STATE OF KANSAS)
WYANDOTTE COUNTY)) SS **SPECIAL SESSION, THURSDAY, MAY 4, 2017**
CITY OF KANSAS CITY, KS)

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 5th 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.

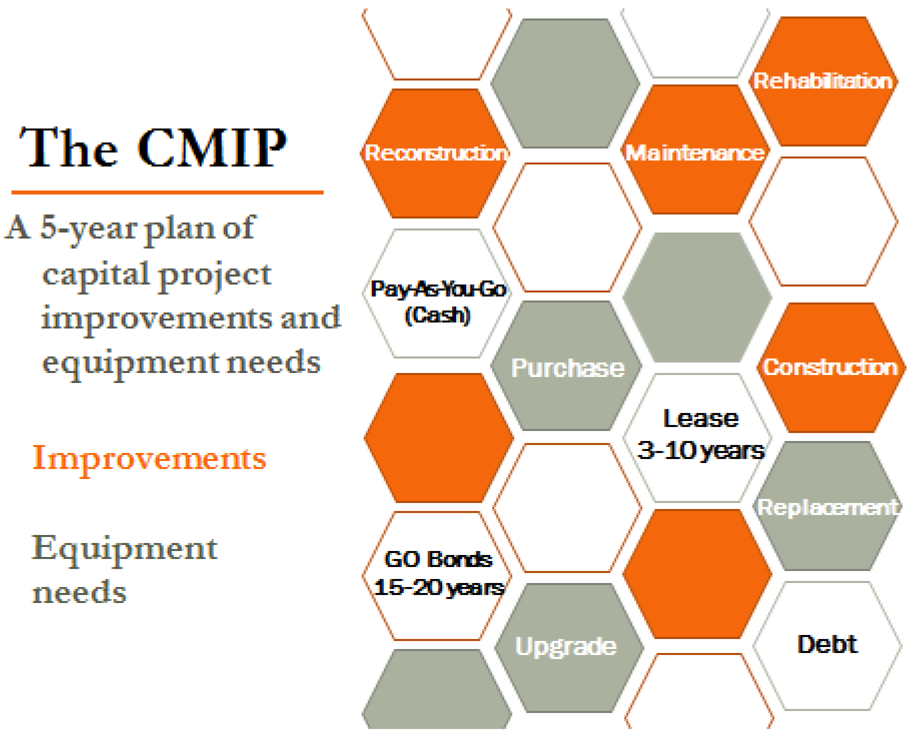
A couple of things I want to go through and talk about before I turn this over to Finance to start going through; we're just going through the project work tonight. I'm not presenting the Capital Equipment Project work which is usually the emphasis where we get into the equipment. In previous years you 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.

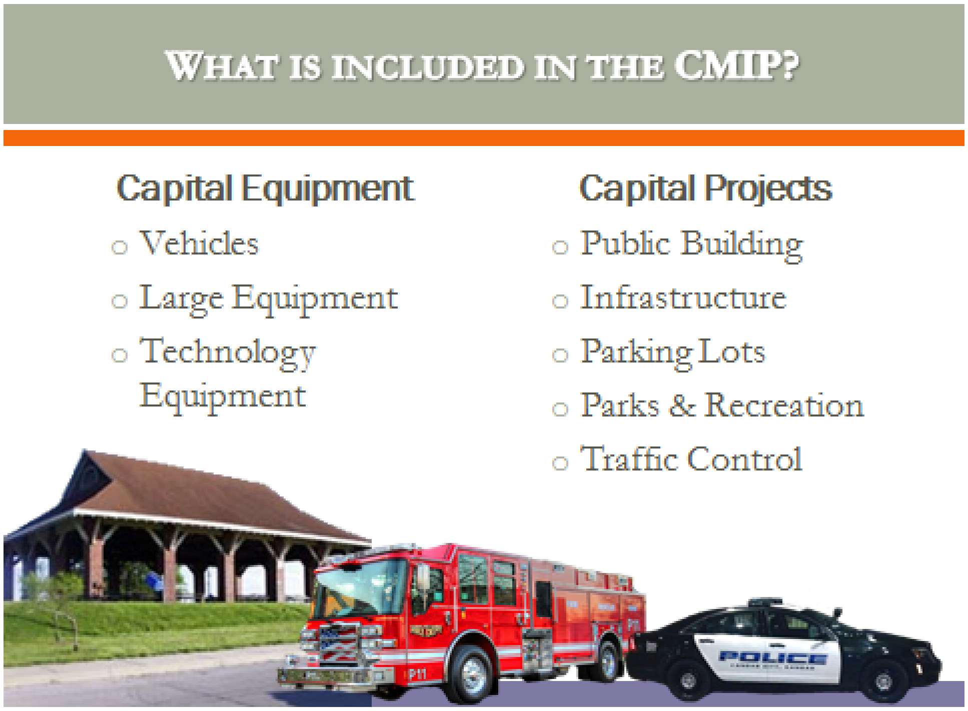
The first part of the presentation we're going to talk again a little bit about from where we were in the last retreat where we talked about some of the debts so I want to go back over just where this proposed budget at this time will lead us to if we keep on track from a debt standpoint and then move 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.

