**c. *Storm water control***

To be designed to meet City Code

**d. *Police***

Police service is provided by West Patrol, District #222

**e. Fire**

Fire service is provided by Fire District 4, Station #19

**f. Transit**

KCATA provides transit service to the area via route 101 on State Avenue.

**g. Schools**

Kansas City USD 500

**5. The capability of the proposed use to meet applicable ordinance and other requirements.**

The proposed use is capable of meeting the applicable ordinance and other requirements.

---

**NEIGHBORHOOD MEETING**

---

The applicant held a neighborhood meeting on April 20, 2017. No one was in attendance and no opposition was expressed at the meeting.

---

**KEY ISSUES**

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1. Screening of Mechanical Equipment
2. Building Materials

---

**PLANNING COMMISSION RECOMMENDATION**

---

The Planning Commission voted 8 to 0 to recommend **APPROVAL** of Plan Review Application #PR-2017-17, subject to:

**Urban Planning and Land Use Comments:**

**1. Building Materials**

**All building facades shall be at least 50 percent masonry. Cementous siding may be used to meet 50 percent of the total masonry requirement. Adding a 4 foot masonry wainscot wrapping around the front of the building would satisfy this requirement.**

**Staff Comment: The revised site plan meets this requirement.**

**Public Works Comments:**

**A) Items that require plan revision or additional documentation before engineering can recommend approval:**

- 1) None**



**B) Items that are conditions of approval (stipulations):**

1) None

**C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:**

1) None

---

**STAFF COMMENTS AND SUGGESTIONS**

---

The staff concurs with the recommendation of the City Planning Commission.

---

**STAFF RECOMMENDATION**

---

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition #PR-2017-17 subject to all comments and suggestions outlined in this staff report.

---

**ATTACHMENTS**

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May 8, 2017 City Planning Commission Minutes  
Floor Plan  
Building Elevations  
Site Photos

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**REVIEW OF INFORMATION AND SCHEDULE**

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| <u>Action</u>  | <u>Planning Commission</u> | <u>Board of Commissioners</u> |
|----------------|----------------------------|-------------------------------|
| Public Hearing | May 8, 2017                | May 25, 2017                  |
| Final Plan     | Approval                   |                               |

---

**STAFF CONTACT:**            **Zach Flanders**  
                                         [zflanders@wycokck.org](mailto:zflanders@wycokck.org)

---

**MOTIONS**

---

I move the Unified Government Board of Commissioners **APPROVE** Petition #PR-2017-17 as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. \_\_\_\_\_;
2. \_\_\_\_\_; And
3. \_\_\_\_\_.

**OR**

I move the Unified Government Board of Commissioners **DENY** Petition #PR-2017-17, as it is not in compliance with the City Ordinances and as it will not promote the health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

**MAY 8, 2017 CITY PLANNING COMMISSION MINUTES:**

**Hearing Starts: 1:53**

**PLAN REVIEW APPLICATION #PR-2017-17 – NICOLE ANDERSON WITH STUDIO A ARCHITECTURE LLC - SYNOPSIS:** Preliminary and Final Plan Review for an enclosure to house the fire truck for the KCKCC Fire Science program at 6840 State Avenue. **Detailed Outline of Requested Action:** This application has been submitted to modify Kansas City Kansas Community College's existing fire science building. The purpose of the modification is to enclose the front portico to house the program's fire truck. **Previous Actions:** The following planning actions are associated with this parcel:

- Preliminary and Final Plat: The Technical Education Center III  
This case was approved in 2010 to split a larger lot into two lots, one commercial and one education facility for sale to the Kansas City Kansas Community College.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated May 8, 2017;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file; and
6. The Notices to property owners dated April 13, 2017

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. (No one responded in the affirmative.)

**Present in Support:**

- ❖ Ms. Nicole Anderson, Studio A Architecture LLC, 123 Southwest Boulevard, Kansas City, MO 64108

**Present in Opposition:**

- ❖ No one appeared

**Staff Recommendation Starts: 1:57** Planner Hickey stated that the staff recommends approval subject to the staff stipulations.

### **Motion and Vote Starts: 1:57:05**

On motion by Dr. Serda, seconded by Mr. Carson, the Planning Commission voted as follows to **recommend APPROVAL of Plan Review Application #PR-2017-17:**

|                  |                                      |
|------------------|--------------------------------------|
| <b>Carson</b>    | <b>Aye</b>                           |
| <b>Childress</b> | <b>Aye</b>                           |
| <b>Connelly</b>  | <b>Not Present – out of the room</b> |
| <b>Ernst</b>     | <b>Aye</b>                           |
| <b>Gonzalez</b>  | <b>Aye</b>                           |
| <b>Huey</b>      | <b>Chairman</b>                      |
| <b>Jones</b>     | <b>Aye</b>                           |
| <b>Mose</b>      | <b>Aye</b>                           |
| <b>Pauley</b>    | <b>Not Present</b>                   |
| <b>Rank</b>      | <b>Aye</b>                           |
| <b>Serda</b>     | <b>Aye</b>                           |

**Motion to recommend APPROVAL Passed: 8 to 0**

**Subject to:**

### **Urban Planning and Land Use Comments:**

#### **1. Building Materials**

**All building facades shall be at least 50 percent masonry. Cementous siding may be used to meet 50 percent of the total masonry requirement. Adding a 4 foot masonry wainscot wrapping around the front of the building would satisfy this requirement.**

**Staff Comment: The revised site plan meets this requirement.**

### **Public Works Comments:**

**A) Items that require plan revision or additional documentation before engineering can recommend approval:**

**1) None**

**B) Items that are conditions of approval (stipulations):**

**1) None**

**C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:**

**1) None**

# KCKCC-Fire Science

6850 State Ave  
Kansas City, Kansas

Vicinity Map



## Site Information

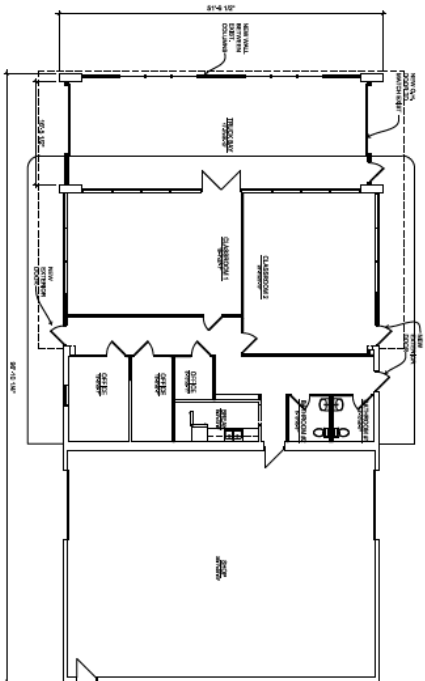
### Legal Description:

Lot 1 of Subdivision: Technical Education Center III  
Section 14 Township 11 Range 24  
As recorded in book 2013R-10872

Current Zoning: CP-2  
Proposed Zoning: CP-2

Current Bldg SF: 3936 SF  
Proposed Enclosure SF: 886 SF

No work to be performed to existing site



Floor Plan  
Scale: 1/8"=1'-0"



STUDIO A  
ARCHITECTURE LLC

1233 SOUTHWEST BLVD  
KANSAS CITY, MO 64108

813.254.5025  
WWW.SA-ARCH.COM

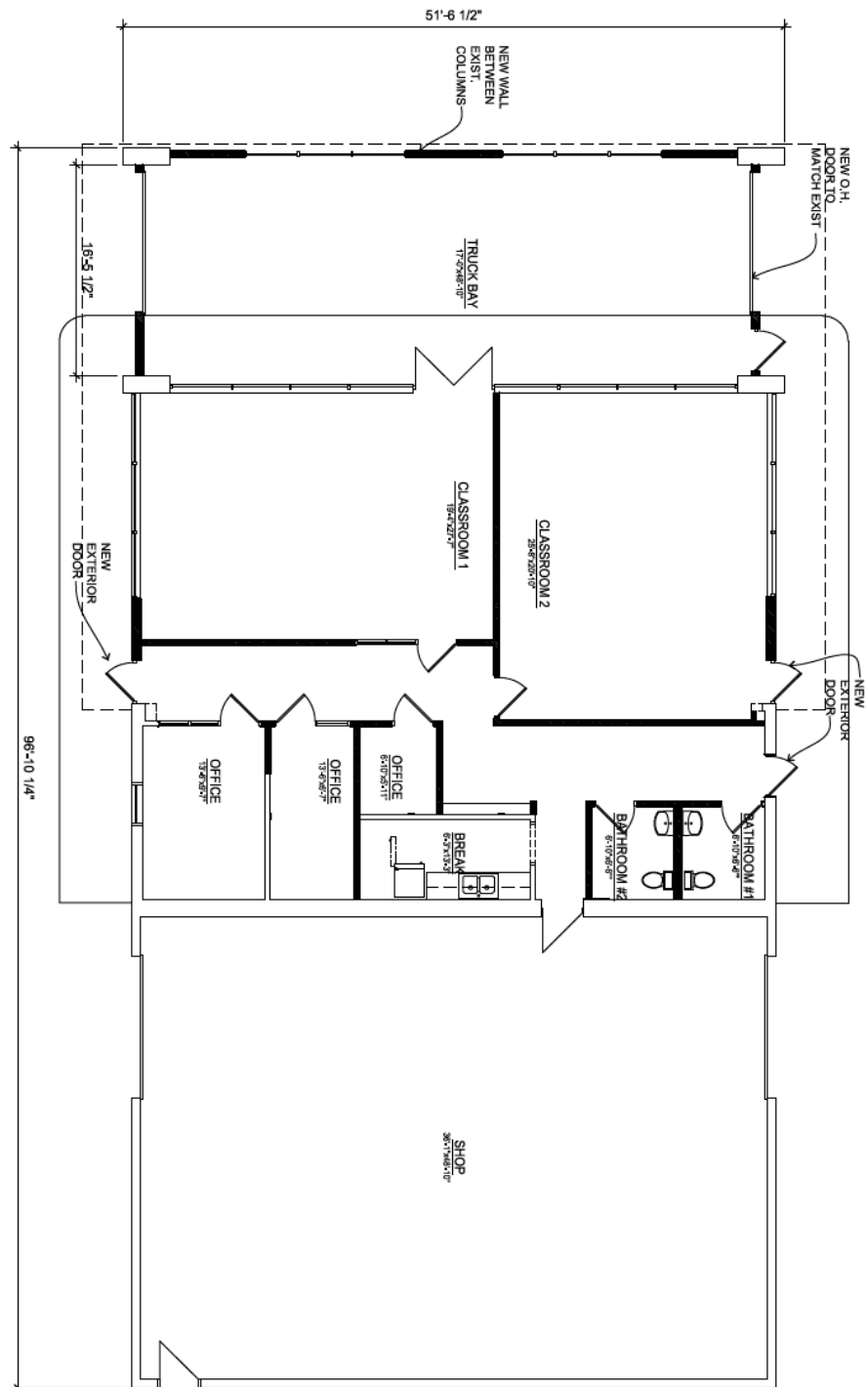


An Tenant Improvement for:  
**KCKCC-Fire Science**  
6840 State Ave  
Kansas City, Kansas

Drawn by:  
NKA  
Reviewed by:  
NKA  
REL/ASE/LOS

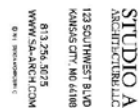
DATE:  
APRIL 13, 2017  
PROJECT NO.  
170172a  
DRAWING NO.

A100

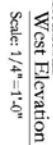


**Floor Plan**  
 Scale: 1/8" = 1'-0"





Created by:  
 NFA  
 Reviewed by:  
 NRA  
 RELEASE ID:



DATE  
April 24, 2017  
PROJECT NO.  
17012a  
DRAWING NO.

# KCKCC FIRE SCIENCE BUILDING

## EXISTING CONDITIONS



# KCKCC FIRE SCIENCE BUILDING

## EXISTING CONDITIONS





## Urban Planning and Land Use

701 North 7<sup>th</sup> Street, Room 423  
Kansas City, Kansas 66101  
Email: [planninginfo@wycokck.org](mailto:planninginfo@wycokck.org)

Phone: (913) 573-5750  
Fax: (913) 573-5796  
[www.wycokck.org/planning](http://www.wycokck.org/planning)

**To:** Unified Government Board of Commissioners  
**From:** City Staff  
**Date:** May 25, 2017  
**Re:** Petition #SP-2017-29

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### GENERAL INFORMATION

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**Applicant:**  
Steve Beaumont

**Status of Applicant:**  
Applicant  
Chateau Avalon  
701 Village West Parkway  
Kansas City, KS 66111

**Requested Action:**  
Approve special use permit renewal

**Date of Application:**  
March 22, 2017

**Purpose:**  
To allow live entertainment at the hotel

**Property Location:**  
701 Village West Parkway

**Existing Zoning:**  
CP-2 Planned Commercial District



**Existing Surrounding Zoning:** **North:** CP-2 Planned Business District  
**South:** Not in KCK  
**East:** AG Agriculture District  
**West:** AG and CP-2, Agriculture and Planned Business District

**Existing Uses:** **North:** Legends Outlet Shopping Center, Cerner Business Park  
**South:** Undeveloped land  
**East:** Interstate I-435,  
**West:** Hollywood Casino

**Total Tract Size:** 3.91 acres

**Master Plan Designation:** The City-Wide Master Plan designates this property as Regional Commercial

**Major Street Plan:** Village West Parkway is classified as a Class A Thoroughfare

**Advertisement:** The Wyandotte Echo – April 13, 2017  
Letters to Property Owner – April 12, 2017 and May 16, 2017

**Public Hearings:** May 8, 2017 and May 25, 2017

**Public Opposition:** No one appeared in opposition at the May 8, 2017 City Planning Commission meeting.

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## **PROPOSAL**

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*Detailed Outline of Requested Action:* The applicant is requesting renewal of a special use permit to have live entertainment on the patio from 11 a.m. to 11 p.m. on Friday and Saturday nights.

*City Ordinance Requirements:* 27-592 through 27-606

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## **FACTORS TO BE CONSIDERED**

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### ***1. The Character of the Neighborhood.***

The neighborhood is commercial in nature with other large attractions nearby including Hollywood Casino, Legends Shopping Outlet, Schlitterbahn Waterpark and Kansas Speedway.

### ***2. The zoning and uses of properties nearby and the proposed use's expected compatibility with them.***

The zoning and use of the surrounding properties are laid out above. The use would be compatible with the entertainment focused areas surrounding, such as Hollywood Casino and Legends Shopping Outlet.



- 3. *The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property.***

The removal of the restrictions will not detrimentally affect nearby property.

- 4. *The length of time the property has remained vacant as zoned.***

The property is not vacant.

- 5. *The degree of conformance of the proposed use to the Master Plan.***

The Master Plan does not address special use permits.

- 6. *Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.***

The proposed use will not result in an increase of vehicular traffic to where it exceeds capacity.

- 7. *Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.***

The proposed use will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property. Since the area is entertainment focused the use will fit in.

- 8. *Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.***

The outdoor patio will cause additional noise but there are no adjacent properties that will be affected. Hours of live entertainment will also be restricted from 6 pm to 11 pm on Fridays and Saturdays.

- 9. *Whether the proposed use will pollute the air, land or water.***

This is not an issue.

- 10. *Whether the use would damage or destroy an irreplaceable natural resource.***

This is not an issue

- 11. *The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.***

This is not an issue.

**12. Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.**

This is not an issue.

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**PREVIOUS ACTIONS**

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Special use permit for live entertainment #SP-2015-19, approved.

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**NEIGHBORHOOD MEETING**

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The applicant held a neighborhood meeting on April 24, 2017. No one was in attendance.

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**KEY ISSUES**

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None

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**PLANNING COMMISSION RECOMMENDATION**

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The Planning Commission voted 8 to 1 to recommend **APPROVAL** of Special Use Permit Application #SP-2017-29, subject to:

**Urban Planning and Land Use Comments:**

1. Will the types of entertainment performances (live bands) remain the same?

*Applicant Response:* There is no current existing entertainment happening. In the event that a small band or live entertainment is hosted, hours will vary.

2. Approval will be for two (2) years.

3. Live entertainment shall be limited to the patio from 6 p.m. to 11 p.m. on Friday and Saturday nights.

*Applicant Response:* The applicant proposed amending the requested hours on the application to 11 a.m. to 11 p.m. all days of the week.

*Staff Response:* This is acceptable with staff.

**Public Works Comments:**

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
  - 1) None

- B) Items that are conditions of approval (stipulations):  
1) None
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:  
1) None

**Business License Comments:**

Applicant has a current annual entertainment license at this address, due for renewal in May of this year.

**Staff Conclusion:**

Staff recommends approval of this petition subject to the following stipulations:

- 1) Approval will be for a period of two (2) years.
- 2) Live entertainment shall be limited to the patio from the hours of 11 a.m. to 11 p.m. all days of the week.

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**STAFF COMMENTS AND SUGGESTIONS**

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The staff concurs with the recommendation of the City Planning Commission.

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**STAFF RECOMMENDATION**

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Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition #**SP-2017-29** subject to all comments and suggestions outlined in this staff report.

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**ATTACHMENTS**

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May 8, 2017 City Planning Commission Minutes  
Aerial View  
Surrounding Zoning and Uses  
Neighborhood Meeting Minutes, Sign-in and Affidavit

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**REVIEW OF INFORMATION AND SCHEDULE**

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| Action         | Planning Commission | Unified Government Commission |
|----------------|---------------------|-------------------------------|
| Public Hearing | May 8, 2017         | May 25, 2017                  |
| Special Use    | Approval            |                               |

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**STAFF CONTACT:** Kimberly Portillo  
[kportillo@wycokck.org](mailto:kportillo@wycokck.org)

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## MOTIONS

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I move the Unified Government Board of Commissioners **APPROVE** Petition #**SP-2017-29** as meeting all the requirements of the City code and being in the interest of the public, health safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. \_\_\_\_\_;
2. \_\_\_\_\_; And
3. \_\_\_\_\_.

## OR

I move the Unified Government Board of Commissioners **DENY** Petition #**SP-2017-29**, as it is not in compliance with the City Ordinances and as it will not promote the health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

### **MAY 8, 2017 CITY PLANNING COMMISSION MINUTES:**

#### **Application Starts: First Call: 49:00 – Second Call: 2:01:45**

**SPECIAL USE PERMIT #SP-2017-29 – STEVE BEAUMONT/KCAI LP, D/B/A CHATEAU AVALON – SYNOPSIS:** Renewal of a Special Use Permit (#SP-2015-19) for live entertainment at 701 Village West Parkway. **Detailed Outline of Requested Action:** The applicant is requesting renewal of a special use permit to have live entertainment on the patio from 11 a.m. to 11 p.m. on Friday and Saturday nights.

(**Note:** This application was called twice because the applicant was not present when it was first called and in accordance with the Planning Commission Bylaws, it was moved to the end of the agenda. At that time the applicant was present.)

#### **People in Support:**

- Mr. Steve Beaumont, Chateau Avalon, 701 Village West Parkway, Kansas City, KS 66111

#### **People in Opposition:**

- No one appeared

**Staff Recommendation Starts: 2:03:50** Planner Hickey stated that the staff recommends approval subject to the stipulations in the staff report. Planning Commissioner Connelly asked why they are not required to have a guest list and why is a stipulation concerning the decibel percentage not put on this application since he is

having a DJ; what is the difference. Planner Hickey stated that with the noise level the proximity to residential uses and other uses is the primary reason. There are no other businesses trying to operate in close proximity to this one. As to the guest list there is not a history of problems at this location. Mr. Connelly stated that staff stated that the purpose of the guest list was for safety reason so if the applicant is having people come off the streets and they are not registered (at the hotel) why is he not required to have a guest list. Chairman Huey stated that she has been on this Commission for 20 years and a special use permit is based on the individual applicants and the areas in which they serve. It is a case-by-case analysis. Special Use Permits are very tricky and she understands where Mr. Connelly is coming from but there is a lot of evaluation involved, i.e. the area, the history of the businesses/organizations and it is not just live entertainment. It is operating a business out of your home (hair salons, cupcakes, day care) live entertainment at the wineries, etc. It is a case-by-case analysis so it is hard to put anything in a box. Mr. Connelly stated that there should be fair treatment all the way around so there should be an ordinance or part of an ordinance. It should not be as called in the real estate business red-lining so if you live in the northeast area of the community then you have to have a guest list or decibel thing but if you live in the western part of the community, you do not have to have it. That is what he is trying to decide, if that is fair or is that because staff can make that decision. That has to be made equally because they are serving the community. As was stated before people that get more than two (2) years approval bring a significant amount of money and now it is money and not the requirements. Chairman Huey stated that she disagrees with the statement about money. What gets lost so often with regard to special use permits is the fact that it is a special use permit and the stipulations that are set forth in the special use permit if they are violated they can lose the special use permit and the operation is terminated. There have been cases in the past in which the special use permit was violated and the applicant was brought back in (for a revocation hearing.) So often the stipulations are based on the history of what has happened at that venue or location before. There is not any type of pre-judgement; the beauty of the special use permit is the fact that if there is a problem, they are held accountable. Mr. Connelly stated that he would like it noted that he understands what they are saying but the disparity of treatment of prior cases and some of the other things and this is a prime example this afternoon when someone comes asking for almost the same permit and there have been different stipulations and he is saying as far as this body we need to look at that to make sure the staff is applying these stipulations fairly. Planning Commissioner Gonzalez stated that he would like to make a statement. There is a business in Piper just north of Parallel Parkway and west of Wal-Mart and if they came to request a DJ he might be concerned because of the proximity of the residents to them. He has been in there two times and it is very busy. It is a restaurant and they have a nice following. If they had a DJ he would have major concerns about when they shut down because of the proximity to residents. The Commission is talking about a location that is east of Cerner, northeast of the casino and very south to the business to the north and if there is any opposition to this would be the patrons from the Moose Lodge. It is like the Chairman has said, these are case-by-case and the Commission takes them like that. He stated that he thinks that everyone should be treated fairly but with this application it is a case-by-case study and this application is not being isolated from any other. Mr. Connelly stated that there was an applicant that came up here and asked about the guest list so the guest list was translated that it is for safety reasons and other things. As far as the music he understands that. But the requirement for



having a guest list and if it is for safety he assumes that Chateau Avalon does not need to be safe or anything like that. He is saying that there is a difference of how these are applied. The Commission needs to look at this, (and he told the applicant that this does not have anything to do with him) it is just showing the difference of how different petitioners have been treated by staff.

Assistant Counsel Williams stated that he would echo the Chairman's statement that special use permits are special and if they were applied uniformly they would just be permits or part of the ordinance. He stated that these are applied to each person differently depending on the characteristics of the location, what they are asking for, etc. He assumes that the staff did their research in reviewing the applications and did not determine that Chateau Avalon needed a guest list.

Planning Commissioner Serda stated that the early case operates as an event center and absent of the special use permit they do not have a business. Planner Hickey stated that is correct. Dr. Serda stated that this is an additional use for an existing business in an approved entertainment district. He believes that is the difference between the two of them and it is also everything else that has been said: proximity to other business, there are no immediate residents or businesses adjacent, etc. This is a hotel requesting permission to do some additional things. The other application is being used exclusively for forms of live entertainment and has guests coming and going. That business does not exist without the live entertainment. If this application is denied tonight, it is still a hotel and the operations that go with it.

Planning Commissioner Jones stated that striking the right balance is important to her. When staff does research and says that safety is being used and using caution about customers coming into a business (as a factor) do we look at how many times the police department has been called. Planner Hickey stated yes. Ms. Jones stated that she is trusting, until she has a reason not to, that staff is doing due diligence with regard to "what does it mean that it is safe or we want to ensure safety?" Historically if the guest list or scanning (for the other application heard tonight) is required, the staff would be able to explain why this applicant has to do this and another applicant does not within reason and logic. What she is hearing is that Chateau Avalon is away from people and has not had the police calls that the other application has. She would expect when the other application comes back, the staff has done its research as to how many times the police have been called to Chateau Avalon and explain the difference between the two. Planning Commissioner Connelly asked how many times the police have been called to Chateau Avalon. Planner Hickey stated none to her knowledge. Planning Commissioner Connelly asked if staff checked and Planner Hickey stated to the best of her knowledge. She stated that live entertainment is the crux of the issue this evening. Mr. Connelly stated that he understands but he is asking her a question because he is trying to make it fair and asked if the police have ever been called to Chateau Avalon? Assistant County Administrator Mundt stated that the staff is not prepared to answer that question.

Planning Commissioner Ernst stated that after hearing from the applicant that the public (people not registered at the hotel) will be attending these events, he is concerned that there are no limits on the number of people, a guest list, and some of the things that would be required that are open for this type of entertainment. Planner Hickey stated

that as discussed earlier an event center is an event center that must operate under a special use permit. People can visit a hotel for ancillary uses such as a restaurant or bar and it does not need to come to the Commission for that approval. The live entertainment is an ancillary use to this hotel and she cannot see that there is a precedent at this time for having them keep a list of people walking in and out of the door. This is not an event center and this is a place where everyone that walks in is a guest. Mr. Ernst stated that if someone has a restaurant or bar there are requirements that are automatically laid out and he does not see that was done here so he is confused. Planner Hickey stated that they would be subject to the amount of people that are allowed in that space and would be under the fire code, etc. She further stated that the Commission is able to add stipulations.

Ms. Lideana Laboy, City Traffic Engineer, Public Works Department, stated that she would like more clarification about what live entertainment means. Last year they had events that were open to the public and they came to Public Works to request permission for parking along Village West Parkway. On-street parking on Village West Parkway is not allowed. She would like further discussion about live entertainment especially with events with a large number of people coming in as Public Works does not want events that park along the roadway. They need a special place for parking for those events.

Planning Commissioner Serda stated that the Commission could limit the number of people for an event facility under a special use permit because of life safety codes. Planner Hickey stated that is correct. Dr. Serda stated that in the case of a hotel, is there a reason to be concerned and as the Traffic Engineer just stated that there should be a stipulation about parking to ensure the parking could be accommodated on-site instead of the public roadway. Is there any reason to think that the Commission needs to limit occupancy that is not otherwise addressed in the code? Planner Hickey stated that to her knowledge there is no reason at this time to place those limitations. Dr. Serda stated that the other example he can think of was the winery and he knows in that case there were objections from neighbors, concerns about parking and noise, etc. It was in a rural context in terms of the surroundings and the distinction was that they were primarily holding special events there permitted by the special use permit. Planner Hickey stated in the end yes, after the State of Kansas Agro-Tourism changed their definition. The special use permit was only for the special live entertainment events; they could operate their winery without a special use permit. Dr. Serda stated that it did not entail public assembly with large numbers of people coming and going and visiting the facility. Planner Hickey stated not to that scale.

Planning Commissioner Jones stated that depending on the industry, hotel versus just live entertainment, so every time you have an event the circumstances change. With a hotel you have this base that causes you to have stipulations and parameters that are already in place such as capacity that the Chateau Avalon will continue to be governed by and perhaps that is what is seen as a basis to start and some foundation of protection that is not with a special event center. Planner Hickey stated yes, to the extent that those are two separate uses and the special events center would not exist without the special use permit.

Planning Commissioner Serda stated that specifically with the parking with some of the event centers there are special use permit conditions related to additional parking. In effect what the Commission will do, on recommendation of the Traffic Engineer, is do the inverse and stipulate that there is no additional provision for parking beyond what is currently on site. Planner Hickey stated that the Commission is only looking at events related to live events and live music. If they would have an event that did not fall under this category and it required additional parking, it would not fall under the purview of this special use permit. They would be free to host another event and request additional parking.

**Motion and Vote Starts: 2:27:48**

On motion by Mr. Connelly, seconded by Ms. Jones, the Planning Commission voted as follows to recommend **APPROVAL of Special Use Permit #SP-2017-29:**

|           |             |
|-----------|-------------|
| Carson    | Aye         |
| Childress | Aye         |
| Connelly  | Aye         |
| Ernst     | No          |
| Gonzalez  | Aye         |
| Huey      | Chairman    |
| Jones     | Aye         |
| Mose      | Aye         |
| Pauley    | Not Present |
| Rank      | Aye         |
| Serda     | Aye         |

**Motion to APPROVE Passed: 8 to 1**

**Urban Planning and Land Use Comments:**

1. Will the types of entertainment performances (live bands) remain the same?

***Applicant Response:*** There is no current existing entertainment happening. In the event that a small band or live entertainment is hosted, hours will vary.

2. Approval will be for two (2) years.
3. Live entertainment shall be limited to the patio from 6 p.m. to 11 p.m. on Friday and Saturday nights.

***Applicant Response:*** The applicant proposed amending the requested hours on the application to 11 a.m. to 11 p.m. all days of the week.

***Staff Response:*** This is acceptable with staff.

**Public Works Comments:**

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
  - 1) None
- B) Items that are conditions of approval (stipulations):
  - 1) None
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
  - 1) None

**Business License Comments:**

Applicant has a current annual entertainment license at this address, due for renewal in May of this year.

**Staff Conclusion:**

Staff recommends approval of this petition subject to the following stipulations:

- 1) Approval will be for a period of two (2) years.
- 2) Live entertainment shall be limited to the patio from the hours of 11 a.m. to 11 p.m. all days of the week.



**Figure 1. Aerial view of 701 Village West Parkway. Photo provided by UG Maps**





Figure 2. Surrounding uses and zoning. Photo provided by UG Maps

## MINUTES:

Application Number: SP-2015-19

Date and Location: 4/24/17 at Chateau Avalon Hotel

Meeting called to order at: Chateau Avalon Hotel, 701 Village West Pkwy., Kansas City, KS, 66111

Names of people in attendance: N/A

Introductions: N/A

Presentation: N/A

Questions and Answers: N/A

Meeting adjourned at 6:30pm

Minutes taken by: Steve Beaumont



**AFFIDAVIT – NEIGHBORHOOD MEETING**

STATE OF KS )  
COUNTY OF Wyandotte ) SS:

Comes now Steve Beaumont, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # SP2015-19.
2. That I conducted a neighborhood meeting on April 24, 2017.
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Urban Planning and Land Use Department.

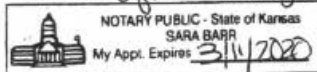
Further affiant saith not.

Steve Beaumont  
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 25 day of April, 20017.

My commission expires 11 of March, 20020.

State of KS County of Johnson



Sara Barr  
Notary Public

Figure 3. Neighborhood meeting minutes, sign-in and affidavit. Provided by the applicant.



# Staff Request for Commission Action

Tracking No. 171145

**Full Commission Meeting Date:** 5/25/17

**Committee:**

Date of Standing Committee Action: NA  
(If none, please explain):

**Publication Required:** No

|                                                                                                        |                                        |                                |                                              |                                               |
|--------------------------------------------------------------------------------------------------------|----------------------------------------|--------------------------------|----------------------------------------------|-----------------------------------------------|
| <u>Date:</u><br>05/22/2017                                                                             | <u>Contact Name:</u><br>Lindsay Behgam | <u>Contact Phone:</u><br>x5012 | <u>Contact Email:</u><br>lbehgam@wycokck.org | <u>Department/Division:</u><br>Mayor's Office |
| <u>Item Description:</u><br>Discussion regarding the future of safety net clinics in Kansas City, KS.  |                                        |                                |                                              |                                               |
| <u>Action Requested:</u><br>For discussion only                                                        |                                        |                                |                                              |                                               |
| <u>Budget Impact: (if applicable)</u><br>Amount:<br>Source:<br>Included In Budget:<br>Other (explain): |                                        |                                |                                              |                                               |
| <u>Attachments List:</u>                                                                               |                                        |                                |                                              |                                               |

STATE OF KANSAS                    )  
WYANDOTTE COUNTY                )) SS  
CITY OF KANSAS CITY, KS        )

**PLANNING & ZONING AND  
REGULAR SESSION  
THURSDAY, APRIL 27, 2017**

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in regular session Thursday, April 27, 2017, with eleven members present: Bynum, Commissioner At-Large First District; Walker, Commissioner At-Large Second District; Townsend, Commissioner First District; McKiernan, Commissioner Second District; Murguia, Commissioner Third District; Johnson, Commissioner Fourth District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; Philbrook, Commissioner Eighth District; and Holland, Mayor/CEO, presiding. The following officials were also in attendance: Doug Bach, County Administrator; Gordon Criswell, Joe Connor and Melissa Mundt, Assistant County Administrators; Angela Lawson, Legal; Bridgette Cobbins, Unified Government Clerk; Maureen Mahoney, Assistant to Mayor/Chief of Staff; Rob Richardson, Director of Planning; Janet Parker, Administrative Assistant, Planning; Byron Toy, Jamie Hickey and Zach Flanders, Planners; Misty Brown, Deputy Chief Counsel; Jon Stephens, Interim Economic Development Director; Angela Harshbarger, Economic Development; and Major Dustin Dungan, Sergeant-At-Arms.

**MAYOR HOLLAND** called the meeting to order.

**ROLL CALL:** Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Holland.

**INVOCATION** was given by Mayor Mark Holland, Trinity Community Church, United Methodist Congregation.

**Mayor Holland** asked if there were any revisions to the agenda. **Bridgette Cobbins, UG Clerk,** said we have a blue sheet this evening. Under the Administrator's Agenda, we have two items. Item No. 2 is being deleted. It's a resolution for the Memorandum of Understanding with the International Association of Firefighters. The MOU has been signed as originally approved



by Commission; therefore, this item is no longer required and is being removed from the Agenda.

Item No. 3, the portion of that agenda item is the MARC presentation. That presentation is being deleted tonight.

**Mayor Holland** said there are two distinct parts of our meeting tonight. The first is Planning and Zoning, and the second is our regular Commission meeting. We will begin with Planning and Zoning and I'll ask our Clerk to read the required Planning and Zoning statement following by the Agenda. **Bridgette Cobbins, UG Clerk**, read the statement.

#### **PLANNING AND ZONING CONSENT AGENDA**

**Ms. Cobbins** asked if any members of the Commission wished to disclose contact with proponents or opponents on any item on the Planning and Zoning Agenda. **Commissioner McKiernan** said I've had contact with proponents and opponents of #SP-2017-9. **Mayor Holland** said let the record show there are no other disclosures.

**Ms. Cobbins** read the items on the Planning and Zoning Consent Agenda.

**Mayor Holland** asked if any member of the audience, any commissioner or staff member would like to remove an item from the Planning and Zoning Consent Agenda. Please step forward at this time. Any item not removed will be voted on by a single vote.

**Nicholas Porto** said we'd like to remove Change of Zone No. 1, Special Use Permit No. 1, and Master Plan Amendment No. 1. We'd like to remove those items from the Consent Agenda. We're going to ask that they be sent back. **Mayor Holland** said we'll set them aside and we'll call you forward at that time and you can make your request.

**Action:** **Commissioner Kane made a motion, seconded by Commissioner McKiernan to approve all the remaining items on the Planning and Zoning Consent Agenda.**

**Mayor Holland** asked did he get all three items. **Rob Richardson, Director of Planning**, said yes he did, A1, B1 and E1.

Roll call was taken on the motion and there were ten “Ayes,” Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum.

### **CHANGE OF ZONE APPLICATIONS**

#### **ITEM NO. 1 – 171110...CHANGE OF ZONE APPLICATION #3128 – NICHOLAS PORTO**

**SYNOPSIS:** Change of Zone from R-2(B) Two Family District to M-2 General Industrial District for auto sales and service at 1243 Scott Avenue,  
and

#### **SPECIAL USE PERMIT ITEM NO. 1 – 171113...SPECIAL USE PERMIT APPLICATION #SP-2016-99 – NICHOLAS PORTO**

**SYNOPSIS:** Special Use Permit for auto sales and service at 1243 Scott Avenue,  
and

#### **MASTER PLAN AMENDMENT APPLICATION ITEM NO. 1 – 171120...#MP-2017-1 – NICHOLAS PORTO**

**SYNOPSIS:** Master Plan Amendment from Residential to Light Industrial (Armourdale Master Plan) at 1243 Scott Avenue, submitted by Robin Richardson, Director of Planning. This property was used as a metal plating business from 1973 until 2014. In July of 2015, the property received zoning approval for an auto sales and repair. In September 2015, two residentially zoned lots were combined with the original parcel to create the current parcel. The applicant is requesting a special use permit, a rezoning, and a Master Plan Amendment in order to be able to use the entire parcel for an auto sales and repair business. The Planning Commission voted 8 to 0 to recommend denial of Change of Zone Application #3128, Special Use Permit Application #SP-2016-99, and Master Plan Amendment #MP-2017-1 as they are not in compliance with the city ordinances and will not promote the public health, safety, and welfare of the city of Kansas City, Kansas. The staff concurs with the recommendation of the City Planning Commission.

Urban Planning and Land Use Comments:

1. Parking Setbacks

- a. A 15 foot setback is required between parking areas and residential zoned property. Please revise the east-parking setback.
- b. A 6 foot setback is required between parking areas and any property line. Please revise the south-parking setback, including the existing parking.

Staff Comment: The revised site plan meets these requirements.

2. Parking Surface

The entire parking area must be paved with asphalt or concrete. Please indicate that all parking will be paved. Please show striping of the entire parking area including the existing parking. All cars must be in individually striped spaces.

Staff Comment: Revised site plan meets these requirements.

3. Parking Dimensions

A 90° pattern double loaded parking aisle requires 60 feet. The current plan shows 50 feet. Please revise.

Staff Comments: The revised site plan meets the aisle width requirements. However, the parking layout must include hammerhead area(s) for backing and turning movements.

4. Screening of Parking

The parking area must be screened on all sides that border a residential zoning district with architectural screening, which is defined as a six-foot wooden fence with masonry columns every 32 feet on center. Please revise plans to show architectural screening on the east and south of the parking lot, including the existing parking. Upgrade the fence on the north side between the parking and street to architectural screening or provide continuous screening with walls, shrubs, or trees.

Staff Comment: The revised site plan meets these requirements.

## 5. Landscaping Standards

Eleven trees are required to meet the area standards for the commercial design guidelines. MP-2 zoning requires one street tree for every 10,000 square feet of site area. The Commercial design guidelines require landscape requirements of the zoning district to be exceeded by 75% and that 1 tree be provided for every 30 feet of street frontage. Please revise the landscape plan.

Staff Comment: The revised preliminary development meets these requirements.

## 6. Inoperable Vehicles

Vehicles must not be inoperable, ruined, dismantled, or wrecked.

## 7. Sidewalks

Sidewalks will be installed to code along the entire frontage of the property.

## 8. Final Plan Review Required

Applicant must submit for a final plan review. The Planning Commission must approve the final plan prior to the special use permit going into effect or building permits being issued. This is a stipulation for approval of the special use permit.

### Public Works Comments:

1. Items that require plan revision or additional documentation before engineering can recommend approval: none.
2. Items that are conditions of approval (stipulations):
  - a. Revise site plan and parking layout to include hammerhead area(s) for backing and turning movements.
  - b. Final development plans and construction level drawings shall meet UG standards and criteria and shall be reviewed and approved by UG prior to construction permit acquisition.
3. Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents: None.

### Staff Conclusion:

This application, which proposes a change of zone from residential to industrial, does not conform to the Armourdale Master Plan. The Armourdale Master Plan designates this area as residential. There are existing residences adjacent to this property to the east and south, and the expansion of industrial uses will further degrade the residential character of this area. The current situation was created by the property owner. In September of 2015, two residentially zoned lots were combined with the original parcel to create the current parcel. The property

owner did not apply for a change of zone at that time, and the zoning remains R-2(B) on the portion of the site that was consolidated into the current parcel. The property owner expanded the parking of the existing business into the portion of the site that is zoned R-2(B), which is a violation of the R-2(B) zoning regulations. In July of 2016, the property received a code violation for vehicles parked on an unimproved surface on the R-2(B) portion of the site, which prompted the change of zone, special use permit, and master plan amendment applications. Due to these factors, staff recommends denial of these petitions.

**Nicholas Porto, Porto Law Firm**, said I represent Elder Cabrera, the applicant and owner of an auto sales business on Scott Avenue. I've had an opportunity to speak with Mr. Richardson this evening in advance of our hearing this evening. Briefly, had a discussion wherein we request this gets sent back to the Planning Commission so we can amend our plan and work with Mr. Richardson to come up with an acceptable solution and put that back before the Planning Commission.

**Mayor Holland** said thank you. That is your request. What I'm going to do is I'm going to open up the public hearing and give people an opportunity to speak for or against it. After we have had that public hearing, we will open it up and see if the Commission would like to honor your request.

**Mayor Holland** opened the public hearing. Is there anyone in attendance tonight who would like to speak in favor of this application as presented before us?

**Mr. Porto** said we obviously have some remarks prepared if we're going to go forward this evening. **Mayor Holland** said I believe I still have to hold the public hearing in order to do this. **Mr. Richardson** said that's correct. **Mayor Holland** said so we'll go ahead and hold the public hearing. We'll give you an opportunity at the close of the public hearing to make your comments.

I would say this, if the Commission decides they're going to take it up, we'll let you make your comments. If they decide they're going to pass it on, then you won't need to, but we'll give you that opportunity.

No one appeared in support.

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**Mayor Holland** asked is there anyone here tonight who would like to speak in opposition to this application.

No one appeared in opposition.

**Mayor Holland** closed the public hearing.

**Mayor Holland** said the request by the applicant is to send it back to the Planning and Zoning Commission.

**Action:** Commissioner McKiernan made a motion, seconded by Commissioner Philbrook, to return Change of Zone Application #3128, Special Use Permit #SP-2016-99, and Master Plan Amendment #MP-20717-1 to the Planning Commission for further consideration.