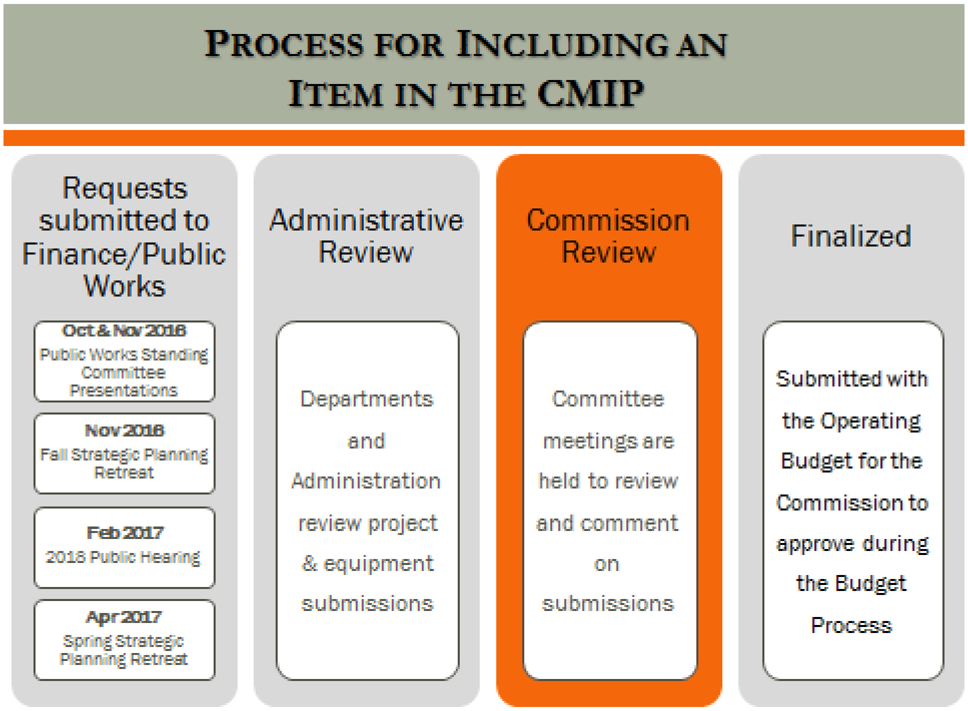


The Capital Maintenance Improvement Program is a 5-Year Plan for capital projects and improvements and equipment needs. Improvements can be reconstruction, rehabilitation or maintenance of an asset and equipment needs can usually be the purchase of new equipment or upgrades to existing equipment. All 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.



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.

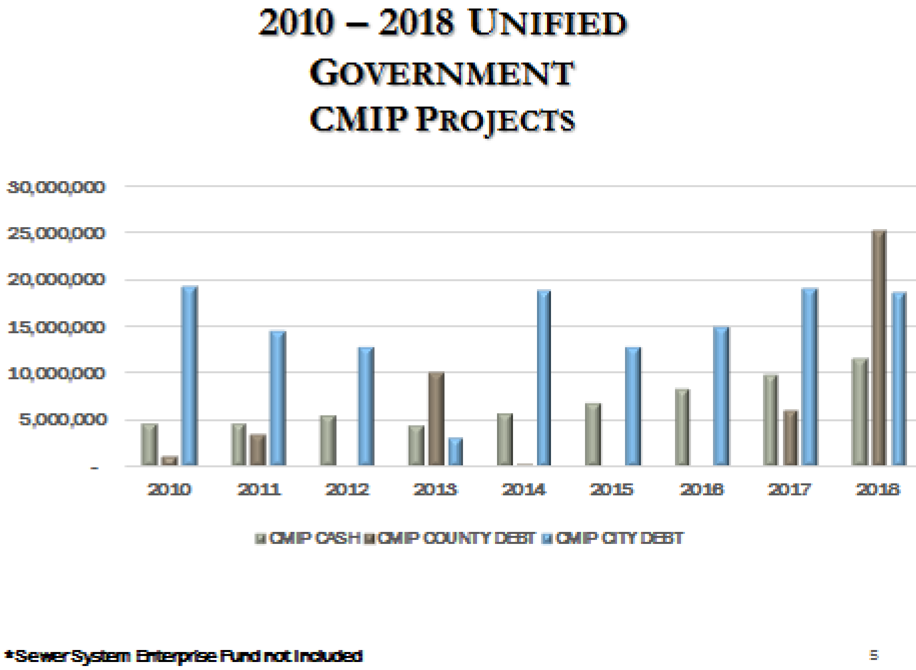
Capital Projects we have Public Buildings which would be any of our public buildings; the Court House and City Hall as well as any of our other buildings. Infrastructure usually includes streets, bridges, curbs and sidewalks, as well as sewers, stormwater; things like that. Also, Parking Lots, Parks & 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.