**Mr. Richardson** said the date of that meeting would be June 12.

**Commissioner Walker** said I had a motion to approve what the Planning Commission recommended. I don't see any circumstances under which they're going to change the plan to satisfy me. **Mayor Holland** said I'll take that as a speech against the motion that's on the table.

Roll call was taken on the motion and there were nine "Ayes," Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum; and one "No," Walker.

## **ITEM NO. 2 – 171111...CHANGE OF ZONE APPLICATION #3140 – BRANDON KNETTER**

**SYNOPSIS:** Change of Zone from A-G Agriculture District to R-1 Single Family District for a single-family home at 13300 Donahoo Road, submitted by Robin Richardson, Director of Planning. The applicant has submitted applications for an administrative subdivision of land, a change of zone from A-G Agriculture District to R-1 Single Family Residential District, and a zoning variance for the creation of a lot has a depth that is more than three times its length. The



purpose of the applications is to create a lot for a single-family residence. The Planning Commission voted 8 to 0 to recommend approval of Change of Zone Application #3140, subject to:

Urban Planning and Land Use Comments:

Utility Easements Required

Please provide the required 10' utility easements along the sidelines of lots. Utility easements shall be provided along each side of the sidelines of lots and/or the rear line of lots where necessary to form a continuous right-of-way. All easements shall be at least ten feet wide. The required ten-foot width may be provided through 5' easements on either side of lot or parcel lines when such lines do not form, in whole or in part, the outside boundaries of the development plat.

Staff Comment: Utility easements and other items related to the lot split can be addressed through administrative review

Public Works Comments:

1. Items that require plan revision or additional documentation before engineering can recommend approval: none.
2. Items that are conditions of approval (stipulations):
  - a. Provide a preliminary site plan showing locations of future home, driveway, septic tank and lateral field. Provide dimensions from property line(s), and include existing and proposed driveway width.
  - b. Indicate the width of the gas easement on the survey and preliminary site plan. Coordinate with the respective gas company regarding any building separation requirements.
3. Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents: The owner of each lot with a proposed septic system will need to coordinate with Wyandotte County Health Department to obtain septic system approval and permit, prior to construction or building permit acquisition.

**Action:** Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve Change of Zone Application #3140, subject to the stipulations. Roll call was taken on the motion and there were ten "Ayes," Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum.

## **SPECIAL USE PERMIT APPLICATIONS**

### **ITEM NO. 1 – 171113...SPECIAL USE PERMIT APPLICATION #SP-2016-99 – NICHOLAS PORTO**

**SYNOPSIS:** Special Use Permit for auto sales and service at 1243 Scott Avenue, submitted by Robin Richardson, Director of Planning.

**Action:** This item was previously heard with Change of Zone Application #3128.

### **ITEM NO. 2 – 171114...SPECIAL USE PERMIT APPLICATION #SP-2017-1 – SCOTT GOBLE WITH PAMCORP, LLC**

**SYNOPSIS:** Special Use Permit for a 79' self-supporting stealth-type monopole tower at 1226 Armstrong Avenue, submitted by Robin Richardson, Director of Planning. The applicant is seeking approval of a special use permit to build a 79' stealth wireless tower on property owned by Mount Olive Baptist Church. The Planning Commission voted 8 to 0 to recommend approval of Special Use Permit Application #SP-2017-1, subject to:

#### Urban Planning and Land Use Comments:

The owner will agree to relocate pole if it interferes with future redevelopment on this site. If approved, permit is valid for two years.

#### Public Works Comments:

1. Items that require plan revision or additional documentation before engineering can recommend approval: none.
2. Items that are conditions of approval (stipulations):
  - a. Plans shall be stamped and sealed by a State of Kansas Professional Engineer.
  - b. Provide an erosion control plan, and show the proposed erosion control BMP types and locations in accordance with UG criteria.
  - c. Please indicate if the existing concrete walkway into the basement of the church is an ADA access and how loading and unloading of vehicles can occur since the proposed site and fence appears to obstruct vehicle access or parking next to the walkway.
  - d. Indicate existing utility locations more accurately on site plan (i.e. overhead power lines on north side of site, sanitary sewer lines in alley, etc.). Provide the UG node designations for the sanitary sewer manholes on site. These can be obtained from Sewer Maintenance at 913-573-5535.
  - e. Indicate proposed utility locations on site plan (i.e., power, telco, or fiber to the site).
  - f. The existing concrete street entrance is in poor condition and shall be replaced as part of this project.
  - g. Indicate if the entire asphalt parking area, or access and utility easement, will be replaced as part of this project.

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- h. Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.
- 3. Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents: none.

**Action:** Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve Special Use Permit Application #SP-2017-1 for two years, subject to the stipulations. Roll call was taken on the motion and there were ten "Ayes," Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum.

### **ITEM NO. 3 – 171115...SPECIAL USE PERMIT APPLICATION #SP-2017-9– WILLIE FIELDS WITH SILVUR DOLLA ENT, LLC**

**SYNOPSIS:** Renewal of a Special Use Permit (#SP-2016-15) for a drinking establishment and live entertainment at 16 North James Street and parking at 2, 4, and 12 North James Street, submitted by Robin Richardson, Director of Planning. The applicant wants to renew a special use permit for a drinking establishment/restaurant (50% food) with live entertainment. The Planning Commission voted 8 to 0 to reverse its previous recommendation of denial and recommend approval of Special Use Permit Application #SP-2017-9 for six months, subject to the applicant revising his submitted security plan from April 10, 2017, to also include the following:

1. For the security plan, identify the two types of events and the specifics of each type of event (promoted and non-promoted).
2. The facility closes by 12:00 midnight.
3. Promoted events provided with a separate security plan.
4. Anyone that violates the law within the facility should be arrested and not turned out onto the sidewalk.
5. The applicant installs the physical security measures listed on his submittal this evening.
6. The applicant requests a CPTED analysis of the facility form KCKPD and implements any suggestions.

**Action:** Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve Special Use Permit Application #SP-2017-9 for six months, subject to the stipulations. Roll call was taken on the motion and there were ten

“Ayes,” Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum.

**ITEM NO. 4 – 171116...SPECIAL USE PERMIT APPLICATION #SP-2017-10– JASON MYERS WITH COACH AUTOMOTIVE RESTYLERS, LLC**

**SYNOPSIS:** Special Use Permit for a dealer’s license to buy and sell cars at auction at 3030 South 24<sup>th</sup> Street, submitted by Robin Richardson, Director of Planning. This application has been submitted to operate a car auction business at an existing building. The existing building installs automotive aftermarket leather interiors and sunroofs. The Planning Commission voted 8 to 0 to recommend approval of Special Use Permit Application #SP-2017-10 (noting that the applicant may come back with a variance related to screening the dumpster and landscaping) for two years, subject to the stipulations:

Urban Planning and Land Use Comments:

1. Screening of Trash Receptacles

All trash receptacles must be screened with a six-foot masonry wall or wooden fence. According to the Commercial Design Guidelines Site Character Requirements (Sec. 27-575(g)(3)), All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times.

2. Landscape Screening of Parking Areas

The parking area must be screened with shrubs in addition to the existing trees adjacent to 24<sup>th</sup> Street. According to the Commercial Design Guidelines Landscaping Requirements (Sec. 27-577(b)(2)), Landscape berms and/or continuous rows of shrubs are required to screen parking from adjacent development or public streets. Shrubs used in this area must not exceed a maximum height of 30 inches at maturity.

Public Works Comments:

1. Items that require plan revision or additional documentation before engineering can recommend approval: none.
2. Items that are conditions of approval (stipulations):  
Construction drawings for any site improvements shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.
3. Comments that are not critical to engineering’s recommendations for this specific submittal, but may be helpful in preparing future documents: none.

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Conservation District Comments:

There is one major soil type that was identified: Reading silt loam, rarely flooded. This soil type is considered erodible when the surface is denuded of a protective cover.

1. This site is well protected now. Any chemical spills need to be cleaned up immediately. This site is very close to a major stream. It is easy to contaminate the stream with misuse of chemicals.
2. Shrink Swell potential has been identified as a limiting factor for the development of dwellings. Shrinking and swelling can cause damage to buildings, roads and other structures and to plant roots. Special design commonly is needed.

**Action:** Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve Special Use Permit Application #SP-2017-10 for two years, subject to the stipulations. Roll call was taken on the motion and there were ten “Ayes,” Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum.

**ITEM NO. 5 – 171117...SPECIAL USE PERMIT APPLICATION #SP-2017-12– DAVID ZENERE WITH KANSAS CITY PROPERTY**

**SYNOPSIS:** Special Use Permit for an automotive repair shop at 6656 Inland Drive, submitted by Robin Richardson, Director of Planning. This application has been submitted to develop a 4,800 square foot facility for service of the owner’s fleet of trucks. The property was historically used for industrial purposes and is currently vacant. The Planning Commission voted 8 to 0 to recommend approval of Special Use Permit Application #SP-2017-12 for two years, subject to:

Urban Planning and Land Use Comments:

1. Final development plan approval required before building permits are issued. Planned development district approval is a two-step process, approval of a preliminary development plan followed by approval of a final development plan. A final development plan must be approved by the City Planning Commission before building permits are issued.
2. This property must connect to sanitary sewers if/when they become available in the area and support the creation of a benefit district for the provision of sanitary sewers.

Public Works Comments:

1. Items that require plan revision or additional documentation before engineering can recommend approval: none.
2. Items that are conditions of approval (stipulations):
  - a. The special use permit submittal requires complete final site engineering and construction level drawings and plans. Final plans shall include all applicable construction notes, details, and final engineering design in accordance with UG criteria and standards.

- b. Provide a PE sealed storm drainage memorandum with final plans to address existing and proposed drainage patterns, storm detention, and storm water quality including MARC BMP manual worksheets, calculations, and proposed storm water quality BMPs.
  - c. Final plans shall provide paved (asphalt or concrete) drive aisles in the proposed trailer storage area.
  - d. Provide an erosion control plan with final plans to show erosion control BMP types, locations, and construction sequence in accordance with UG criteria and standards.
  - e. Final development plans and construction level drawings shall be reviewed and approved by UG prior to Planning Commission approval and construction permit acquisition.
  - f. The UG is currently discussing public sanitary sewer that could serve the P & R subdivision area and this property. When a future/public sanitary sewer system is installed to serve this property, the sanitary sewer service for this facility shall be connected to the public sanitary sewer, and the proposed holding tank shall be abandoned/removed per UG and KDHE specifications and requirements.
3. Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents: none.

Conservation District Comments:

- 1. There is one major soil type that was identified: Eudora-Urban land complex rarely flooded. This soil type is considered erodible when the surface is denuded of a protective cover.
- 2. This site could cause contamination to the river with oil, other chemical liquids, and contaminated solids if allowed to flow off the property. Some sort of collection system is needed to be in place to collect water runoff from the site and prevent contamination from getting into the river directly.
- 3. If help is needed for ideas on controls, contact the Wyandotte County Conservation District for help.
- 4. Shrink Swell potential has been identified as a limiting factor for the development of dwellings. Shrinking and swelling can cause damage to buildings, roads and other structures and to plant roots. Special design commonly is needed.

**Action:** Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve Special Use Permit Application #SP-2017-12 for two years, subject to the stipulations. Roll call was taken on the motion and there were ten "Ayes," Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum.

**ITEM NO. 6 – 171108...SPECIAL USE PERMIT APPLICATION #SP-2017-18–  
CARREEN BLANKENSHIP WITH SWEET CELEBRATIONS, LLC**

**SYNOPSIS:** Renewal of a Home Occupation Special Use Permit (#SP-2012-8) for a catering and bakery service at 12325 Bellerive Drive, submitted by Robin Richardson, Director of



Planning. Applicant is seeking renewal of a special use permit to continue operating as a home catering and bakery service. The applicant has a commercial kitchen that is USDA inspected in the sub-basement of the home and has been in operation over 10 years. The Planning Commission voted 8 to 0 to recommend approval of Special Use Permit Application #SP-2017-18 for ten years, subject to:

Urban Planning and Land Use Comments:

1. Is the business delivery or do customers come to the home for pick up ordered items?

2. How frequently are customers visiting the home? Where do they park?

**Applicant Response:** *We deliver all of our products weekly and do not allow for any pick up of products. We are licensed as a manufacturing/processing plant with the State of Kansas and FDA. Our customers are restaurants and grocery stores in the greater Kansas City Metro and this requires we deliver our products directly to them.*

3. The staff recommends approval for ten years.

Public Works Comments: none.

**Action:** Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve Special Use Permit Application #SP-2017-18 for ten years, subject to the stipulations. Roll call was taken on the motion and there were ten “Ayes,” Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum.

**ITEM NO. 7 – 171109...SPECIAL USE PERMIT APPLICATION #SP-2017-24– HANIF LAKHANI WITH 32 HIGHWAY LIQUORS, LLC**

**SYNOPSIS:** Renewal of a Special Use Permit (#SP-2014-83) for a liquor store at 6832 Kaw Drive, submitted by Robin Richardson, Director of Planning. Applicant seeks to continue to operate a liquor store at 6832 Kaw Drive. The property was a liquor store in 2007; however, there was not a valid business license until the time of the last special use permit at this location. The Planning Commission voted 8 to 0 to recommend approval of Special Use Permit Application #SP-2017-24 for five years, subject to:

Urban Planning and Land Use Comments:

1. What are your hours of operation?

***Applicant Response:*** Hours of operation 9 am – 11 pm: Monday thru Saturday, noon to 8 pm Sunday.

2. Have there been any incidents (KCKPD, Code Enforcement, Building Inspection, etc.) since you were last approved?

***Applicant Response:*** No complaints to applicant's knowledge.

3. Staff recommends approval for five years.

Public Works Comments: none.

**Action:** Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve Special Use Permit Application #SP-2017-24 for five years, subject to the stipulations. Roll call was taken on the motion and there were ten "Ayes," Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum.

**ITEM NO. 8 – 171107...SPECIAL USE PERMIT APPLICATION #SP-2017-25– JORGE SALAZAR WITH JIAJ, INC.**

**SYNOPSIS:** Renewal of a Special Use Permit (#SP-2015-2) for live entertainment in conjunction with existing restaurant at 151 South 18<sup>th</sup> Street, Suite A, submitted by Robin Richardson, Director of Planning. Applicant is seeking to renew a previously approved special use permit at 151 South 18<sup>th</sup> Street that adds live music, DJ, and dancing to the current Mexican restaurant. The Planning Commission voted 8 to 0 to recommend approval of Special Use Permit Application #SP-2017-25 for two years, subject to:

Urban Planning and Land Use Comments:

1. As is standard for all live entertainment SUPs, security will need to be provided by a dedicated individual who is serving in that role and that role alone. It is not permitted to have security provided by an employee who is also functioning in another capacity at that same time.

***Applicant Response:*** Applicant will designate a Manager for the sole purpose of security for nights when live entertainment is occurring. The Manager will only be responsible for maintaining peace between patrons and guests. The Security Manager will keep all doors and windows closed during entertainment to decrease noise to neighbors. The Security Manager will maintain the parking lot area and ensure that the parking area is cleaned after patrons and guests have left premises. The Security Manager will be separate and apart from the General Manager on duty.

2. Based off your Business Plan, the DJ will stop on 11:00 pm on Friday and Saturday. What will go on from 11:00 pm to close (2:00 am)?

**Applicant Response:** *The business typically shuts down at 11:00 pm since it is a restaurant. However, liquor laws allow the business to remain open until 2:00 am. The restaurant sometimes remains open serving food and alcoholic beverages until 2:00 am. However, in accordance with the Special Use Permit agreements reached with the neighbors previously, live entertainment ceases and prerecorded music is played.*

3. Have there been any incidents (neighbor complains, Police, Codes, etc.) at this location since the last permit was approved?

**Applicant Response:** *The Applicant is not aware of any issues.*

4. If approved, the Special Use Permit would be valid for two years.

**Applicant Response:** *The Applicant understands it is a two-year permit.*

Public Works Comments: none.

**Action:** Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve Special Use Permit Application #SP-2017-25 for two years, subject to the stipulations. Roll call was taken on the motion and there were ten “Ayes,” Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum.

## **VACATION APPLICATION**

### **ITEM NO. 1 – 171118... VACATION APPLICATION #A-2017-2- DARRELL WALKER**

**SYNOPSIS:** Vacation of an alley at 1110 Shawnee Avenue, submitted by Robin Richardson, Director of Planning. Application is to vacate the alley between Custer Avenue and Shawnee Avenue for the purpose of closing off access with fences to prevent or mitigate crime and speeding vehicles. The Planning Commission voted 8 to 0 to recommend approval of Alley Vacation Application #A-2017-2, subject to maintaining an easement over the alley and any further comment from Public Works after further discussions about what the vacation entails.

**Action:** Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve Alley Vacation Application #A-2017-2, subject to the stipulations. Roll call was taken on the motion and there were ten “Ayes,” Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum.

## PLAN REVIEW APPLICATION

### **ITEM NO. 1 – 171119...PLAN REVIEW APPLICATION #PR-2017-13 – DARRYL HAWKINS WITH INNOVATIVE DESIGN**

**SYNOPSIS:** Preliminary and final plan review for a new church at 4121 Minnesota Avenue, submitted by Robin Richardson, Director of Planning. The representative, Darryl Hawkins with Innovative Design and Renovation, on behalf of Pastor Darlene Verser, has applied for a preliminary and final plan review to convert a closed radio station to a church located at 4121 Minnesota Avenue on 4.66 acres. The Planning Commission voted 8 to 0 to recommend approval of Plan Review Application #PR-2017-13, subject to:

#### Urban Planning and Land Use Comments:

1. The nine new trees that are proposed to be planted along 41<sup>st</sup> Street shall be at least 2" caliper when planted. Please specify the species.

***Applicant Response:*** Acknowledged. A variety of junipers "evergreen" type of tree will be planted.

2. The parking lot island that is located adjacent to the northeast corner of the building needs to be curbed and landscaped in order to comply with the Commercial Design Guidelines. Staff added a comment on the site plan.

***Applicant Response:*** Acknowledged. Parking lot islands are to be curbed and landscaped.

3. While black and white photographs have been submitted, what are the existing exterior materials? Please provide color photographs.

***Applicant Response:*** Color photos are on my originals. We will provide color copies of those.

4. All exterior lighting, whether mounted on the building or installed in the parking lot, shall have 90° cutoff fixtures.

#### Public Works Comments:

1. Items that require plan revision or additional documentation before engineering can recommend approval: none.
2. Items that are conditions of approval (stipulations):
  - a. Provide a site plan that shows the existing sanitary sewer service line and existing nearby pump station.
  - b. Coordination with Public Works is required to determine if the existing pump station is in service and workable. Public Works may need to get access inside the building.
  - c. Depending on the results of Public Works' field investigation, additional sanitary sewer improvements may be required.
  - d. Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.
3. Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents: none.

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Staff Conclusion

The applicant has applied for a building permit to change the occupancy of the building from a radio station to a church. The conversion to a church requires a preliminary and final plan review. Staff supports this petition subject to the Public Works' comments which shall be addressed during the building permitting process with the Development Review Committee (DRC).

**Action:** Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve Plan Review Application #PR-2017-13, subject to the stipulations. Roll call was taken on the motion and there were ten "Ayes," Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum.

**MASTER PLAN AMENDMENT APPLICATION**

**ITEM NO. 1 – 171120...MASTER PLAN AMENDMENT APPLICATION #MP-2017-1 – NICHOLAS PORTO**

**SYNOPSIS:** Master Plan Amendment from Residential to Light Industrial (Armourdale Master Plan) at 1243 Scott Avenue, submitted by Robin Richardson, Director of Planning.

**Action:** This item was previously heard with Change of Zone Application #3129.

**PLANNING AND ZONING NON-CONSENT AGENDA**

**ITEM NO. 1 – 171112... SPECIAL USE PERMIT APPLICATION #SP-2016-80– PAMALA KUKOYI**

**SYNOPSIS:** Special Use Permit for the temporary use of land for 3 storage trailers at 1427 North 38<sup>th</sup> Street, submitted by Robin Richardson, Director of Planning. The applicant is requesting a special use permit in order to keep three storage containers on the property while it is rehabilitated. The property has split zoning with the western half as existing C-1 and the eastern half as R-1(B). The applicant, if approved, will also use the back half of the property to store items during construction. The Planning Commission voted 7 to 1 to recommend denial of

Special Use Permit Application #SP-2017-80 due to public opposition and the testimony concerning lack of upkeep of the property.

**Rob Richardson, Director of Planning**, said the request is for temporary storage trailers to store merchandise that will eventually be put into the adjacent property in a retail store as a thrift store. The application as presented to you is recommended for denial by the Planning Commission. Ms. Kukoyi is here this evening and I'm sure she'll like to speak.

**Pamala Kukoyi, 1612 North 38<sup>th</sup> Street**, said it was denied for, I'm assuming they assumed that it was there too long and that they didn't need to be there. My reasoning for having them there to begin with was the property needed to be remodeled. Being ignorant of the law is no excuse, but I assumed that because that was a motor — it was a car lot prior to, that I could put the trailers on the back of the car lot.

There's been some concerns that the property is not being kept up. That's not true. If anyone did their homework, they would have probably called the City and saw that there's only been one violation. That's one that is current now. That's because the children in the neighborhood broke out the windows in the front. I didn't know — again, being ignorant to the law — that you couldn't put boards, you couldn't board it up without paying to board it up.

I'm since making preparations to take those down, but the trailers, I'm not asking for them to be there for a lifetime. I'm asking them to be there for about six months, long enough for me to get them emptied out, get the building repaired, and get it moved.

The building has taken so long to get repaired because the owner and I have gone back and forth with who is going to repair what. We have now come to a decision on who's going to repair what. Now I'm going to do the repairs. They're going to be extensive so I had to put my merchandise someplace else.

I moved from a 10,000 square foot location. I'm moving to this smaller location. With that being said, I had a ton of merchandise. The merchandise is in the trailers.

The property is not being unkept. There are no records that indicate that. The last time there was something written from the City code violation was 2013. I keep the grass cut. I do what needs to be done there. The trailers are not as you can see them on the street. You have to



drive down Oakland Avenue to see them because they're pushed back because the parking lot is so huge.

There was mention that people in that neighborhood keep their lawns up, and they do this and that, and they don't want to see that. That's not true. If the research and homework was done, you'll drive down that neighborhood, that block, properties are dilapidated. Trailers are on properties.

I'm just asking for some time to be able to get the repairs done and get them moved. I don't intend to keep them. There's nothing I can do with them. I intend to sell them.

**Mayor Holland** opened the public hearing. Is there anyone in attendance tonight who would like to speak in favor of this application?

No one appeared in support.

**Mayor Holland** asked is there anyone here to speak in opposition to this application.

**Lorraine E. Harris-Darby, 3717 Oakland Avenue**, said my property is right to the left. This lot she's talking about is directly on the side of my fence to the corner of the street. When you first come down the street, the first thing you notice is the building that's not kept up.

Now I notice there's new boards at the windows. You can see it's filled with all kinds of items inside. You go down just a little bit halfway in the street, you have three long trailers like on an 18-wheeler, the long trailer beds. I guess they're about 48' long, three in a row.

The second one has curse words spray-painted all on it. Another one is a dark purple, all three of them. In between the third one is an old blue truck, like a Ford truck, with junk in the back of the truck. The first trailer has been there for three years. The other trailers and the truck have been there for two years.

The property is not kept up. I'm constantly running up on 51<sup>st</sup> and State at the Resource building complaining about the yard not being cut. I'm sure they have records where the City did come out to cut the grass and I guess they send the billing to the owner.

What she is talking about is exactly right next to my home. It is an eyesore. Our neighbors do cut our yards. We keep our neighborhoods up very well. I have pictures in my phone if you'd like to see. My property is right next to her's.

We had a hearing on April 10. She did come out on the 15<sup>th</sup> and had somebody to cut the grass. Last summer the grass was cut only two times the whole season. The last month and a half the grass was not cut.

She's not maintaining the property. The trailers have been there for three years already. I called the Board of Public Utilities yesterday for that property. Utilities have not been on since September 24, 2012. I called the gas company yesterday. There has been no gas on in that property since 2007.

The building's already filled with her stuff. Where is this other stuff going to go? It's been there for three years. She's had plenty of time to fix that building up and put the items inside if she was planning on doing that. She's using that land as a dump field. It's bringing the neighborhood down.

Like I said, it's right directly next to my property. I do have photos of my property. I keep my property up. The neighbors in front of me keep their property up. Everybody gets out there and cuts their grass on a weekly basis. It is a very quiet street. It happens to be a dead-end street.

No one else appeared in opposition.

**Mayor Holland** closed the public hearing.

**Ms. Kukoyi** said as I mentioned earlier, I went down to the Code Enforcement. There have been no codes on that property since 2013. That is a dead-end street that has had numerous crime activities on it. One of her neighbors had a drug bust just three houses down. I'm not thinking that that's the savory neighborhood that she's pretending that it is.

I've not had those trailers there for three years. I don't intend to keep them there past the time I need to get the property finished. I don't know how she can speak to my wallet or my pocket and tell me when I should have things done or what timeframe there should be.

**April 27, 2017**

The truck that's sitting there, I don't know whose truck that is. Somebody off that street parked it there, left it, ran and left it. I've had two cars towed off that lot because that one-way street that is drug infested, they run through there, park the car and keep going. I can't get the City, the Police, to move the vehicle because since it's been sitting there, the neighbor next door has piled it up with all kinds of things and they're saying it's too heavy to move. **Mayor Holland** asked anything else. **Ms. Kukoyi** said no. **Mayor Holland** said we'll close the public hearing now.

**Commissioner Townsend** said I would defer to the person who wants to speak in opposition just so I have the benefit of hearing and the rest of the Commission has the benefit of hearing everything before I make my comments. **Mayor Holland** said we don't reopen the public hearing, so I apologize.

**Commissioner Townsend** said in that event, I do have two questions for the requestor. She might want to return to the podium.

First question, do you live in the neighborhood where these trailers are located? **Ms. Kukoyi** said I live a block from there and I own three other houses in that neighborhood that have never had any code enforcement problems or anything else. My properties are maintained.

**Commissioner Townsend** asked if these trailers have not been there three years, how long have they been there. **Ms. Kukoyi** said I would roughly say about two.

**Commissioner Johnson** said for the applicant, you say you don't know how long you plan on keeping those trailers there. **Ms. Kukoyi** said no, I did say how long. **Commissioner Johnson** asked about how long. **Ms. Kukoyi** said I don't really anticipate, I'd like to ask for six months, but I don't anticipate more than about two or three months. The weather is warm now. I have some people that will be able to do the electricity. Everything has to be remodeled in that building. It has not been a car lot since 2007.

**Commissioner Johnson** asked the items in those trailers are there to improve that property. **Ms. Kukoyi** said one of them. One of them has materials and the other two have merchandise.

**Commissioner Johnson** said I think the thing that sticks out to me is the fact that this is an item that has drawn the ire of the people that live on that street. I have not been able to go to confirm one way or the other as whether or how many or the number of code violations that are on that property. It seems to me that if the neighborhood — and I noticed that there were two persons who showed up at the hearing at the Planning and Zoning meeting. One did not speak, but the other one did. Ms. Darby is here tonight. They probably are representative of other neighbors that have not shown up. I'm inclined to stick with the recommendation of the Planning and Zoning Commission with their recommendation of denial at this particular time.

**Mayor Holland** said I will point out that a vote with the recommendation is for denial. So a vote of yes is for denial.

**Action:** **Commissioner Johnson made a motion, seconded by Commissioner Kane, to deny Special Use Permit Application #SP-2016-80.** Roll call was taken on the motion and there were ten “Ayes,” Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum.

### **MAYOR'S AGENDA**

No items

### **NON-PLANNING CONSENT AGENDA**

**Mayor Holland** said before we get started, I do want to point out that we have another elected official in the chamber, Mr. J.D. Rios from the Community College Board is here tonight. Thank you for being here, Mr. Rios.

**Mayor Holland** asked would anyone in the audience, on the Commission, or staff like to withdraw an item from the Consent Agenda. Any item not withdrawn will be voted on with a single vote.

**Commissioner Murguia** said I want to back up and ask a question about the Tax Status Report that's on the bottom of page four.

Do we add all those delinquencies? For the example, for the Willie Fields Silver Dolla entity, do we add \$10,000 to \$10,000 to \$11,000, meaning they're \$31,000-\$32,000 tax delinquent? **Mayor Holland** said yes, we do.

**Commissioner Murguia** said then the second one, Mr. Lakhani with the liquor store, that is \$29,000 probably \$30,000 tax delinquent. **Mayor Holland** said that's correct.

**Commissioner Murguia** said my other question is, are we sure that these people are the actual owners responsible for the property taxes. **Doug Bach, County Administrator**, said no. In the case of Willie Fields, the owner of the property is responsible for that property tax. It's just listed here. We typically list who the applicant is on the property so you understand how to relate it back to that. If we didn't list him on there, you wouldn't know what property to attach it to.

Now, what the relationship is between this lease or renter and the owner and what agreement they have to pay their property taxes, we don't know. Someone else is the owner of that property.

**Commissioner Murguia** said when we do this, we only put on there the tax status of the project, or the property, that is coming in front of us for a vote. Correct? **Mr. Bach** said correct. If they have ownership of other property in the community, we don't put that on here. **Commissioner Murguia** said we are not, by law, to consider that in our vote in regard to that property. **Mr. Bach** said you are correct.

**Commissioner Murguia** said since we're not supposed to consider it, I'm not really sure why it's on here, except I do like to know this. If it's not too cumbersome, I'm curious when we have these entities that come in front of us for projects, I'd like to know if these owners of these properties own any other property in Wyandotte County and if they're tax delinquent. I only ask that, and I'll tell you why. One, I just want to know that. I think that stands on its own.

What I'd like staff to get back with me on is Lakhani is a very unusual last name. They also are the owners of Silver City Apartments which I've complained about repeatedly the condition of that property that those people have to live in that live there.

I would like to know if when these projects are in front us, I'd like to know all the property that the owners of those properties own and if they're tax delinquent. I know we can't consider that, but it would be nice to know.

**Mayor Holland** said I would also like to ask staff, and I know we've had this conversation a number of times, is there a way that, for instance, when you go to apply for a building permit, which is a service that we provide as a community, that we can deny an application for a building permit based on tax delinquent status. I'd like the Legal team to look into that as a little project. If there's a way that you can't apply for a special use permit because you're delinquent, even it's not something we can use.

If they become delinquent after they've applied, but if they're coming in and asking for us to do a service for them and spend staff time on them and they're tax delinquent. I'd like to know if there's a way to preempt that ahead of time and just say I'm sorry you're not eligible to apply for a special use permit in Kansas City, Kansas, because you have properties that are delinquent. I'd be interested in the feasibility of that. The Kansas law will drive the answer to that question, but I would be interested to know that as well. **Commissioner Murguia** said I agree, Mayor.

**Commissioner McKiernan** said I wasn't going to bring this up — I've pounded this drum about a dozen times over my six years here. I am offended and I am angry. When people come before us this far in arrears on their property taxes and they ask this government to work for them. They are not materially contributing to the operation of this government and yet they want it to do something for them. That offends me. That angers me. I do think it should be included, but it's not by law, so it won't be included in my decisions. It never has been and it never will be. I just find it offensive that they come and ask us to work for them.

In one of these cases, I know that Planning staff, Planning Commission, UG Commission, and Kansas City Kansas Police Department have all provided service in the resolution of this case. I just find it repulsive, but I'll stop now.

**Mayor Holland** said I will note that #SP-2017-9, that group will be eligible for the tax sale next year.



**Mayor Holland** said now that our blood pressure is up, we move on to the Non-Planning Consent Agenda. Would anyone like to remove an item. Any item not removed will be voted on by a single vote. Let the record show no one is moving to remove an item.

**Action:** **Commissioner Kane made a motion, seconded by Commissioner Murguia, to approve the Non-Planning Consent Agenda.** Roll call was taken on the motion and there were ten “Ayes,” Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum.

#### **ITEM NO. 1 - 171121...PLAT: CENTRAL INDUSTRIAL PARK PHASE 2**

**SYNOPSIS:** Plat of Lot 3A, Lot 4A and Tract I Central Industrial Park Phase 2, located at Kindleberger and Central Industrial Avenue, and being developed by NorthPoint, LLC, submitted by Brent Thompson, Director of Engineering/County Surveyor, and Wayne Moody, Interim County Engineer.

**Action:** **Commissioner Kane made a motion, seconded by Commissioner Murguia, to approve and authorize Mayor to sign plat.** Roll call was taken on the motion and there were ten “Ayes,” Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum.

#### **ITEM NO. 2 – 171099... NOMINATION: BOARDS AND COMMISSIONS**

**SYNOPSIS:** Nomination for Boards and Commissions:

Paul Mose to City Planning Commission & Board of Zoning Appeals, 4/27/17 to 3/31/20, submitted by Commissioner Murguia.

**Action:** **Commissioner Kane made a motion, seconded by Commissioner Murguia, to approve.** Roll call was taken on the motion and there were ten “Ayes,” Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum.

### **ITEM NO. 3 - MINUTES**

**SYNOPSIS:** Minutes from regular sessions of March 23 and 30, 2017; and special sessions of March 30 and April 6, 2017.

**Action:**        **Commissioner Kane made a motion, seconded by Commissioner Murguia, to approve.** Roll call was taken on the motion and there were ten “Ayes,” Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum.

### **ITEM NO. 4 – WEEKLY BUSINESS MATERIAL**

**SYNOPSIS:** Weekly business material dated April 6, 13, and 20, 2017.

**Action:**        **Commissioner Kane made a motion, seconded by Commissioner Murguia, to receive and file.** Roll call was taken on the motion and there were ten “Ayes,” Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum.

### **PUBLIC HEARING AGENDA**

No items

### **STANDING COMMITTEES' AGENDA**

No items

### **ADMINISTRATOR'S AGENDA**

#### **ITEM NO. 1 – 171093...RESOLUTION: SET PUBLIC HEARING TO CONSIDER THE PROPOSED AMERICAN ROYAL PROJECT PLAN**

**SYNOPSIS:** A resolution setting the date of June 15, 2017, to conduct a public hearing to consider the proposed Project Plan for the American Royal located in the area of 110<sup>th</sup> Street near Village West, submitted by Angela Harshbarger, Economic Development.

**April 27, 2017**

**Mayor Holland** said please note the only action required tonight is to set a public hearing.

**Action:**        **RESOLUTION NO. R-18-17**, “A resolution calling and providing for the giving of notice of a public hearing to be held June 15, 2017, before the Commission for consideration of adoption of a STAR bond project plan within a STAR bond district previously created within the City (Northwest Speedway STAR Bond District).”  
**Commissioner Walker made a motion, seconded by Commissioner Murguia, to adopt the resolution.** Roll call was taken on the motion and there were ten “Ayes,” Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum.

**Doug Bach, County Administrator**, said, Mayor, I would like to recognize Lynn Parman who’s here with the American Royal this evening. Thank you for coming out. **Mayor Holland** said thank you for being here.

**ITEM NO. 2 – 171124...RESOLUTION: MEMORANDUMS OF UNDERSTANDING WITH THE INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS**

**SYNOPSIS:** A resolution adopting conditions of employment pursuant to K.S.A. 75-4332 for the IAFF contract, submitted by Doug Bach, County Administrator.

**Mayor Holland** said Item No. 2, a Memorandum of Understanding with the International Association of Firefighters, has been pulled as the Clerk noticed. They did submit a signed copy of their contract this afternoon.

**Action:**        **No action required.**

**ITEM NO. 3 – 171049...INDIAN SPRINGS SITE – PUBLIC HEARING CANCELLED**

**SYNOPSIS:** The developer has withdrawn their redevelopment proposal for a 26-acre flex-tech business park on the southern portion of the former Indian Springs Mall site. After conducting

several community meetings over the past couple of weeks, it was determined that this project was not right for this site at this time.

- Next Steps – Develop a planning process over the next 90 days. The process developed will include opportunities for community input and engagement.
- MARC Transit Oriented Planning and Development Presentation

**Mayor Holland** said Item No. 3 is the Indian Springs site. Our public hearing for Indian Springs has been cancelled. Mr. Bach, would you like to bring us up-to-date on this item.

**Doug Bach, County Administrator**, said after holding meetings with the community over the past couple of weeks and discussions with the developer, they determined that it was not the right place and time to come forward with their flex-tech development project so they withdrew that.

As we've gone through this, and looking forward, and had conversations with the Mayor and Commissioners, what we're going to do from a staff perspective is work over the next 90 days to really formulate what we could do from a community planning process where we do get new community input regarding this site. Then bring that back to the governing body around the end of July and let you work through that and see if that meets with your approval. Then we'll roll that out going forward into the year.

**Mayor Holland** said, again, I want to thank Lane4. I think they've worked very hard the last two plus years to look for the kind of retail that we wanted. The Commission did ask them in January if we can't have retail what could we have. They brought forward this flex-tech proposal. I want to commend the Commissioners for doing your due diligence and going out to the community and listening to the community. Based on that feedback, the message was it's not the right project, not the right time. Lane4 did withdraw that on their own.

I just want to say as we move forward, we've had very good success with our planning processes in Rosedale, on K-32, the Healthy Campus downtown. We are in the process of beginning the planning process for the Northeast Master Plan, which is much needed. I'm pleased to say that we need to identify the planning process for Indian Springs. My hope would be that we'd look at the corridor from 38<sup>th</sup> Street out to 72<sup>nd</sup> Street, with Indian Springs in the

center, as the hub, of that. Again, I want to thank everyone who's been involved in this. I think the process has been good.

Mid-America Regional Council, there's a little bit of misunderstanding. We thought they were going to present on transit-oriented development. They were not ready for that presentation, but we will bring that back to the Commission at a later time.

**Commissioner Johnson** said I just wanted to echo with regard to the Indian Springs project my colleagues and I that had sponsored those, or facilitated those meetings. I do want, for the record, to thank the public that showed up. **Mayor Holland** said yes, thank you.

**Commissioner Johnson** said there was a lot of engagement, at times quite intense. I went straight to bed, went straight to sleep, when I got home. It was a very necessary conversation. For the record, I just want to appreciate everyone that came out to those meetings and voiced their opinion one way or the other. I think it, ultimately, was a fruitful experience that will lead us to something very positive in the end. Thank you.

**Commissioner Philbrook** said I'm happy that so many people actually came out and had something to say. So many times we do a lot of things and our communities don't involve themselves. They just let us go ahead and tell us all about it later. This time they let us know ahead. I do appreciate that.

What I'm going to ask is, the same thing I did that last night is, I want them to stay involved. If they want to be part of this, they need to stay involved and be part of this decision.

**Action: Information only.**

#### **COMMISSIONERS' AGENDA**

No items

#### **LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA**

No Items

## PUBLIC ANNOUNCEMENTS

**Mayor Holland** said I do have one announcement.



On the screen is coming up Facebook Live. The Chief of Police does a monthly Facebook Live. This next one on May 2 at 6:00, which will be on UGTV as well as on Facebook Live on the Chief of Police's page, we are doing a forum with myself, the Chief of Police, and our District Attorney Dupree.

We're going to be talking about the community forums that we had that went out to the schools. We went to ten different schools to talk about police/community relationships. We went to four community centers. We've had over 800 people involved in the community dialogue around police/community relations.

**April 27, 2017**

We're going to have a session on May 2 to talk about next steps for how we can move that public input into action to continue to make our community safer and to continue to improve our relationship with the Police and the public.

I want to thank everyone who was involved in those public hearings and invite you to tune in on Facebook Live on May 2. Those are all of my announcements.

**MAYOR HOLLAND**  
**ADJOURNED THE MEETING AT 7:41 P.M.**  
**April 27, 2017**

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Bridgette D. Cobbins  
Unified Government Clerk

mls

**April 27, 2017**



**STATE OF KANSAS                    )**  
**WYANDOTTE COUNTY            )) SS**  
**CITY OF KANSAS CITY, KS )**

**SPECIAL SESSION, THURSDAY, APRIL 27, 2017**

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Session, Thursday, April 27, 2017, with ten members present: Bynum, Commissioner At-Large First District; Walker, Commissioner At-Large Second District; Townsend, Commissioner First District (arrived at 5:07 p.m.); McKiernan, Commissioner Second District; Murguia, Commissioner Third District; Johnson, Commissioner Fourth District; Kane, Commissioner Fifth District (arrived at 5:45 p.m.); Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; and Holland, Mayor/CEO, presiding. Philbrook, Commissioner Eighth District; was absent. The following officials were also in attendance: Doug Bach, County Administrator; Joe Connor, Gordon Criswell and Melissa Mundt, Assistant County Administrators; Bridgette Cobbins, Unified Government Clerk; Emerick Cross, Commission Liaison; Rob Richardson, Director of Planning; Maureen Mahoney, Asst. to Mayor/Chief of Staff; Angela Lawson and Misty Brown, Deputy Chief Counsel; Maurice Ryan, Administrative Judge; Brandelyn Nichols-Brajkovic, Judge; and Crystal Sprague, Court Administrator; Meaghan Shultz, Legal Department; and Detective Vince Kingston, Sergeant-at-Arms.

**MAYOR HOLLAND** called the meeting to order.

**ROLL CALL:** Walker, McKiernan, Murguia, Johnson, Markley, Walters, Bynum, Holland.

**NOTICE OF SPECIAL MEETING** of the Unified Government of Wyandotte County/Kansas City, Kansas, to be held Thursday, April 27, 2017, at 5:00 p.m. in the 5<sup>th</sup> floor conference room of the Municipal Office Building, for a presentation on the State of Municipal Court and an update on Healthy Campus. Immediately following, the Commission will recess to the 9<sup>th</sup> floor conference room for an Executive Session regarding land acquisition and labor.