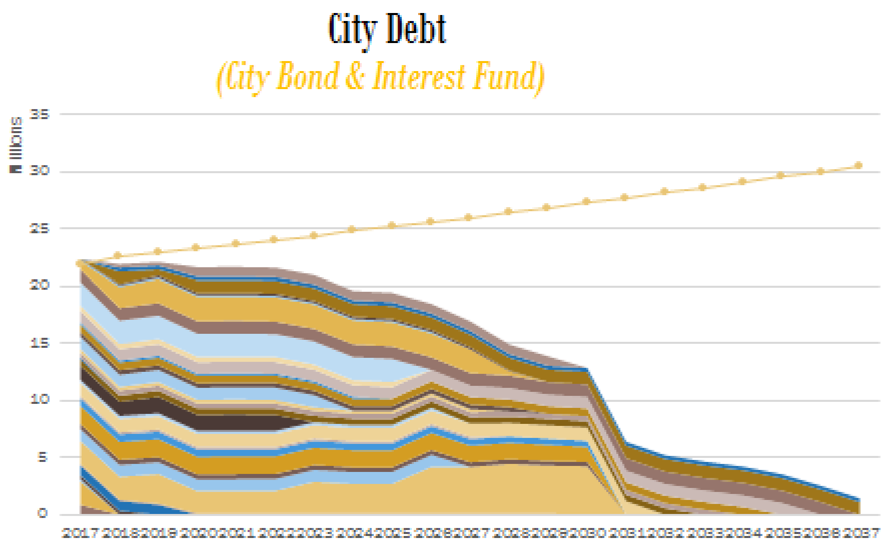


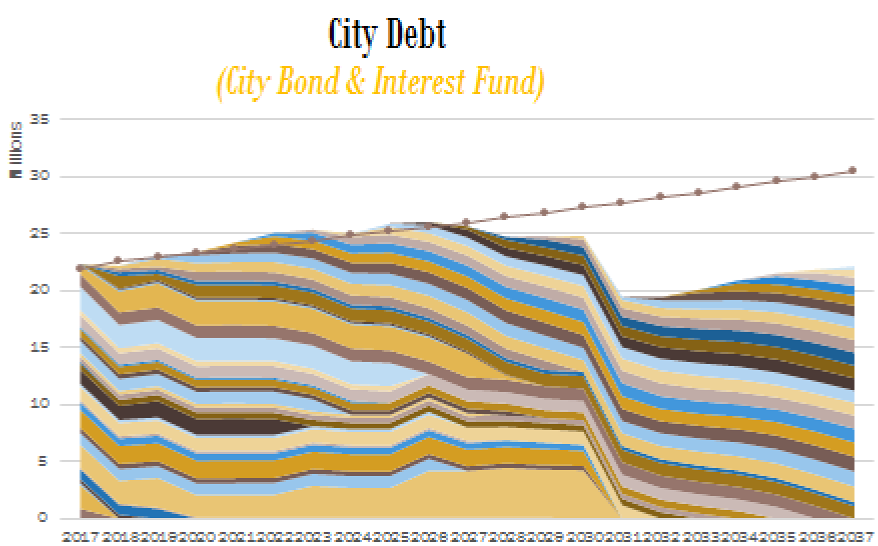
This next slide just shows our CMIP Projects. This includes both cash and debt projects and we separated them out for cash and then we split out County Debt and City Debt. As you can see each year the different levels of debt that we issued. Back in 2010 we issued quite a bit of debt. We had Stimulus 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.

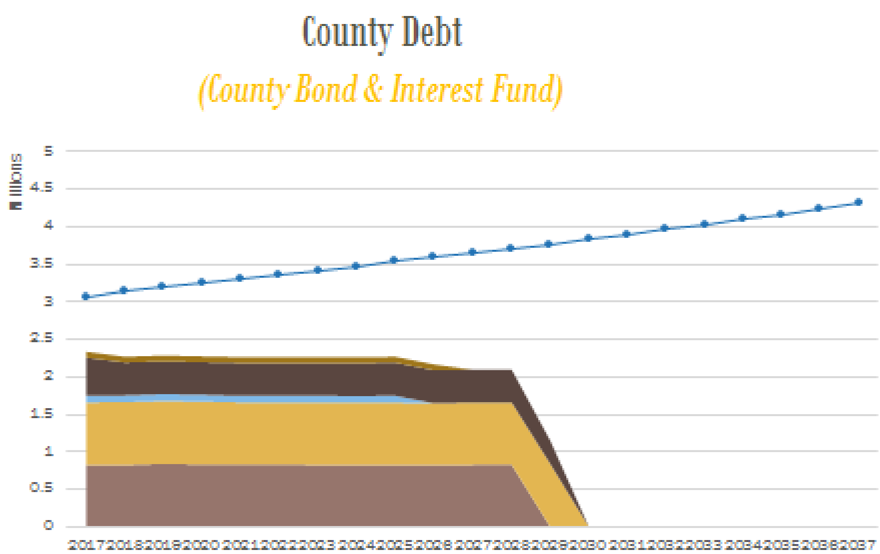
Mr. Bach said just to make note of that, that's a $20M project just on itself on the juvenile side and then we add to it—if you remember we had to go through and make a lot of modifications over finishing the roof project, finishing various HVAC projects and such within the Adult Jail Facility in order 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.