**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.

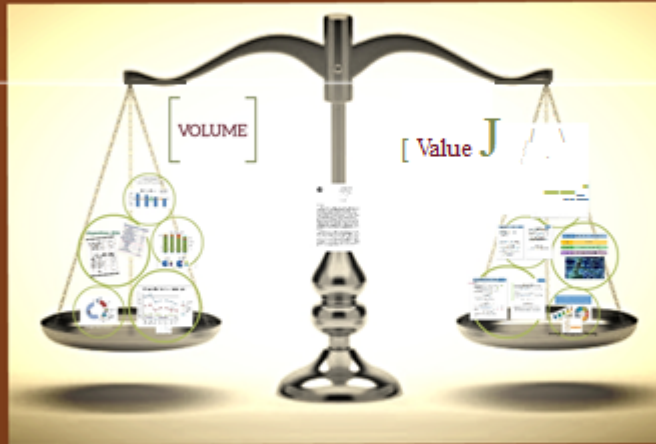
Municipal Court:



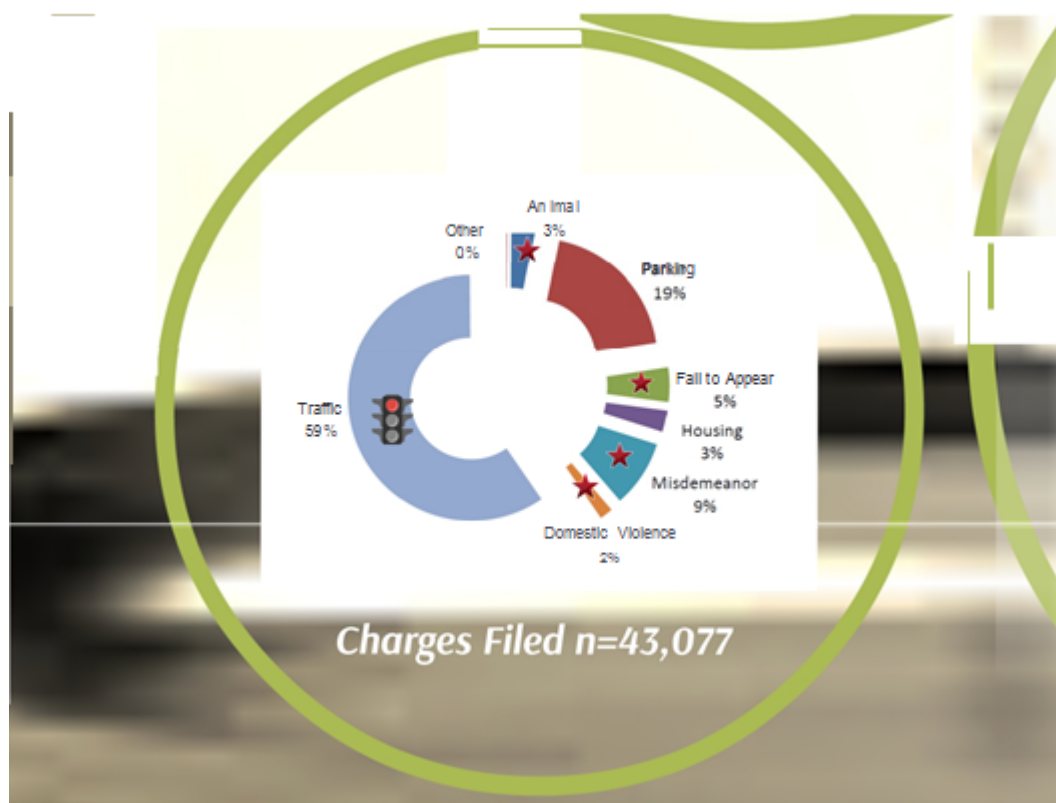
**Maurice Ryan, Administrative Judge**, said I'm going to turn it over to Crystal Sprague, Court Administrator, and she will give a slide show on the State of the Court.

**Crystal Sprague, Court Administrator**, said thank you for allowing us to come in and tell you about the State of our Court in Kansas City, Kansas. Our team, led by Judge Ryan and Judge Brajkovic are pleased to have this time with you and are anxious to share the successes that we've had as well as give you glimpse into what our future is going to look like.

April 27, 2017



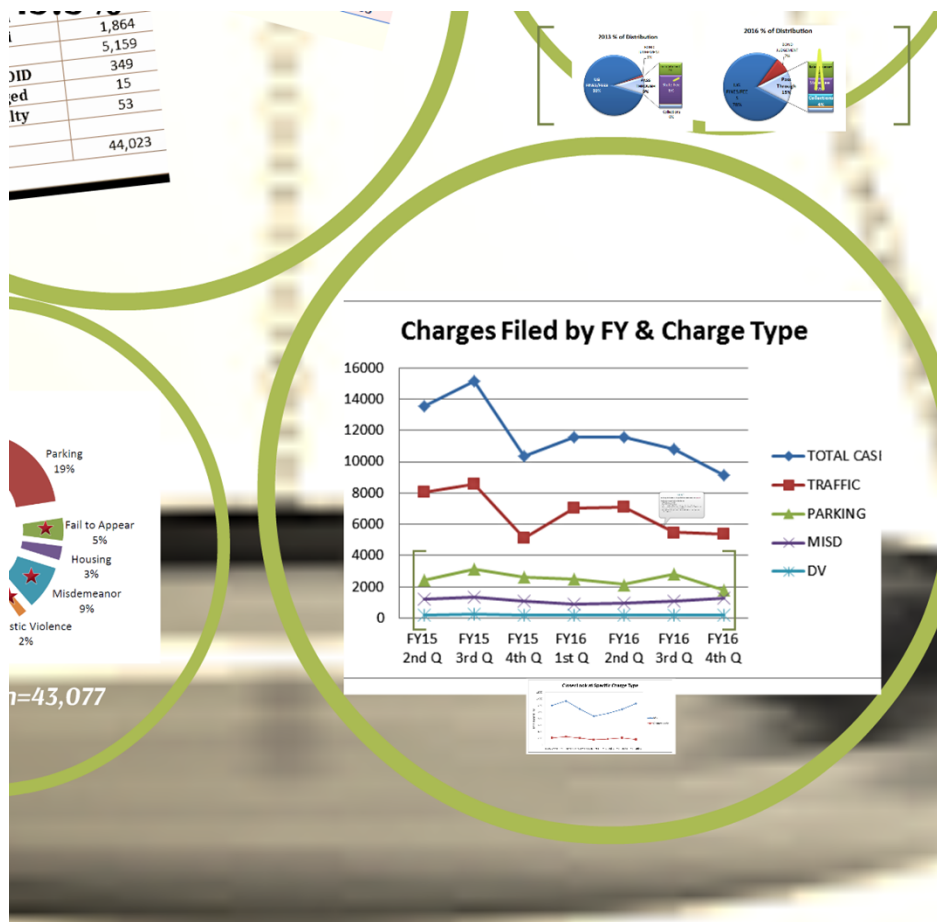
Municipal Courts, by their nature, must find a balance between value and volume. The nature of what we do and the business that we seek to ascertain is to find volume in processing cases, but we also must find and measure our public value, our public service value and our ability to find justice in our cases. Calculating value is critical and complex. It's a very difficult thing to wrap your hands around, but calculating and measuring volume is easier, but none-the-less is still necessary and important. Let's talk a little bit about the volume of the court. You each have a copy of the 2016 Yearend Report. This report focuses on the volume we managed this year.



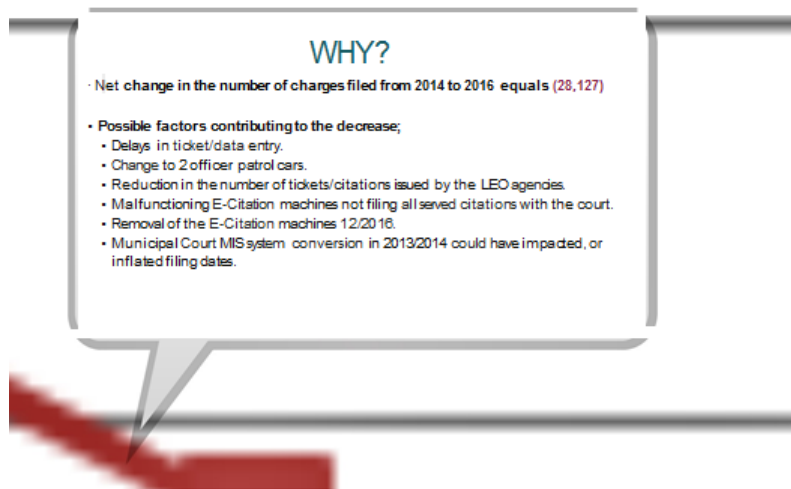
In 2014 the court widely elected to launch a new database management software called IMDS Plus. This software gives us a platform together huge amounts of data and measure our volume. Unlike addressed issues you have heard in the past, I want to take this time to point out that the information you have received has been largely based cases or tickets filed with the court. This presentation is going to be slightly different. Our database allows us to look at charges. For example, let's say Commissioner McKiernan, not that this would ever happen; but let's say you were driving on 635 and you received a speeding ticket and maybe you left your proof of insurance in the house that day and you were also cited for that. Previously, before this new database system, we would have looked at that as one case or one ticket with the speeding ticket being the top. Now we look at things in the aggregate. We look at each one of those charges individually. This allows for a better understanding of data trends and behavior.

In 2006 we had 43,077 cases filed with the court. The vast majority of those are traffic violations. Other types of cases include Misdemeanors, Domestic Violence, Fail to Appear Summons or Summons in lieu of Arrest for warrants and some animal violations are considered Misdemeanor's. While our court handles over 50% of traffic cases, other courts for example, Wichita handles 87% of their volume in traffic cases and Overland Park 93%.

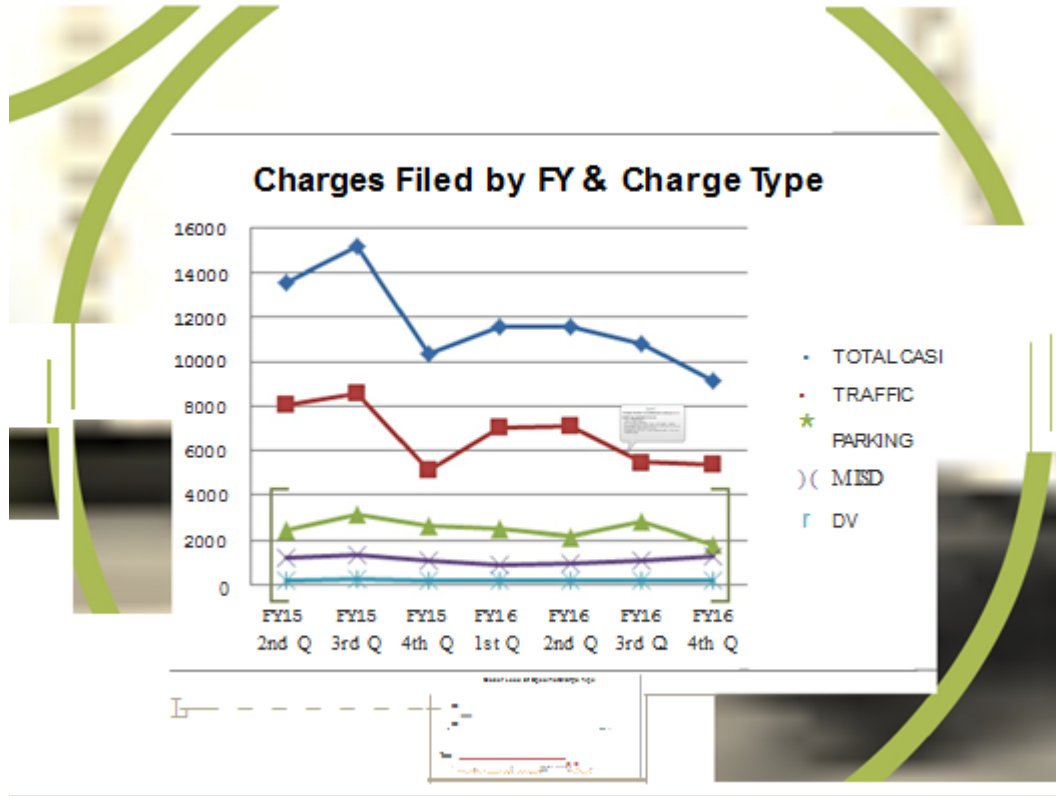
April 27, 2017



Let's take a closer look at charges filed last year. These are dating back to 2015 so it's going to give you some trend analysis. This is a quarterly review. I would add here these are cases filed with the court by date and not by offense. These are when they are actually filed with the court. The first thing we notice is that we've had a very sharp decrease in charges filed over this period. The overall charges are in blue, traffic charges are in red and then so on with parking in green.



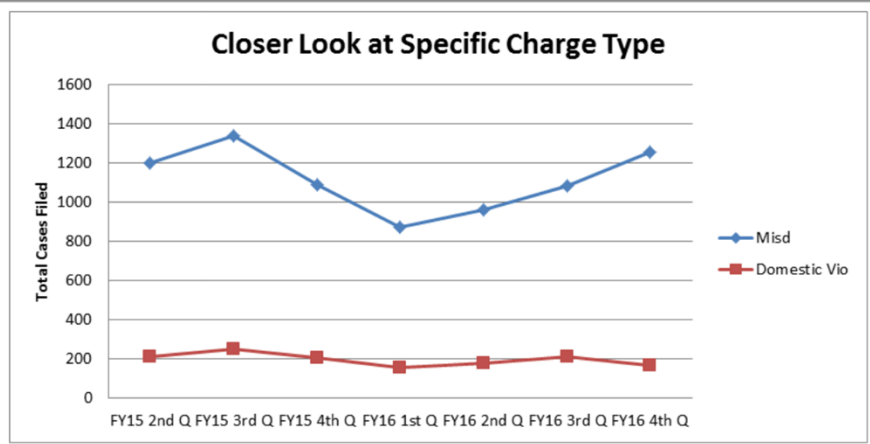
You might ask why, why are we getting that big of a drop in traffic citations. Well, the net change between 2014 and 2016 looks to be about 30,000 cases. That could be concerning, but possible factors that contribute to this decrease could be delays in ticket data entry. As you all know the Police Department made a decision to go to two officer patrol cars which was necessary. I would also add there has been a shift between municipal enforcement and punishment of ordinance violations to more of a compliance driven work within Municipal Courts. We've had a reduction in the number of tickets and citations and then we've had issues with our E-ticket machines and then ultimately the removal. Our Municipal Court MIS data conversion in 2014 could have also attributed to this.



Let me draw a little attention for you to the bottom part of this graphic. At the bottom here it is hard to tell that there has been much change in those Misdemeanor and Domestic Violence cases, but I want to take a closer look.

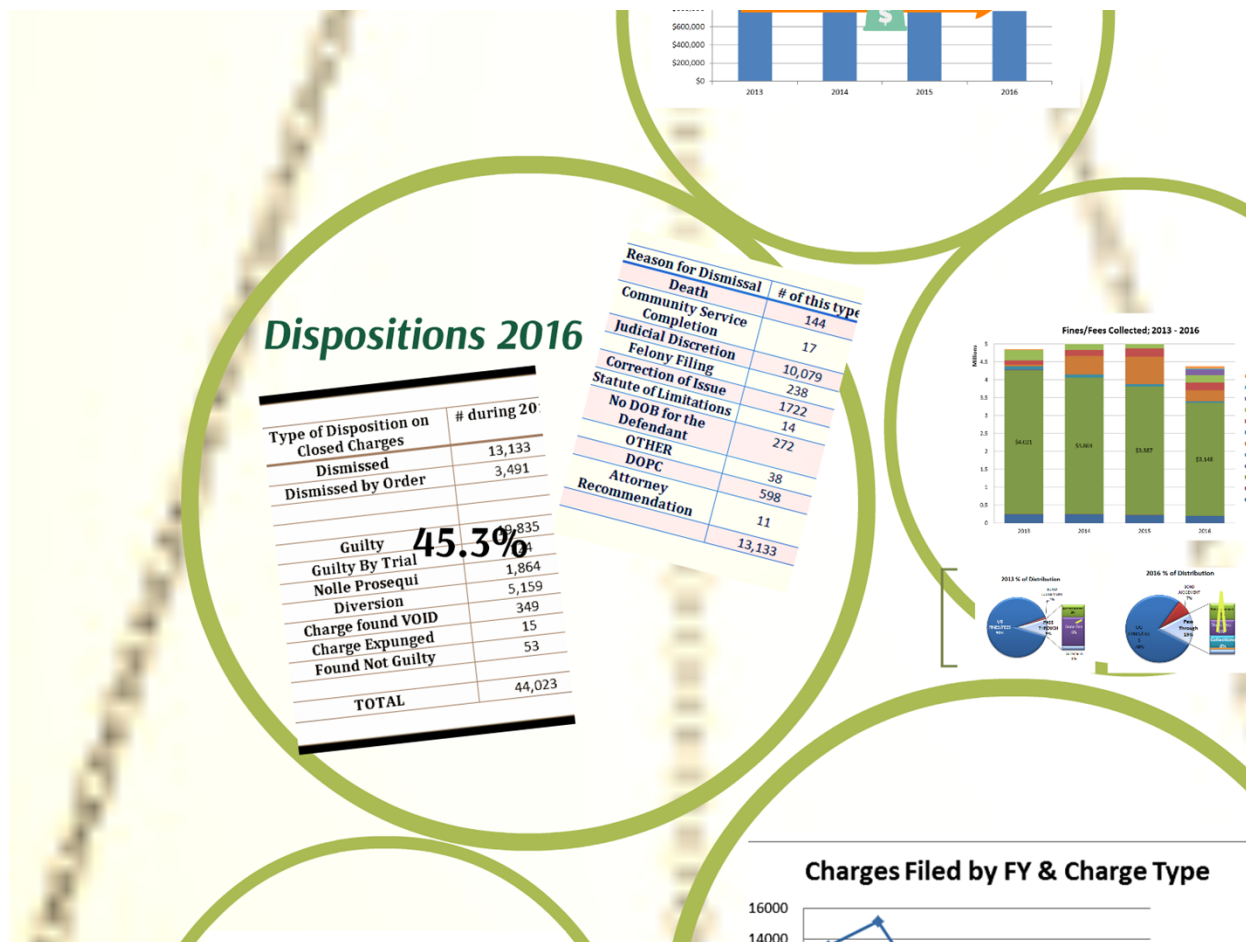


4th Q 1st Q 2nd Q 3rd Q 4



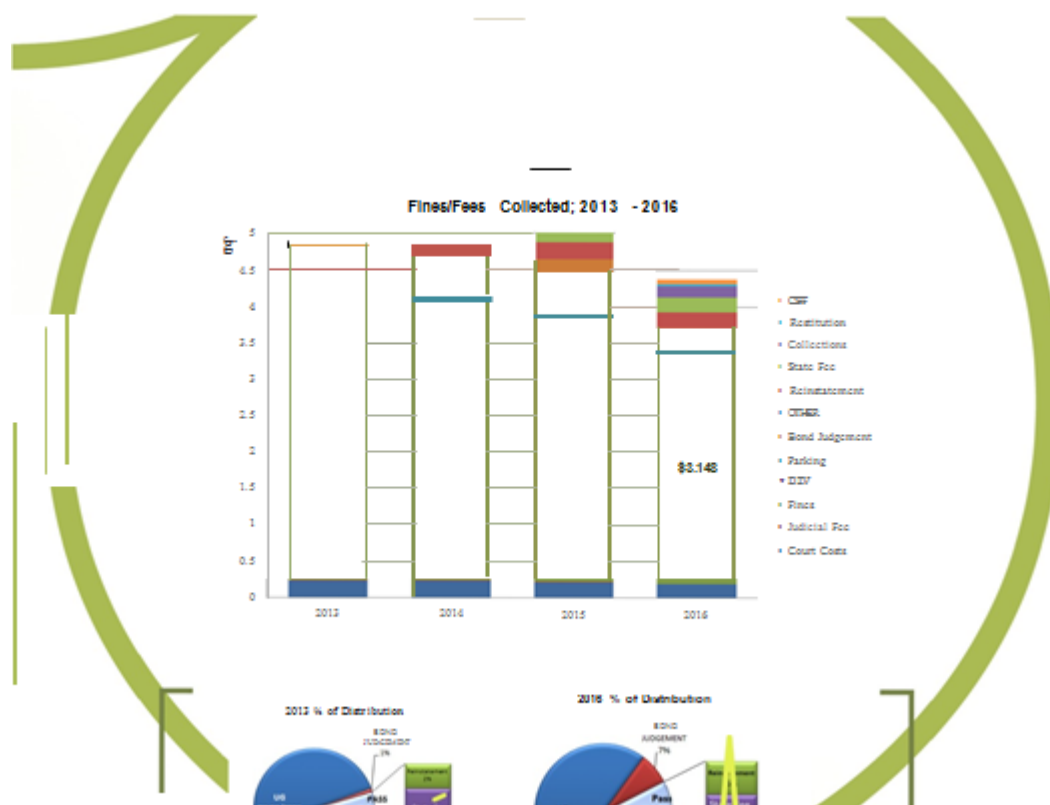
This highlights Misdemeanor's and Domestic Violence cases handled by the court. While we've seen a drop in the number of tickets filed with the court overall, the percent of misdemeanor's dropped slightly and now is on the increase up. Why is this important to us in Municipal Court? Remember I said we have a lower percentage of traffic violations versus other courts in the State of Kansas; in contrast we have the highest percentage of misdemeanor violations. This is in fact the highest percentage in the State. Our uniqueness as a Unified Government also makes our court distinctive because we handle a large number of misdemeanor's in-house. We don't send those to other jurisdictions.

In 2015, for example, Wichita reported handling 60,000 cases; only 13% were misdemeanors. In contrast we handled 32,000 cases and 40% were misdemeanors. Misdemeanors require additional court processing time and resources and if the defendants are convicted or found guilty, they require extra jail time, case management and probation.

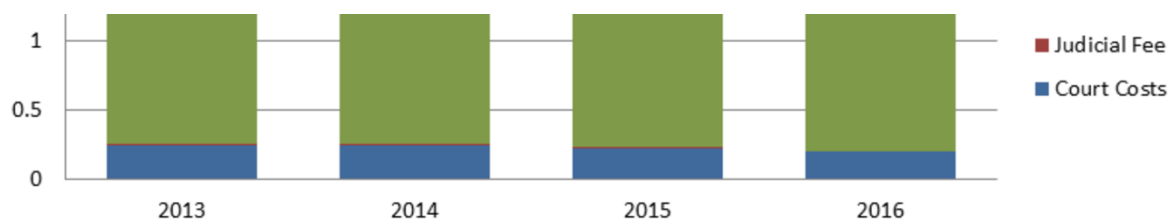


So, what comes in must be disposed of or a Judicial Finding attached. In 2016 we had Dispositional Finding in 44,000 cases.

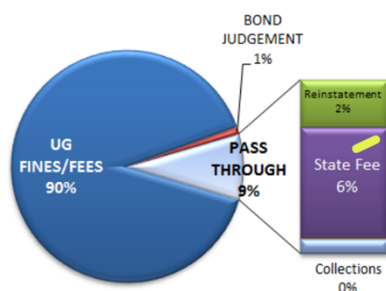
I would like to pause here for a minute to mention and put these outputs into context. For the first 1.5 years we had IMDS Plus, that database I was telling you about, we utilized its functions minimally. We did enough but continued to rely on the paper tickets. Information like this is reflected here. There is a huge difference between being dismissed by judicial order and being dismissed maybe because the defendant has unfortunately passed away. The previous database entry that we did, did not capture all of that information. It's been a long process for us to move away from those tickets, the paper tickets that we've used for so long, but over the last year we've started to make culture shift away from the paper ticket and toward the electronic record. This process is going to be long, but once we are done we will get a more robust dataset that will allow for more transparency to our citizens. The next time you see us, this time next year, you will have even more definition around what these types of case dispositions are.



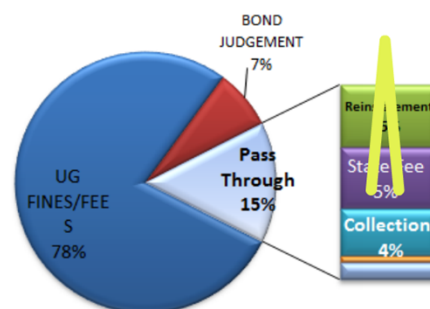
As you can expect, less tickets filed means less payment. The Court collects several types of payments. You will see here highlighted in green the amount of money that we've collected purely for fines. This amount has decreased about \$870,000 since 2013, but the real story is compliance and I want to stress that. The real story is compliance. If a function of ticketing is to encourage compliance with laws or ordinances, then we're seeing signs of positive progress.



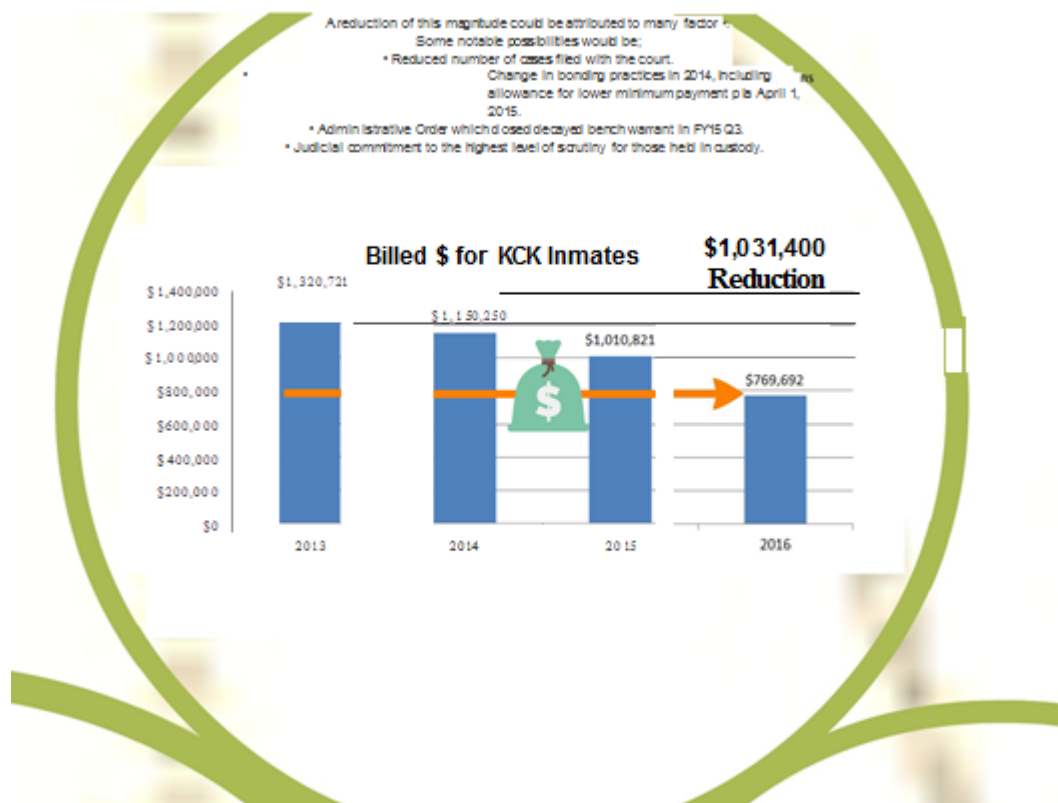
2013 % of Distribution



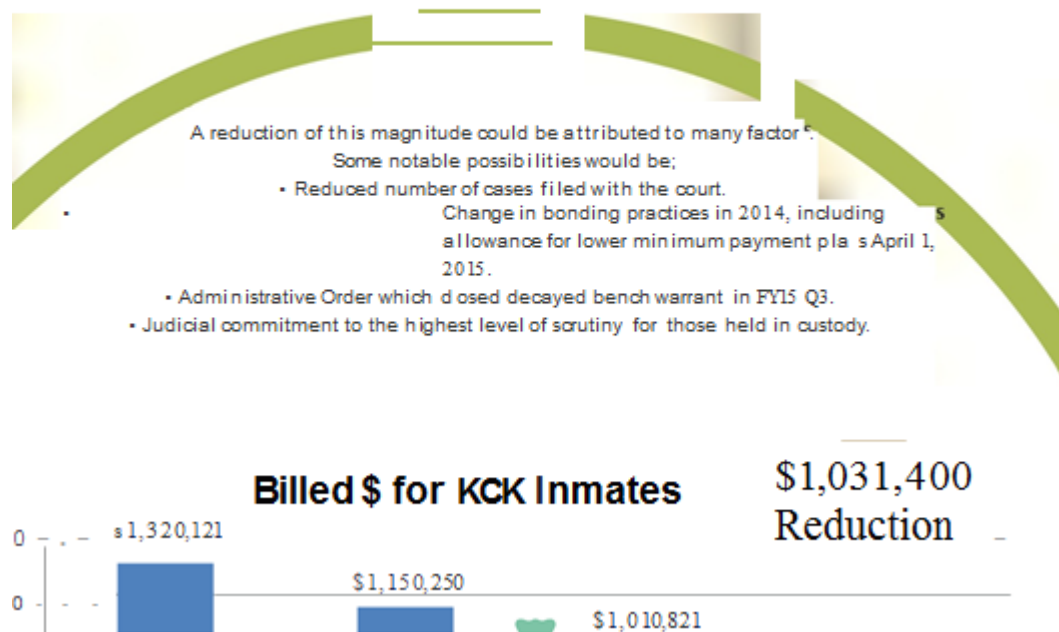
2016 % of Distribution



This is a breakdown of the types of funds and where they go. In 2013 we had about a 9% pass through meaning we collected money that goes to the State. In 2016 that grew to 15%. This percent has grown over the last three years, but there is an early indicator of increased compliance and its right here. In 2013 we had about a 2% reinstatement rate collection. In 2016 it was up to 5 and so this is significant because this indicates that defendants are able to pay off their tickets and satisfy their court fees allowing them to pay their reinstatement fees to us and we pass that on to the State. That means we have more licensed legal drivers in our jurisdiction.



Most notably I want to talk a little bit about a goal that we set and told this Commission about to maintain a reduction in the impact that we have to the Wyandotte County Jail. We are its largest consumer of services. By comparing the monthly bills presented by the Sheriff for those inmates held on KCK charges we can see a dramatic drop. Since 2013 the payments to the jail for KCK inmates have decreased at a savings of well over \$1M.



Several factors could play into this and certainly do. Some notable possibilities could be a reduction in the number of cases filed. Obviously, if we have fewer cases there is less likely that we would see folks go into the jail, but I also want to mention what I think is the biggest impact which was an Administrative Order to deactivate warrants issued more than seven years ago. These are traffic warrants that were issued seven years ago. This single action in the fall of 2015 dropped our immediate cost \$380,000 in 2016 alone. I should note that the collection rate on these cases had we left them open was less than 5%. Another possible factor would be an Administrative Order that Judge Ryan signed to allow bond forfeitures to be applied to outstanding fines and fees, but we will talk about that in a later slide.

As a team we are incredibly proud of this reduction and the impact that we are—our impact decreasing to the jail but we're also really pleased about the impact it is having to our citizens. We have way more work to do in this area and over the next year we will be focusing on bonding and collection practices as well as to how to maintain this drop.



# Value

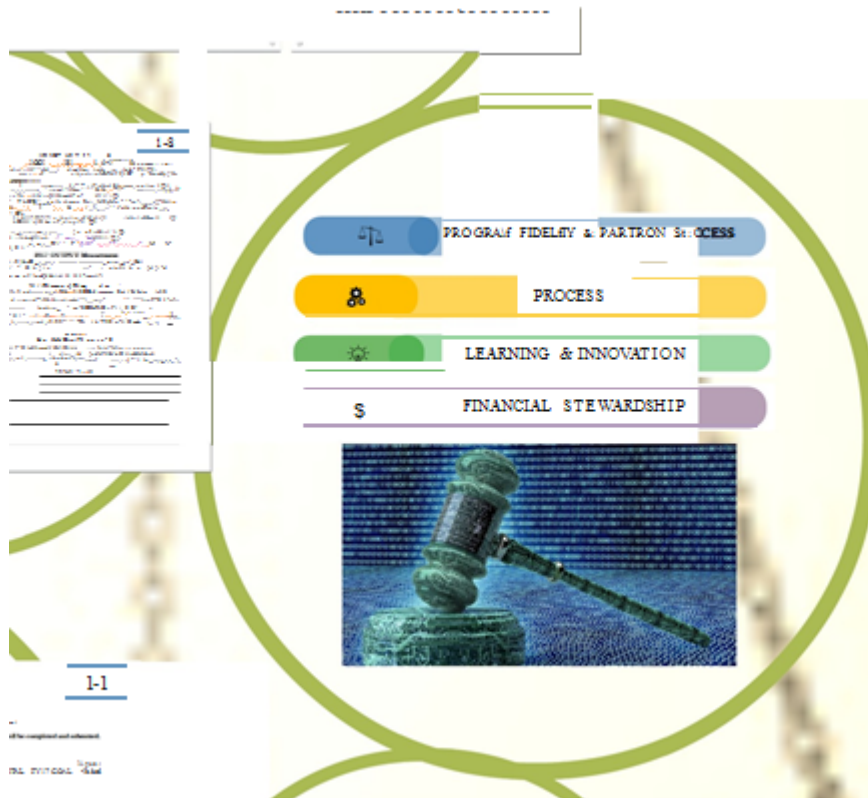
That's the output, that's the data. How do we take this data now that we have it all and that's it's getting better because of the quality of input and what do we do with it to show value. How do we take this data and make decisions in a strategic way.





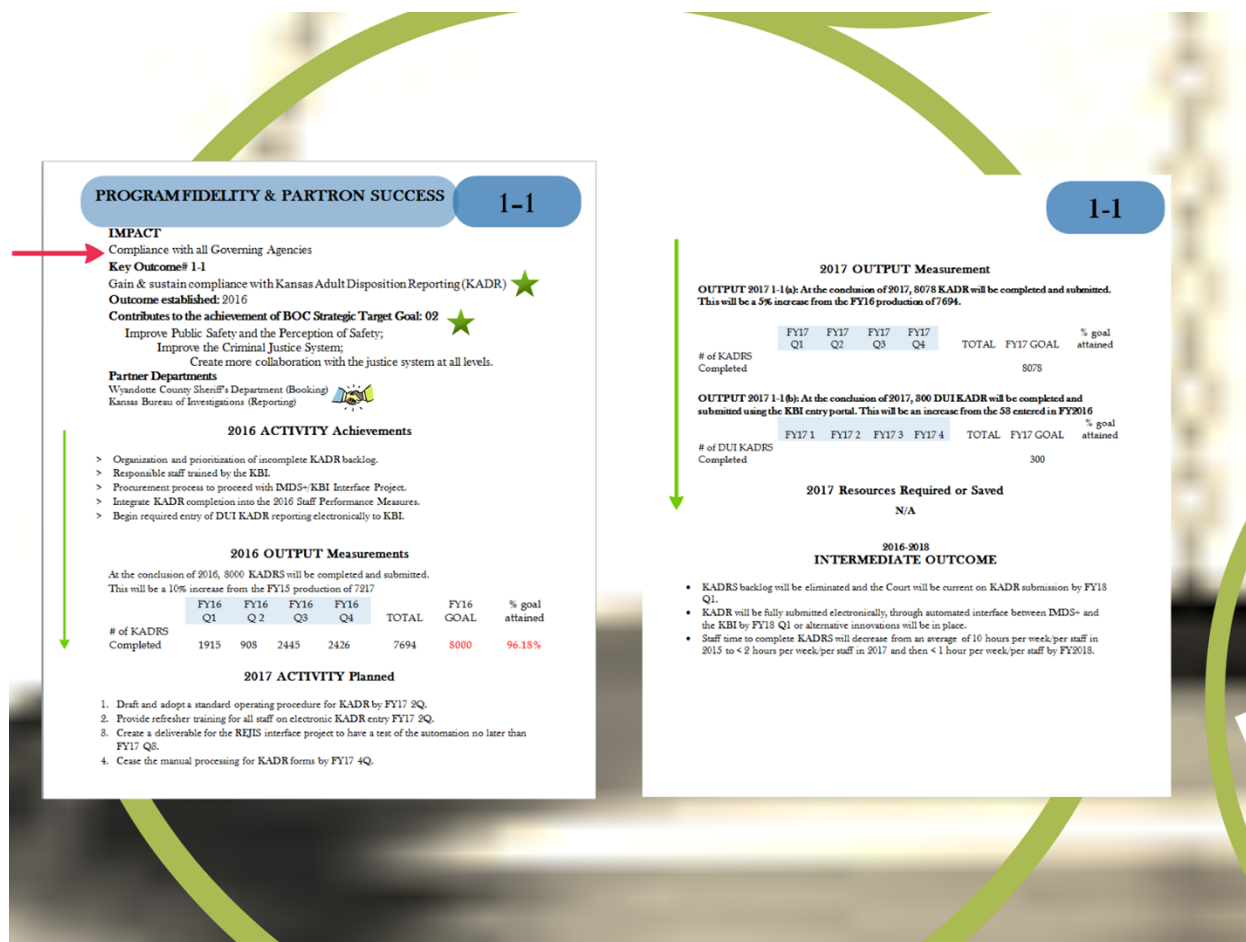
In 2016, and I believe, Commissioner Bynum, it was you who said to us this time last year this seems like a real paradigm shift for the courts. We began a movement to provide some kind of meaning to our mission. All the data we have is just data. How many cases in, how many cases out does nothing to show that we're serving with fairness, honesty, and integrity. Using all the tools available to us we embarked to develop a Strategic Management Plan. The first year the plan evolved from talking about issues, talking about some basic outcome goals that we shared with you last year to a fully developed plan which you have now. It continues to evolve and each of you has a copy of that Strategic Management Guide that will guide us for the next two years. It lays out our accomplishments in 2016 as well as our goals and matrix's moving forward. We will use this plan to discuss, measure, organize, and implement during staff meetings, administrative conferences, and discussions with partners. It's a working document. You will find sections in there that are just for us to take notes and write ideas down for innovation.

April 27, 2017



From the beginning we have divided our areas into four parts. Program Fidelity and Patron's Success, Our Processes, our Learning & Innovation and our Financial Stewardship.

I'm going to give you an example of what we needed to do to get through this process. We approached it in three parts. We need to inspect and redesign, we need to fortify and we need to innovate.



This is what the inside of that Strategic Management Guide looks like or Strategic Management Plan. I'm going to give you a peek inside and talk to you about the pieces as well as some of the relevant material. This falls under Program Fidelity & Patron's Success. We have an impact area of complying with all government agencies. We have a key outcome goal to gain and sustain compliance with adult disposition reporting which really probably doesn't mean a whole lot to you guys, but it's imparity to us. It's how the KBI knows what happens in our court and so police officers know on the street who is convicted of what and who has been found guilty of how many charges.

Each strategic impact area ties directly back to your plan, your Strategic Management Plan. So, how does what we are measuring fit in to what you do as well as list our partners. We can't accomplish any of these goals unless they're goal shared by several different departments because we're not a standalone agency.

You will see here a 2016 list of activities for those goals that were developed in 2016 as well as output measures for that year. This goal happens to be to complete 8,000 KDORS. We

came really doggone close. There were a couple of late nights in December to get those done but in the end we didn't quite meet it.

That means we need to go back after it for the next year and that's what you will see in the next section in 2017 our activities that we have planned as well as how we're going to measure it. At the back of that document you will find all the measurement tools in one place as well as a checklist. I call it my checklist so I can mark off each one of those activities as we complete them. You will also see any resources that we need to do these activities as well as things we've saved because we've done those activities. 2016 through 2018 what do we imagine in the future to be.

**PROGRAM FIDELITY & PARTNER SUCCESS** 1-8

**IMPACT**  
Fair and Reliable Court Processes  
**Key Outcome# 1.8**  
Increase the Courts accessibility  
**Outcome established: 2016**  
**Contributes to the achievement of BOC Strategic Target Goal: 06**  
Increase Community Collection;  
Improve Citizen Communication;  
Increase Citizen Participation.

**Partner Departments**  
UG Department of Technology  
UG Chief Knowledge Officer  
UG S11 Department  
Human Resources

**2016 ACTIVITY Achievements**

- Performed randomized checks of the IVR phone routing system.
- Integrated quality customer service into all Staff Performance goals for FY2016.
- Reviewed, approved and launched a public access portal to open court records <https://www.emuscourt.net>
- Worked with S11 and DOTS to close a long-standing gap with the Court's IVR phone routing.
- Established a Court email address for attorneys, customers, and S11 help requests.
- Increased the Court's hours by 80 minutes, to 7:30AM - 5:00PM, without overtime expense.
- Incorporated call answering into the Clerk I Performance Goals.
- Selected staff completed customer service training in Spanish offered by Human Resources.
- Clerk II's completed communication training offered by Human Resources.
- After an online payment processing vendor malfunction, established a desk duty to review online payments for accuracy.