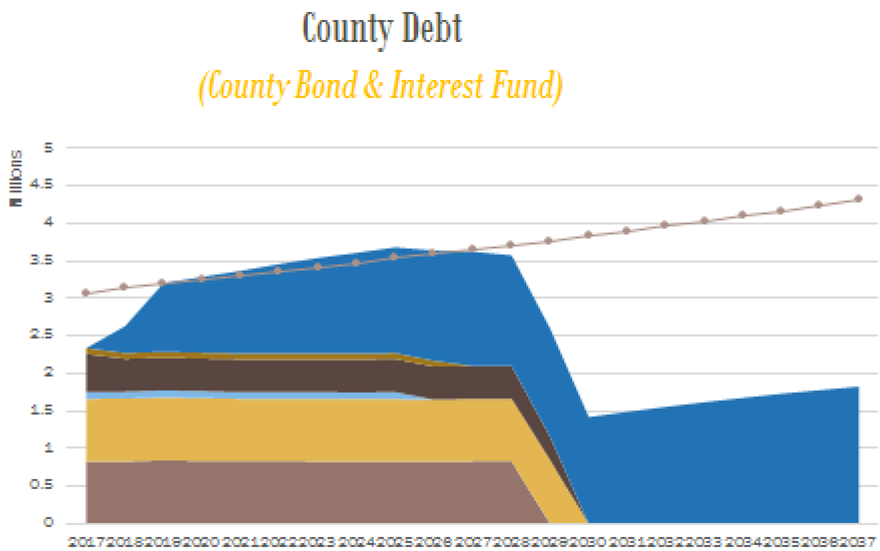
Ms. Jonscher said these next two slides are the same slides that you saw, actually four slides that you saw two weeks ago in the Strategic Planning Session. We went over the debt levels for the City and County so this is just to recap.



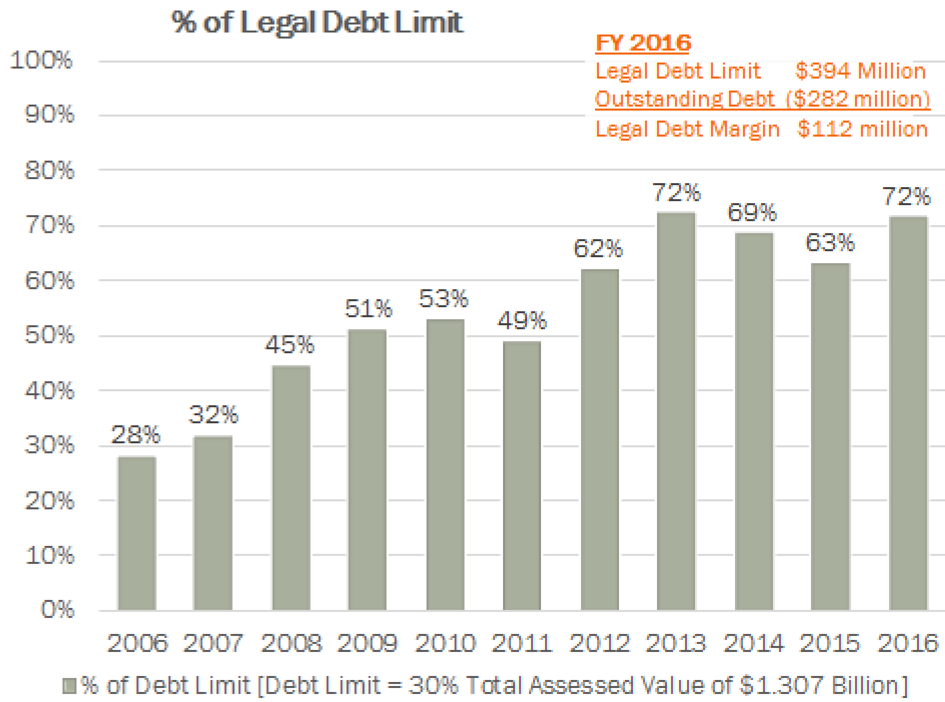


This is the City Debt showing the debt payments that are already obligated so we financed these projects and they are in permanent financing. The dotted line that you see going up is where we have assumed an increase to the assessed valuation of 1.9% each year going forward. The next layer shows where 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
Economy Factor		
Effective Buying Income % of US Average	85% to 100%	62%
Market Value per Capita	$80 K to $100 K	$54 K
Debt Factor		
Net Direct Debt as a % of Total Govtal Revenues	60% to 120%	220% (2016)
Budgetary Flexibility		
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 fine 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.