**2016 OUTPUT Measurements**

Output 1: Decrease the percentage of "dropped" calls from the average of 20% in FY15 Q3 and Q4 to 10% by the conclusion of FY16Q4

|       | # of calls | # of Dropped | %      | GOAL |
|-------|------------|--------------|--------|------|
| FY161 | 3827       | 710          | 18.55% | ≤10% |
| FY162 | 2346       | 553          | 19.40% |      |
| FY163 | 3940       | 555          | 14.00% |      |
| FY164 | 3720       | 383          | 10.30% |      |

Output 2: Increase electronic payment as a percentage of all money collected from 2.6% in FY15 Q3 and Q4 to 5.0% in FY16 and by 7.0% in FY17.

|       | Collected      | BY WEB      | %     | GOAL  |
|-------|----------------|-------------|-------|-------|
| FY161 | \$1,240,158.42 | \$19,027.74 | 1.53% | 5.00% |
| FY162 | \$1,286,402.93 | \$27,861.72 | 2.17% |       |
| FY163 | \$1,033,427.57 | \$24,362.30 | 2.35% |       |
| FY164 | \$1,098,941.03 | \$23,255.60 | 2.12% |       |

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1-8

**2017 ACTIVITY Planned**

- Initiate collaboration with DOTS to provide electronic and visual directions for citizens arriving to court, i.e. docket listing and court check-in Phase I to be completed by FY17Q3.
- Complete a scripting process of commonly asked questions for the S11 Department, define Tier I and Tier II support questions, and establish a routing process to be completed by FY17Q2.
- Work with S11 to measure the true call volume to the Court, as well as track the most commonly asked questions to drive future communication strategy by FY17Q4.
- Work with S11 and DOTS to install the Customer Relationship Management software (CRM) in the Court and allow citizen requests for service to be pushed to the Court for assistance to be completed FY17 Q3.
- Develop and deploy a citizen survey as a baseline of the citizen perception of fairness, honesty, and integrity of the Court, to be completed by FY17 Q4.
- Provide at least one customer service training for all staff by FY17 Q4.
- Adjust the Court website to link to [www.emuscourt.net](https://www.emuscourt.net) by FY17 Q3.
- Embrace and promote the Next Request Portal (<https://nextask.nextrequest.com>) for records requests by FY17 Q1.

**2017 OUTPUT Measurement**

**OUTPUT 2017 1-8 (a):** Continue to maintain a "dropped" call volume of ≤10%.

**OUTPUT 2017 1-8 (b):** Increase electronic payment as a percentage of all the money collected from the FY16 average of 2.64% to 8% as an average in FY17.

**2017 Resources Required or Saved**

**REQUIRED:** Purchase and installation of 16 CRM Licenses- SECURED in FY2016

**REQUIRED:** Purchase and installation of hardware software necessary to complete Phase I of the electronic docket notification system - SECURED in FY17 CMIP Budget.

**REQUIRED:** Purchase and installation of hardware, software/programming necessary to complete Phase II of the electronic docket notification system - REQUESTED in FY18 CMIP Request.

**2016-2018 INTERMEDIATE OUTCOME**

- Investigate and launch partial online payments for those on payment plans.
- Investigate and launch technology that will allow for mobile payment, defendant notification of increased defendant's access to file compliance related documents with the Court through mobile means.

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This is under Impact Area of Fair and Reliable Court Processes. We want to increase our customer service. That's what that means in real terms to us.

### Partner Departments

UG Department of Technology  
 UG Chief Knowledge Officer  
 UG 811 Department  
 Human Resources

### 2016 ACTIVITY Achievements

- > Performed randomized checks of the IVR phone routing system.
- > Integrated quality customer service into all Staff Performance goals for FY2016.
- > Reviewed, approved and launched a public access portal to open court records  
<https://www.municourt.net>
- > Worked with 811 and DOTS to close a long standing gap with the Court's IVR phone routing.
- > Established a Court email address for attorneys, customers, and 811 help requests.
- > Increased the Court's hours by 30 minutes, to 7:30AM – 5:00PM, without overtime expense.
- > Incorporated call answering into the Clerk I Performance Goals.
- > Selected staff completed customer service training in Spanish offered by Human Resources.
- > Clerk II's completed communication training offered by Human Resources.
- > After an online payment processing vendor malfunction, established a desk duty to review online payments for accuracy.

### 2016 OUTPUT Measurements

Output1: Decrease the percentage of "dropped" calls from the average of 20% in FY15 Q3 and Q4 to 10% by the conclusion of FY16Q4

|        | # of calls | # of Dropped | %      | GOAL |
|--------|------------|--------------|--------|------|
| FY16 1 | 3827       | 710          | 18.55% | ≤10% |
| FY16 2 | 2846       | 553          | 19.40% |      |
| FY16 3 | 3940       | 555          | 14.00% |      |
| FY16 4 | 3720       | 383          | 10.30% |      |

Output 2: Increase electronic payment as a percentage of all money collected from 2.6% in FY15 Q3 and Q4 to 5.0% in FY16 and by 7.0% in FY17.

|        | Collected      | BY WEB      | %     | GOAL  |
|--------|----------------|-------------|-------|-------|
| FY16 1 | \$1,240,158.42 | \$19,027.74 | 1.53% | 5.00% |
| FY16 2 | \$1,286,402.93 | \$27,861.72 | 2.17% |       |
| FY16 3 | \$1,032,627.57 | \$24,262.20 | 2.35% |       |
| FY16 4 | \$1,098,941.03 | \$23,255.60 | 2.12% |       |

Our 2016 Activities included being able to get our phone system to work correctly, but most notably we—correctly is right, but most notably we are open 30 minutes early. We started opening at 7:30 a.m. so folks can come in and pay their fines and fees before they actually have to go off to work. We set a goal to decrease our dropped call volume in Municipal Court to less than 10%. A year ago we were almost at 20% and we accomplished that goal.



### 2017 ACTIVITY Planned

1. Initiate collaboration with DOTS to provide electronic and visual directions for citizens arriving to court. (i.e. docket listing and court check-in) Phase I to be completed by FY17Q3.
2. Complete a scripting process of commonly asked questions for the 311 Department, define Tier I and Tier II support questions, and establish a routing process to be completed by FY17Q2.
3. Work with 311 to measure the true call volume to the Court, as well as track the most commonly asked questions to drive future communication strategy by FY17Q4.
4. Work with 311 and DOTS to install the Customer Relationship Management software (CRM) in the Court and allow citizen requests for service to be pushed to the Court for assistance: to be completed FY17 Q2.
5. Develop and deploy a citizen survey as a baseline of the citizen perception of fairness, honesty, and integrity of the Court; to be completed by FY17 Q4.
6. Provide at least one customer service training for all staff by FY17 Q4.
7. Adjust the Court website to link to [www.municourt.net](http://www.municourt.net) by FY17 Q3.
8. Embrace and promote the Next Request Portal (<https://wvco.kck.nextrequest.com>) for records requests by FY17 Q1.

### 2017 OUTPUT Measurement

**OUTPUT 2017 1-8 (a): Continue to maintain a "dropped" call volume of < 10%.**

**OUTPUT 2017 1-8 (b): Increase electronic payment as a percentage of all the money collected from the FY16 average of 2.04% to 3% as an average in FY17.**

### 2017 Resources Required or Saved

**REQUIRED:** Purchase and installation of 16 CRM Licenses- SECURED in FY2016

**REQUIRED:** Purchase and installation of hardware/software necessary to complete Phase I of the electronic docket notification system - SECURED in FY17 CMIP Budget.

**REQUIRED:** Purchase and installation of hardware, /software/programming necessary to complete Phase II of the electronic docket notification system - REQUESTED in FY18 CMIP Request.

### 2016-2018

#### INTERMEDIATE OUTCOME

- Investigate and launch partial online payments for those on payment plans.
- Investigate and launch technology that will allow for mobile payment, defendant notification of increased defendant's access to file compliance related documents with the Court through mobile means.



2017 Activities include working some more with DOTS and 311 to improve our customer relations as well as install our customer relationship management software for each one of our staff to use. I would also like to plug NextRequest. Bridgette's office did a great job getting NextRequest off the ground and I don't think she anticipated that it would be used so vitally through Municipal Court.

**PROGRAM FIDELITY & PARTNER SUCCESS** 1-12

**IMPACT**  
Be Responsive to the Citizens we Serve  
**Key Outcome# 1-12**  
Operate with policies and practices that reflect the strengths and needs of the community, not imposing undue or unjust financial burden.  
**Outcome established: 2016**  
**Contributes to the achievement of BOC Strategic Target Goal: 04**  
Improve Economic Prosperity of all Residents;  
Improve Financial Resiliency;  
**Partner Departments**  
N/A

**2016 ACTIVITY Achievements**

- > Imposed a practice of formal case reviews for the Bonds, reporting the total assessed, paid, and credited for identified defendants with a balance of over \$1,000 in fines/fees.
- > Imposed Administrative Order 16-001 allowing any bond forfeited by the defendant to be applied to any open case with an assessed balance owed.

**2016 OUTPUT Measurements**  
Output 1: Apply \$100,000 for forfeited bonds to outstanding debt to the court. (BFA)

| Bonds Disposed         | Forfeited Outcome - \$122,619 | BFA to Fines/ Fees, \$260,135 | 177,761 | \$44,374 |
|------------------------|-------------------------------|-------------------------------|---------|----------|
| Forfeited Outcome      |                               |                               |         |          |
| BFA to Fines/ Fees     |                               |                               |         |          |
| Used by the DEF to Pay |                               |                               |         |          |
| Returned to Party      |                               |                               |         |          |
| BFA to Reimburse       |                               |                               |         |          |

**2017 ACTIVITY Planned**

1. Deploy revised Ability to Pay worksheets, piloted with defendants requesting to complete community service in lieu of fine payment by FY 17 Q4.
2. Complete an assessment of the financial impact of reducing the required \$50 late fee on the defendant's ability to comply.
3. Present recommendations to the BIOC to modify the \$50 required late fee.
4. Participate in the Fee Study conducted by the UG Finance Department.
5. Work with the database vendor to establish a baseline for assessment by fee code, allowing the identification of the percent of the overall debt attributed to late fees and collections charges. Use this number to set output measurements for improvement in FY18.

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1-12

**2017 OUTPUT Measurement**  
**OUTPUT 2017 1-12:** Increase the percent of money paid on fines/fees assessed from 76.7% as measured in FY15 and paid through FY17 Q1 by 1.5% to 78.2% assessed in FY16 and paid through FY18.

**2017 Resources Required or Saved**  
N/A

**2016-2018 INTERMEDIATE OUTCOME**

- Complete a regional review of the fine schedule and make adjustments where necessary.
- Development of a formal payment docket to allow for better assessments of ability to pay and deploy targeted interventions to improve compliance and debt ratio.
- Bolster the compliance divisions causing the biggest financial impact to the defendants and explore innovative mechanisms to increase compliance and decrease the financial impact using data and case management.
- Partner with an academic institution to develop a Risk Assessment which can be used in determining ability to pay and appointment of counsel.

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This one involves being able to treat people fairly and operate with policies and practices that reflect the strengths and needs of our community, not imposing undue or unjust financial burden.



Improve Economic Prosperity of all Residents;  
Improve Financial Resiliency;

### Partner Departments

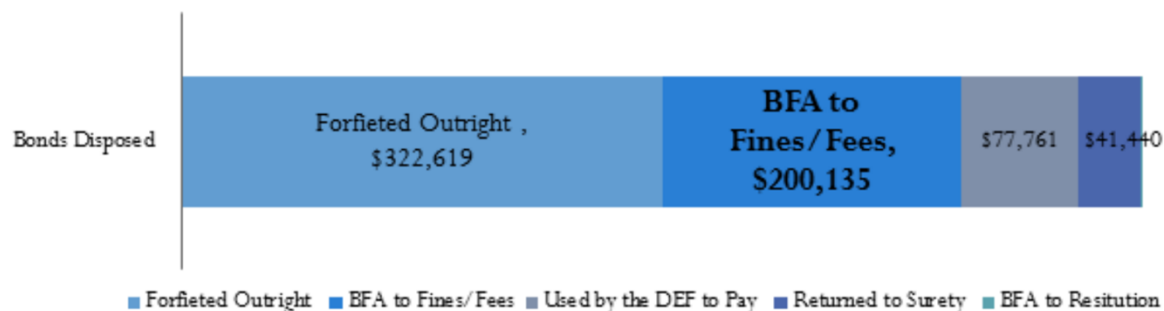
N/A

### 2016 ACTIVITY Achievements

- > Imposed a practice of formal case reviews for the Bench; reporting the total assessed, paid, and credited for identified defendants with a balance of over \$1,000 in fines/fees.
- > Imposed Administrative Order 16-001 allowing any bond forfeited by the defendant to be applied to any open case with an assessed balance owed.

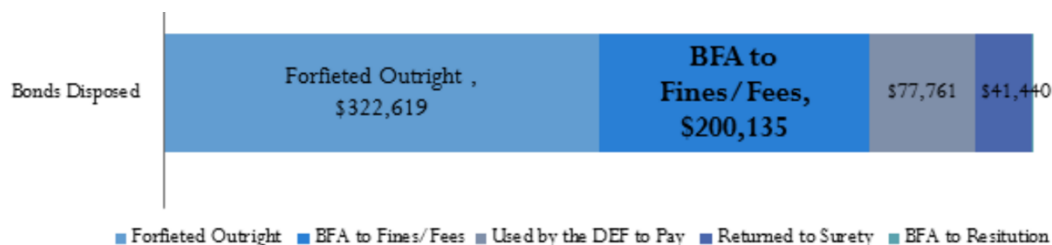
### 2016 OUTPUT Measurements

Output 1: Apply \$100,000 for forfeited bonds to outstanding debt to the court. **(BFA)**



### 2017 ACTIVITY Planned

1. Deploy revised Ability to Pay worksheet, piloted with defendants requesting to complete community service in lieu of fine payment by FY 17Q3.



### 2017 ACTIVITY Planned

1. Deploy revised Ability to Pay worksheet, piloted with defendants requesting to complete community service in lieu of fine payment by FY 17Q8.
2. Complete an assessment of the financial impact of reducing the required \$50 late fee on the defendant's ability to comply.
3. Present recommendations to the BOCC to modify the \$50 required late fee.
4. Participate in the Fee Study conducted by the UG Finance Department.
5. Work with the database vendor to establish a baseline for assessment by fee code, allowing the identification of the percent of the overall debt attributed to late fees and collections charges. Use this number to set output measurements for improvement in FY18.



I mentioned earlier that the Judge signed an Administrative Order that allowed us to take off forfeited money meaning someone posted an Appearance Bond and didn't show up for court. Normally that money would have been forfeited outright. In July of last year the Judge gave us an Administrative Order that allowed us to take that money, give it to victims first on those cases and then anything that was left over that was forfeited to apply to past fines and fees.

You will see here in just the last six months of the year we forfeited \$200,000 to Fines & Fees. The other areas there are forfeited outright meaning we didn't have a case or it was before we had our Administrative Order and then the last two areas are areas of Restitution as well as money defendants picked up because they actually showed up and chose to use that in different ways.

We have lots of activities planned in this area. This is a very important area to us. We want to deploy and revise our Ability to Pay Worksheet as well as look at big data indicators to see if we can do a better and more fair job at predicting who has the ability to pay and offer some alternatives to that as well as really assess the \$50 required late fee that we charge if you miss

court. It is notated in our requirements through this Board that we charge \$50. We're going to do some assessment to the financial impact of reducing that and come back to you with a plan on what we think that amount should actually be.

**1-12**

### **2017 OUTPUT Measurement**

**OUTPUT 2017 1-12:** Increase the percent of money paid on fines/fecs assessed from 76.7% as measured in FY15 and paid through FY17 Q1 by 1.5% to 78.2% assessed in FY16 and paid through FY18.

### **2017 Resources Required or Saved**

N/A

**2016-2018**

### **INTERMEDIATE OUTCOME**

- Complete a regional review of the fine schedule and make adjustments where necessary.
- Development of a formal payment docket to allow for better assessments of ability to pay and deploy targeted interventions to improve compliance and debt ratio.
- Isolate the compliance citations causing the biggest financial impact to the defendants and explore innovative mechanisms to increase compliance and decrease the financial impact using data and case management.
- Partner with an academic institution to develop a Risk Assessment which can be used in determining ability to pay and appointment of counsel.

We're going to measure it just like we're going to measure everything else that we're doing.



U.S. Department of Justice  
Civil Rights Division  
Office for Access to Justice

Washington, D.C. 20530

March 14, 2016

Dear Colleague:

The Department of Justice ("the Department") is committed to assisting state and local courts in their efforts to ensure equal justice and due process for all those who come before them. In December 2015, the Department convened a diverse group of stakeholders—judges, court administrators, lawmakers, prosecutors, defense attorneys, advocates, and impacted individuals—to discuss the assessment and enforcement of fines and fees in state and local courts. While the convening made plain that unlawful and harmful practices exist in certain jurisdictions throughout the country, it also highlighted a number of reform efforts underway by state leaders, judicial officers, and advocates, and underscored the commitment of all the participants to continue addressing these critical issues. At the meeting, participants and Department officials also discussed ways in which the Department could assist courts in their efforts to make needed changes. Among other recommendations, participants called on the Department to provide greater clarity to state and local courts regarding their legal obligations with respect to fines and fees and to share best practices. Accordingly, this letter is intended to address some of the most common practices that run afoul of the United States Constitution and/or other federal laws and to assist court leadership in ensuring that courts at every level of the justice system operate fairly and lawfully, as well as to suggest alternative practices that can address legitimate public safety needs while also protecting the rights of participants in the justice system.

Recent years have seen increased attention on the illegal enforcement of fines and fees in certain jurisdictions around the country—often with respect to individuals accused of misdemeanors, quasi-criminal ordinance violations, or civil infractions.<sup>1</sup> Typically, courts do not sentence defendants to incarceration in these cases; monetary fines are the norm. Yet the harm

<sup>1</sup> See, e.g., Civil Rights Division, U.S. Department of Justice, *Investigation of the Ferguson Police Department* (Mar. 4, 2015), [http://www.justice.gov/crt/about/spl/documents/ferguson\\_findings\\_3-4-15.pdf](http://www.justice.gov/crt/about/spl/documents/ferguson_findings_3-4-15.pdf) (finding that the Ferguson, Missouri, municipal court routinely deprived people of their constitutional rights to due process and equal protection and other federal protections); Brennan Center for Justice, *Criminal Justice Debt: A Barrier to Reentry* (2010), available at <http://www.brennancenter.org/sites/default/files/legacy/fees%20and%20Fines%20FINAL.pdf> (reporting on fine and fee practices in fifteen states); American Civil Liberties Union, *In for a Penny: The Rise of America's New Debtors' Prisons* (2010), available at [https://www.aclu.org/files/assets/InForAPenny\\_web.pdf](https://www.aclu.org/files/assets/InForAPenny_web.pdf) (discussing practices in Louisiana, Michigan, Ohio, Georgia, and Washington state).

We're not isolated to outside impacts, but I want to tell this panel that we are ahead of most of the States in Kansas. This happens to be a letter that's dated back in 2016 from the DOJ. It's a Dear Colleague letter and it talks about undue and unjust financial burden to citizens. We are ahead of many of the courts in the State of Kansas. Your court has taken action even before this letter came out and continues to take action to make sure we are in compliance with the DOJ recommendations, but also that we're fair to our citizens.

April 27, 2017



Lastly, I would like to take a few minutes to address and recognize the Municipal Court staff. Change is difficult no matter how excited and ready you are for it. Over the last year this team has faithfully embraced experimentation and failure and transformation with the faith that we are doing good work. A year ago each one of these staff members told me we need to do better with our citizens. We just don't know how to do it, but they've gotten on the bus with me and with the judges and have really embraced this process. It's not been smooth, but it has been worth it. We spoke about a paradigm shift. Commissioner Bynum, this team has made the biggest shift ever. True change comes from within and their own manifestation of that. We have a lot more work to do and this group is up for challenge. By volume alone we are the third largest Municipal Court in the State of Kansas only behind Overland Park and Wichita. By value we strive to be the leaders. I want to thank you very much for giving us an opportunity to give you the State of the Court Address.

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**Commissioner Walker** said a very professional presentation and I wish I would have had more time to go through it before the meeting, but I didn't so if I'm asking a question that is answered in here, one of the biggest concerns that commissioners express just in conversation and one of mine is Code Enforcement. I tried to go through this, I could not find where you breakout specifically Code Enforcement cases. **Ms. Sprague** said, Commissioner, I think you will find that in the Process section. What we're interested in doing this year is splitting our Code Enforcement cases into two categories, one being Public Nuisance and one being Public Safety. By splitting those cases out we're able to capture some data information and give it to the SOAR Project as well as the Code Enforcement Officers so they can use that information successfully. **Commissioner Walker** asked where are you talking about. **Ms. Sprague** said right here. **Commissioner Walker** said Process 3-1.

**Judge Ryan** asked, Commissioner Walker, is there some specifics you would like to know. **Commissioner Walker** said I have not been happy for a long time with the idea that we send out letters and as a result of that a certain amount of time is given and the world being what it is it may be weeks before the person from Code Enforcement reinspects or goes out to see that it hasn't been done, issues a ticket—you know the summer is over and the weeds are four foot tall. I thought there had been a change that if you had been a prior fellow traveler on the code enforcement circuit you were directly ticketed. I would like to know if that's true. I, for one, if you're in violation of the law, any other law you're given a ticket; it seems much easier and much more expeditious to write the ticket and if before the court date they have corrected the defect, whatever that might be, then you simply dismiss the ticket. Instead we send out letters which I keep being told or I have been told a number of times takes care of 90% of the code violations. That just cannot possibly be 10% that's left. That's my opinion. You can drive anywhere and see code violations. It takes weeks and months sometimes to get them done and you know even being a commissioner I can't get them done as quickly as I would like to get them done. I wanted to see how many tickets were actually issued on code violations and the revenue and disposition of those as part of a measure. **Judge Ryan** said I can tell you on average, Commissioner; it's been between 800 and 1,000 or 1,100 tickets issued each year. That's been fairly consistent over the past four or five years. As for income received I don't know if we have that statistic in our book, but we can get that for you.

**Commissioner Walker** said if the Commission as a whole is placing greater emphasis on code enforcement, I guess I would have expected the number of tickets to go up. This isn't your fault. You're at the end of the process, but in the end what happens to these people that come before you is your decision and I think the message that I'm trying to give, the others can speak for themselves, I have no—I realize there are some occasions where there are extenuating circumstances of poverty, of disability; it's not that I don't think we should have compassion, but just simple neglect and the fact that I would rather spend my money on something else rather than paint my house—one house in a neighborhood is like the one bad apple. It starts the decline and if we don't jump on it, I don't know how we can maintain a constant level of tickets with the emphasis that we have put on code enforcement in all of our Strategic Retreats, the four years I've been here. It seems to me that somebody is not getting the message that this is a high priority, not that assaults and traffic tickets and all those aren't important. If you've got a bad house in your neighborhood and I know where you live, Mayor, and you've got a couple of houses about two blocks, not Mayor, I meant Judge; I've never been invited to the Mayor's house so there are houses not very far from where you live that are in decline for whatever reason that are vacant or abandoned. It troubles me that—I just expected to see more code enforcement coming out of the—maybe it is and it just never gets to the court because all the problems are being solved with our letter. I would like to see some data on that.

**Judge Brajkovic** asked can I answer a couple of quick questions. First off in 2016 we have the State of the Court, maybe it was 2015 and you let us know your opinions on grass and weeds, that it was taking too long to handle those. The notice, the violations and monthly check-ins to make sure they were done. An immediate response, what we started doing in our codes was if you came in on your first court date, if your grass and weeds were cut you got a four week extension, you had to come back to court to make sure that your grass and weeds stayed cut for that period. If you did not have your grass and weeds cut, I required a two week extension and we directed the Code Enforcement Officers to issue a second citation immediately to be served right out of court on that case to then fine the \$100, cut that loose and up it to the \$500. I can tell you last year I lived in my neighborhood next to a gentleman that had not cut his grass for three years. My kids couldn't be outside in the backyard playing and we had an owl 10 ft. away from my widow hunting every night so I know what this is like. You know that's good hunting for an owl when they are there every single night. We did change grass and weeds immediately.



A couple of different things you are seeing about the data, right now we have to MAUI creates the ticket, our clerk then enters that ticket into our system and then we process it that way and because of that we do not enter each charge and violation independently. It's one ticket that gets entered. Also, if you recall the big scandal in KCMO, not scandal, but they were all upset because the code enforcement judge was fining each violation separately. We didn't have that problem because we fine as a totality of the ticket, but we don't have good data that way because we don't know what's being fixed and how quickly it's being fixed so we're going in and breaking them up by nuisance and public health safety, foundation versus trash. We're starting to work on that and we've also talked with Ryan Haga who is our prosecutor and with Greg and we're going to start a policy where those Code Enforcement supervisors come into our court and we run it more like a probation program. You're going to see some of that coming up so you can get more data. In 2015 or maybe '14 maybe the last time we ran it we were at about 1,000 cases that were filed, 500 of those were just dismissed as a matter of course because they were two owners and we don't cite both of the owners once they get into compliance. Husband and wife have to have two separate tickets so we knock one out once they appear. Another about 50% of those are bench warranted and we did not have good dates of birth on them so without a good date of birth in a Criminal Justice System we can't actually activate that warrant. We have a place now where we can close those cases out.

What we have actually found is that about 80% of our code enforcement violations were completed and paid in full within 90 days. Now, those were your basic trash, weed and grass. Those aren't your big foundation problems, but we can't get that to you without a whole bunch of stuff and clear cut until we can enter them in different data systems so that's what you're going to see us come up with next time.

The other conversation that we've had is—I already got permission from Code Enforcement, if you have a delinquent taxpayer that has a code enforcement ticket, they're not going to file those in our court. They are going to escalate those directly to the administrative process so that can be abated and it can continue to stack on the delinquent taxes because what was happening was we were spending a lot of time on cases that should have been foreclosed some time ago, maybe already tried to, and were in the tax sale and didn't sell. That's not a good use of my time. I'm trying to catch the ones that I can shake into cooperation earlier in the system. We don't have a whole lot of answers now, but I do think that we are going to, and I

would be happy to have a meeting with you as that develops so we can show you what the new changes are but we haven't been ignoring it; we're just ready to really get you the data to show you what we need to do.

**Melissa Mundt, Assistant County Administrator**, said it's on page 27. Real quick, Commissioner, I just wanted to also let you know that last week through just a series of issues that came up with some individual property owners, it was discovered that Codes had been waiting up to five years to turn things over on the delinquent side that would go to Administrative Court and we actually said, why are we doing that when three years makes you tax delinquent and eligible for tax sales. So, we've moved that down from five to three now so those will immediately go into that other process.

**Mayor Holland** said thank you for the work you are doing. You all have a very extensive job and we appreciate what you do. Your volume is astonishing and your handling of it is terrific so thank you and we appreciate how you are taking the caliber up in terms of the processing and data so we can start looking at it. It has been a big help. Thank you all for your ongoing work.

#### Healthy Campus

**Mayor Holland** said our next order of business is a Healthy Campus update. We're going to hear from CBC Real Estate group that has been working on this and then afterwards we will hear from the YMCA.

I will say a few preliminary words as we go into this. As I came into office four years ago the YMCA had done a preliminary study downtown to see what sites they could build a new YMCA and they found an area in the downtown. We also had a separate study from Associated Wholesale Grocers to look at a new grocery store downtown. As I came into office four years ago we saw that there was a—that this really had the makings of Healthy Campus if we could bring the community center and the grocery store together on the same campus, we might have something that would be transformative in our community looking at an investment that would be the single largest investment in downtown in probably in two generations. As I shared this with the Health Care Foundations, the Greater Kansas City Health Care Foundation, REACH Healthcare Foundation and LISC, those three groups said you really ought to master plan this

because you have something that could really be transformative. They gave us over \$100K in Philanthropic money to do a master plan. We put out an RFP and hired Gould Evans and in 2014 we began the process of master planning this. We got a lot of great public input, heard from the community about the priorities around the grocery store and the community center, what those amenities could be for the community and after we had that master plan then we went out and started to work on implementing it.

The challenge of doing the public process early like we did is it starts the public's clock ticking in terms of expectation. I give this contrast a lot, the Amazon Project we actually started working on four years ago for a different development. We had a different group come in. Wyandotte Economic Development and our Economic Development group put together a proposal for that site, brought together the Workforce Development, all the incentives, the bank, real estate people; everybody was together, we were ready to go and the company chose Tulsa over Kansas City metro. Not because of our site, but because of the metro area. We had all that work done, continued to market that site and so when Amazon came along, we had a site that was shovel ready and we had already done the preliminary work necessary to get it. From the time that Amazon announced to the time that they're going to open later this summer, was only about 1.5 years, but we had actually been working on it for four years. People don't see the back office work that has to be done to make sure the project is a go before it's announced. This project because we needed the feedback from the public started people's expectations quite a while ago. We want to bring the Commission up-to-date; we also want to bring the public up-to-date. A lot of work has gone into this and I feel like it's coming in—I've moved from being my general cheery optimistic self, I share that cheery optimism with Hal Walker for instance, and I've moved into just cheery optimism to expectation that we're close enough that this announcement is going to help update the public and the Commission about how close this project is to completion. I will turn it over to Bill Crandall and Peter Ho with CBC.

**Bill Crandall, CBC Real Estate**, said it's a pleasure to be here to give you an update as well as the County Administrator and staff. As the Mayor mentioned this is a complex project that will take some time to get developed. Our initiatives are really borne out of the Comprehensive Master Plan that was completed. Our role is to actually make it happen and it may look a little different than the master plan but we're starting with Block 1 which we've identified to be the

location for the community center and the retail store, but part and parcel with the redevelopment of that one block is really a more comprehensive strategy to ensure that there is residential development downtown as well. From the day that we interviewed to today I'm sitting right here I still feel strongly that the direction of development say in the KU Med corridor, what's happened across in Kansas City, Missouri and the river bottoms in the River Market area, it's coming this direction. The pricing of Strawberry Hill is getting stronger and is strong and so I have a lot of confidence that with the demographic shift back into the urban core this will be an excellent area for development. It really takes those three things, the retail development, the YMCA, and the housing development; the synergistic elements that are co-dependent to move this entire initiative forward to transform downtown and to catalyze the private investment of downtown so that's what we're endeavoring to do. We will focus on the housing and the retail projects and then the YMCA will be able to present an update on the YMCA Project as well.

With respect to the housing, last fall CBC and the Unified Government in this room hosted interviews for five or six different residential developers and as a product of that we had five developers that we short-listed because they were all generally interested in different kinds of development, different strata of the market and different geography's of downtown. Specifically you all are entertaining and have approved, I understand, a LITEC Project with Prairie Fire that will be over by Douglass Elementary School. My understanding is that the LITEC credits are being considered by the State right now so that was a product of our efforts in cooperation with the UG and their staff.

As recently as last week we met with two of the other four or five developers about their interest in the downtown development. One is finishing up a project on the Kansas City, Missouri side but they've got a very neat idea for development that would be on the bluff overlooking the river. It will be a market rate development that could have some additional space. Retail would be the wrong way to characterize it, but it would be a gathering space and it's not a fully baked idea yet so they're really not ready to roll it out but they continue to show interest. We've also had interest from another larger developer that has experience working with Housing Authorities and urban residential mixed income developments and we have a follow-up with them I think here in a week or so as well.

With respect to housing, which is an essential component of this larger initiative, we've made progress and it's very reassuring to me to know that there are five at-risk market

developers that want to come into downtown Kansas City, Kansas and try to do work so that was a good thing.

With respect to retail, that's a challenging effort, but we're steadfast in finding a grocery store operator, our requirements that they are going to be a full-service grocery store that provides healthy and affordable choices to the residents. The models we're looking at right now sometimes they include a small café or a coffee shop that would go along with it to differentiate their offerings, but having a full-service grocery store is important to us. Part of the dynamic for them is trying to meet the requirements of this market so the market is split about 50% Hispanic, 50% African-American and that dynamic is something they are going to have to address but it's just a reflection of the cultural needs of developing in downtown Kansas City, Kansas. We would hope that that dynamic would continue to reflect the community in having new younger people move into the community as well. We have to find the right operator, we have to find somebody who is nimble and can really demonstrate the sophistication required to meet that dynamic in the market. This has led us to considering the traditional store operators that you all know about in the Kansas City area as well as smaller operators with different operation styles than what you might typically think.

Lastly, as you have with other projects in Kansas City, Kansas I'm anticipating that the Commission will need to show the leadership to invest in the building, not unlike the theatre or the hotel, and really take an aggressive position on causing that project to happen. I think if you look back, it's one of the great things about this Commission, they have had the courage to do those things and it's not been completely philanthropic. Those projects have turned out to be good projects for you from a real estate perspective as well.

With that, I'm happy to stand for any questions or you can jump right into the YMCA presentation.

**Mayor Holland** said I should say CBC was initially hired through philanthropic dollars that we were able to raise to bring them in and get their initial work started so we very much appreciate their work on this.

## YMCA



FOR YOUTH DEVELOPMENT®  
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FOR SOCIAL RESPONSIBILITY

# BUILDING WHAT MATTERS

DAVID BYRD, PRESIDENT/CHIEF EXECUTIVE OFFICER  
YMCA OF GREATER KANSAS CITY

#### OUR MISSION

The YMCA of Greater Kansas City, founded on Christian principles, is a charitable organization with an inclusive environment committed to enriching the quality of family, spiritual, social, mental and physical well-being.

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**David Byrd, President/Chief Executive Officer of the Greater Kansas City YMCA**, which Kansas City, Kansas/Wyandotte County is part of our service area. We're just so grateful to be able to share our plan with you tonight, where we are and we have made significant progress since we last visited with you. Tonight I have with me also John Mikos, our Chief Operating Officer, and he will talk about some of the programming that we're planning for this new community center; Mark Hulet who is our Senior VP of Property and working very closely on the building design and the newest member of our team is Dr. Daphne Bascom who is going to be working very closely on the program and some integrated health work that we will talk to you around chronic disease and other kinds of programs.

As we start the presentation, if we can pull that up, this is about a 15 minute presentation and then we would love to entertain any questions, but we're going to do this in four pieces.

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## AGENDA

- 8<sup>th</sup> Street Legacy
- Community Center Conceptual Design
- Community Integrated Health
- Fundraising Campaign

As all of you know we have had a wild hair which has been legacy wide which I will talk a bit about. Mark is going to talk about the conceptual design and where we are on the property that Bill Crandall just spoke about. John Mikos and Dr. Bascom will talk about community integrated health work that we're doing as well as what we're doing with our cost association and then I'm going to wrap it up with fundraising campaign which we have made significant progress in that as well.

## 8<sup>TH</sup> STREET LEGACY

- 1913 – original construction
- Served KCK community well
- Antiquated facility
- Amenity & program limitations
- UG/KCK operational support

As you know we probably operate one of the oldest Y's in America. It was built in 1913 and it has served this city for 104 years and without a doubt hundreds and thousands of lives have been impacted. I have been with the Y for 40 years and with Y support there and the support that we've had from Wyandotte County just much impact. I know many of you have been members

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of this Y and still are members of this YMCA. It is an antiquated facility. As you know a number of years ago we actually had to close the swimming pool there, we have no indoor pool, and one of our leading causes of death for children is drowning. We can't teach kids to swim any longer; we can't do some of the programs that we want to do so therefore our amenities are very weak. We are still relatively strong with our membership there. We probably have an all-time high of membership so the need is great. The Market Demand Study we did on the new facility also gave us the magnitude of the thousands that we would serve in this new corridor. After building many, many YMCAs and leading many YMCAs I would sure tell you that the community is ready for it. We hear it every day as we talk to the community and, Mayor, I think you represented it well; the expectation is out there so we're very high hopes now that we can bring this thing to fruition in the next couple of years.

Lastly, the Y would not be there without the support of this Commission and the Unified Government. Your support and I've been here seven years, you stepped up when we almost had to close this Y and that would have been a very, very painful decision for this community. I'm so happy we have not had to do that. You have continued to step-up and we've had individual's step-up and foundations step-up to support us to keep it operating with the anticipation of this new state-of-the-art community center being built to service your great community.

I'm going to turn it over now to Mark. Again, Mark is our Senior VP of Property and has been working very closely with architects and contractors on what this conceptual design might look like.



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# CONCEPTUAL DESIGN

MARK HULET, SENIOR VICEPRESIDENT CAPITAL ASSETS & RISK

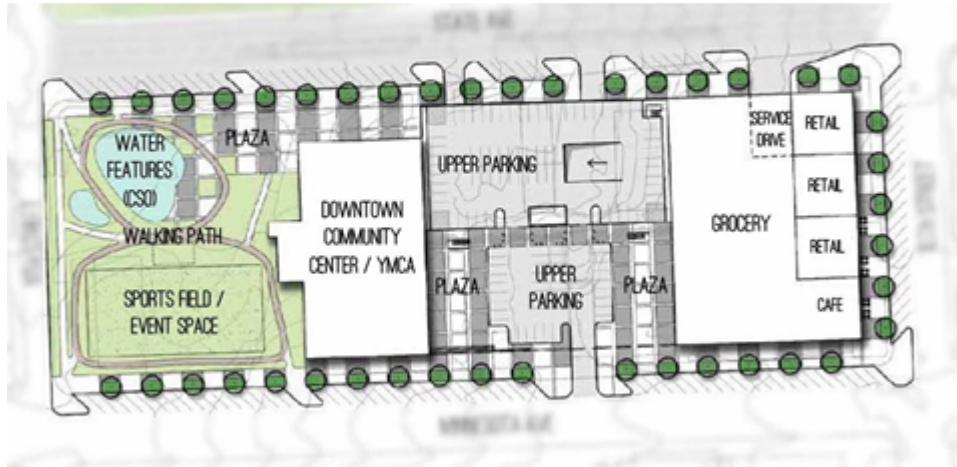
## BLOCK 1



**Mark Hulet, Senior VP of Property,** said Bill Crandall talked about Block 1 and this is just a high level concept of the amenities and the features that are on that block and working from the grocery store and the retail to the parking and pedestrian zone which is a parking lot that is two levels; one serving the grocery store, one serving the YMCA. The Downtown Community Center/YMCA is the next block and then the Storm Sewer Project at the end of the block with the nice water features.

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## BLOCK 1



Here is just a little sketch interruption of that as it looks today. These were prepared by SFS Architecture last year as we went through the process of some visioning of how this block could come together not only as a YMCA but as a community and you do see the Downtown Community Center. I'm going to focus on that component of the project.

## UPPER FLOOR

- Recreation Center
- Wellness Center
- Group Exercise Studio
- Community Rooms
- Teaching Kitchen
- Administration



If we go back and look, there are two floors to this project. The upper floor will house those features and amenities. A recreation center, as you might know it as a gym, but a very multi-purpose recreation center where we would have multiple opportunities for different programs from pickleball to futsal, some of the newer things that are coming indoors to the traditional basketball, volleyball and other sports that can happen in a gymnasium. We have a state-of-the-art Wellness Center with cardiovascular strength training equipment that could be used not only by members but other partners that Dr. Bascom and John Mikos will talk about here in a little bit. Group exercise studio to house aerobics and other multi-purpose events that are programs that could happen, community rooms that are open to the public or rental programs that could happen in that area. There will be a teaching kitchen in there that will give us opportunities to provide educational moments for teaching healthier lifestyles to teach and cook better foods for our bodies and then the Administration would be on that level as well.

## UPPER DETAIL



Just a little bit of a sketch that kind of opens the lid to that upper deck and you can see how it lays out on the block. You'll notice that there is an opportunity for some field experience toward the west of the YMCA and just south of the water project not to be defined a little bit later.

## LOWER FLOOR

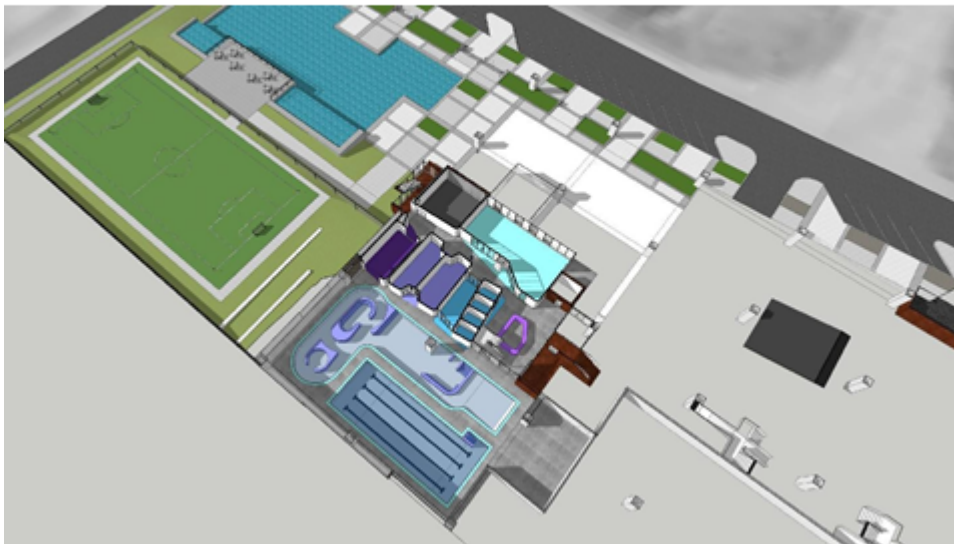
- Lobby / Commons
- Kids Zone / Adventure
- Natatorium
- Locker Rooms
- Party Room



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On the lower floor where the entrance would be and the lobby and the commons where good gathering space for the community to come in, be checked in to access the rest of the facility and then on those floors we would have our Kid Zone which is a day drop-off for those that are there for kids under the age of nine and then an Adventure Center that's a little bit more active for the older kids to be busy while everybody else is doing other things. Then we have the Natatorium, the pool area that would have at this point—we've designed it to have two pools. One of those being a warmer water pool with a zero entry family/recreation component of sprays, slides; those types of amenities on that and then a traditional lap swimming component with four lanes, 25 yards for those that do that. We could also do group exercise, water exercise classes in that deeper pool. Finally, there is a party room and some locker rooms on that level that give access for members not only to change, but also it keeps the wet areas wet from a party standpoint so we're on the lower floor. Those parties sometimes drift over into the pool area which is a great thing for kids and families.