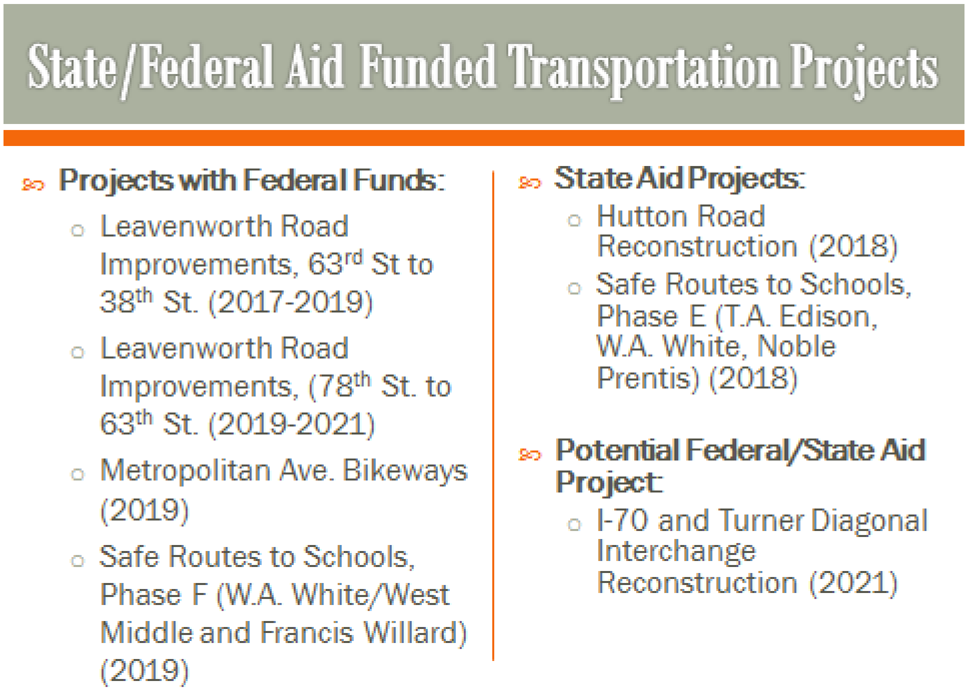
Mr. Bach said you have in front of you the Debt sheet. We're not going to walk through this page by page right now. We wanted you to have all this so as we have this on the schedule—we're back in two weeks and that gives you time to look through it. What we're going to do is step through from maybe a 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.

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.



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 38th all the way out to 78th. 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 10th and 12th 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 47th Street. **Mr. Grover** said no, it does not. **Mayor Holland** said it's at 45th 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 47th 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, 82nd St. to 89th St. (2018)
  - 57th St. Resurfacing, Kaw Dr. to State Ave. (2019)
  - 47th 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:**
  - 11th St./McDowell Ln. Improvements (2021)

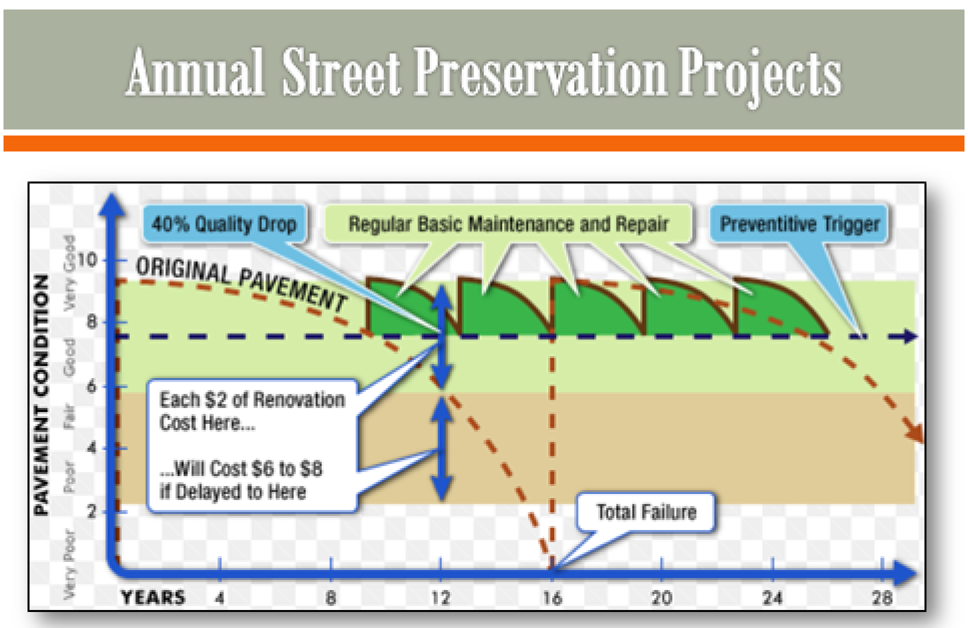
Mr. Grover said we actually wanted to highlight some of the locally funded projects. These are the ones we do entirely on our own but some of the ones we feel are also some of the more important. You see some corridor maintenance projects there. You've got Parallel Parkway from really 81st to 90th. Anybody 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 57th Street from Kaw Drive up to State Avenue and 47th from State south to Orville and Orville from 47th over to 38th.