## LOWER DETAIL



This is an open of today's skimmatic design of what that lower level could look like with the pools and the way they wrap around and expose themselves to the west.

## WEST ELEVATION



A couple of elevations, from one corner maybe a west elevation at this point looking back across potentially that field and looking at how the structure sits on the grade. As you know there is quite a bit of a slope on this block as things work back toward the east.

## EAST ELEVATION



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Then there is an east elevation that would be looking on the other side of the street looking back in that same direction.



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# COMMUNITY INTEGRATED HEALTH

JOHN MIKOS, CHIEF OPERATING OFFICER

DR. DAPHNE BASCOM, SENIOR VICEPRESIDENT, COMMUNITY INTEGRATED HEALTH

## OUR MISSION

The YMCA of Greater Kansas City, founded on Christian principles, is a charitable organization with an inclusive environment committed to enriching the quality of family, spiritual, social, mental and physical well-being.

**John Mikos, Chief Operating Officer,** said what we just went over in terms of the visual portion of the facility is much easier to get our arms wrapped around and it really is very similar to what we see with many YMCAs, swimming pools, recreation centers, traditional sports and programming. What is a little more difficult to get your arms wrapped around is a concept around Community Integrated Health and we've heard for quite some time now the health of our Wyandotte County being last in the rankings in the State of Kansas and that this whole idea of the Health Campus is actually to improve the health of our community. We should all be very hopeful in knowing that we really can do something about it.

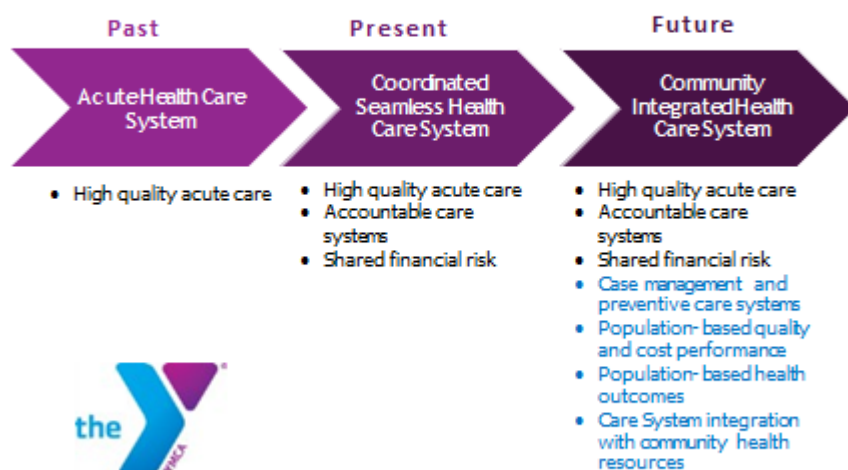
## DID YOU KNOW?

**Clinical care accounts for only 20% of factors that influence our health.**

**Health is mostly determined by what occurs in our homes and communities**

Here's something that's really interesting that 20% of all the factors that influence our health are clinical and the rest of those factors have nothing to do with the clinical care, but are the factors that we can control that determine what occurs inside our homes and what's happening in our community. When we start seeing the concept around this campus and this program it goes beyond what we normally think of as the traditional YMCA.

## THE Y'S ROLE IN A CHANGING HEALTHCARE LANDSCAPE



The Y's role in helping change the landscape of the health care industry of the way it is follows this past care where it was really centered around acute care where we did a really, really good job in delivering immediate service to some sort of a condition and there really wasn't any long-term care that went along with it to now we're in the phase where we're still delivering high quality care, but we're now looking at accountable systems; being able to put hospitals together and medical units that they are all mobilized and working together for a continuum of service.

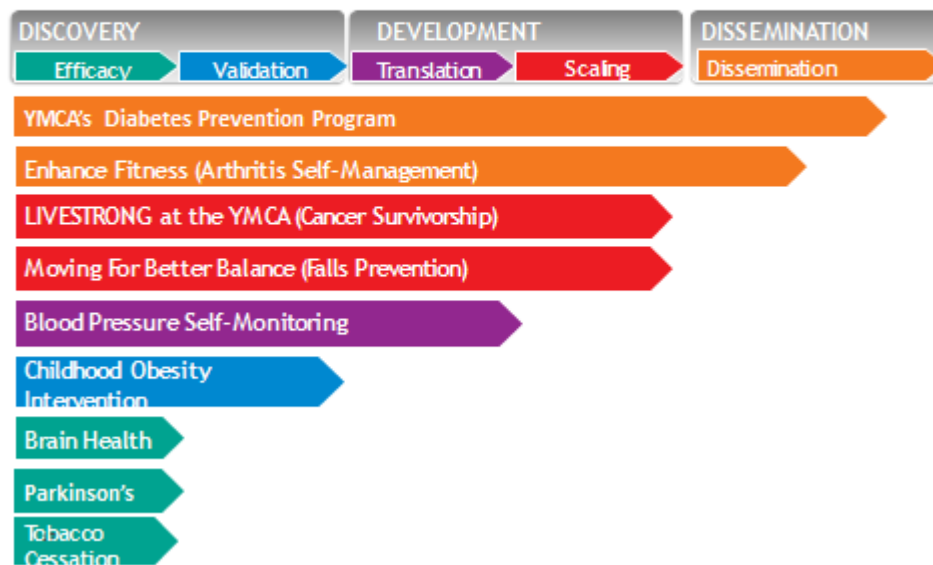
Where things are going to be going into the future is something that you may have heard before called the around Population Health Management. And that's when we're talking about looking at all the data that helps determine the individual's health, not just their individual chronic condition, but the things around the behaviors, the access to care, food, and those types of things; grocery stores and how is it that we're able to wrap all these things together to deliver performance-based outcomes around health care.

# COMMUNITY INTEGRATED HEALTH

Aims to intentionally strengthen the relationships between traditional health care systems and community-based organizations in order to help all community members live their healthiest lives.

That's when we start talking about this model called Community Integrated Health where we're now taking all these traditional medical care type services that we've known and then begin to integrate them into community-based programs like the Y is doing so that we can be more efficient and provide full continuum of service of care. So, you ask what does that mean for the Y.

## THE Y'S EVIDENCE-BASED HEALTHY LIVING PROGRAMS



These are just some of these types of chronic disease programs that make up the critical care continuum of services that we see as part of this integrated health model. At the top of this list are things that our national Y has been working on for over 10 years and these are the things that are evidence-based programs around chronic disease prevention in the area of diabetes prevention where we have over 80M people that are suffering for pre-diabetes. Also, arthritis management with something that's called enhanced fitness. These are programs that have already been scaled nationally at over 252 communities across the country through a model of discovery and then getting evidence-based. We're in the process now of working on programs called LIVESTRONG which are cancer survivorship programs and also working for programs around helping for falls prevention so that we don't have to do hip replacements and knee replacements usually found because of improper balance. We're continuing to work on even more programs for the future even here locally in Kansas City deploying programs around hypertension management, blood pressure monitoring and even beginning to look at childhood obesity programs. What's great within the structure of this campus is not only are we able to deliver these types of programs face-to-face, we're also beginning to pilot, even this week, mobile solutions around virtual access to diabetes prevention as well as blood pressure management.

Also, what's in queue over the next couple of years are programs around brain health and Parkinson's. There was recently a study a couple weeks ago that talked a little bit about the direct correlation between physical activity and slowing down brain disease. When we start talking about this Community Health Campus we're going beyond just basketball, swimming and health and fitness. We're talking about chronic disease programs that we're ready to bring on once this campus actually gets built.

One of the things our organization recently did this year is we brought on Dr. Daphne Bascom who is now beginning to work through a framework and a vision that I would like for her to share a little bit how do we take this and actually implement it once this campus gets built.

**Dr. Daphne Bascom** said I would like to follow on John's comments by just painting for you briefly a vision of what I think we can do with the Healthy Living Campus. The goal of the Y is really to help optimize the health of the individual and the community and that is the health potential and I think what we can do is to bring together clinician, physicians, community members in a care coordinated fashion where we actually share information, where we leverage existing and future technologies and that we can actually provide a Comprehensive Care Team for members of our community in a way we've never been able to do in the past. It's ironic that we can actually have a better way to manage our wealth than it is to manage our health. This is an opportunity to partner with all members of the community. Clinicians who may be able to have services that the Y delivers coordinated by them, physical activity services, community partners whether it's the grocery store that will be there, whether it's Behaviorist that can come and help address the behavior concerns that we know that are existent in our community. But now we will be physically located and coordinated in ways that share information and data so that we have a seamless continuum and we can reach out into the community and become a safe haven for them to deliver both health and care in a coordinated fashion because the two have to go together. The Y is focused on wellness so helping people have the tools to stay well on preventing disease such as our diabetes prevention and other things that we can do to keep people from progressing to a chronic disease state. When they do become ill providing them with the capabilities and the tools and the behavior changes to reclaim their health and maximize their health potential. That's the vision and I think it's something that we can accomplish with the right partners in the community and with all of you supporting us as a go forward strategy.

**Mr. Byrd** said you can see it's not the Y you probably know. We will have a gym, we will have a pool, we will have those components, but we really want to come beside you to affect the health of this entire community and we all know the numbers.



FOR YOUTH DEVELOPMENT®  
FOR HEALTHY LIVING  
FOR SOCIAL RESPONSIBILITY

# FUNDRAISING CAMPAIGN

DAVID BYRD, PRESIDENT/CHIEF EXECUTIVE OFFICER

## OUR MISSION

The YMCA of Greater Kansas City, founded on Christian principles, is a charitable organization with an inclusive environment committed to enriching the quality of family, spiritual, social, mental and physical well-being.

We have had great success with the fundraising. The Mayor and I and other volunteers have been out to the community speaking to individuals, foundations and others about where we have been.

April 27, 2017



## FUNDRAISING CAMPAIGN

- \$16,000,000 goal
- \$11,500,000 raised
- Multiple seven figure requests out
- Exploring NMTC strategy

As you may remember we had a goal of \$16M, actually originally it was \$14M and the scope of the project grew to \$16M. As of today we have raised \$11.5M. We have multiple seven figures ask out currently and we're expecting answers on those in the next 60 to 90 days. One of the other strategies that we will be been exploring is New Market Tax Credits. We have been very successful with two of our locations. Our Linwood Project which was just opened a month ago, we spent \$11.5M in that project and we received almost \$2M in New Market Tax Credits there and the same in the Atchison Project. That project is under construction as we speak. It will open in December and so we believe with the project located where it is with the need of that particular service area we've already started the motion to work with the county, conversations with our Chief Financial Officer and team members of the County are sitting down and having this conversation now. That is a fairly extensive process that will take several months, but over the next few weeks and months we're going to try to close the gap of the funding. We have had some significant contributors and from perks of confidentiality I won't share the numbers, but I would like to share some of the names of the individuals that have given to the campaign. The Healthcare Foundation stepped up very early on and contributed, the Hall Family Foundation is very excited about this project and has given significantly, the Illig Foundation has given, Capital Federal, Suderland Foundation and the William T. Kemper Foundation. We're very excited about their interest in it and they're particularly interested in the combination of a grocery store, YMCA and really this would be sort of one-of-a-kind in the region and we at the Y are excited because we think this could even be one-of-a-kind in the nation. We couldn't be more fired up about where we are. In the original feasibility study we did it said that we could only raise about

\$3M so we've actually far exceeded that and I'm confident that with the next few gifts we will be well with enclosing the gap and then as we wrap it up in the next 60 to 90 days we will go and do a community campaign which will have a smaller gap where small contributors could then really get the ownership and buy into it.

Mayor, I will stop there and see what questions—I know we had only about 15 minutes, but I hope we've represented where we are to date. Again, our largest contributor in the campaign so far is you at \$6M and we would have not gotten there without that \$6M matching gift and I'm absolutely convinced of that so thank you again for your support, your heart and your service to this community with all of its opportunities and challenges you deal with every day.

**Mayor Holland** said I do want to ask, Dr. Bascom, you came from—tell us your background of where you came from to the Y and your interest in Population Health. **Dr. Bascom** said I trained as an Otolaryngologist, head and neck surgeon at the University of Pittsburgh Medical Center and subsequently did a fellowship in microvascular reconstruction at Oregon Health Sciences University. My primary focus as a clinician when I was in practice at Case Western University in Cleveland was in head and neck cancer. I really had an opportunity to work with the community because most of my patients had failed therapy from other modalities, but it was chemotherapy, radiation therapy, surgery, and they were coming to see me and my partner as an opportunity to extend their life. All of the diseases that we address whether it's tobacco, hypertension, blood pressure, diabetes; those were part of the things that I had to address with my patient community. I left clinical practice and joined Cerner approximately 10 years ago for the first time and was blessed with spending some time at Cerner before returning back to the clinical world where I worked at the Cleveland Clinic and my opportunity there was to engage in Population Health in terms of managing the health of our employees. We were a self-insured organization, worked with Dr. Mike Roizen as part of the Wellness Institute and also with the lead clinician in rolling out our electronic health record at the Cleveland Clinic. I was recruited back to Cerner and have worked for the past five years with some of the nation's largest health care systems; Ascension Health, Trinity Health, Banner Health in helping evolve their population health strategies.

I think the key that I'm finding across the nation is number one people don't know what Population Health is and so what does it mean to manage the health of those people that we're accountable to and then I think as John indicated most of those determinants that will help drive good health aren't going to incur in the clinic or in the hospital. They are actually going to occur out in the community so if we don't start to develop systems where we integrate the care delivery system with the community providers, we're actually not going to move the meter on reducing the cost of care and improving the health of the community. Working in that realm I also had an opportunity to join the Board of the Y and was blessed to work with Truman, UMKC, Cerner and the Y and saw the opportunity that was there to do something that was uniquely different and subsequently was able to join the Y this January.

**Mayor Holland** said I think that's important because one of the things that I'm really marveling at there is a synergy happening. We just went out and Cerner and KU have just opened our clinic for our employees and to really look beyond just clinical care, but really health coaching and trying to get all of us to do our annual checkup and make sure that we have goals around our health, our own health, and looking at the Population Health of the Unified Government, but it's interesting to see the movement of the YMCAs nationally with all the programs you are already doing, that movement toward Population Health. The Healthy Campus really needs to be a center where we not, as you say all the time Mr. Byrd, it's not just a swim and gym, but really moving the paradigm towards a health center where one of the hardest hit areas in our community both economically and health wise has a resource right there that has the teaching kitchen, that has access to healthy food with a grocery store and has a partner in the YMCA that is providing all kinds of health initiatives to really move the needle. My belief has always been if we can move the needle in health in downtown Kansas City, Kansas we can move the needle of health anywhere. I think the big picture vision is why the Wyandotte Health Foundation, why the Hall Family Foundation, the Illig Family Foundation and all these other groups have come onboard with this fundraising is because they see the opportunity to really create a national model for good health and we're hosting it right here in Kansas City, Kansas. I'm very excited about where we are and I think this natural movement that the Y is doing on its own nationally and what you're now doing regionally and what we're going to be able to maximize right here and build a facility with those outcomes in mind and not having to look at a facility that was

built—well even 20 years ago and trying to add new programming to it, but to build a center that is ready for this kind of programming when it opens. I think that's going to be transformative for our city.

**Commissioner Walters** said I'm looking at your diagram called Block 1 and you talked about the budget being \$16M. What part of Block 1 is contained in that \$16M? **Mr. Hulet** said that would be the YMCA portion of it proper and some portion of the parking. **Commissioner Walters** said the building and the parking. **Mr. Hulet** said yes, the lower level I think is what's allocated to that.

**Commissioner Walters** said secondly, you mentioned this is not your normal YMCA so explain that a little bit. You're still going to have membership-based participation but you're also going to have sort of a community outreach programming funded by partners, explain that a little bit. **Mr. Byrd** said great question, thank you. Forty years with the Y I've watch an evolution take place as America has changed in particular the health of America. If you look back to where our lives where our Ys were built years ago, it was to respond to a lot of the suburban growth. We built a lot of gyms, a lot of pools, a lot of fitness centers, a lot of wellness centers and much of how people saw the Y, and some still see the Y is a fitness club, as a place you pay a fee and you come lift weights and you come workout and will you still have that at this Y, absolutely. Our numbers are very strong that we will have 2,000 or 3,000 members that have said if you build a facility, we would come. What we find when they come to us is its way beyond just getting on a treadmill or bike; they're dealing with these other issues that John and Dr. Bascom talked about so nationally as a movement we have three areas of focus that we are working on nationally. The first is around youth development. Our kids are in trouble like never before so not from just a health standpoint but school time, out of school time so the Y is heavily focused in this area. In fact we run about 100 before and after school sites around the region and many, many preschool Head Start sites.

Secondly, healthy living, this healthy living has gone way beyond just fitness centers now and in fact we are—I think we are, John, the first Y in America that has had a physician on our staff team. We see that as important going forward and so many of the programs that the two of them spoke about, we're already doing here. The national Y which is evidenced-based, the Diabetes Prevention Program, for example; we're already—we have 16 classes going in this

community right now including here at 8<sup>th</sup> Street currently as well as some of the other programs they talked about.

Lastly, social responsibilities is our third area, how do we engage partners like the County, the City to do this together. The Y for so many years went it alone. We need to go build this center, we need to go either borrow money or raise the money and just have a YMCA we know that's a bad model. For this to go forward this has to happen at this level. For example, we just opened the Linwood Y which is one of the most troubled areas as you know in Missouri. In Kansas City, Missouri we expanded that facility. Truman Medical Center will actually have an 8,000 sq. ft. clinic attached to the Y where people will actually have services, the bus line is there and they will actually have services. We are by the way, and we don't have any package put together, but we are having a conversation with a major medical institution around this facility that has a lot of interest in it of coming here and being a part and we actually met with them this week. I was very encouraged about what we saw with this. They got very excited about the conversation so the buildings can look very similar but what happens in the buildings is different and then the other model that has developed locally nationally is we're doing things not just in our four walls. Those diabetes programs are happening in churches, they're happening in schools, we can come to your office and offer this program with lifestyle coaches to do that so much of what you know about the Y, and that's been part of the issue as we have started to reach out to the communities, as we talk about this wow why is the Y into this work. Well, John talked about it, there are 80M Americans with diabetes, thousands, millions around this region so how do we support that? That's a long answer to your question. Fundamentally the buildings look very similar but it is really the programs that happen so when you come in you will see a nice swimming pool, two swimming pools. You will see a nice wellness center, but what happens with the programs will look very different.

**Commissioner Walker** said I was just sitting here thinking. The long and short of it is what component of faith is still involved in the Y? You're talking about the physical health and medical health. To what extent is the Y still involved in the spiritual component? **Mr. Byrd** said we were founded on Christian principals in 1844 in London, England and came to this country in 1851 and it was a Christian-based organization. In fact up until the early 70s when you signed your membership application you were professed Christian to do that. That is no

longer the case. We're an inclusive organization. As I describe it now we're sure not young any longer. The Y here in Kansas City is 160 years old. The one you have here is 104. We're not men; our Y is very, very diverse. We have a variety of families, types and members that join us on a daily basis. We do have a Christian Foundation as our principles and our association, but we're very inclusive in our nature. We do not force any kind of religious belief on anyone. I come from the standpoint that I am a man of faith so I have a faith practice and many of our staff do, but we do not influence that on the people that walk in our door but I would sure hope that as you come in our YMCAs you would feel a spirit as you walk in. I hope you would see a difference than another provider that you might step into. I hope you would see a caring, we have four core values, honesty, respect, caring and responsibility that we try to practice and we want to be welcoming to all and as you well know, Wyandotte County, your county here; KCK is one of the most diverse areas in this region. We have one of the most diverse memberships here and I will sure say there are lots of faiths that were embracing walk in that door. **Mayor Holland** said I will say the Y actively prays for contributions as a manifestation of faith.

**Commissioner Townsend** said I wanted to reserve my questions since this has been approached as a Healthy Campus concept so I do have a question that relates also to the progress of the grocery store. I just held off, but I appreciated the presentation that was just made and hearing about the difference in the approach beyond just the gym that the Y was known for and other things. One of the things I hope that will be kept in mind so that those programs reach the people that will be most benefitted by them that you keep in mind pricing structure that will enable those people who are on the lower economic strata to participate or to receive those services that you're talking about.

Moving on to the other aspect of the Healthy Campus I just want to have a clear appreciation for where we are on the grocery store, operator, when we might expect a signed agreement of some type and where we are with acquisition for both the Y and the grocery store in terms of property.

**Mr. Crandall** said let me try to answer those in the reverse order. We have had many discussions with the landowners right now and we haven't put any land under contract, but we are hoping to have that considered immediately by the Unified Government. With respect to the

operators, we are engaged. We had an operator present that was an AWG operator. We've talked to a couple of their other operators. We're looking at other types of operators other than the AWG-based solely operators and as I mentioned in my remarks there is a challenge, it's a tough area. We're having additional market studies completed and we don't have any agreements in place right now, but we're having an additional market study completed right now. It should be done in the next three weeks and we have great hopes that will really catalyze us into the next step of getting into a development agreement with an operator that would be essentially a manager of a store inside their facility so they would act like a tenant as opposed to owning the building. I would anticipate if that study is done say in the middle of May, if things progress, we would have an agreement in say 90 to 120 days, maybe at the end of summer. These are complicated agreements. The development of the entire site can only happen when we have the land under control. We will be advantaged if we can buy the construction services for the redevelopment of the entire site concurrently with the YMCA. There are a lot of different tracks that we're going down to try to advance that. Does that answer your question?

**Commissioner Townsend** said the market agreement is going to help us target operators or what is the market agreement going to do? **Mr. Crandall** said it's a market feasibility study so what that does is it really measures the demand, the unmet demand for a grocery store operator in this local community so it might take a mile, three mile, five mile trade area. It also informs the operator as to what are the market demographics, what's the makeup of their clientele, and then that would then—the African-American community, the Hispanic community, the Caucasian community have different buying patterns so the operator has to be nimble enough to accommodate those different buying patterns and have the right product on their shelves to interest them to come in. We want a full-service grocery store; we want somebody that is going to provide healthy choices as well. If it were easy, there would already be another grocery store downtown. It's a tough deal.

**Commissioner Townsend** said I'm just a little amazed that we didn't already know that, but if that will help us move the needle on down the road—**Mr. Crandall** said to be fair this is the second market study because the most current operator that we're visiting with right now has to do their own study for their own Board and so this is the second study. We have done that study, we did it probably a year ago and have had it updated actually. **Commissioner Townsend** said so looking at the end of the summer we're looking at having something



hopefully. **Mr. Crandall** said I always regret giving timeframes, but you asked me for one so—I mean I’m hopeful, I am very hopeful. **Commissioner Townsend** said I asked because I get asked. **Mr. Crandall** said I know you do and I appreciate the question. It’s my goal to get this done as quickly as we can. **Commissioner Townsend** said I appreciate your answer so those who ask me can hear it and replay this.

**Commissioner Kane** said on one of your slides you guys said something about hypertension. I don’t know anybody on a Commission that has that. I’m for two things on here, the Y and the grocery store and if any of the rest of this comes into place after this is built, that’s great, but we have to start somewhere. I know everybody wants this done as quickly as they can. The only thing that bothers me and you’re doing a good job of raising money and we can see that, but sooner or later if we plateau at 14 or 15, we’re going to have to build and maybe not have some of the stuff that we want because people are asking for it. I think we should keep that in mind that if we think we are at the end of our rope and our rope only goes here, then you build to what the rope goes to. I mean we’ve done really good. Is this one going to be like the one in Platte City? **Mr. Byrd** said very similar to that, not quite as large—it will be 35,000 to 40,000 sq. ft. so it’s a very nice size facility. **Commissioner Kane** said you commissioners should go up there and look at that one. I was up there before they finished building it and it is really, really nice. I will tell you about the one here that they do have those cooking classes at night so as you’re an old guy, you don’t want to go up there, but it is nice to see and the kids appreciate what’s going on up there because they’re learning to cook other things that are more healthy.

**Commissioner Bynum** said I just have two quick questions. The first one is very technical, on the building your community room is shown upstairs. Is there an elevator planned? **Mr. Crandall** said yes, that will be in the building. **Commissioner Bynum** said the second question is, and maybe it’s a Doug Bach question; just remind me of how the New Market Tax Credits process works. **Mayor Holland** said it is one of the most convoluted, complicated, irrational process in America, but the Y has been very successful navigating it twice on two other projects. **Mr. Bach** said I don’t know if David wants to go into it. **Commissioner Bynum** said I guess that’s my question, it doesn’t come to us does it like a Section 42 Tax Credit? It’s all private—**Mr. Bach** said no. This is an application we do. There are different financial creditors that have

the ability to put the New Market Tax Credit out in different areas so there are ones that we would go to, the Y would go to them in conjunction with us. In owning the facility we would apply for those monies to be eligible to have funding to come into the project. **Commissioner Murguia** said I would just say, Commissioner Bynum, that if you would like to extend this session for another four hours, you might at the end of those four hours begin to understand them. **Mr. Byrd** said it is a complicated process. We have a very talented CFO that understands it and has been through it twice now and we also have a great consultant that has already met with several of us about this. We know that it is a process and we know we can net maybe 16 or 17% of the project if we could wind up getting this so it could be a significant amount to get us there. I'm at least encouraged by it and because of that service area that's what these markets are really designed for is these kind of challenged communities, but it is a lot of work, no doubt about it.

**Commissioner Murguia** said I don't want to know the details; I just want to know where you are getting your tax credits from. Do you have a personal allocation, the YMCA or are you getting them from somewhere else? **Mr. Byrd** said we will have to go after them so the way this works—our last two allocations were from US Bank for the Linwood Y and an Enterprise Bank for the Atchison Y. There are a number of providers as you probably know that get these so the next rounds of allocations we will have to apply for it May, June, July to be eligible for these. **Commissioner Murguia** said this May, this June, and this July. **Mr. Byrd** said that's right so this is important that we do everything that we can to raise the remainder of the money because part of what the requirement is, and Mark you will have to speak to this, we have to be shovel ready which means as soon as we get these, if you mean through them—**Commissioner Murguia** said yes, you don't have to explain that, it opens a whole can of worms. **Mr. Byrd** said exactly, we have to be ready to go. **Commissioner Murguia** said I just wanted—the biggest deal is; are they available and do you have them, but you don't have them, but you are applying for them. **Mr. Byrd** said we are applying for them and the person we consult with is already starting to work some of our angles.

**Mayor Holland** said our hope is based on the experience of the Y, and what is the disclaimer they say on television, past performance does not guarantee future success. The Y has been

successful in the past getting these allocations for these urban projects and to Mr. Kane's point; it's those New Market Tax Credits that go a long way to closing the remainder of this gap. If we don't get those New Market Tax Credits we're going to have to build down because if we can't—the New Market Tax Credits may be the bridge to get to the full size community center that we want. If we're not able to get the New Market Tax Credits because of the allocation, because of this—you know, but because there has been—I think there is a reasonable expectation because of the success the Y has had in the past that those allocations will be available in this project. The thing the donors have liked about this project is the same thing the New Market Tax Credit people like, it is in a very challenging area, the median household income is around \$18K, very poor health outcomes; it's an area that's in need of economic stimulation. It qualifies on all the bullet points, the three criteria for New Market Tax Credits so I think we have a reasonable expectation to say we have a valid project to go after them. If we don't get New Market Tax Credits, we're going to have to scale this project back. I don't know another way though if each commissioner would like to personally contribute a half million dollars, I think we can get there tonight.

**Mr. Byrd** said, Mayor, one last thing related to the financial availability and accessibility, that has been one of our guiding principles to remind the Commission of that when we did the Market Demand Feasibility Study it was apparent that the pricing of this, and John and his team have been working very closely on how we would do that because we don't want to turn anyone away with the inability to pay and to go exactly after the individuals and families, Commissioner, that you're talking about. That's part of our Y mission is to be accessible and affordable to this community.

**Mayor Holland** said another group that is working with us also that has been with us from day one is LISC. LISC is also well versed in receiving New Market Tax Credits and placing New Market Tax Credits and LISC actually has a national allocation themselves and so they are very well versed themselves. So, between the YMCA and LISC we have a level of confidence that we're going to be able to work this out.

**Commissioner Kane** said just something I want to add to it; I would sure like for this to be built with prevailing wage. **Mayor Holland** said I think every sentence Commissioner Kane finishes ends with prevailing wage. Thank you for the reminder.

**Mr. Byrd** said we really appreciate the opportunity to be before you and I would be remiss if I didn't say thank you for the gift and also the ongoing commitment for our support.

**Mayor Holland** said that concludes our Special Session. (The Special Session concluded at 6:32 p.m.)

#### Executive Session

**Mayor Holland** said I will now entertain a motion to go into Executive Session.

#### **Executive Session:**

**Commissioner Markley made a motion, seconded by Commissioner McKiernan, for the Commission to go into Executive Session until 7:00 p.m. to discuss confidential matters regarding purchase considerations and property locations related to land acquisition and matters related to labor as permitted under the Kansas Open Meetings Act; and that staff designated by the County Administrator be present to participate in the discussion. Motion carried unanimously.**

**Mayor Holland** said we will convene upstairs in the 9<sup>th</sup> floor conference room and we will be downstairs at 7:00 p.m. for our regularly scheduled commission meeting.

**Present for the Executive Session:** Bynum, Walker, Townsend, McKiernan, Murguia, Johnson (arriving at 6:43 p.m.), Kane, Markley, Walters, Philbrook and Holland. **Staff present:** Doug Bach, County Administrator; Joe Connor, Asst. County Administrator; Angela Lawson, Deputy Chief Counsel; Jon Stephens, Interim Economic Development Director; Misty Brown, Deputy Chief Counsel; and Maureen Mahoney, Asst. to Mayor/Chief of Staff.

Also present at 6:48 p.m. were Bill Crandall and Peter Ho, CBC Real Estate.

**MAYOR HOLLAND ADJOURNED  
THE MEETING AT 6:55 p.m.**

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Bridgette D. Cobbins  
Unified Government Clerk

April 27, 2017

**STATE OF KANSAS                    )**  
**WYANDOTTE COUNTY            )) SS**  
**CITY OF KANSAS CITY, KS )**

**SPECIAL SESSION, THURSDAY, MAY 4, 2017**

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Session, Thursday, May 4, 2017, with nine members present: Bynum, Commissioner At-Large First District; Walker, Commissioner At-Large Second District (arrived at 5:05 p.m.); McKiernan, Commissioner Second District; Murguia, Commissioner Third District; Johnson, Commissioner Fourth District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Philbrook, Commissioner Eighth District (arrived at 6:10 p.m.); and Holland, Mayor/CEO, presiding. Townsend, Commissioner First District; and Walters, Commissioner Seventh District; were absent. The following officials were also in attendance: Doug Bach, County Administrator; Ken Moore, Chief Legal Counsel; Melissa Mundt, Assistant County Administrator; Carol Godsil, Deputy Unified Government Clerk; Alan Howze, Chief Knowledge Officer; Jeff Fisher, Executive Director of Public Works; Kathleen VonAchen, Chief Financial Officer; Debbie Jonscher, Deputy Finance Director; Reginald Lindsey, Budget Manager; Emerick Cross, Commission Liaison; Brent Thompson, Director of Engineering/County Surveyor; Mike Tobin, Deputy Director of Public Works; Alyse Villarreal, Fiscal Officer; Mark Wiebe, Asst. to Mayor; Brandon Grover, Asset Coordination Manager for Public Works; Maureen Mahoney, Asst. to Mayor/Chief of Staff; and Doug Bailey, Sergeant-at-Arms.

**MAYOR HOLLAND** called the meeting to order.

**ROLL CALL:** McKiernan, Murguia, Johnson, Kane, Markley, Bynum, Holland.

**NOTICE OF SPECIAL MEETING** of the Unified Government of Wyandotte County/Kansas City, Kansas, to be held Thursday, May 4, 2017, at 5:00 p.m. in the 5<sup>th</sup> floor conference room of the Municipal Office Building for a presentation on the 2017-2022 Capital Maintenance Improvement Plan (CMIP) Budget.

**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 Holland** went over the agenda (recorder was not turned on at this time). **Mayor Holland** stated we will take a break at about 5:25 p.m. and break for the Sheriff's Graduation that will be downstairs in the Chamber and then we will come back up and complete our evening. It will add some time to our evening, but there is enough interest among all of us to want to go down for that so we are going to take a break to do that.

**Doug Bach, County Administrator**, said tonight's presentation as we're starting into the Capital Budget as we have done in past years so as we work through this cycle it is one where we have worked with Capital throughout the year. We usually come back in the fall and work through a lot of stuff of at that point and then come back at this point and refine our budget, kind of run through each thing that is in there and then refine it as to what comes out in the final budget in July or at least the proposed budget in July.

I will say we're having a little bit of a snafu in getting our final presentation loaded up. Commissioner McKiernan, I believe, do you have it there? The electronic has been sent out to all the commissioners. It was a large file so when we went to send it down here it didn't make it and I'm not sure how it will work that way for you, but I'm glad it worked out from Rocki, but we don't have it loaded on the computer down here yet to pull up. We will have it momentarily. Correspondingly I will probably have all the copies of it which we will probably distribute to you after we come back up from the graduation.

A couple of things I want to go through and talk about before I turn this over to Finance to start going through; we're just going through the project work tonight. I'm not presenting the Capital Equipment Project work which is usually the emphasis where we get into the equipment. In previous years you all have kind of left that more as to figure out how to budget it and let us know what we're coming up with to purchase in terms of equipment and how we will operate the fleet so we will be focusing on that.

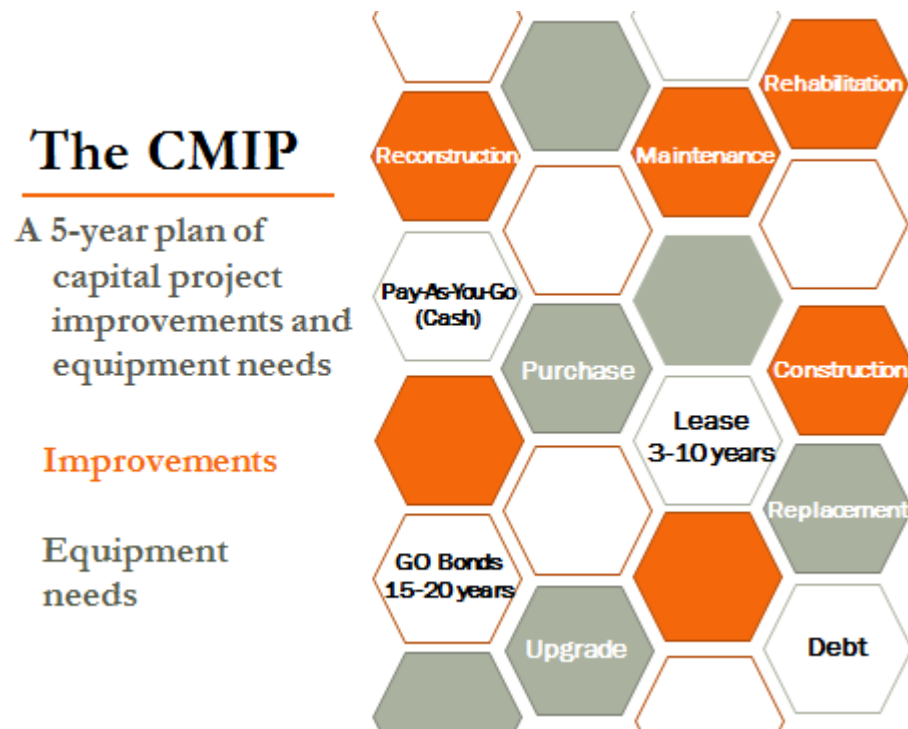
Cash over debt is really a primary emphasis that we're trying to do again this year; you know what we could move to cash versus what was in debt previously, but we still have a significant amount of debt in this.



The first part of the presentation we're going to talk again a little bit about from where we were in the last retreat where we talked about some of the debts so I want to go back over just where this proposed budget at this time will lead us to if we keep on track from a debt standpoint and then move from that standpoint.

With that, I'm going to turn this over to Debbie Jonscher and she will start moving through the presentation.

**Debbie Jonscher, Deputy Finance Director**, said I will go ahead and go through the slides that we had. The first couple of slides I was just going to do kind of a recap of the CMIP. It's the presentation I've done the last several years. It just kind of tells us what's in the CMIP.



The Capital Maintenance Improvement Program is a 5-Year Plan for capital projects and improvements and equipment needs. Improvements can be reconstruction, rehabilitation or maintenance of an asset and equipment needs can usually be the purchase of new equipment or upgrades to existing equipment. All Capital Improvements are financed in one of two ways, either pay-as-you-go with cash or as long-term financing. Usually equipment is financed as a

lease/purchase and it's usually done over 3-10 years and the larger Capital Improvements are financed with long-term bonds usually 15-20 years.

## WHAT IS INCLUDED IN THE CMIP?

### Capital Equipment

- Vehicles
- Large Equipment
- Technology Equipment

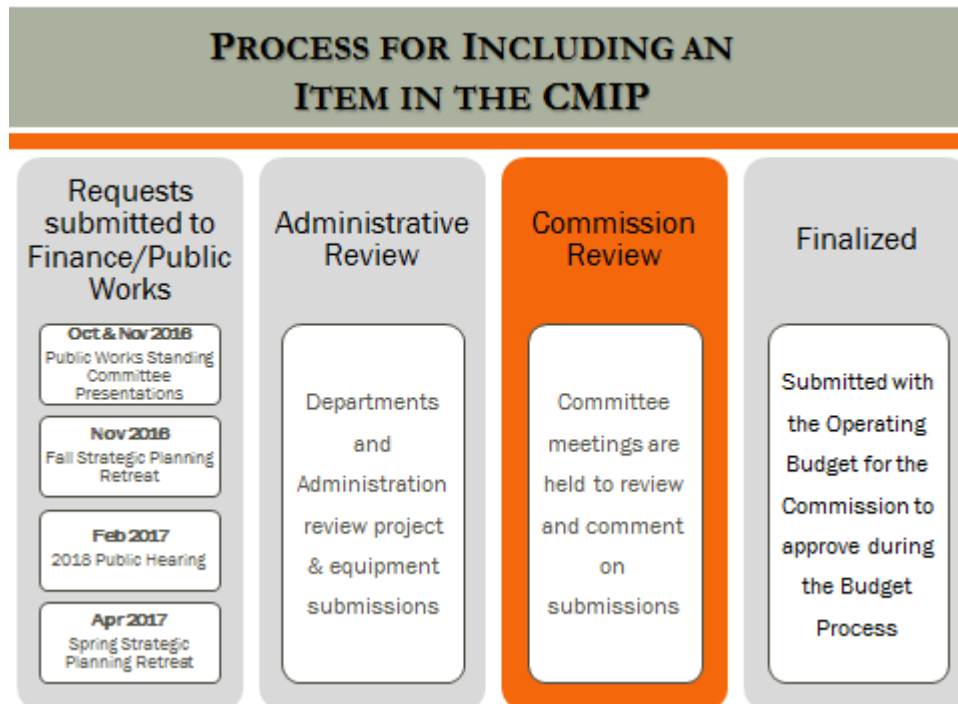
### Capital Projects

- Public Building
- Infrastructure
- Parking Lots
- Parks & Recreation
- Traffic Control



I will just kind of talk about some of the things that are included for Capital Equipment. We've got vehicles which usually include patrol cars for Police, Fire and Sheriff. We've got ambulances and other fleet vehicles. Large equipment would include tractors and mowers and street sweepers; the larger equipment. Technology equipment could be either computer or software upgrades.

Capital Projects we have Public Buildings which would be any of our public buildings; the Court House and City Hall as well as any of our other buildings. Infrastructure usually includes streets, bridges, curbs and sidewalks, as well as sewers, stormwater; things like that. Also, Parking Lots, Parks & Recreation and can include playground equipment, maintenance to shelters and we also have Traffic Control which includes traffic signals and lighting.

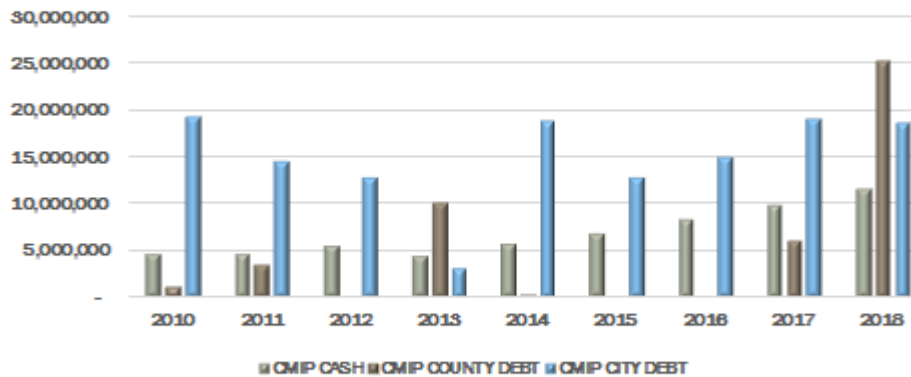


This slide just kind of goes through the process for putting the CMIP together, usually requests are submitted to either the Finance Department or the Public Works Department. I have listed on this slide several of the meetings that we've had over the last couple of years that show the different meetings that we've had. Public Works has been to the Standing Committee back in October and November to talk about a lot of the upcoming projects and a little bit later in the presentation they are going to go into more detail on some of those projects.

Over the last few weeks we've been having an administrative review with several of the departments and administration just to review all the Capital expense that has been submitted and determining what we're planning to put into the CMIP.

Now we're at the Commission Review which is when we present the CMIP to the Commission and give you the chance to look at what's in there and give us feedback. Once this is finalized then the Capital Budget would be submitted along with the Operating Budget and approved during the budget process.

## 2010 – 2018 UNIFIED GOVERNMENT CMIP PROJECTS



\*Sewer System Enterprise Fund not Included

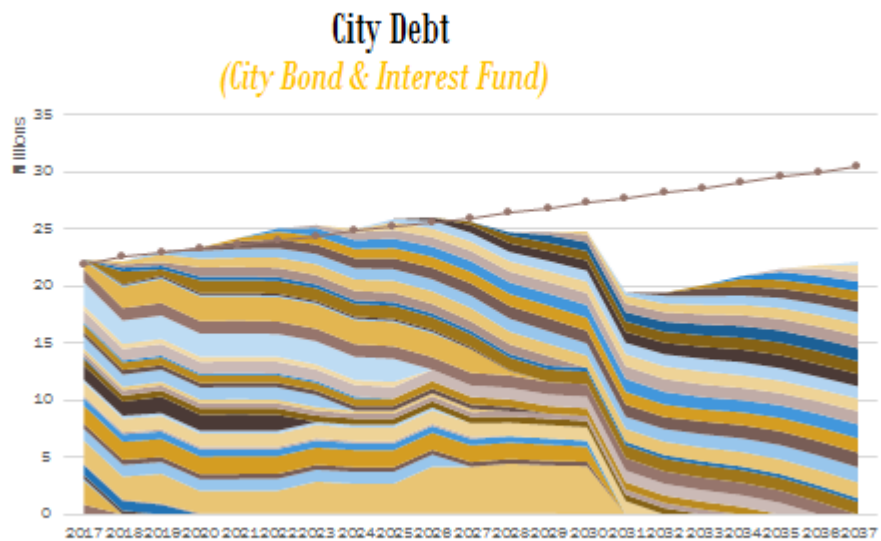
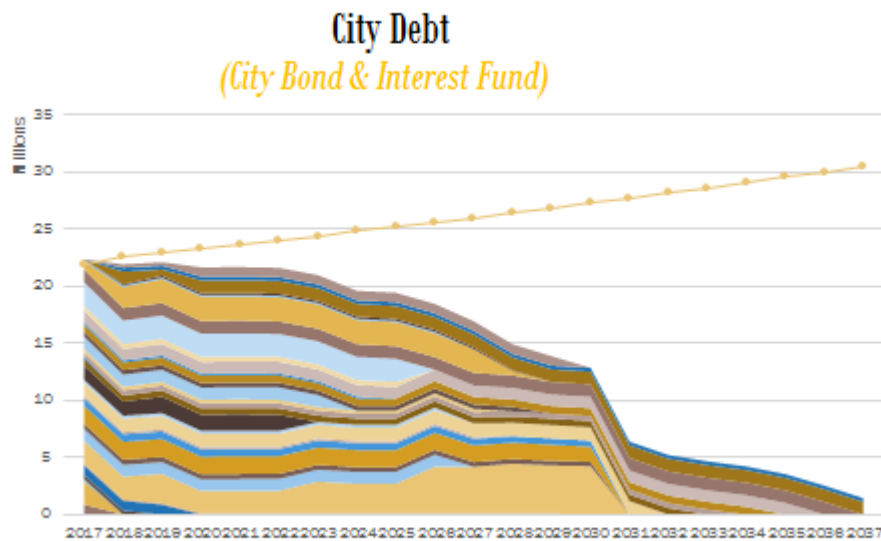
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This next slide just shows our CMIP Projects. This includes both cash and debt projects and we separated them out for cash and then we split out County Debt and City Debt. As you can see each year the different levels of debt that we issued. Back in 2010 we issued quite a bit of debt. We had Stimulus Bonds that were available. Typically we finance our debt projects with temporary notes until the construction is done and then we move to permanent financing. In 2010 we actually bonded several projects to take advantage of the Stimulus Bonds so that increased the amount of debt that we funded in 2010.

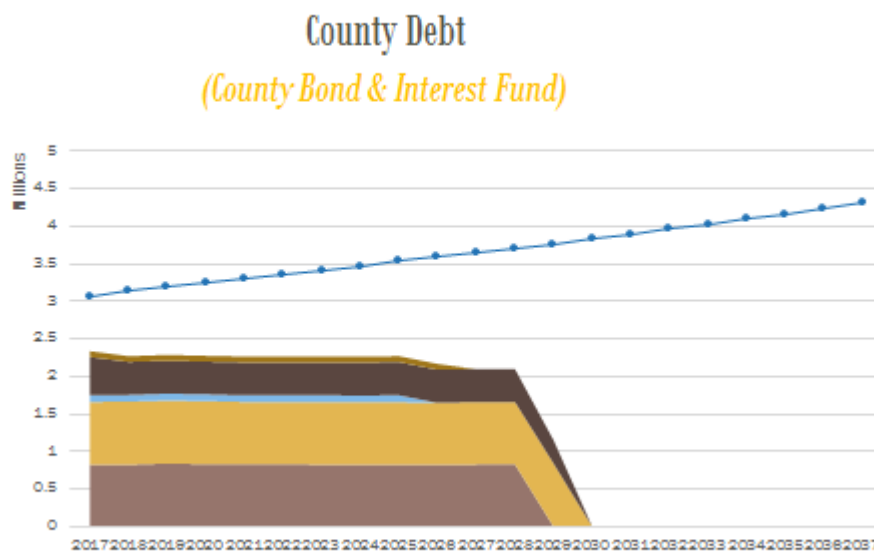
Just to clarify, the blue line is the City Debt and the brown line is the County Debt and then the gray is the Cash. As you can see in 2018 we have a significant amount of debt showing on the County side and that would include some of the improvements to the Adult Jail Facility as well as the Juvenile Facility.

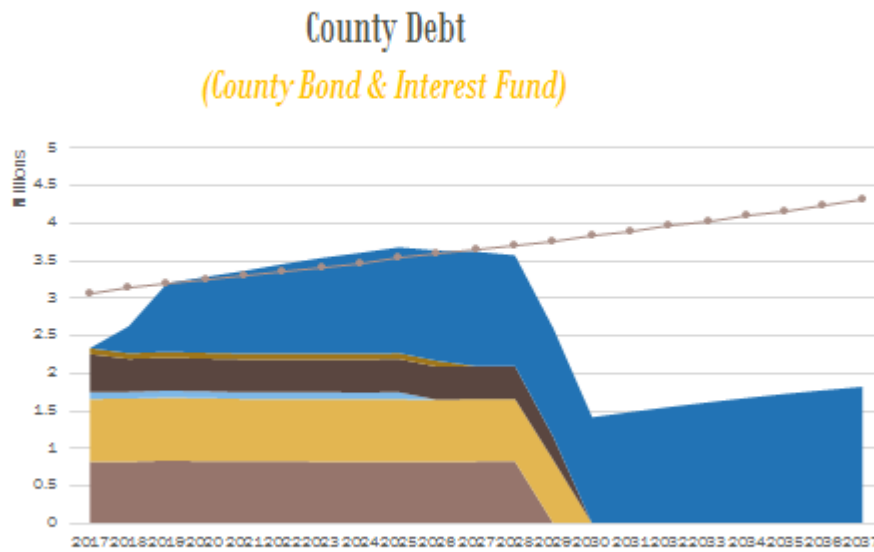
**Mr. Bach** said just to make note of that, that's a \$20M project just on itself on the juvenile side and then we add to it—if you remember we had to go through and make a lot of modifications over finishing the roof project, finishing various HVAC projects and such within the Adult Jail Facility in order to make that a reality. So, a big jump up on that one section of it but that's also when we're factoring for as we come to the future slides.

**Ms. Jonscher** said these next two slides are the same slides that you saw, actually four slides that you saw two weeks ago in the Strategic Planning Session. We went over the debt levels for the City and County so this is just to recap.



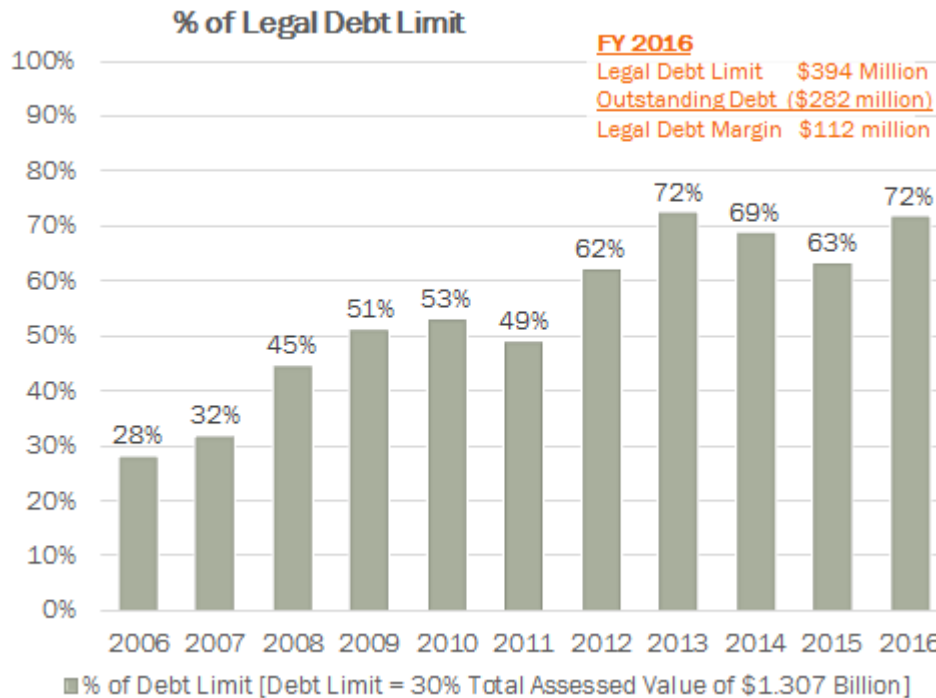
This is the City Debt showing the debt payments that are already obligated so we financed these projects and they are in permanent financing. The dotted line that you see going up is where we have assumed an increase to the assessed valuation of 1.9% each year going forward. The next layer shows where we went in and we assumed that we were going to bond \$15M in General Obligation debt each year all the way out through 2037. This graph is the same that you saw two weeks ago. We had talked about whether we should have built some inflation in but we went ahead and decided to keep the \$15M because that's where we had talked about where we think we want it. We don't want to increase debt so getting into the outer years if we're issuing the same amount of debt that we're issuing now, the assumption is that we would be paying for fewer projects with debt.





This is the County Debt. This one shows the bond payments that are already obligated and with the same assumption and both of these graphs also assume no change in the mill rate. This builds on the improvements to the Adult Jail and the Juvenile facility out into the future.





This shows our Legal Debt Limit. We thought we would just touch on this to show where we have been over the several years. Up at the top we've got the calculation that we did earlier this year showing our debt margin so we start with a Legal Debt Limit of \$394M and that's calculated based on 30% of our current assessed value. Then we subtract out our Outstanding Debt and that leaves us a margin of how much debt we can continue to issue in the future. These percentages show over the past 10 years where our Legal Debt Limit has been and as you can see back in 2006 and 2007 our debt limit was fairly low or our margin was fairly high. As we went into the recession and we started issuing more debt and less cash funding of projects that number started to increase. Usually when we finance a project it's in the temp note stage for two to three years so that number just continued to increase as we started financing projects in 2008 to 2011 and so now for 2016 we're at 72%.

## Credit Rating Agency Recommendations

### ⇒ Ratings on GO Debt in February 2017

- Standard & Poor's – GO Issuer Rating AA- (stable)
- Moody's – GO Issuer Rating A1 (stable)

### ⇒ “Very Strong” or “Strong”:

- Management, Liquidity, Budgetary Performance, Institutional Framework

### ⇒ Areas for Future Focus:

| Credit Rating Recommendations                                   | *Adequate*        | Unified Govt |
|-----------------------------------------------------------------|-------------------|--------------|
| <b>Economy Factor</b>                                           |                   |              |
| Effective Buying Income % of US Average                         | 85% to 100%       | 62%          |
| Market Value per Capita                                         | \$80 K to \$100 K | \$54 K       |
| <b>Debt Factor</b>                                              |                   |              |
| Net Direct Debt as a % of Total Govt Revenue                    | 60% to 120%       | 220% (2016)  |
| <b>Budgetary Flexibility</b>                                    |                   |              |
| General Fund Reserves as a % of Total General Fund Expenditures | 4% to 8%          | 17% (2015)   |

**Kathleen VonAchen, Chief Financial Officer**, said last February we made credit rating presentations to both Moody's and S&P as part of our annual General Obligation Debt financing. We were doing those presentations in order to issue the debt for the current fiscal year projects. At that time, based on the information we provided them, they ended up affirming or agreeing with keeping the same credit rating that we had originally so they didn't make any changes and so the GO issuer rating was affirmed at AA- with a stable outlook and by Moody's it was A1 stable outlook. When they say stable outlook what they mean is that they don't expect any kind of change up or down in their rating in the next two years. When we give the presentation we give them some out year forecasts so that's what they base that information on.

When they do their analysis they go through and they have basically five or six, depending on which firm you're talking to, five or six factors. Overall based on the two firms the Unified Government scored very strong or strong in the areas of management and liquidity which liquidity is whether we have sufficient cash to meet our obligations on an ongoing basis throughout the year. Budgetary performance speaks to whether we are consistently for the most part meeting revenues with expenditures. If our operational performance is consistent with our revenue performance and then institutional framework which really has to do with—they review all our financial policy's and we make sure whether we're complying with them—the fact that

we have financial policy's. It also goes a little bit into what kind of revenue restrictions the State law mandates on local governments in Kansas. In all those areas we scored very strong.

The areas where there is a need to have some focus in the future are these three other areas and that's the economic factor, the debt factor and the budgetary flexibility factor. A couple of these factors it's very difficult to move the needle because it takes many years and a lot of effort to change some of these factors. The last one is the one where we have most flexibility. On the economy what they do is they measure the effective buying income as a percentage of the US average and so according to Moody's and Standard & Poor's the average would be 85% to 100% of the US average and the Unified Government is at 62. The second item in the economic factor is the market value per capita and they view an adequate performance in this factor at \$80K to \$100K and we're at \$54K. This is something that we're continually working on. As you know all the many economic development efforts that have taken place over the various 10 or 20 years has helped us in these areas, but all we can do really is continue to forge forward with making these improvements.

The second one is that debt factor and what they look at is the net direct debt as a percentage of total governmental revenues. They find that an average or an adequate percentage is 60% to 120% and we're at 220 so we really do need to consider that it's very important to keep our debt at moderate levels and not to continue to increase it because we're already at a very high margin right now.

The very last area is budgetary flexibility so that is the General Fund Reserves that we often talk about and so they are looking at how much of the Reserve is as a percentage of the total General Fund Expenditures. They view that it's adequate given our size to have one between 4% to 8% but in 2015 that percentage was 17% and that is partly because of the sale of the Cerner property which we subsequently utilize those revenues or that source of money in the subsequent years. The fact that we had a very healthy percentage in this category helped us sustain the credit rating that we currently hold, but if we were to drop the percentage down any lower than 10% in the future into '16 or '17 then the credit rating that we have right now could very well be at risk, it's vulnerable. So, we hope that as we do our budget planning I hope that we keep all of this in mind.

**Mr. Bach** said that kind of takes us through the first part of the presentation of just kind of putting us in position for the next stage we have so this is really probably a pretty good breaking point. If there are any questions about this first part—when we come back we will get into the projects and we will walk through the high level of the changes that are made to them and we will have the copies of all the debt and the cash projects in front of you at that time. The emphasis is we will walk through the ones we have.

**Commissioner Bynum** said on the Legal Debt Limit slide from 2011 to 2012 I'm just curious if there is something we can point to that jumped it between those two years. **Mr. Bach** said it would probably be in the amount of debt issued back in '09 or '10 because as Debbie said, remember it's the amount of issuance and then it's the amount that we put into temp bonds so you can be consistent in your level of temp notes that you take out each year, but then in 2011 probably we finished up a lot of projects and then that caused us to roll those into bonds.

**Mayor Holland** said so in essence we're well under our legal debt margin but higher than the bonding ratings would like us to see. Is that right? **Ms. VonAchen** said well they have an adequate strong or very strong and then they have weak or very weak and right now our debt level is very weak. That's how their ranking it. **Mayor Holland** said so we're well within the legal requirements but need to improve for our adequacy in terms of our bonding. **Ms. VonAchen** said that's right. What's the harm of getting—if we were to get downgraded what would happen is in the future we would issue debt at roughly one-quarter of a percent more in interest rate than what we're paying now. On a let's say \$20M bond issue over 20 years that would cost us around an extra million dollars a year—no, over the 20 years. I'm sorry. It's about \$1M over the 20-year period.

**Mayor Holland** recessed the meeting at 5:20 p.m. for the Sheriff's Graduation.

**Mayor Holland** reconvened the Special Session at 6:05 p.m. As we return we just want to thank our newest additions to our Sheriff's Department for their commitment to service.



**Mr. Bach** said you have in front of you the Debt sheet. We're not going to walk through this page by page right now. We wanted you to have all this so as we have this on the schedule—we're back in two weeks and that gives you time to look through it. What we're going to do is step through from maybe a little bit of higher level of what our philosophy is on all the different areas of major projects, point out to you the big ones that are being added or not being added. Some of the things we don't have funded it this point too will be on that list as we walk through that, but then you will have this detail to spend more time with and then we will be back together in a couple of weeks if you want to move through those in greater detail or if you have more questions tonight.

I'm going to turn this over to Brandon Grover and he is going to walk through the presentation tonight for Public Works.

**Brandon Grover, Asset Coordination Manager for Public Works**, said tonight we wanted to bring before you a presentation similar to what we brought in November that outlined our initial CMIP Plan. We've made a couple of additions to it as we moved forward and got some new projects in line so we just want to go back over everything with you to make sure we're all still on the same page in seeing the same things in the same light.

## Priority and Structure in the CMIP

- ⌘ Capital Projects
- ⌘ Maintenance activities
- ⌘ Legal mandates (ADA, and EPA)
- ⌘ Grants, Economic Development, or Special Assessment Funds
- ⌘ Citizen and Community Involvement



The first slide here talks about our priorities and how we structure our CMIP for the Public Works side of things. We look first at our potential Capital projects, our maintenance activities, our preservation activities; we don't have the word up there but it's another word you're going to see us use quite frequently moving forward and its preservation. That's a key for us as we want to start moving away from the maintenance, the retroactive idea and start looking proactive so prevention and preservation.

Our legal mandates are another big indicator for us of how we need to move forward with projects. Also, grants, economic development, citizen input involvement and of course input from you as commissioners and your constituents.

## State/Federal Aid Funded Transportation Projects

### ∞ Projects with Federal Funds:

- Leavenworth Road Improvements, 63<sup>rd</sup> St to 38<sup>th</sup> St. (2017-2019)
- Leavenworth Road Improvements, (78<sup>th</sup> St. to 63<sup>th</sup> St. (2019-2021)
- Metropolitan Ave. Bikeways (2019)
- Safe Routes to Schools, Phase F (W.A. White/West Middle and Francis Willard) (2019)

### ∞ State Aid Projects:

- Hutton Road Reconstruction (2018)
- Safe Routes to Schools, Phase E (T.A. Edison, W.A. White, Noble Prentis) (2018)

### ∞ Potential Federal/State Aid Project

- I-70 and Turner Diagonal Interchange Reconstruction (2021)

This slide kind of highlights some of our bigger projects we've got going on in the next few years. These are mainly state and federally funded projects. You see here you've got the first and second phase of Leavenworth Road which will complete from 38<sup>th</sup> all the way out to 78<sup>th</sup>. That project will begin work and you will see some utility involvement starting later this year and we will really wrap up the full corridor by the end of 2021. The main things with that project of course will be the widening, the additional bike lanes, sidewalks on both sides and the reduction of overhead power lines and aerial crossings of those power lines.

The Metropolitan Avenue Bikeways are the continuation of the bikeways project that is currently underway for the 10<sup>th</sup> and 12<sup>th</sup> Street bike lanes. This is going to continue west along Metropolitan and Strong for quite a ways. We've got the potential to get even a little more money from MARC on this. If one of the other groups can't fulfill their needs we can even extend this a little further.

Then, of course, our Safe Routes to Schools. This next phase is the continuation of the overall project. This is phase F which will primary focus on sidewalks in and around William Allen White, West Middle School and Francis Willard. These will start up around 2019-2020. **Mayor Holland** asked does that include 47<sup>th</sup> Street. **Mr. Grover** said no, it does not. **Mayor Holland** said it's at 45<sup>th</sup> Street. **Mr. Grover** said right. We don't get all the way there. The

funding limited us to right around the school and in the neighborhood itself that doesn't have any sidewalks. We have evaluated 47<sup>th</sup> and we've got it as a potential for the future. It's just not something we could get accomplished with this project.

State funds, we're getting a little bit of aid to finish the Hutton Road Project hopefully since that's been on the agenda for quite a while. This will take the second phase from Cleveland Avenue to just south of the intersection at Leavenworth Road so it will get us right real close and it will complete the street with curb, sidewalk, drainage system; just give us that complete look along that main corridor. **Commissioner Kane** said I'm never going to agree to a roundabout over there. **Mr. Grover** said this project is stopping short of that intersection. We will address that whenever the time comes commissioner.

We've also tried to get a Fast Lane Project with the I-70 and Turner Diagonal Interchange Reconstruction. We've proposed a couple different ideas on that and so we're just waiting to hear back on which one we might get so that's where that one is.

**Commissioner Walker** asked how much longer is the Turner Diagonal exit going to be closed. **Brent Thompson, Director of Engineering/County Surveyor;** said that project is slated to be completed in July so when that opens up, that ramp will open up as well. Amazon is going to have access around June but it will be fully open. Riverview will be fully open and the whole system will be open around mid-July.



## Locally Funded Transportation Projects

### Corridor Maintenance Projects:

- Parallel Parkway Resurfacing, 82<sup>nd</sup> St. to 89<sup>th</sup> St. (2018)
- 57<sup>th</sup> St. Resurfacing, Kaw Dr. to State Ave. (2019)
- 47<sup>th</sup> St. and Orville Ave. Resurfacing (2020)

### Traffic Signal Project:

- Priority Traffic Signal Replacements (annual)

### Annual Street Projects:

- Annual Street Preservation Projects
- Annual ADA Ramp Projects
- Fairfax Industrial Area Improvements

### Economic Development Driven Project:

- 11<sup>th</sup> St./McDowell Ln. Improvements (2021)

**Mr. Grover** said we actually wanted to highlight some of the locally funded projects. These are the ones we do entirely on our own but some of the ones we feel are also some of the more important. You see some corridor maintenance projects there. You've got Parallel Parkway from really 81<sup>st</sup> to 90<sup>th</sup>. Anybody that has driven out that way in the past five, six, seven years notices that there are a lot of Frost Heaves a lot of utility cuts, so we're going to redo that section. The reason we've called out these projects separately from our regular NSRP or our Neighborhood Street Resurfacing, is because there is also some work we're going to do with concrete. We're going to do some curbs; some gutters, repairing some of those areas as well.

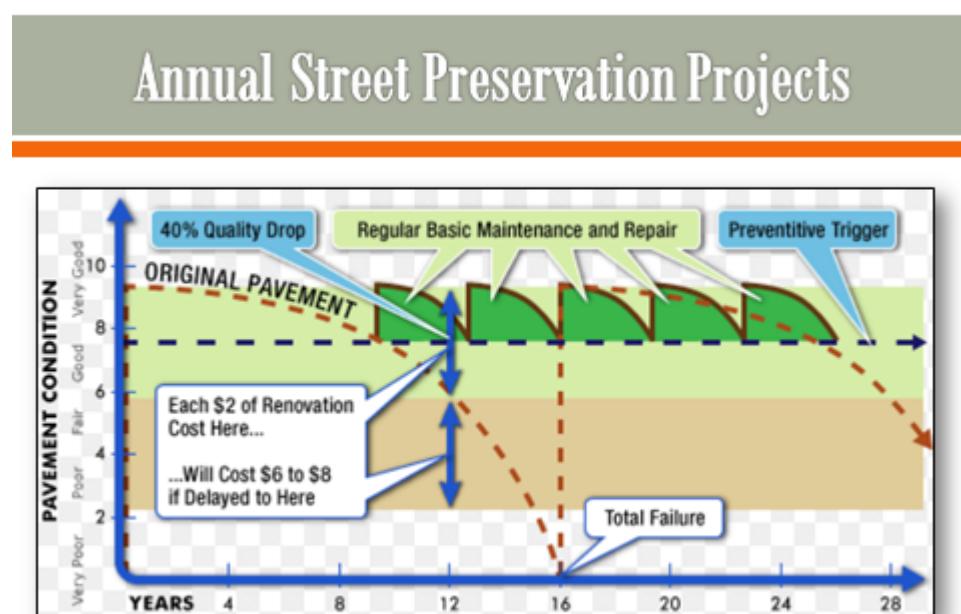
We got 57<sup>th</sup> Street from Kaw Drive up to State Avenue and 47<sup>th</sup> from State south to Orville and Orville from 47<sup>th</sup> over to 38<sup>th</sup>.

We have annual Traffic Signal Projects that we look at. We call them our Priority Traffic Signals. We developed a list of traffic signals that are aging and don't have the proper ADA equipment attached and all that so we're reevaluating those and we're developing a system where we design three at a time and then the next year we build two and we keep moving forward and then that way we've always got something in the hopper and we can keep updating our system. Part of our asset management philosophy that we're moving towards is doing these

in an appropriate manner when we can tie them in with other utility work that's going on around the area, fiber connectivity and also any other major street projects.

You see our Annual Street Projects, we used to highlight that as mainly our mill and overlay, our resurfacing; but you can see we're calling it out as Preservation now. Because like I said, we are looking at more of a proactive approach so we're looking at crack sealing, microsurfacing, ultrathin surfacing, and a bunch of other options that we've been exposed to here recently. We're going to continue seeing demonstrations on so we can bring those back and use them in the county and try to get some better life out of our roads.

Our Economic Development Driven Projects; the one we've highlighted here is 11<sup>th</sup> Street & McDowell Lane. Currently we've put it out in 2021 but we are waiting on finalization on where that one might end up going.



This is a graphic we love to show. While the graphic itself pertains to streets and it really is a good representation of what we're trying to do overall. We realize if we let things fall to a certain level all the way down here, it costs a lot more to rehab them up to an acceptable standard. We've developed a rating system with most of our assets where once we get to this

line we know we have to start making incremental increases that will get us longevity out of our assets and it saves us money in the long run too.

## Future Misc. Transportation Projects

- Trails Projects (Annual)
- K-32 Whistle Free/Quiet Zone (2017-2021)
- Park Road Resurfacing (2017-2020)
- Pedestrian Access to Transit (2019)



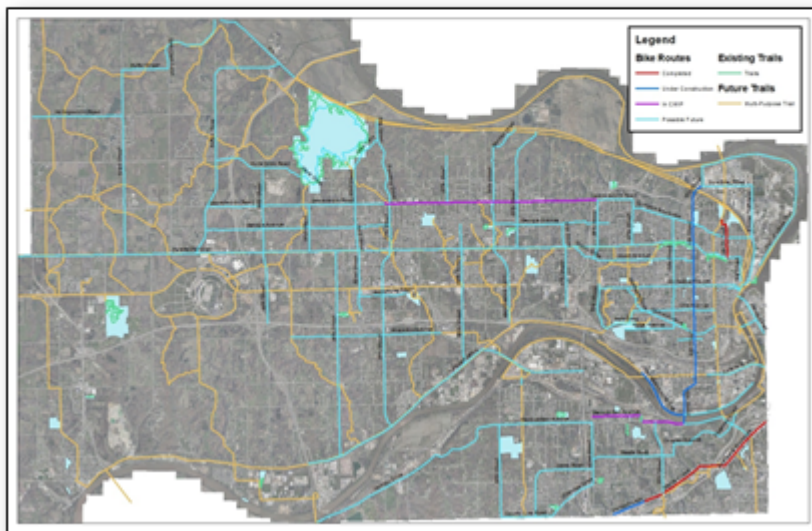
A couple other projects that are in the hopper that we want to point out are our commitments to our trails projects. We've seen the desire from the community to extend our trail presents so we're evaluating different possible trails and you will see a map of that here in a little bit.

The Quiet Zone, everybody is pretty familiar with that. We're working with the Union Pacific Railroad and Edwardsville to finalize some details on that.

We've also seen a pretty drastic decrease in our park roads, the quality of them, so we've developed a program to resurface and repair a lot of our park roads over the next few years. That way they get a better user feel when you're out in those areas that we want to attract people to.

Our Pedestrian Access to Transit is a joint project that we're doing with the folks within our Transit and KTA. To increase ride ability we're looking at building new sidewalks, increasing accessibility to our bus stops and areas like that and looking at areas that are currently underserved and that we might be able to get better service to if we just do a little more work.

## Trail Network Development Program



This is the graphic I was talking to you about, about the trail network development. We've gone over this before but we like highlighting it. The vast majority of the colors you see are the light blue and the goldish yellow. Those represent potential/possible trails. The blues are more bikeways that are meant for transportation along the road segments and the orangish yellow is for multiuse purpose in recreational type trails that are meant to be off-road taking you through some streamlines, things like that. We're working on developing a much more vast network to connect to our neighbors to the south, to the north and to the east. As we move forward we put money in the budget every year to keep working toward this goal.

## New Engineering Projects

- ✂ Fiber Connectivity Projects
- ✂ Public Works Asset Management Systems Integrations
- ✂ 131<sup>st</sup> and Leavenworth Road Intersection Reconstruction
- ✂ Holiday Drive Bridge Replacements
- ✂ WYCO Lake and Park Road Repairs
- ✂ Lombardy Drive Sanitary Sewer Improvements
- ✂ Trail Network Development Program
- ✂ Sidewalk Gap Program

Some of the new things you will see when you look through your CMIP later are these projects; Fiber Connectivity Project is one you will see. That has to do with connecting to a lot of high valued—I shouldn't say high valued targets, I should say high valued areas; police stations for the bodycam use, schools and other community centers to allow for better access and user ability.

Our Public Works Asset Management System; that is our game plan. There are implementations for how we want to better develop our plans and our programs and projects to bring to everybody. This has to do with getting into the actual information systems and really diving into how we can best work with our stakeholders in the community as well as utilities and other groups to make our projects most beneficial.

We've added the 131<sup>st</sup> & Leavenworth Road Intersection Reconstruction. That one is kind of based on if the new school gets developed.

The Holiday Drive Bridge Replacements; anyone that has driven down Holiday Drive knows the four bridges that are west of the intersection of Inland out there, those are older bridges. They still hold capacity, a couple of them are undersized so we're looking at redoing those, getting them outside of the clear zones, get rid of some guardrail and potentially widening them enough for future development if that road ever decides to be widened.

**Commissioner Walker** asked have you resolved the issue on that one with—**Mayor Holland** said undermining. **Commissioner Walker** said no, that too I would get to, but there is a bridge that in my recollection has been a source of dispute between the City of Quivira and that bridge I think it's just beyond the entrance, I call it a bridge, it's basically a culvert and it has two little things that looks like what a bridge might have. They have always disputed that they are responsible for that bridge and that was historically. I don't know what they claim the status of that bridge is now but don't be sucked in to repairing that bridge for them because that is their bridge. **Mr. Grover** said these are the four bridges that are located a little further east than that and you're right by naming them as culverts. Technically they are culverts, but because of the size they are technically classified as bridges. **Commissioner Walker** said you're back towards what used to be the old town of Morris. **Mr. Grover** said correct. We identify them as Bridge 280, 281, 282 & 283, but the one you're talking about we're aware of that one and we know the history on that one. Wayne Moody has been very adamant as well that we should not be touching that one. **Commissioner Walker** said good. **Commissioner Markley** said something about deannexation but did not have her mic on. **Mr. Grover** said you bring up the deannexation and we are in talks with them about deannexing some of the properties in that area. One of these bridges could potentially fall in that area as well so if we do that, we can eliminate that from our potential—**Commissioner Walker** said believe me that goes back a long ways and that bridge I don't think it's ever been fixed because neither side will agree to repair it. They contend it was a County bridge although it has always been inside the city limits of Lake Quivira.

**Mr. Grover** said like I pointed out on the previous slide the WYCO Lake and Park Road Repairs; we initially started this project a year ago doing some smaller repairs. We wanted to highlight this again just to show our commitment to this and these are actually the larger items we've put in to do full replacement on most of these. **Mayor Holland** said on Wyandotte County Lake, Pierson Park, both of those roads I think need to be widened an additional lane for hike and bike off of the roadway. Is there any plan yet for those in terms of—I don't want to just resurface Wyandotte County Lake Road, I want to rethink Wyandotte County Lake Road because for bicyclist and runners it's fairly treacherous. Is there a plan to widen that road to make a trail next to it? **Mr. Grover** said there hasn't been as yet but it's definitely something we

can engage our Parks & Rec and staff and look at. The issue at Wyandotte County Lake, as you're well aware, is some of the grades on the side of the road are quite deep so it might take a little more timed engineering. As we move forward we are planning to phase this project and not do it all at once so if we identify those areas that could be potential problems, we could certainly phase those in a different manner. **Mayor Holland** said that's good. I just want to make sure that when we do those, particularly those two, I think we need to widen them and we will get a lot more use out of them. **Commissioner Walker** said but you have to do that without taking any trees out. **Mr. Grover** said that is the hard part. **Mayor Holland** said you are welcome to take out some trees. There are lots of trees. **Commissioner Walker** said the Mayor is well known for his dislike of trees. **Mayor Holland** said I love trees.

**Mr. Grover** said the Lombardy Drive Sanitary Sewer Improvements project that you will see out for next year; this area has a very aging infrastructure of our sanitary sewers. There have been several smaller failures that we've kind of bandaged together for now, but replacing the entire system really makes the most sense. **Mayor Holland** asked where is Lombardy Drive. **Commissioner Walker** said by Wyandotte High School.

**Mr. Grover** said again we wanted to highlight the Trail Network Development Program. That's the actual name we've given the funds we're allocating towards trails and sidewalks as well as the Sidewalk Gap Program which is what was identified in the Standing Committee meeting a couple months ago with myself and Zach Flanders from Planning. Commissioner Murguia, we actually took your advice and kind of stepped that back a year to reevaluate how we can better assess the needs rather than trying to jump in with something that could potentially fail and backfire so thank you for that comment.

## Identified Unfunded Street Reconstruction Projects

- |                                                           |                                                              |
|-----------------------------------------------------------|--------------------------------------------------------------|
| ↻ 11th St/McDowell Ln. Improvements                       | ↻ Douglas Ave – Key Ln to 55th St.                           |
| ↻ 18th St. and Metropolitan Ave. Reconstruction           | ↻ Hollingsworth Road improvements, 115th St. to 123rd St.    |
| ↻ 18th St./ 21st St. – Metropolitan Ave. to Merriam Ln.   | ↻ Hutton Rd. and Leavenworth Rd. Intersection Reconstruction |
| ↻ 34th St./Woodland Ave. Metropolitan Ave. to Merriam Ln. | ↻ Kansas Ave – 72nd Street to K-32                           |
| ↻ 67th St. – Parallel Parkway to Leavenworth Rd           | ↻ Key Lane – Douglas Ave. to Gibbs Rd.                       |
| ↻ 72nd Street – Parallel Pkwy. to Leavenworth Rd.         | ↻ Leavenworth Road – 78th St. to 91st St.                    |
| ↻ At-Grade Intersection at 65th St. and Turner Diagonal   | ↻ Parallel Parkway and K-7 Interchange                       |
| ↻ Central Ave. and 7th St. Intersection Improvements      | ↻ Shawnee Road – 34th St. to 42nd St.                        |
| ↻ Donahoo Road – Hutton Rd. to 115th St                   | ↻ State Ave and Village West Parkway Interchange             |

This list is one of the more fun ones that we want everybody to see and get to seeing more often. These are the projects that have been identified over the last several years as projects that need to happen but currently don't have a funding source. They are scattered throughout the county. This list is in in alphanumeric order so they are in no way listed by priority or anything but we have had a consultant take a look at a few of these. That way we can get some better information on them. That way we have a stronger case when it comes time to go to MARC or some other agency for potentially funding source.

**Commissioner Philbrook** said we can talk about some options on 72<sup>nd</sup> Street. **Mr. Grover** said absolutely. That's one of the biggest things. **Commissioner Philbrook** said I had an epiphany the other night you know when you wake up in the middle of the night and you go well why can't we do this so I'm not telling the world about this because I don't want to look stupid. I'm going to tell you guys first so you can tell me if it might work; something to help a little bit with the kids walking up and down that wide boulevard, etc. **Mr. Thompson** said the idea with that is, like Brandon said; we have someone looking at some of these areas so when it comes time for the next round of MARC funds we have a good project, a good grant that we can submit. An idea 72<sup>nd</sup> from Parallel to Leavenworth Road putting that on a road diet walks on either side and



now we're going to connect from Leavenworth Road all the way down to State Avenue. That's how we're kind of looking at this getting a sidewalk network connected—**Commissioner Philbrook** said I have an interim concept for you that I will let you know. **Commissioner Walker** said well just so we're not forgotten, 34<sup>th</sup> Street from Metropolitan to Merriam and 18<sup>th</sup> Street and 21<sup>st</sup> St. from Metropolitan to Merriam Lane—**Mr. Thompson** said and Key Lane. Key Lane up there is one of the ones that we—**Commissioner Walker** said those are major arteries. Since I'm out there I see a lot of people use them and they are in need of repair. **Mr. Thompson** said those are definitely ones that we're having them look at for that potential funding.

**Commissioner Murguia** said I just want to say that I'm really grateful that I'm starting to see a list now. I've been up here for a long time as commissioner and you know when constituents would come to me and say what about this road or what about this intersection, there was really no way to put that request on a list because no one was keeping a list and it seems like at one point some projects would move forward while others nobody ever heard about again. I really appreciate you keeping track and I recognize it's not in any sort of order but it's a start and I think that's great. **Mr. Thompson** said right and it's been direction we've been given by our new Public Works Director. It has taken a step back and looking at what we have in game planning and so that's kind of how we've lead to this and we will continue with the process. **Mr. Grover** said at any time you have input on any of these roads or you think something else could work; feel free to let us know. Part of our whole game plan or master planning ideology is getting as much input as we can. That way when we do move forward with a project it is the most accepted and the most beneficial.

## Stormwater Projects and Programs

### ➤ Major Stormwater Projects:

- 51<sup>st</sup> St, north of Cleveland Ave RCB Replacement (2018)
- Strong Avenue Levee Pump Station Flood Control (2018)
  - Subject to Army Corp. of Engineers involvement
- 77<sup>th</sup> and Troup Storm Replacement (2019)
- 29<sup>th</sup> and Ohio Storm Sewer (2020)
- White Oaks Capacity (82<sup>nd</sup> and Haskell) (2021)

### ➤ Annual Programs:

- Municipal Separate Storm Sewer System (MS4) Program
- Annual Storm Sewer Repairs/Replacements
- Stormwater Master Plan and ERU
- Turkey Creek Flood Control Operations and Management

**Mr. Grover** said we're going to highlight a couple of the stormwater projects. With all the rain that has happened recently I'm sure everybody has had enough stormwater but a couple of the bigger ones are the 51<sup>st</sup> St. north of Cleveland RCB. This is one of the last ones in the series of older boxes that need to be replaced. It will have to do with some string bang fixes and we will also do some native grass plans and things like that. If you want to look at one similar there is one just down the road at like at 53<sup>rd</sup> & Rowland. **Commissioner Philbrook** said it looks nice.

**Mr. Grover** said the Strong Avenue Levee Pump Station and Flood Control is something we've looked into and we are working with the Army Corp of Engineers for involvement. There is a lot of continued involvement with them in developing this project so there will be some shuffling of that one and Jeff can fill you in on that one more if you have some questions about that.

77<sup>th</sup> & Troup Storm Sewer Replacement is a 96" pipe that runs just south of Parallel Parkway at 77<sup>th</sup>/78<sup>th</sup>. There was a failure in a parking lot in the area and we've got that fixed for now but when we're doing that the rest of the system kept having issues as well so we have to get in there and replace that before we have a major failure that causes 77<sup>th</sup> to basically collapse. A 96" fall would be a pretty big fall if that pipe were to go.

The last two, 29<sup>th</sup> & Ohio Storm Sewer and White Oaks Capacity at 82<sup>nd</sup> & Haskell are projects that you've seen for quite a few years. These are stormwater issues where the systems just weren't built to handle the amount of flow that is there now with all the development that has happened. A lot of the more impervious surface has caused more rainwater to get to these pipes and they're just undersized. Part of what we're looking at as an actual program, you see a little lower on the list, is our Stormwater Master Plan and ERU. We're actually taking a look at everything as a whole and trying to prioritize those projects in a more effective manner as opposed to just piecemealing them here and there. **Mr. Thompson** said if you guys remember those that are on the Public Works Standing Committee as we've come to you guys in the past, Bill Heatherman started it, talking about the rating system for these different projects and how we were going to put them in order; well as we were going through that the new Public Works Director came onboard so we were kind of bringing Jeff up to speed on how we were doing things, we've got a game plan. He suggested we take a step back, look at it, do more of a master plan that included our streambanks and so forth and be able to put a good plan together so when we set the CMIP we're setting good projects throughout. As you see 29<sup>th</sup> & White Oaks there we have done what we call the Preliminary Engineering Studies on those and we know how much those are going to cost. Those will be in part of the Stormwater Master Plan and they may stay where they're at, they may not, it just depends but we are reevaluating how we're going to go about doing this.