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 11th 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.



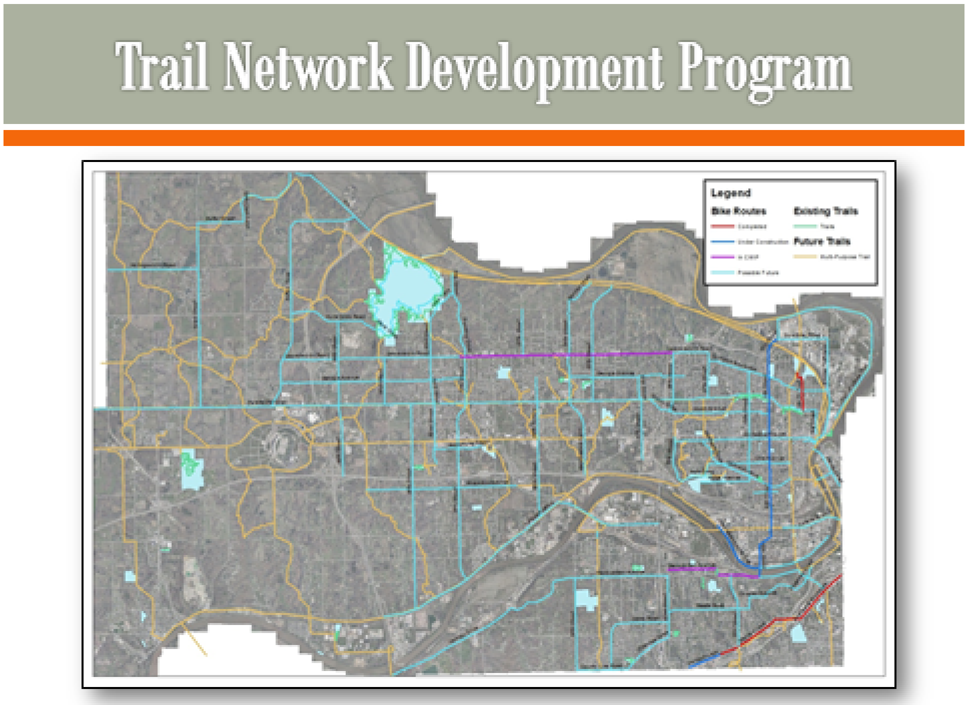
This is a graphic we love to show. While the graphic itself pertains to streets and it really is a good representation of what we're trying to do overall. We realize if we let things fall to a certain level all the way down here, it costs a lot more to rehab them up to an acceptable standard. We've developed 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.

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.



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.

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 131st & 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
- 18th St. and Metropolitan Ave. Reconstruction
- 18th St./ 21st St. – Metropolitan Ave. to Merriam Ln.
- 34th St./Woodland Ave. Metropolitan Ave. to Merriam Ln.
- 67th St. – Parallel Parkway to Leavenworth Rd
- 72nd Street – Parallel Pkwy. to Leavenworth Rd.
- At-Grade Intersection at 65th St. and Turner Diagonal
- Central Ave. and 7th St. Intersection Improvements
- Donahoo Road – Hutton Rd. to 115th St
- Douglas Ave – Key Ln to 55th St.
- Hollingsworth Road improvements, 115th St. to 123rd St.
- Hutton Rd. and Leavenworth Rd. Intersection Reconstruction
- Kansas Ave – 72nd Street to K-32
- Key Lane – Douglas Ave. to Gibbs Rd.
- Leavenworth Road – 78th St. to 91st St.
- Parallel Parkway and K-7 Interchange
- Shawnee Road – 34th St. to 42nd 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 72nd 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 72nd 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, 34th Street from Metropolitan to Merriam and 18th Street and 21st 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^{st} St, north of Cleveland Ave RCB Replacement (2018)
  - Strong Avenue Levee Pump Station Flood Control (2018)
    - Subject to Army Corp. of Engineers involvement
  - 77^{th} and Troup Storm Replacement (2019)
  - 29^{th} and Ohio Storm Sewer (2020)
  - White Oaks Capacity (82^{nd} 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^{st} 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^{rd} & 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.