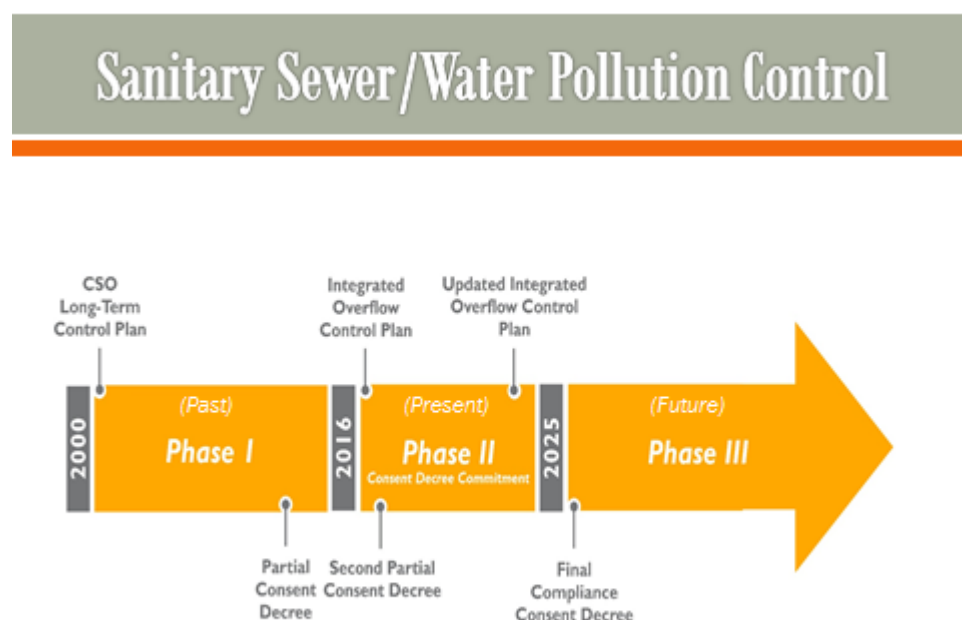
**Mayor Holland** said one of the things as you start in—I mean I'm delighted to see this Stormwater Master Plan because a Stormwater Mater Plan ties into a Sidewalk Master Plan because if you don't have stormwater it's very difficult to put a sidewalk in a ditch. Having a master plan with an eye to—I mean from 38<sup>th</sup> St. to 72<sup>nd</sup> St. pretty much river to river all the way through our community we have virtually no stormwater, sidewalk, curb because it was built under the old county township rules and the developers were not required to do it. Now we have inherited almost a third of our city without basic infrastructure and as we're thinking about the stormwater I want to make sure we're sizing it and planning it in such a way that anticipates all of our streets having curbs and sidewalks. It took Overland Park 20 years and a special tax assessment to fill in all these areas in Overland Park. It's going to take us that long to fill in all of these areas but I want to make sure that Stormwater Master Plan anticipates so we don't

undersize something thinking oh we're never going to put sidewalks in this area and stormwater in this area. We should anticipate a master plan where we have stormwater throughout our city and where we have curb and sidewalk throughout our city because as we build that then we can tie our Sidewalk Master Plan to this because when we do fix stormwater we sure ought to go put a sidewalk in while we're doing it.

**Commissioner Walker** said I've looked ahead and before we get down into the sewer here Holiday Drive, one of you mentioned that, is that road capable of being fixed with any assurance that it's not going to collapse again? If not, are we looking at an alternative for people who live in that part of Wyandotte County to get out of that area as opposed to trying to continue—it seems like to me Holiday Drive has been a problem even back when I was a teenager. **Jeff Fisher, Executive Director of Public Works**, said staff is currently working with Burns & Mac and will continue to work with them to explore options. One will obviously be a rebuild. I've asked them to consider abandoning a road even because I think there is risk in other segments of Holiday Drive that will have the same problem and it needs to at least be considered so we are exploring options.

**Commissioner Walker** said it's been my experience that engineers are like surgeons. If you go see a surgeon I'm almost certain he is going to recommend some kind of surgery. You go to an engineering outfit I'm almost sure they're going to recommend that they can engineer the problem and that didn't work the last time, it didn't work several decades ago, and that area will never be, in my opinion, safe until you just blowup those mines and collapse that structure inside there which of course has certain consequences as well. I know that sounds stupid but I don't believe you're ever going to get that road to where you can guarantee me that road will not collapse again and then there we are again spending a million or two patching it in corn ash, fly ash down it again and water to simulate concrete. It's in my area, it's in Commissioner Markley's area and you know it's important to people who live there to have a safe ingress and egress. They have Inland but that puts them a little farther north than where Metropolitan would put them. There is Barry Road, there are several others but all of them will require expenditures and I guess for what it's worth I would tell you that putting a lot of money into Holiday Drive, in my opinion and I'm no engineer, you are throwing good money after bad. **Mr. Grover** said that is part of what Burns & Mac is going to do for us. They're going to evaluate current conditions

and compare it to what it was 10, 15, 20 years ago and that way we can make those assessments. You are absolutely right, any of the other options around that area would require a decent amount of improvement but that cost benefit analysis is part of what they're doing in coordination with us. **Commissioner Walker** said so for the foreseeable future, what a year, two; Holiday Drive is going to be closed? **Mr. Grover** said it's tough to say honestly. There are a couple of options we're looking at for a shorter term fix while we're doing that but you know just to reopen the road is still probably a couple hundred thousand and we're not sure if that's the most beneficial use of the money. **Commissioner Walker** said it would make a great trail. I know somebody that would really like it as a trail. **Mr. Grover** said all the four-wheelers that go up there now I'm sure would love it if we just closed off that whole area. **Commissioner Walker** said oh it would be wonderful. I mean the outdoors and everything; there are people that would just spend millions on something like that. **Mayor Holland** said I'm glad to see you're coming around Commissioner Walker. **Commissioner Walker** said I am coming around Mayor.



**Mr. Grover** said we've shown you this graphic several times before but we like bringing it up so we can show you that we have moved forward from our Phase 1 studies and all of that and we're

now in our Phase II of our Consent Decree and we are looking at our systems and trying to figure out how to do the big projects that need to be done in the most effective ways. We will highlight a couple of the bigger projects here in a couple of slides but we just want to make sure that everybody is aware, we are moving forward regardless of some of roadblocks we've hit but we are moving.

## 5-Yr Capital Improvements Projects

### ⇒ Combined Sewer Operations: \$14 M (\$28 M 10-Yr)

- CSO 19 Green Infrastructure

### ⇒ Sanitary Sewer Operations: \$34 M (\$43 M 10-Yr)

- Wolcott WWTP and Excess Flow Holding Basin
- Plant 20 Capacity Upgrade

### ⇒ System Renewal and Other Capital Needs: \$69 M (\$129 M 10-Yr)

- System-Wide SCADA Improvements
- Collection System Investigation and Repair
- Pump Station and Force Main Investigation and Repair
- Treatment Plant Investigation and Repair
- Storm Sewer Upgrade and Renewal
- Biosolids Treatment

This kind of outlines our 5-Year Plan. We show some of the figures in 10 year because some of the projects are large enough that they truly warrant 10 year worth of look but for this purpose we've kind of cut the numbers in half to show you just the 5 years. Some of the things we're going to be focusing on are some green infrastructure improvements. We've taken steps with an organization to promote green infrastructure and we will talk about those.

Some of the larger sanitary sewer operations are the construction of our Wolcott Plant and some upgrades to our Plant 20 which is out at South 88<sup>th</sup> & Gibbs south of K-32 which actually Plant 20 takes the primary load right now from pretty much all of western Wyandotte County. It's a pretty big undertaking to make that useful so there are a couple things we need to do to that.

Also, our basic System Renewal and a couple other Capital things we need to do; our SCADA System Improvements which is our communications between our pump stations and our treatment plants and if something happens we know about it in a more timely manner and just our regular upgrades and repairs to our treatment plants, our pump stations and our system itself. **Mayor Holland** said one of the things I want to point out about this, look at the amount of money we're going to be spending, \$200M. I want to make sure that we've looked at increasing the number of employees at the Unified Government to do this work over the long-term and not just hiring contractors. That guarantees residency for our community, its Workforce Development for our community, we know we're going to pay good wages as Unified Government employees and there is enough long-term work to guarantee it makes it worth hiring someone. The more we can localize this workforce—even if we hire a local contractor they may be in Kansas City, MO; the workers could live anywhere in the region, I want to make sure folks live in Wyandotte County who are doing this long-term work. I want to make sure we have a plan for ramping up our Public Works Department to do this work locally. Can you speak to that Mr. Fisher? **Mr. Fisher** said you might recall you approved a number of new positions in this year's budget that we're working to fill and will continue to evaluate that to make sure we have the right balance of staff and private partners to make sure we are successful here, but I get your point completely. **Mayor Holland** said every dollar we turnover in the community more than once is more success so I just want to make sure. This isn't going anywhere, this is just the next 5 or 10 years, this project is only going to grow and I want to make sure it's Wyandotte County citizens who are doing this work.

## Green Infrastructure Improvements



As we mentioned one of our larger pieces we're focusing on is green infrastructure. You see a couple different examples here of how to better deal with stormwater as opposed to just doing curb and gutter everywhere. That's been the common accepted way to deal with it. There are other ways we can look at; we've actually reallocated one of our engineering staff members to a green infrastructure position where she is evaluating all these potential problems on all of our projects. **Mr. Thompson** said it's not just our projects but private development as well. She will be taking a look to make sure they are taking advantage opportunities and so forth that we can get a good product out of that.

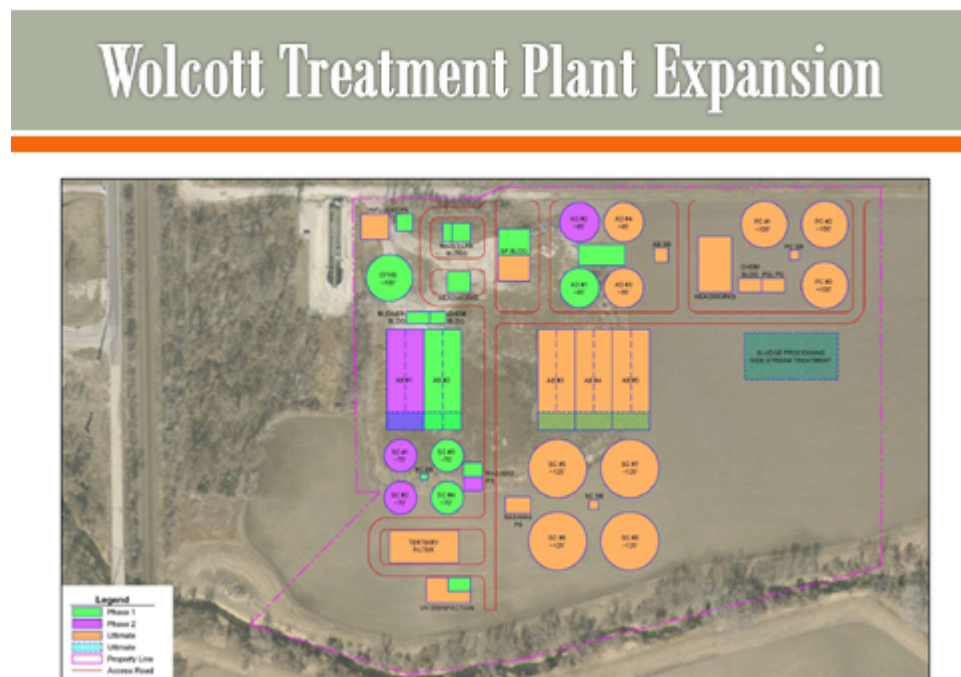
**Mayor Holland** said speaking of this private property, we make everyone put in those retention and detention ponds; I forget which is which, whatever we ask them to put in. Do we have a plan to make sure they're keeping those scrapped out because I can tell you the one at 76<sup>th</sup> & Parallel, that senior housing on the south side of Parallel, their pond filled in two years ago and it's just a nice little tree growth but there isn't any retention left in that pond. Do we have an active plan to make sure people are maintaining this infrastructure they're required to put it? **Mike Tobin, Deputy Director of Public Works**, said not only that, Mayor, it's a pet peeve of mine, go to the intersection of 98<sup>th</sup> & Parallel, look at the northwest corner. Here we are one of



our signature intersections in the whole community and it will continue to grow as that develops out with Children's Mercy and the Soccer Institute and that detention area it's a focal point of the intersection right now. This is something that we've got to take out of these plans. This is a change that has to come into Planning and has to come from you, the Board the elected officials, because as current engineering and best management practices dictate; sometimes these things have to be located at these parts of the property. We either have to change the design on those or we have to move them somewhere else. That ruins that intersection. **Mr. Thompson** said to answer your question, yes, there is an ordinance basically that we follow that the private development is responsible to provide inspections, other BMPs every two years; it's just *something* that has taken some time to get going and trying to get some teeth. It had just really turned over. We have just started this part of it. The first part of it we went ahead and did inspections for the private developments to kind of get them to understand what we would be looking for. We met with the owners, we took them out and explained to them this is a bad thing, you shouldn't mow this as Mr. Tobin wants it mowed, but in some aspects it shouldn't be mowed and so we kind of went through all that with them. But, yes, there is that program out there; it's just trying to get teeth. A lot of it comes down to getting someone to file a Maintenance Bond, if you will, once the project is done so it's on file; we know what they're supposed to be doing and we can kind of hold them to that if they don't do it. **Mayor Holland** asked do you have staff capacity to oversee this. **Mr. Thompson** said that's kind of where we're at right now. We don't have what we need. We have one inspector that we designate as the MS4 Inspector. This gentleman basically though is dealing with a lot of erosion control, all the construction projects and any illicit discharges that may come in he goes out and investigates them, does the paperwork, meets KDHE if they're involved and so forth. The inspection portion of the BMPs is the part we're having trouble with.

**Mr. Fisher** said it's a conversation in our industry across the country. Public Work Agencies are wrestling with how do you hold the private developers and the property owners accountable to these detention ponds and to the BMPs to make sure they're maintaining them properly. Like Brent said, we will continue to work on that. Some agencies are using development agreements or the plat to give that teeth so we can then hold them accountable and I'm sure we will be working with Legal on that kind of thing as well.

**Commissioner Philbrook** said so am I hearing that—how much more manpower would it take to follow-up on what the Mayor is saying to actually cover that. Is that a whole other person, is that a half a person, do you have any idea, or are you just cutting your teeth on it now? **Mr. Thompson** said we're basically still trying to cut our teeth on it trying to figure out exactly the best way. I mean we're lining out what we think would be a good plan and how to go about doing this and implementing it. A lot of it is even trying to get ahold of an existing owner to do some of the work or whatever. But, yes, staff is always nice; I'm not going to sit here and say no we don't need the staff, but the idea is to get the program put in place to see what we would need once we have that developed. I mean we have ideas and we know what we're going to try to do but until we have it really in the process and the system is in place it's hard to say yes we need another FTE or no we're fine and we can use what we have. **Commissioner Philbrook** said it sounds like the chicken or the egg problem. **Mr. Fisher** said you might recall we've reorganized Engineering recently. We've added Jack who he mentioned was an MS4 Inspector. We're building the systems that we need across the board and it's likely we will need an FTE or half an FTE for something like that to be really good at it, but we're still evaluating that. **Commissioner Philbrook** said I appreciate your candor.



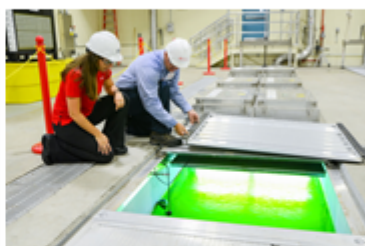
May 4, 2017

**Mr. Grover** said one of the biggest pieces that jumps out at everybody is the Wolcott Treatment Plant. This is a layout of what the finalized plan will end up looking like once all the phases are completed. We've got this stretching out over the next five to six years with an estimated \$27M so it's a very large portion, but it's a much needed portion of the budget that's assigned to this.

**Mayor Holland** said I want to go back one slide to the number 7, Big Eleven Lake, our concrete bottom lake. Is there a plan for that to put it back into the Ecosystem? Do you have a plan for Big 11 Lake? **Mr. Fisher** said I can't say we have a plan yet. There has been discussion as of early this week or last week as I recall. It's something everybody is interested in. I learned some things in that discussion like how deep it is or how deep it's not and apparently we experience fish kills periodically and that's probably because it's not deep enough. **Mayor Holland** said it's very unpopular when the fish all float to the surface. **Mr. Fisher** said yes, I can imagine. We're working on it. I would imagine we will have something this year, some plan this year.

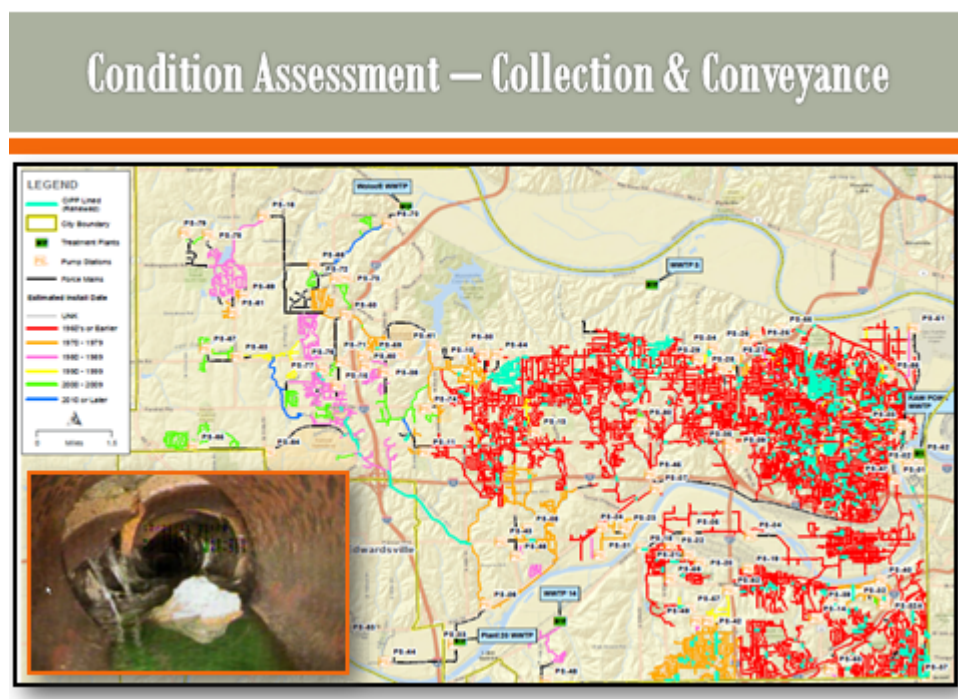
**Mr. Grover** said so we highlighted Wolcott.

## Plant 20 Screening and UV Disinfection



May 4, 2017

The next biggest project that's one specific location is our Plant 20 screenings and UV Disinfection process. This is a quite interesting process actually. It has to do with lowering UV lights actually into the water to kill microbes and bacteria. It's pretty interesting to see happen and whenever it's turned on you see the water literally is green, it looks green and looks disgusting, but it's actually getting cleaned. It's kind of a misnomer but it's a huge undertaking. We initially had this budgeted out in 2019 and 2020 but we had a failure that happened recently and we had to move part of it up as an emergency for this year so that's why you will see that new money in the 2017 portion of the budget.



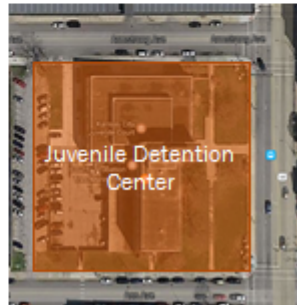
Everybody is familiar with the spaghetti map. Just to re-highlight how aging our infrastructure is in most of the area that we're tasked with taking care of. The red highlights everything that was built prior to 1960 so this is part of one of our giant asset management undertakings is the evaluation of all this and coming up with systematic plans on how to address these concerns in an effective manner.

## Existing Buildings and Logistics Projects

### Existing Location

#### Specific Projects:

- o Memorial Hall HVAC Upgrades (\$2.75M)
- o Juvenile Detention Center (\$22.0M)
- o Jail Renovations (\$2.42M)
- o Police Tow Lot (\$5.0M)
- o Reardon Center Improvements (\$1.0M)
- o Reardon Center Parking Lot Improvements (\$500k)



We will move on to Buildings and Logistics. We don't have a representative here. John and Don were busy this evening but we will try to cover as best we can. Some of the existing projects that were in the CMIP are listed here. The Memorial Hall HVAC Upgrades, the Juvenile Detention Center is the big one that everybody has kind of seen here recently; Jail Renovations, the Police Tow Lot, improvements to the Reardon Center and the parking lot across the street itself.



## New Buildings and Logistics Projects

### Location Specific Projects:

- Memorial Hall Window Replacements (\$400k)
- Health Department Building Upgrades (\$1.3M)
- Justice Complex Cooling Tower (\$850k)
- Courthouse Upgrades (\$8.52M)
  - HVAC System
  - Roof Replacement
  - Fire Alarm Systems Upgrades
- 5440 Kansas Ave. Maintenance Facility (\$800k over 5 years)
- Buildings and Logistics Asset Management and Inventory (\$350k)



Some of the newer projects that you will see in your CMIP are window replacements at Memorial Hall. Some of the window sashes are wood and rotted out and just causing a lot of issues. Health Department Building Upgrades, these are cosmetic as well as ADA improvements, a new roof; and things like that. Justice Complex Cooling Tower, they are still evaluating whether replacement or repair of that as an option. Upgrades to the Courthouse itself with some HVAC systems and anybody that's been over there in the middle of summer knows it's kind of a nightmare. The roof, if I remember quoting Don correctly, the roof is over 25 years old and on a flat tire roof like that—**Mayor Holland** said you're talking about the Courthouse itself or the jail? **Mr. Grover** said the Courthouse itself. **Mayor Holland** said okay, so when is that going to start? **Mr. Grover** said these are ones that are now in the CMIP. I don't remember what year exactly off the top of my head. I'm sorry. **Mayor Holland** said when you do the HVAC System for the Courthouse we're going to move that air cooling unit out of the front yard. By the way, any company that puts their air chilling unit in the front yard would be fined and required to move it. **Mr. Grover** said we will note that and address that. **Mayor Holland** said when you build that roof; build it so you can put the whole system on top of it where it belongs. **Commissioner Murguia** said but not so you can see it. **Mayor Holland** said thank you, not so you can see it. **Commissioner Murguia** said not like you know we have these beautiful Cerner

buildings, sorry, and then the first thing you see when you drive down 435 are these air conditioning units on the top of the building. **Mayor Holland** said which were supposed to be screened and they fought us on it and if you look at their new buildings out at Bannister they managed to screen them. **Mayor Holland** said just saying.

**Mr. Grover** said we have recently taken ownership of 5440 Kansas Avenue. We're looking at turning that into a multifunction maintenance facility. There are several things we need to do that facility to get it up to its full capacity. We're looking to be in there shortly with some minimal affects, but over the next five years we're looking to spend about \$800K to really get that up and running with all the equipment needed to handle some of our larger pieces of equipment. **Mr. Tobin** said it's about 30K sq. ft.

**Mr. Grover** said part of our continuation for planning and assessment needs is this last item for Buildings and Logistics Asset Management and Inventory. This is also part of our Consent Decree with the Department of Justice for ADA accessibility was to inventory all of our buildings and come up with plans for how to address a lot of the situations. This inventory will also include all of the pieces of equipment within a building like the boilers, the chillers, the AC units; that kind of stuff. That way we can start regularly scheduled maintenance plans and monitoring and proactive fixing of things as opposed to just a boiler went down so now we've got to overwork the others while we replace it.

**Commissioner Bynum** said I might be ahead of your slide, but is there any conversation around looking at our County Annex Building either for a new location or upgrades and improvements particularly to parking. **Mr. Grover** said there is actually a line item in the CMIP for \$225K moving out starting this year and moving out continually for annex upgrades and parking improvements. Those are just for the current building. I don't believe there is a plan for looking at something new at this time. **Commissioner Bynum** said at the current location is there room to build more parking? **Mr. Grover** said the grassy area that is just to the north and west of the current employee parking areas we do own that and we are currently engaged with a consultant who is developing a parking lot plan for that. **Commissioner Bynum** said I was there Monday and I realized it's kind of a busy time right now because they are hearing all the appeal cases, but the cars were just crawling around that place waiting for somebody to leave so they could park and go inside and do their business. **Mayor Holland** said I just want to thank all of those people

for coming and paying their taxes. **Commissioner Bynum** said if they were like me, they were appealing their taxes.

**Mayor Holland** said I'm really concerned about the Courthouse. When we do Fire Alarm Systems Upgrades we're in an historic structure. Are we applying for Historic Tax Credits for this project for this building? **Mr. Tobin** said we will, Mayor, as we move forward with that project to consolidate that fire system. As you know, that building has numerous patched together systems both for the fire alarms and for the HVAC. One of the things we will correct with that improvement to the HVAC system is to get it all in one system or as close to it as possible and that's what we're trying to do with the fire alarms also. **Mayor Holland** said I just want to make sure that—and I will just say this about my experience with engineers sometimes, sometimes engineers are more interested in saying it works then it looks good and I want to make sure in this historic building that we're not running conduit across marble or across stone façades or making it look crummy on the inside and say well it works. I just want to make sure we're using Historic Tax Credits and when you're replacing HVAC and fire alarm systems on a building of this quality, we only have one of these in our inventory; this and Memorial Hall; are really our two super buildings that we have to protect. Give me some assurance that this is going to look really nice when it's done. **Mr. Tobin** said, Mayor, I couldn't agree with you more. Those are our two legacy buildings and we have to take care of those. We will approach the tax credits wherever we can. Also, most of this in the centralization of the HVAC and the fire alarm system is going to be down in the sub-basement when it's finished. Believe me; we're not going to do anything to deface that building.

**Mayor Holland** said here is where my trouble is, I want to make sure the people who are making the decisions on the interior are not the same people who put the air handler in the yard in front of it and then put the backup power system right next to it and planted four small trees in front of it so many I would forget about it. If we have a 100-year old building that is beautiful and we can't mess it up with crap and litter around it or in it so I just want to make sure we're spending the money we need to spend to do this right. **Mr. Tobin** said so noted Mayor.

**Mr. Grover** asked does anybody else have any comments on this slide. **Commissioner Philbrook** said only that I agree with him. **Mayor Holland** said the building down below, run



all the conduit you want. It can be all mismatched for all I care. The one above it needs to be just right. Mike said, duly noted.

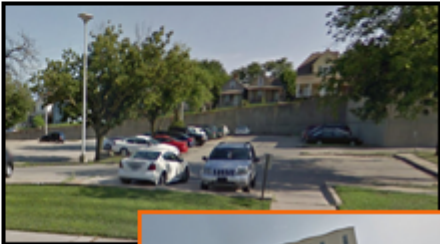
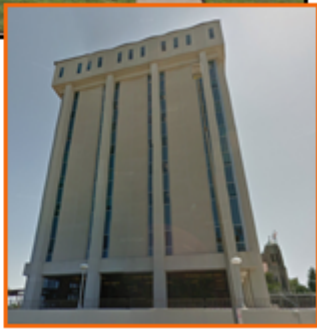
## Annual Buildings and Logistics Projects

**⇒ Parking Lot Improvements: (\$1.0M)**

- Guardrail
- Painting
- Resurfacings
- Structural Evaluations and Improvements
- Ticketing Systems

**⇒ Building Upgrades: (\$325k)**

- Elevators
- ADA Accessibility
- Remodels
- Police and Fire Facility Upgrades
- Roofs

**Mr. Grover** said we wanted to bring to everybody's attention some of the annual projects that Buildings and Logistics do. While some of it may seem like it goes under looked, one of the big determining factors is the minimal amount of budget that has kind of been assigned for these duties. You know fixing up our parking lots at only \$1M a year with all the lots we have going around and the building upgrades only at \$325K. That's split up between elevator upgrades, ADA Accessibility, floor remodels, some of the Police & Fire stuff has their own, but some of it comes out and also the biggest piece of that are roof repairs. Those are all very high budget items and take a lot of time and effort so as we move forward with these, you might start seeing some increases in these line items but we wanted to point that out.

**Commissioner Philbrook** said for instance on this lovely City Hall building that we have, how often should we have to replace this roof? **Mr. Tobin** said there were some patches that were put in, but the project we just went through that was the first full replacement of that roof. **Commissioner Philbrook** asked how long had we really been needing it before we finally did

it? **Mr. Tobin** said for several years. You know they moved we moved into this building in 1973. It probably needed a roof in the 90's. **Commissioner Philbrook** said so about every 20 years or sooner if we need it. I'm just asking that question because it goes to show how long we push things off and how much damage we can have because we don't address it soon enough. I'm not saying we spend our money wrong, that's not at all what I'm saying, it's just a very difficult decision as you're talking about right now about us having a little pot of money and trying to do all of these things with it. The more information that you give us on how much it costs, for instance, how much is it going to cost us to do the parking lot by the Reardon Center? **Mr. Tobin** said that's a half million dollar project. **Commissioner Philbrook** said that's a half million by itself. **Mayor Holland** said that's slated for this summer. **Commissioner Philbrook** said I've been gripping about that parking lot for a long time so thank you. **Mayor Holland** said I also want to point out the word guardrail; philosophically I'm opposed to metal guardrails in urban areas because I think they look crummy. When you look at State Avenue and the guardrails they did with concrete, nice looking, retaining; I mean we can do guardrails nicely without the typical highway metal crummy looking ones. When I see guardrail up there, I just want to note, I don't want to litter our city with blight with brand new shiny metal guardrails that shouldn't be here. **Mr. Tobin** said some of that, Mayor, refers to actually a different type of guardrail. If you look at Parking Lot C, which is the one attached to Security Bank at 7<sup>th</sup> & Minnesota, it's a more modern type of guardrail stretched with wire that comes through the deal and nicer looking wood posts. I'm not saying they look real good, but that's not your typical side of the road guardrail that was put in on the urban roads, suburban roads. **Commissioner Murguia** asked can you send us a picture of that. **Mr. Tobin** said I can get one for you. I don't have one right now. **Mayor Holland** said like the parking lot behind the BPU building, it has the wire cables that looks better.

**Mr. Grover** said there is another big piece that we wanted to highlight as far as parking lot improvements go and that has to do with improvements we are making to Lot D which is the lot that's attached to the Justice Complex on the backside of the jail and everything. There have been a lot of concerns about that complex so we are—we will talk about that in the next slide but I just wanted to make sure that everybody is aware that we are addressing those concerns.

## Memorial Hall HVAC System Upgrades

### Upgrades to include:

- Air Conditioning Compressors, Chillers and Condensers
- Chilled Water Pump
- Chilled Water "Spray Booth"
- Cooling Tower Pump
- Cooling Tower
- Steam Bank
- Blower Fan and Motor
- Boilers and Support Equipment



Estimated Project Cost of  
\$2.75 Million

This is kind of a breakdown of what we're looking at the Memorial Hall HVAC System Upgrades. You can see there are a lot of big ticket items on there that are vital to the function of that building and if we can get everything functioning right, we can actually use this building more effectively. **Commissioner Walker** said it's interesting that you would say that. What uses are being put to that building right now? **Mr. Bach** said I would say—I mean we don't have a lot of uses coming into it right now. We have the Roller Warriors that are over there and they have their campaign throughout the year and they have their events and then they use it through the week. We have a few different special events that will come in from the boxing or maybe there is some other that mix in like and then graduations are probably others. We are also starting to see more rentals now that we have finished the ballroom so we're starting to get weddings that are coming into that area that will come up in the upper ballroom which may be one of the bigger attractions. **Commissioner Walker** said well my point being if we're going to spend almost \$3M, and I'm not sure it won't be over \$3M by the time we're done, we need to put that to better use. We used to have in-house management of concerts and I'm sure that day is long gone in the world of entertainment, but as you know, maybe you don't know; but we had Mike Springer, Frank Hawver and I don't know how they did it but they always worked with people and got great concerts here. It's a great concert venue for the right size audience. For

years we rented it out to somebody for more money just simply so they wouldn't use it as a competitor to Sandstone or LiveStrong or whatever it is now. **Mr. Bach** said Live Nation. **Commissioner Walker** said Live Nation and you know I'm all for preserving this building, upgrading and doing all that but I would kind of like to see a coordinated plan of operation. I really don't think the Roller Warriors are the best and highest use of that building. We used to have professional wrestling with Bob Geigle and the old time pro wrestlers over there. All I'm saying is okay spend the money, but don't leave the building—is there anybody working on a plan for using it?

**Mayor Holland** said having a heating and air conditioning system that works and having some parking that we're working on and an elevator we're going to have a marketable asset that we should be proud of and use. **Commissioner Walker** said the old building and they will come theory. **Mr. Bach** said I will say this, putting the elevator in was the first step we took. That made viable event space and I will say event space that we're still getting out there as far as how we market it and put it into use. I think we're very affordable at this point. We have some sound system changes that we're working with this year and those are a couple of key things and then making sure you don't lose your air conditioning and the heating and everything else that goes with it. I think you recognize the fact improvements we have to do to this building are legacy things or we're going to let our Memorial go away. We have to spend money on it whether we use it or not, but yes, I agree making it a viable space and it seems to be probably one of the more attractive things for this space is some of the event space we have going for us today. We may be able to continue to increase the value it takes to do that and as we've talked about and we started to make the move on the attached parking that will be there for events will help us even more so there are some things I think will continue to make this a bigger player from that market standpoint. Does it offset \$2.75M, you know we're a long ways from that but it's to make it a good use of space, \$2.75M is and that's over years, we're not going to spend it all in one chunk, it's just been noted that every time we touch something over there it seems like it has multiple zero's behind it to fix it.

**Commissioner Philbrook** asked about how long do you think—I hate to ask that question, but about how long do you think it's going to take to do the renovations and upgrades for Memorial Hall. How many years are we talking? I don't mean completely done but to a point where it is a

viable opportunity for us to get some money back off of. **Mr. Tobin** said I will get you a plan schedule for all of you. I don't have that right now. **Commissioner Philbrook** said I'm just trying to get an idea of money out money in sort of thing because I know as more things get done we will be able to bring more people in to use the facility. A big thing that I will tell you, because I've tried to set up some activities for Wyandotte County with folks, the big thing is the parking. That is one of the biggest things we hear about so when we get that parking I think it will make a big deal and as you say the elevator that you have in there now, because that's a long walk up those ramps, and for people to try to take food up and down ramps to have a dinner up there is pretty interesting so thank you for the elevator. **Mr. Bach** said we do get Historic Tax Credits I think on just about every project we've been able to do Memorial Hall over the years so that helps bring down the cost. **Mr. Tobin** said that parking not only should aid Memorial Hall use, but should aid just the overall downtown parking issue with the government buildings.

**Mr. Grover** said currently for these particular improvements we're showing having them done by the end of 2018.

## Courthouse Parking Lot D Security Upgrades

 Improvements to include:

- Four card reader access only garage doors
  - Two Entrance
  - Two Exit
- Enclosing open air portions of the lower level with fence.
- Three secure walkout doors for emergency exit purposes.




This is the slide I spoke of earlier about the parking lot improvements to Parking Lot D on the backside of the Justice Complex. Currently it's an open garage system where they've got lift

gates to get in there. We're looking at putting guarded garage doors like the rollup garage door similar to what's in the VIP section now, but they are a little more see through so it gives a less metallic appearance. They are secure but they are a little better. We will have two of those at the entrance and two at the exit as well.

Some of the lower level currently has some open air window look to it and we're going to be putting some fencing up there so people can't just jump into that area so it's to secure that area a little more. **Mayor Holland** asked is this going to secure where our judges park? **Mr. Grover** said yes. **Mayor Holland** said I think that needs to be a high priority in terms of securing where our judges park every day.

## Fire Stations (New and Upgrades)

|                                                                                                                                                                |                                                                                                                                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>↪ Three new fire stations budgeted:</p> <ul style="list-style-type: none"> <li>○ 2017 - \$4.2M</li> <li>○ 2019 - \$4.2M</li> <li>○ 2021 - \$4.7M</li> </ul> | <p>↪ Remodels and Renovations:</p> <ul style="list-style-type: none"> <li>○ Annual R&amp;R - \$600k/year</li> <li>○ Headquarters Remodel:             <ul style="list-style-type: none"> <li>▪ 2017 - \$70k</li> <li>▪ 2018 - \$95k</li> </ul> </li> </ul> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



We also wanted to highlight some of the fire station items that are within the budget. We've added our implementation for new fire stations that has been broken out into three years, 2017, 2019 and 2021 running about \$4.2M for each and \$4.7M in 2021 for potential inflation cost. This number does include design and land acquisition if needed. We're evaluating potential options to get more bang for our buck on design. Jeff had a meeting with the Chief earlier to discuss those so as we move forward with different design options and things like that I'm sure we will be coming back before everybody to discuss those. **Commissioner Kane** said and we're

going to break ground when on the one in 2017? **Mr. Tobin** said in the second half of the year we should be breaking ground.

Also, to go back to the parking garage structure for a minute, that is a 2017 project for the security of the judges.

**Mr. Grover** said we also wanted to highlight a couple of the remodels and renovations that the Fire Department has put in over the last couple of years. To fix up and renovate the existing fire stations that are out there we're looking at about \$600K a year between different funding sources and headquarters alone over the next two years you are looking at \$165K for remodels for the headquarters right here down the street.

**Commissioner Bynum** said I just wanted to put in a request and right now seems like a good time. The station at 81<sup>st</sup> & Leavenworth Road, the old stonewall is all falling down on the ground and I think we have a stonemason in our Parks Department and I'm just asking—**Mayor Holland** said I think we have a bulldozer in our Fleet Center. We need a new fire station there. **Commissioner Bynum** said yes, I didn't want to get ahead of myself but what I would like to request there, Mr. Bach, is a combined Police and Fire so we will be working on that, but in the meantime if we could repair, and you know that because the orange fencing is there, but I drive by it every day and I think—**Commissioner Kane** said that's the one that flooded, the sewer back there. **Commissioner Bynum** asked when can we put this wall back together. **Mr. Tobin** said to correct a couple things, we do not have a stonemason in the Park Department and that's why that hasn't been fixed yet, but I will let you know when it's slated to be repaired. **Mayor Holland** said that building has been flooded; it was nearly pulled over by a truck. That thing needs to come down. **Commissioner Bynum** said it does, but in the meantime I'm just asking us to fix the wall. **Commissioner Philbrook** said so, Mayor, are we having a vote? There are four of us that say that should be a Police and Fire right there. Is that what I heard you saying?

**Mayor Holland** said also we get Historic Tax Credits on the original downtown fire station, is that right? **Mr. Tobin** said I believe so Mayor. **Mayor Holland** said that's a building that's worth keeping forever as well.

## Identified Unfunded Buildings Projects

### ⌘ Courthouse/Court Services Renovations: Multi-Phase Approach (\$25-40M)

- Replace or Renovate Court Services Building
- 4<sup>th</sup> and 5<sup>th</sup> Floor Renovations
- Plumbing Update/Restoration
- Exterior Restoration
- HVAC System
- ADA Updates

### ⌘ Communications Center Updates: (\$550k)

- Electrical System
- HVAC System

### ⌘ One McDowell Plaza (City Hall) Structural Renovations: (\$21.5M)

**Mr. Grover** said in keeping with the idea of keeping everybody abreast of the different projects we have in our hopper but that are currently unfunded, we wanted to throw a couple really clusters of projects up here as far as the Buildings & Logistics area is concerned. The Courthouse and Court Services Renovations has to do with kind of the new Juvenile Center area and everything. This is a very large multiphase project that we're evaluating several different options for and we will be bringing that back to you as we get more elements of that figured out.

Our Communications Center update, there is just some electrical and HVAC systems that need to be worked on in order to make those systems in that area a little better. The last one on this list is the One McDowell Plaza, our City Hall Structural Renovations. This is something that has been brought to our attention for a few years now. When this building was developed there are a couple issues with the plaza area itself. We can go into that in more detail at a different time if you want. **Mr. Tobin** said if I might, we're waiting on a report from the Structural Engineer that we should get at the end of next week to give us the current status of the tower as it sits right now and we will update you when we get that. **Mr. Fisher** said we will be making a presentation in June, a Special Session in June on the first bullet point, the Courthouse/Court Services.



**Mr. Bach** said you will note two of the projects on here are quite large and particularly on the Courthouse Renovations type approach, we did this when we went through and looked at the new Juvenile Center facility to say we put Treanor who was the architect working on that to go ahead and look at various options within our Courthouse structure of how we could do different phases of improvements. While we have the one facility improved and put on here, and I'll note, that's in the budget right now as we've gone through and further worked through it we've raised it about \$2.5M because we wanted to work in more of the courtroom space that was over in the old Federal Building and then also move some of the Community Correction employees that work with the juveniles over into that related space a little bit better. The budget shows for the debt that Debbie went over at the beginning is based on our adopted budget. This shows what's in this plan that you have shows a little bit of increase over that so it's one that still has to be worked through to find that financial solution for that last \$2.5M and Ms. VonAchen is working on that. She will come up with a good answer for me but then there is this multiphase approach where we can come into the rest of the Courthouse which is the legacy building that you talked about earlier, these fourth and fifth floors, which have been basically out of service for years. The fourth floor is where the old jail used to be so it was taken out many years ago so it's looking at that facility and having a good plan going forward as to what we could do with that in relationship to the other buildings and across the street and what might work. As Jeff said we will be bringing that back to you in June. That's not for a financial decision this year but more for that long-range planning to say here are some ideas of things we could do and put this in play for the future of these and they will take years to roll out.

Then this building is just another matter as far as we look at the structural renovations that are required. This is the number we've had out there for a decade. We have to look at it from what's required and there will be different kind of options to come about when we're talking about this facility.

The Communication Center is on this page too as unfunded. Its quarters of magnitude different and we will get that built at the end of the schedule sometime in the future but the other two are somewhat anomalies when it comes to the total cost of building those in.

**Commissioner Johnson** said while we were talking about unfunded projects, and I just didn't want to wait until I got down to the questions portion, I think it will be good and I think I've

heard it one time already, not tonight but in prior conversation, we do need a police station in the northeast. I just want to drop that, sprinkle that right now and I will be sprinkling it intermediately as we go forward until we see a police station in the northeast and though I would love to see it in District 4 I'm just going to say northeast in general. I'm willing to share as long as we get something down there.

| CAPITAL MAINTENANCE<br>IMPROVEMENT PROGRAM (CMIP) |                                                                                           |
|---------------------------------------------------|-------------------------------------------------------------------------------------------|
| Spreadsheet Key                                   |                                                                                           |
| Box                                               | - Indicates a New Item in the CMIP (Red highlight)                                        |
| Amount                                            | - Amount in red indicates increase/decrease in amount or change in funding source or year |
| LF                                                | - Indicates an item is Lease Financed                                                     |
| +Ci                                               | - City General Fund                                                                       |
| +Co                                               | - County General Fund                                                                     |
| +CP                                               | - Parks & Recreation                                                                      |
| +D                                                | - Debt                                                                                    |
| +G / +GF                                          | - Grant / Grant Funded                                                                    |
| +SH                                               | - Street & Highway Fund                                                                   |
| +ST                                               | - Sales Tax                                                                               |

**Mr. Bach** said really I just want to touch a couple things. You have the document. It towards the back and it's in the PowerPoint presentation so you have the key there that talks about what's changed if it's in red, those are new and either means that you're changing for it to all new or we've modified the amount. Remember when you look at the different line items there sometimes it will be a cash plus debt so you may see something that cost \$500K and think well that seems like a good deal but then there is \$2M worth of debt associated with it somewhere else or it's a project we funded under City and County so the +City, CI or +Co plus County because it's a project that crosses over both budgets. It's always important to note that debt as you go through it.

I'm going to touch base on two pages of this document and that is the totals on the City Debt and then the County Debt projects.

## Debt vs. Targets

### City Debt Projects:

| CMIP                          | 2017 Original | 2017 Amended | 2018       | 2019       | 2020       | 2021       | 2022        | Total       |
|-------------------------------|---------------|--------------|------------|------------|------------|------------|-------------|-------------|
| Sub-Total City Debt Projects: | 16,305,000    | 16,305,000   | 16,270,000 | 20,450,000 | 15,450,000 | 19,750,000 | 13,050,000  | 100,575,000 |
| Target                        | 16,305,000    | 15,000,000   | 15,000,000 | 15,000,000 | 15,000,000 | 15,000,000 | 15,000,000  | 90,000,000  |
| Variance                      | -             | 1,305,000    | 1,270,000  | 5,450,000  | 450,000    | 4,750,000  | (1,950,000) | 10,575,000  |

### County Debt Projects:

| CMIP     | 2017 Original | 2017 Amended | 2018       | 2019      | 2020      | 2021      | 2022      | Total      |
|----------|---------------|--------------|------------|-----------|-----------|-----------|-----------|------------|
| Total    | 5,960,000     | 5,960,000    | 25,360,000 | 2,650,000 | 3,000,000 | 1,150,000 | 1,075,000 | 39,195,000 |
| Target   | 5,960,000     | 5,960,000    | 18,560,000 | -         | -         | -         | -         | 24,520,000 |
| Variance | -             | -            | 6,800,000  | 2,650,000 | 3,000,000 | 1,150,000 | 1,075,000 | 14,675,000 |

As you will notice under the 2017 Budget what we've set out was to stay at \$15M or below so that's the target line that's up there. In 2017 we had set out a budget and it built pretty hard to keep that below that number. Last year we moved from this stage we moved into July, we ended up adding the Fire Station Project which was a little over \$4M. We pushed some other stuff out to try to help it but that put us up to the \$16.3M mark. We made that decision, reminding you all; we made that decision last year so we went over the \$15M debt limit that we've set on ourselves. If you want to stay within that mill levy range we have to try to stay below that \$15M mark going forward all the time or we will have to allocate more mills to the debt side and I think we did that in the Strategic Session and we went through it again tonight and that's important if you want to keep that. Right now we still have some work to do within the budget in 2018. I'm sitting at about \$16.2 for debt funded projects that are in here so as you look at things if you have any ideas of things you think we ought to cut out, I'm welcome to them but I will be working to present a budget in the end that gets us below the \$15M mark.

In 2019 we're sitting way over that mark so as I look in out years I have to be close, and part of that is we built in something that is new to our plan and that's saying let's aggressively go after the fire stations and so I have another \$4.5M that's added in that kind of hit us. My thought is we can move some fire stations over to our Dedicated Sales Tax Fund because

generally we think Fire should get a third of that funding and I think that's a good opportunity for that. I'm reluctant to do it. We can do it and plan on it but as you recall that funding ends in 2019 unless that is renewed so that Sales Tax has to be renewed and that will be something we will have to start having a little more of an educational campaign with the public next year and probably looking for a vote. Before we adopt our budget in 2019 we will know what our decision is as far as where that Dedicated Sales Tax is and then we can spread it over a few years and move through it like that. I show it out there right now, I want to show you I have it in Debt. I believe we will have a community that will be receptive because the Dedicated Sales Tax Fund has a large amount of money that comes into the Village West area which is funded by people outside of Wyandotte County. It's a sales tax that as long as we have the Dedicated Sales Tax out in place in the Village West area, it's across the whole community, but as we talked about the \$12M remember there is around \$3M that come into EMS and come into Dedicated Sales Tax that are paid by a lot of other people rather than our residents. I guess I look at it and think hopefully our residents will continue to recognize the value of that of having other people pay for the infrastructure and in part it would pay for some of our new fire stations.

As we move forward you can see 2020 is about in line, 2021 has a little more work to do, kind of the same thing where we added those \$4.5M in each of the years last year so it kind of hit us and then 2022 we're back down but of course obviously we will have new ideas.

We're not way off stating that. I have \$1.2M worth of work to do for next year. We've done a lot of work on this already trying to get to the point where we're at. In the out years that's where some of my general thinking is to get there.

On the County side, and this is the area largely you see this under the Public Building Commission, so it says County Debt but that's—the County is paying money to go to the Public Building Commission for County related projects so when you look in the document you will see that. Our target there, we're on our target through—well next year you see we jump up significantly over that amount and I'm still working on what that solution is going to be. We jumped up a little bit because of changes, some of the Courthouse items, we may be pushing some of those out and then of course the Juvenile facility which went from what we were at of \$18.5 to about \$22M in order to do what we think will make it the better project for us. I think that's a high initiative and one that we want to do right so we have to come up with what those solutions are because right now we have 3 mills dedicated to cover that. As you recall, that chart

we kind of flow over that just slightly. The way it currently sits it would be manageable and work fine but if I add another \$7M to it that's a half million dollars a year probably, roughly, a little less than that \$350 that we would have to add to our Annual Debt Service to make that work and we need to get that structured in.

I just wanted to go over the one—typically look at the ones we have to relate to to do the taxes more so I wanted to go over that point with you. You have all the detail in the sheets so this gives you a couple weeks to look at it. If you have questions on these, feel free to contact me or any of the Public Works staff. Jeff's team has the most knowledge of all these areas or we can bring in also Facilities people as well.

**Mayor Holland** said I do want to say I'm glad to see a program for our Facilities. When we pushed in the recession we pushed our facilities out by necessity but when people think of infrastructure they think of curbs, sidewalks and streets; and we need facilities. That chart that you have for a street that shows if you wait so long it triples in cost to fix it, that's true in our buildings as well. Having that regular maintenance upkeep for our facilities is ultimately saving taxpayer money to do it right and to do it on time. There is mythology out there that when we spend money on our buildings we're just spending it for luxury for our employees. I can tell you we don't have any employees working in luxury. We need to be regularly upgrading work space, work environment and we also have to attract and retain talent in the Unified Government and so our facilities matter so I'm pleased to see a program for that. We need to continue to invest. Our fire stations are a perfect example of decades of neglect and now they just have to be scrapped and replaced so we don't want that for City Hall, we don't want that for the Courthouse, and we don't want that for any of our facilities. I think having that plan is terrific and I appreciate it.

**Commissioner Kane** said the Quiet Zone we're working on in Edwardsville and stuff like that, I would like to have a response from the Commission of Edwardsville what their thoughts are on that. We often talk about the State does stuff to us that we don't like and we have to live with, I don't want to do anything to them that would upset them either. **Mayor Holland** said each of our meetings have included Edwardsville and Bonner Springs as we're looking through that

program. **Commissioner Kane** said I agree, Mayor, but I've talked to a couple of commissioners on both Bonner and Edwardsville that don't like the idea.

**Commissioner Philbrook** said, Mayor, could we just have like a half hour meeting between the three Commissions and hash it out to hear what everybody has to say? **Mayor Holland** said we've had one of those meetings before. They're pretty complicated to get together. I think the key is you know how we do three on three's to get information to our Commission, I think we need to do that for Bonner and Edwardsville and make sure their Commission is up-to-date and has their input into the process. I think we can accomplish input into the process and we're going to need to do it. **Commissioner Kane** said, Commissioner Philbrook, I asked Doug the same question and I got kind of the same answer. **Commissioner Philbrook** said I understand.

**MAYOR HOLLAND ADJOURNED**

**THE MEETING AT 7:25 p.m.**

dt

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Carol Godsil  
Deputy Unified Government Clerk

May 4, 2017





# Unified Government Clerk's Office

Bridgette D. Cobbins

Unified Government Clerk

701 North 7th Street, Suite 323  
Kansas City, Kansas 66101-3070

Phone: 913-573-5260  
Fax: 913-573-5299  
<http://www.wycokck.org>

## Memorandum

**To:** Doug Bach  
County Administrator

**From:** Bridgette Cobbins  
UG Clerk

**Date:** May 4, 2017

**Re:** Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

mbb

Attachment



## Weekly Business Material for May 4, 2017

### 1. COMMUNICATIONS:

Richard Mikesic, Accounting Manager, regarding warrant cancellations:

| <u>Warrant #</u> | <u>Issue Date</u> | <u>Amount</u> | <u>Fund</u> | <u>Reason</u>   | <u>Vendor</u> |
|------------------|-------------------|---------------|-------------|-----------------|---------------|
| 813593           | 5/5/2017          | \$ 100.00     | 110         | Issued in Error | Wing          |

| <u>Warrant #</u> | <u>Issue Date</u> | <u>Amount</u> | <u>Fund</u> | <u>Reason</u> | <u>Vendor</u> | <u>Reissue Date</u> |
|------------------|-------------------|---------------|-------------|---------------|---------------|---------------------|
| 791238           | 5/13/2016         | \$ 286.61     | 790         | Stale Dated   | Peavler       | 5/5/2017            |
| 809855           | 3/10/2016         | \$ 2,500.00   | 160         | Stale Dated   | Towers        | 5/5/2017            |

**Action:** Received and filed.

### 2. PERSONNEL ACTION COMMUNICATION, DATED MAY 2, 2017:

#### Section I - Appointment

| <b>Name</b>           | <b>Department/Division</b> | <b>Eff. Date</b> | <b>Job Title</b> |
|-----------------------|----------------------------|------------------|------------------|
| Elizabeth R Burniston | GeoSpatial                 | 5/4/17           | Info Sys Analyst |

#### Section III - Separations

| <b>Name</b>        | <b>Department/Division</b> | <b>Eff. Date</b> | <b>Job Title</b> |
|--------------------|----------------------------|------------------|------------------|
| Jonathan E Juin    | Police                     | 5/5/17           | Patrolman I      |
| Solomon D Young II | Police                     | 4/13/17          | Police Major     |

#### Section IV - Leaves of Absence

| <b>Name</b>        | <b>Department/Division</b> | <b>Lv. Beg</b> | <b>Lv. Ends</b> | <b>Leave/Pay</b> |
|--------------------|----------------------------|----------------|-----------------|------------------|
| Isaiah A Bragg     | Police                     |                |                 | unpaid           |
| Darren L Koberlein | Police                     |                |                 | unpaid           |
| Darren L Koberlein | Police                     |                |                 | unpaid           |
| Monica Macias-Levy | Municipal Court            | 3/24/17        | 4/28/17         | unpaid           |

#### Section V - Increases per Memorandum of Understanding

| <b>Name</b>           | <b>Department/Division</b> | <b>Eff. Date</b> | <b>Job Title</b>   |
|-----------------------|----------------------------|------------------|--------------------|
| Timothy M Adcox       | Fire                       | 5/1/17           | Firefighter MICT I |
| Benedict J Balecotcha | Fire                       | 5/1/17           | Firefighter II     |
| Peter A Bernardi      | Fire                       | 5/1/17           | Firefighter II     |
| James E Canada II     | Fire                       | 5/1/17           | Firefighter II     |
| Sean M Colles         | Fire                       | 5/1/17           | Firefighter II     |
| Brian J Goertz        | Fire                       | 5/1/17           | Firefighter MICT I |
| Evan A Harding        | Fire                       | 5/1/17           | Firefighter II     |
| John Paul Jones II    | Fire                       | 5/1/17           | Firefighter II     |

|                     |      |        |                    |
|---------------------|------|--------|--------------------|
| Dustin K Lawson     | Fire | 5/1/17 | Firefighter II     |
| Darby K Lupardes    | Fire | 5/1/17 | Firefighter II     |
| Andrew S Mayfield   | Fire | 5/1/17 | Firefighter MICT I |
| Justin A Parmalee   | Fire | 5/1/17 | Firefighter II     |
| Brandon A.F. Rogers | Fire | 5/1/17 | Firefighter II     |
| Robert M Scherzer   | Fire | 5/1/17 | Firefighter II     |

### Section VIII - Other Requests

| Name            | Department/Division | Action Requested and Explanation                                                    |
|-----------------|---------------------|-------------------------------------------------------------------------------------|
| Diana Jimenez   | CAO                 | ACD code change effective 1/1/17                                                    |
| Victoria Meyer  | Legal               | ACD code change effective 4/20/17                                                   |
| Diana Segui     | CAO                 | ACD code change effective 1/1/17                                                    |
| Mallory A Super | Fire/Training       | Amend PAC 4/20/17 to reflect change in division to Training & ACD effective 4/13/17 |
| Margaret Thomas | Legal               | ACD code change effective 4/20/17                                                   |
| Jamie L Vaughn  | Police              | Change in step effective 5/4/17                                                     |
| Kurt D Winters  | PW/WPC              | OC code change and rg/stp effective 4/20/17                                         |

**Action:** Received and filed. Copy previously forwarded to Payroll.

## 3. PERSONNEL ACTION COMMUNICATION, DATED MAY 4, 2017:

### Section I - Appointment

| Name            | Department/Division | Eff. Date | Job Title      |
|-----------------|---------------------|-----------|----------------|
| Pedro D. Torres | Parks/Rec           | 5/4/17    | Summer Laborer |

### Section II - Transfers

| Name                 | Department/Division | Eff. Date | Former Job Title    | New Job Title          |
|----------------------|---------------------|-----------|---------------------|------------------------|
| Samantha R. Saysoff  | PW/Fleet            | 4/20/17   | Fiscal Spt. Asst    | Clerk II               |
| Jason D. Faust       | Urban Planning      | 5/4/17    | Animal Ctr. Officer | Enforcement Specialist |
| Guadalupe F. Mendoza | Parks and Rec       | 5/4/17    | General Laborer     | Caretaker              |

### Section III - Separations

| Name                   | Department/Division | Eff. Date | Job Title                 |
|------------------------|---------------------|-----------|---------------------------|
| Misty Leiker           | Comm. Corr          | 5/5/17    | Int. Sup. Off. Supervisor |
| Christina M. Cedervall | DOTS                | 5/3/17    | Info Sys. Analyst         |

### Section IV - Leaves of Absence

| Name               | Department/Division | Lv. Beg | Lv. Ends | Leave/Pay |
|--------------------|---------------------|---------|----------|-----------|
| Monica Macias-Levy | Municipal Court     | 4/28/17 | 5/26/17  | unpaid    |
| Monica Macias-Levy | Municipal Court     | 5/29/17 | 6/19/17  | unpaid    |

## Section VIII - Other Requests

| Name              | Department/Division | Action Requested and Explanation              |
|-------------------|---------------------|-----------------------------------------------|
| Stephen R. Leiker | PW/WPC              | Out of class-Interim Manager eff. Date 4/2017 |
| Jamie L. Vaughn   | Police              | Range/Step change due to desk audit           |

**Action:** Received and filed. Copy previously forwarded to Payroll.

### 4. CLAIMS FOR DAMAGES:

Jamie L. Kenney, 913 Kansas Ave., KCK, alleging damages to home caused by KCK police officers.

Ruby Allen, 6426 Nebraska Court, KCK, alleging damage to vehicle caused by a UG employee operating a weed eater.

**Action:** Received and filed. Copies previously forwarded to Legal.

### 5. TRAVEL REQUESTS:

Charles Patrick, Sheriff/Jail Administration and Mary Rinehart, Sheriff/Detention, travel to Aurora, CO, July 23 – 26, 2017, to attend the Risk Liability for Jail Supervisors, SCAAP.

Deasiray Norris, Community Development, travel to Washington, DC, July 16 – 19, 2017, to attend the National Conference on Ending Homelessness, CDBG 100% grant funded.

Dion Dundovich, Police/Services Bureau/Criminal Investigations Division/Bomb Squad, travel to Redstone Arsenal, AL, July 24 – August 4, 2017, to attend the Advanced Explosives Disposal Techniques, AEDT.

John Peterson, Fire Department Admin., travel to Stillwater, OK, April 4, 2017, to pick up books and reference materials for promotional assessment center, Employee training & travel.

Nancy Sanchez, Health/PHS/WIC, travel to San Francisco, CA, July 25 – 28, 2017, to attend the NWA Quarterly Board Meeting, State funded-no local funds used.

Wendy Green and Ryan Hayga, Legal Department, travel to Indianapolis, IN, May 30 – June 1, 2017, to attend the VAD Academy, County Attorney Fund.

**Action:** Approved by County Administrator's Office and received and filed.

### 6. REINSTATEMENT:

Business License Bill Dean Mechanical, LLC

**Action:** Referred to License.

**7. APPLICATION FOR CMB LICENSE (PKG):**

Kansas City Rentals/Robert Laing Jr DBA KC Rentals, 6509 Parallel Parkway

**Action:** Referred to License.

**8. APPLICATIONS FOR DRINKING ESTABLISHMENT:**

Club El Parasio/Anthony Russo DBA Club El Parasio, 6550 Kaw Drive

**Action:** Referred to License.

**9. APPLICATION FOR CATERER/DRINKING ESTABLISHMENT:**

Barbara Watson/Tiffany Green DBA Stanford and Sons Comedy Club, 1867 Village West Parkway

**Action:** Referred to License.

**10. APPLICATIONS FOR MASSAGE THERAPIST BUSINESS LICENSE:**

Margaret Ashbury DBA Beauty Brands, 1811 Village West Parkway  
Debra Singer-Hanson DBA Blue River Casino Massage, 777 Hollywood Casino Blvd.

**Action:** Referred to License.

**11. CANCELLATION NOTICES:**

Electrical Contractor's Bonds:

Bowers Electric, LLC  
Redstone Electric, LLC  
Richard Davis DBA Davis Electric

Business Bonds:

Barclay Mechanical Services of Utah, Inc.  
Blue Heating & Cooling  
Luke Allen Peterson  
River City Heating & Cooling

HVAC Contractor's Bonds:

City-Wide Sheet Metal, Inc.  
R-Mech., Heating, Cooling & Plumbing

Mechanical Contractor's Bonds:

Elkins Air Conditioning & Heating, Inc.  
R-Mech., Heating, Cooling & Plumbing  
Service Plus Mechanical Contractors, LLC  
Sure-Fire Contracting, Inc.

Mechanical/HVAC Contractor's Bond:  
Automated Control Systems Corp.

Plumber's Bonds:  
Central Plumbing, Heating & AC Inc.  
R-Mech. Heating, Cooling & Plumbing

Residential Construction Bond:  
SPI Corporation

**Action:** Referred to License.



# Unified Government Clerk's Office

Bridgette D. Cobbins

Unified Government Clerk

701 North 7th Street, Suite 323  
Kansas City, Kansas 66101-3070

Phone: 913-573-5260  
Fax: 913-573-5299  
<http://www.wycokck.org>

## Memorandum

**To:** Doug Bach  
County Administrator

**From:** Bridgette Cobbins  
UG Clerk

**Date:** May 11, 2017

**Re:** Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

cg

Attachment

## Weekly Business Material for May 11, 2017

### 1. ABSTRACT OF VOTES CAST:

Special Election Mail Ballot USD #204 on May 2, 2017.

**Action:** Received and filed.

### 2. PUBLIC NOTICE:

Alandon Tow, 6224 Kansas Ave., held a public auto auction on May 2, 2017, at 10:00 a.m.

**Action:** Received and filed.

### 3. COMMUNICATION:

Bridgette Cobbins, UG Clerk, listing bids received May 10, 2017, for Center City Traffic Signals-7<sup>th</sup> St., Phase 3.

**Action:** Received and filed. Copies previously forwarded to County Administrator, Public Works, Emma Scovil, and Legislative Auditor.

### 4. COMMUNICATION:

Zachary Daniel, Asst. City Manager/City Clerk, Edwardsville, KS, submitting a description of land, an ordinance, and a map regarding the establishment of a redevelopment district located generally on the southeast corner of North 110<sup>th</sup> St. and I-70 (Village South Redevelopment TIF Project, Amended Redevelopment Project Plan for Project Area 1).

**Action:** Received and filed. Copies previously forwarded to Tax Levy Manager, Base Mapping, Appraiser, Economic Development, Legal, Finance, and Treasurer.

### 5. COMMUNICATION:

Kathryn Barnett, Attorney, Barnett Law Firm, Chtd., stating Vivid Properties, LLC, owner of 2123 N. 56<sup>th</sup> Terr., seeks resolution to the drainage problem in front of their property.

**Action:** Received and filed. Copies were previously forwarded to Legal, Public Works and Engineering.

### 6. COMMUNICATION:

Richard Mikesic, Accounting Manager, regarding warrant cancellations:

| Warrant # | Issue Date | Amount   | Fund | Reason      | Vendor   | Reissue Date |
|-----------|------------|----------|------|-------------|----------|--------------|
| 806103    | 1/20/2017  | \$ 69.04 | 564  | Stale Dated | Daily, M | 5/12/2017    |

| Warrant # | Issue Date | Amount   | Fund | Reason   | Vendor      |
|-----------|------------|----------|------|----------|-------------|
| 809804    | 3/10/2017  | \$ 91.08 | 181  | Returned | Lexis Nexis |

**Action:** Received and filed.

## 7. PERSONNEL ACTION COMMUNICATION, DATED MAY 9, 2017:

### Section VIII - Other Requests

| Name             | Department/Division | Action Requested and Explanation  |
|------------------|---------------------|-----------------------------------|
| Robert Cheatum   | Police              | ACD code change effective 5/11/17 |
| Mohamed Islaweyn | Police              | ACD code change effective 5/11/17 |

**Action:** Received and filed. Copy previously forwarded to Payroll.

## 8. PERSONNEL ACTION COMMUNICATION, DATED MAY 11, 2017:

### Section I - Appointment

| Name             | Department/Division | Eff. Date | Job Title |
|------------------|---------------------|-----------|-----------|
| Gabriel S Casner | Appraiser           | 5/4/17    | Appraiser |

### Section II - Transfers

| Name               | Department/Division | Eff. Date | Former Job Title | New Job Title      |
|--------------------|---------------------|-----------|------------------|--------------------|
| Dean I Bridge      | Parks/Rec           | 5/4/17    | Groundskeeper IV | Groundskeeper V    |
| Laura D Cromwell   | PSBO                | 5/4/17    | Office Asst III  | Management Analyst |
| Esmeralda M Wilson | Sheriff/Detention   | 5/4/17    | Clerk            | Programs Asst      |

### Section III - Separations

| Name                  | Department/Division | Eff. Date | Job Title        |
|-----------------------|---------------------|-----------|------------------|
| Scott D Holloway      | Police/Animal       | 4/28/17   | Manager          |
| Samantha R LeManske   | Appraiser           | 5/5/17    | Appraiser        |
| Sandra A Shelinbarger | NRC/Codes           | 5/1/17    | Inspector I      |
| Connie L Worrell      | B&L/Security        | 5/18/17   | Security Officer |

### Section IV - Leave of Absence

| Name              | Department/Division | Lv. Beg | Lv. Ends | Leave/Pay |
|-------------------|---------------------|---------|----------|-----------|
| Daniel R Everhart | Sheriff/Detention   | 6/3/17  | 7/2/17   | unpaid    |

### Section VIII - Other Request

| Name               | Department/Division | Action Requested and Explanation  |
|--------------------|---------------------|-----------------------------------|
| Anthony A McDaniel | PW/Parking          | Out of class pay effective 5/8/17 |

**Action:** Received and filed. Copy previously forwarded to Payroll.



## **9. CLAIM FOR DAMAGES:**

Stanley Mitchell, 3310 N. 103<sup>rd</sup> Rd. Pl., alleging damage to vehicle wheel due to an improperly repaired curb.

**Action:** Received and filed. Copy previously forwarded to Legal.

## **10. TRAVEL REQUESTS:**

Robyn Ayers and Delaney Pieper, Community Corrections/AISP, travel to Overland Park, KS, March 1 – June 28, 2017, to attend KU Emerging Leaders Academy, AISP.

Angela Harshbarger, Economic Development, travel to Kansas City, MO, July 14, 2017, to attend the Inspiring Women in Public Administration Conference, (fund source not identified).

Phillip Lockman, Community Corrections, travel to Wichita, KS, March 29, 2017, to attend the KDOC/JDAI Meeting, Juvenile.

David Shost, Fire/EMS, travel to Henderson, NV, May 21 – 24, 2017, to attend the Fire Rescue MED (IASFC) Conference, Employee Training & Travel.

LTC Michael York, Operations/KCKPD, travel to Cocoa Beach, FL, May 19 – 21, 2017, to attend the police memorial service at the American Police Hall of Fame, SLETF.

**Action:** Approved by County Administrator's Office and received and filed.



# Unified Government Clerk's Office

Bridgette D. Cobbins

Unified Government Clerk

701 North 7th Street, Suite 323  
Kansas City, Kansas 66101-3070

Phone: 913-573-5260  
Fax: 913-573-5299  
<http://www.wycokck.org>

## Memorandum

**To:** Doug Bach  
County Administrator

**From:** Bridgette Cobbins  
UG Clerk

**Date:** May 18, 2017

**Re:** Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

mbb

Attachment

## **Weekly Business Material for May 18, 2017**

### **1. PETITION:**

To exclude a portion of Holliday Drive from the boundaries of Kansas City, KS.

**Action:** Received and filed. Copy previously forwarded to Legal.

### **2. BPU REPORTS:**

2016 Fourth Quarter Unaudited Financial Statement Reports for the period ending December 31, 2016.

2017 First Quarter Unaudited Financial Statement Reports for the period ending March 31, 2017.

**Action:** Received and filed.

### **3. CONTRACT DOCUMENTS:**

Crossland Heavy Contractors Inc., for Treatment Plant No. 20 UV Disinfection and Flow Metering Improvements, Project No. CMIP 6302, \$308,528.

Rodriguez Mechanical Contractors, Inc., for Wyandotte County Lake Park Water Main Replacement – Phase 1, Project No. 4425, \$168,992.

**Action:** Approved by County Administrator and received and filed.

### **4. COMMUNICATION:**

Bridgette Cobbins, UG Clerk, listing bids received May 17, 2017, for B27388 - Park and Vacant Lot Broadleaf Spraying Program.

**Action:** Received and filed. Copies previously forwarded to County Administrator, Emma Scovil, Legislative Auditor, and Public Works.

### **5. REPORTS:**

Amended 2017 and Proposed 2018 Budget for the Self-Supported Municipal Improvement District (SSMID).

Annual Report of the Downtown Improvement District/Self-Supported Municipal Improvement District (SSMID) for the year 2016.

Financial Report for the Self-Supported Municipal District/Downtown Improvement District (SSMID) for the month of April 2017.

**Action:** Received and filed.

## 6. COMMUNICATION:

Richard Mikesic, Accounting Manager, regarding warrant cancellations:

| <u>Warrant #</u> | <u>Issue Date</u> | <u>Amount</u> | <u>Fund</u> | <u>Reason</u> | <u>Vendor</u> | <u>Reissue Date</u> |
|------------------|-------------------|---------------|-------------|---------------|---------------|---------------------|
| 809647           | 3/8/2017          | \$ 274.08     | 110         | Stale Dated   | Shultz        | 5/19/2017           |
| 809782           | 3/10/2017         | \$ 1,023.25   | 110         | Stale Dated   | IAPMO         | 5/19/2017           |
| 810486           | 3/17/2017         | \$ 10.54      | 160         | Stale Dated   | Urbina        | 5/19/2017           |
| 812496           | 4/21/2017         | \$ 30.00      | 262         | Lost Warrant  | Emerson       | 5/19/2017           |
| 812737           | 4/21/2017         | \$ 29.84      | 160         | Stale Dated   | Hernandez     | 5/19/2017           |

**Action:** Received and filed.

## 7. PERSONNEL ACTION COMMUNICATION, DATED MAY 16, 2017:

### Section I - Appointments

| <b>Name</b>          | <b>Department/Division</b> | <b>Eff. Date</b> | <b>Job Title</b> |
|----------------------|----------------------------|------------------|------------------|
| William E Behm       | NRC/Codes                  | 5/9/17           | Inspector I      |
| Jeffrey J Drinkert   | Parks/Rec                  | 5/11/17          | Summer Laborer   |
| Jeremiah T Herr      | BNRC/Codes                 | 5/18/17          | Inspector I      |
| Arlie L Lindsey III  | NRC/Codes                  | 5/9/17           | Inspector I      |
| Da'Taejsa M Mason    | Comm Corr/Adult            | 5/18/17          | ISO              |
| Sierra L Miskec      | NRC/Codes                  | 5/9/17           | Inspector I      |
| Joy A Overton        | NRC/Codes                  | 5/9/17           | Inspector I      |
| Jeffery Robinson     | B&L/Security               | 5/18/17          | Security Officer |
| Zachary B Sohn       | NRC/Codes                  | 5/9/17           | Inspector I      |
| Rebecca A Wroblewski | Transportation             | 5/18/17          | Transit Operator |

### Section V - Increases per Memorandum of Understanding

| <b>Name</b>       | <b>Department/Division</b> | <b>Eff. Date</b> | <b>Job Title</b> |
|-------------------|----------------------------|------------------|------------------|
| Donald D David    | Sheriff/Detention          | 6/2/17           | Deputy           |
| Van L Dillard III | Sheriff/Detention          | 6/20/17          | Deputy           |
| John D Lobner     | Sheriff/Detention          | 6/20/17          | Deputy           |
| Andrew L Williams | Transportation             | 5/17/17          | Transit Operator |

### Section VIII - Other Requests

| <b>Name</b>           | <b>Department/Division</b> | <b>Action Requested and Explanation</b>                                     |
|-----------------------|----------------------------|-----------------------------------------------------------------------------|
| Sandra A Shelinbarger | NRC/Codes                  | Amend PAC 5/11/17 to reflect change in effective date from 5/1/17 to 5/4/17 |

**Action:** Received and filed. Copy previously forwarded to Payroll.

## 8. PERSONNEL ACTION COMMUNICATION, DATED MAY 18, 2017:

### Section I - Appointment

| Name            | Department/Division | Eff. Date | Job Title        |
|-----------------|---------------------|-----------|------------------|
| Barbara T Newby | Finance/Treasury    | 5/18/17   | Fiscal Supt Asst |

### Section III - Separations

| Name                    | Department/Division | Eff. Date | Job Title       |
|-------------------------|---------------------|-----------|-----------------|
| Cameron G Casey         | Urban Planning      | 5/10/17   | Intern          |
| David J Erwin           | Parks/Rec           | 4/29/17   | Groundskeeper I |
| Carl J George           | Sheriff/Detention   | 5/10/17   | Deputy          |
| Joshua S Gillihan-Young | Sheriff/Detention   | 5/8/17    | Deputy          |
| Matthew R Parker        | Emer Mgt            | 5/10/17   | Intern          |

### Section IV - Leave of Absence

| Name                  | Department/Division | Lv. Beg | Lv. Ends | Leave/Pay |
|-----------------------|---------------------|---------|----------|-----------|
| Broderick T Henderson | PW/Parking          | 5/16/17 | 6/15/17  | unpaid    |

### Section VIII - Other Requests

| Name               | Department/Division | Action Requested and Explanation                                   |
|--------------------|---------------------|--------------------------------------------------------------------|
| Michelle M Fouse   | Police              | Out of grade pay from oc code 0103 to 0104 rg/stp effective 5/1/17 |
| Jennifer L Stewart | Police              | Out of grade pay from oc code 0104 to 0402 rg/stp effective 5/1/17 |
| Michael P Tobin    | PW/Admin            | OC Code change from 0403 to 4239 and rg/stp effective 5/4/17       |

**Action:** Received and filed. Copy previously forwarded to Payroll.

## 9. NOTICE OF CLAIM:

Josue Alfaro-Villeda, 1402 Armstrong Ave., through John G. O'Connor of Robb, Taylor & O'Connor, 827 Armstrong Ave. Ste. 300, Kansas City, KS, alleging bodily injury due to vehicle collision with a KCK Police car.

**Action:** Received and filed. Copy previously forwarded to Legal.

## **10. PLAINTIFFS' PETITION FOR DAMAGES:**

Megan Aleksick, Michael Aleksick, Rebecca Fisher, Nick Fisher, Josephine Golubski, Lesa Hale, Steve Hale and Janet Wear-Fairchild v. Unified Government of Wyandotte County and Kansas City, KS, and Linaweaver Construction, Inc., Case No. 2017-CV-000403.

**Action:** Received and filed. Copy previously forwarded to Legal.

## **11. SUMMONS:**

Delbert W. Kimbrough, Sr., v. Willa Mae McKinney and Unified Government of Wyandotte County/Kansas City, KS, Case No. 17-CV-277.

**Action:** Received and filed. Copy previously forwarded to Legal.

## **12. TRAVEL REQUESTS:**

Angela Garrison and Osvaldo B. Navarro, Police/EPD, travel to Washington, DC, August 13 – 18, 2017, to attend the EEO Training for New Investigators, Employee Training & Travel.

Bryan Kloiber and Jennifer Jewett, Fire Prevention/Investigations, travel to Salina, KS, September 10 – 26, 2017, to attend the 80-Hour Basic Law Enforcement.

Emerick Cross, Melissa Mundt, Joe Connor, County Administrator's Office, travel to Lawrence, KS, April 27 – 28, 2017, to attend the Kansas City/County Management Conference, Employee Training & Travel.

Jack H. Andrale, David A. Shost, Fire/EMS, travel to Jefferson, NC, May 17 – 19, 2017, for a mid-point inspection, Employee Training & Travel.

Robert Angell, Kelly Herron and Michael Vivian, KCKPD – Academy/SEU/CID, travel to Kansas City, MO, July 25 – 27, 2017, to attend the CVSA Recertification training, SLETF.

John Grosko, KCKPD/Operations Bureau, travel to Kansas City, MO, July 24 – 28, 2017, to attend the CVSA Recertification training, SLETF.

**Action:** Approved by County Administrator's Office and received and filed.

### 13. CERTIFICATES OF INSURANCE:

Allied Universal Topco, LLC/Yale Enforcement Service, Inc.  
Andy Frain Services, Inc.  
B&E Armed Security Service  
Command Protection Agency Gallaton Thomas  
Elegant Limousine Service, LLC  
FPK Security, Inc, Mark David DBA: FPK Investigations  
North Kansas City Security Patrol Services, Inc./North Kansas City Bureau of In.  
Rockwell Security, LLC  
Twin City Security, Inc.

**Action:** Referred to License.

### 14. BUSINESS BONDS:

Electrical Contractor's Bonds  
Bar Te & Associates, Inc.  
BD Electric  
Herman Electric, Inc.  
In the Light Electrical  
Jose Omando Sandoval  
Nicholas Barrack/CSE Enterprise, LLC  
Quality Electrical Service, LLC  
RS Mechanical, Inc.  
Shogren Electric Services, LLC  
Sterling Owens  
The State Group Industrial (USA) Limited  
TJC Holdings, Inc.

HVAC Bond  
Complete Home Heating and Air Conditioning, LLC

Mechanical Contractor's Bond  
Joe Anderson

Mechanical/HVAC Bonds  
Comfort Engineering, LLC  
RS Mechanical, Inc.  
Standard Heating & Cooling, LLC  
Top Notch, Inc.  
Wade Lytch DBA The Climate Controller

Plumber's Bonds  
4 Eco Services, Inc. DBA All Seasons Heating & Air Conditioning  
DLA Plumbing, LLC  
Donald Scarpelli DBA Roto-Rooter Services Company – Branch #506  
Genesis Plumbing Enterprise, Inc.  
P & P Plumbing, LLC  
TD Plumbing, LLC

Second Hand & Junk Dealer's Bond  
Alejandro Gonzalez

Septic Tank and Cess Pool Installer and Cleaner Bond  
Mires Sales & Service

**Action:** Referred to License.

#### **15. RIDER TO BOND:**

Electrical Contractor's Bond  
CSE Enterprises, LLC

**Action:** Referred to License.

#### **16. RESCIND CANCELLATION NOTICES:**

Business Bond  
Sterling Owens

HVAC  
City Wide Sheet Metal, Inc.

Plumber's Bond  
C Scott Plumbing & Gas, LLC

Residential Construction Bond  
SPI Corporation

**Action:** Referred to License.

#### **17. CONTINUATION CERTIFICATES:**

Electrical Contractor's Bonds  
Besel Roofing & Heating, Inc.  
Dayspring Electric, Inc.  
Jason O. Meinershagen DBA J & W Electric  
Kevin Johnson DBA Johnson Electric  
KT Construction Services, LLC  
Linton Donnell DBA L Donnell & Son Construction Company  
Pat Ryan DBA Ryan Electric  
Steve's Electric, Inc.

HVAC BOND  
Steve Chontos DBA Chontos Heating & Cooling

Mechanical Contractor's Bond  
Jim Dodson DBA Three Trail Heating and Cooling



Mechanical/HVAC Contractor's Bonds  
Hoit Heating & Cooling, LLC  
Ronald E. Scroggins

Plumber's Bonds  
AAA Magill Plumbing, Inc.  
Richard Nachbar Plumbing  
Triton Plumbing, Inc.

Septic Tank and Cess Pool Installer & Cleaner's Bond  
Ralph Smith DBA Smith Septic Tank Service

**Action:** Referred to License.

#### **18. REINSTATEMENT NOTICES:**

License & Permit Compliance Bonds  
John E. Briscoe DBA Biscoe Air & Heating  
River City Heating & Cooling, Inc.

Mechanical/HVAC Contractor's Bond  
Automated Control Systems Corp.

**Action:** Referred to License.

#### **19. APPLICATIONS FOR DRINKING ESTABLISHMENT:**

Club 403 Enterprises, LLC/Gordon Scholes DBA Club 403, 614 Reynolds Ave.  
T-Rex Café – Kansas City, Inc./Roger McLean DBA T-Rex Café, 1847 Village West Pkwy.  
K125  
William Hutton/William Hutton DBA Stix Restaurant, 1847 Village West Pkwy.

**Action:** Referred to License.

#### **20. APPLICATION FOR CATERER/DRINKING EST./HOTEL:**

GWL KC Beverages, Inc./Thomas Rehorn DBA Great Wolf Lodge, 10401 Cabela Drive

**Action:** Referred to License.

#### **21. APPLICATION FOR PRIVATE CLUB CLASS A:**

Kerry Madrigal DBA Argentine Eagles American Legion 213, 1044 S. 26<sup>th</sup> St.

**Action:** Referred to License.

## **22. APPLICATION FOR PRIVATE SECURITY BUSINESS:**

North KC Bureau of Investigations/Alan Broxterman DBA North KC Bureau of Investigations,  
3000 E. Truman Rd.

**Action:** Referred to License.

## **23. APPLICATIONS FOR MASSAGE THERAPIST LICENSE:**

Lauren Smith DB/with The Massage Studio, 11200 Delaware Pkwy.  
Michelle Gallardo DB/with Do Or Dye Salon, 2100 Hutton Rd. Suite 104  
Stacy Gonzalez DB/with Hollywood Casino, 777 Hollywood Casino Blvd.

**Action:** Referred to License.

## **24. APPLICATION FOR MASSAGE THERAPY BUSINESS LICENSE:**

Rick Rehorn DBA with KC Fitness Link, 541 D Central Ave.

**Action:** Referred to License.