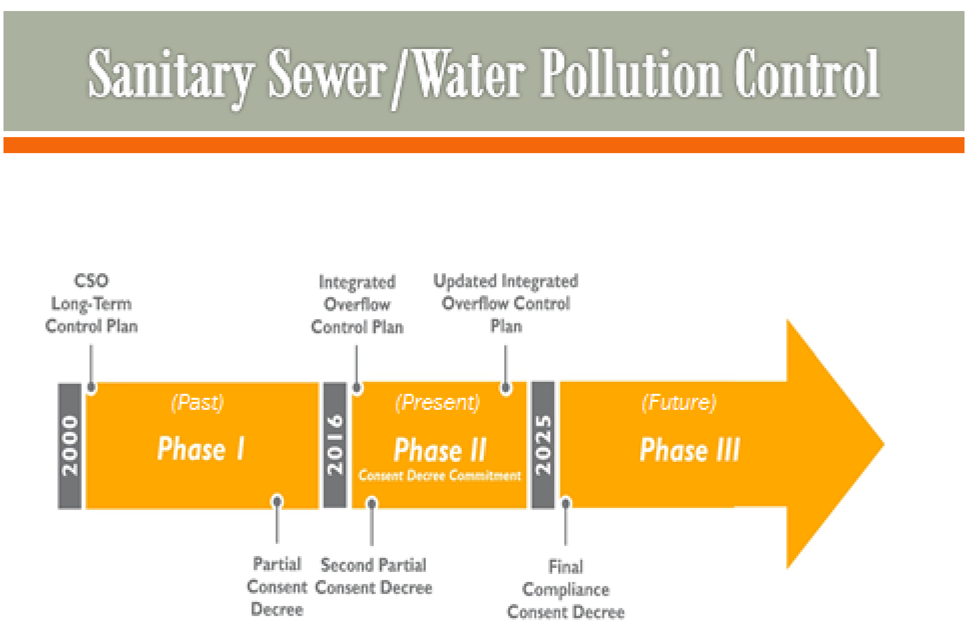
77^{th} & Troup Storm Sewer Replacement is a 96" pipe that runs just south of Parallel Parkway at $77^{th}/78^{th}$. There was a failure in a parking lot in the area and we've got that fixed for now but when we're doing that the rest of the system kept having issues as well so we have to get in there and replace that before we have a major failure that causes 77^{th} to basically collapse. A 96" fall would be a pretty big fall if that pipe were to go.

The last two, 29th & Ohio Storm Sewer and White Oaks Capacity at 82nd & 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 pips 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 29th & 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 38th St. to 72nd 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.

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 88th & 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.

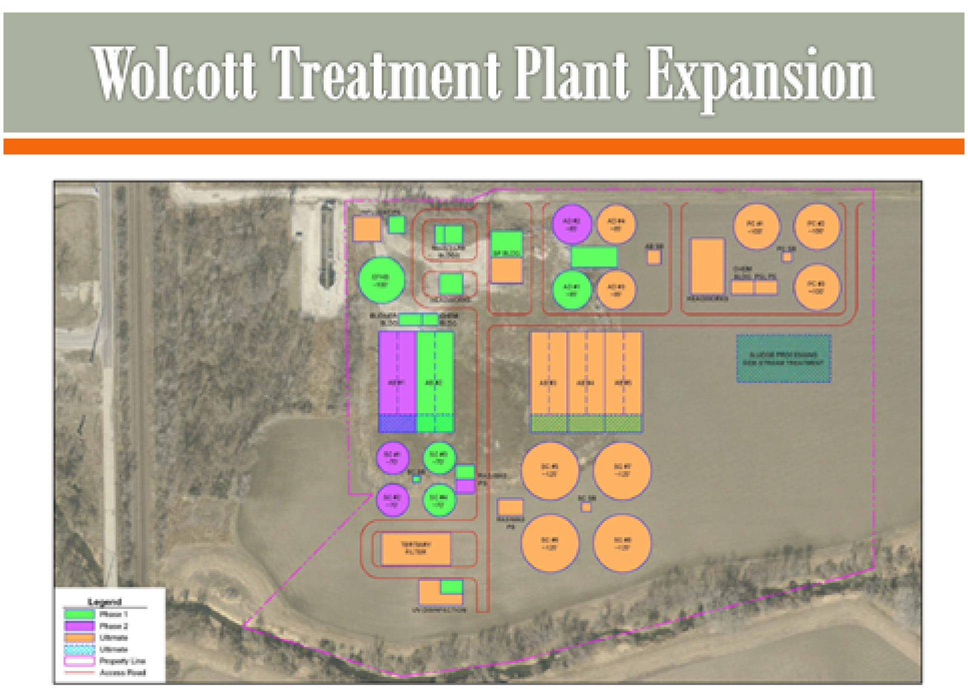
Also, our basic System Renewal and a couple other Capital things we need to do; our SCADA System Improvements which is our communications between our pump stations and our treatment plants and if something happens we know about it in a more timely manner and just our regular upgrades and repairs to our 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.

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 76th & 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 98th & 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.

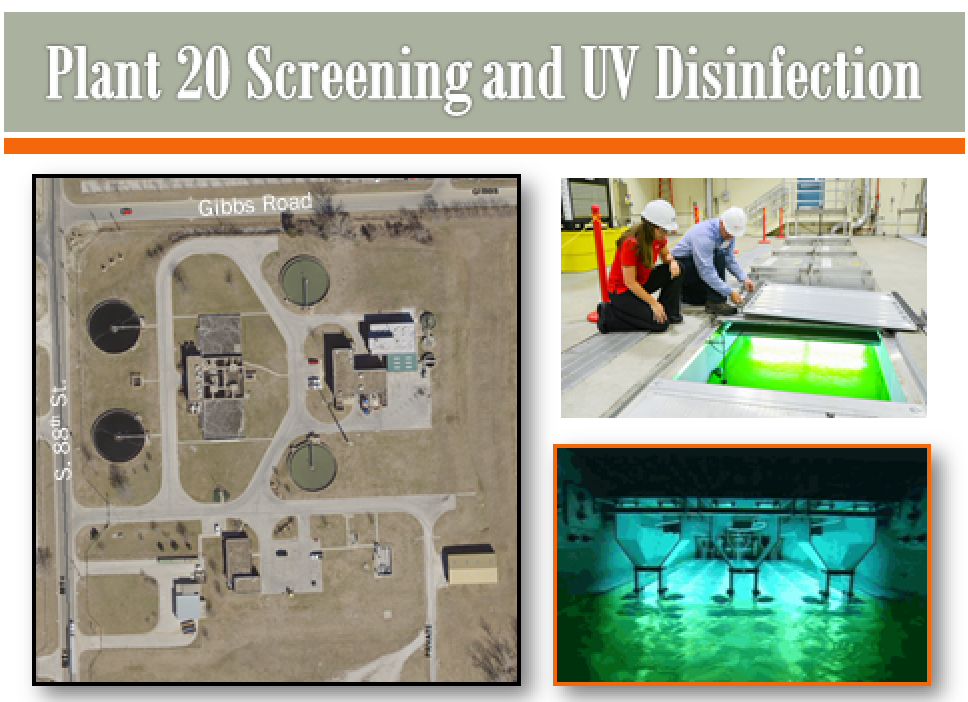
Commissioner Philbrook said so am I hearing that—how much more manpower would it take to follow-up on what the Mayor is saying to actually cover that. Is that a whole other person, is that a half a person, do you have any idea, or are you just cutting your teeth on it now? **Mr. Thompson** said we're 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.



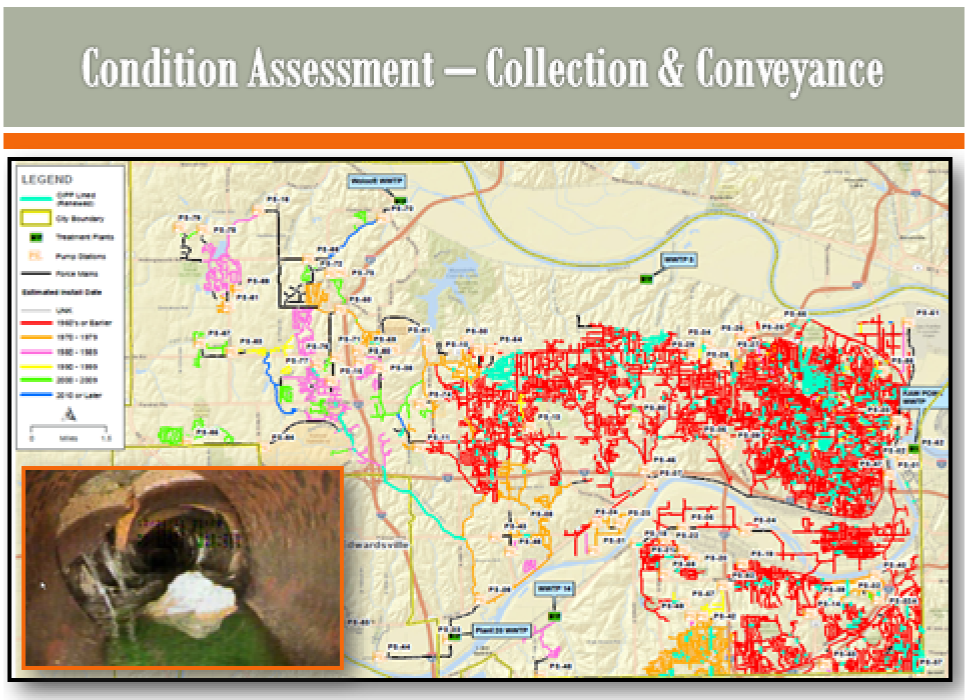
Mr. **Grover** said one of the biggest pieces that jumps out at everybody is the Wolcott Treatment Plant. This is a layout of what the finalized plan will end up looking like once all the phases are completed. We've got this stretching out over the next five to six years with an estimated $27M so it's 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.



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:
  - Memorial Hall HVAC Upgrades ($2.75M)
  - Juvenile Detention Center ($22.0M)
  - Jail Renovations ($2.42M)
  - Police Tow Lot ($5.0M)
  - Reardon Center Improvements ($1.0M)
  - 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.

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.

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 7th & 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.

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.

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 81st & 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
  - 4th and 5th 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 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:

5/3/2017

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.

____
Carol Godsil
Deputy Unified Government Clerk

dt