STATE OF KANSAS)
WYANDOTTE COUNTY)) SS **SPECIAL SESSION, THURSDAY, JULY 13, 2017**
CITY OF KANSAS CITY, KS)

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Session, Thursday, July 13, 2017, with eleven members present: Bynum, Commissioner At-Large First District; Walker, Commissioner At-Large Second District (arrived at 5:03 p.m.); Townsend, Commissioner First District; McKiernan, Commissioner Second District; Murguia, Commissioner Third District (arrived at 5:04 p.m.); Johnson, Commissioner Fourth District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; Philbrook, Commissioner Eighth District (arrived at 5:04 p.m.); and Holland, Mayor/CEO, presiding. The following officials were also in attendance: Doug Bach, County Administrator; Angie Lawson, Deputy Chief Counsel; Gordon Criswell, Melissa Sieben and Joe Connor; Assistant County Administrators; Bridgette Cobbins, Unified Government Clerk; Tib Laughlin, Director of General Services; Jeff Fisher, Executive Director of Public Works; Kathleen VonAchen, Chief Financial Officer; Debbie Jonscher, Deputy Finance Director; Reginald Lindsey, Budget Manager; Budget Staff; Alan Howze, Chief Knowledge Officer; Brent Thompson, Director of Engineering/County Surveyor; Troy Shaw, County Engineer; Maddie Waldeck, Manager of the Delinquent Real Estate Office; Greg Talkin, Neighborhood Resource Director; Brandon Grover, Asset Coordination Manager for Public Works; Emerick Cross, Commission Liaison; Jeremy Rogers, Director of Parks & Recreation; Jack Webb, Deputy Director of Parks & Recreation; Rocki Mayes, Executive Asst. to County Administrator; Logan Masenthin, Intern in the Administrator's Office; Maureen Mahoney, Asst. to Mayor/Chief of Staff; Mark Wiebe, Assistant to Mayor; and Officer Doug Bailey, Sergeant-at-Arms.

MAYOR HOLLAND called the meeting to order.

ROLL CALL: Johnson, Kane, Markley, Walters, Bynum, Townsend, McKiernan, Holland.

NOTICE OF SPECIAL MEETING of the Unified Government of Wyandotte County/Kansas City, Kansas, to be held Thursday, July 13, 2017, at 5:00 p.m. in the 5th floor conference room of the Municipal Office Building for a Budget Workshop.

C**ONSENT 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 said we are going to dive right in. We have a lot of material tonight and we want to click through it so I'm going to turn it over to Administrator Bach to get us started.

AGENDA

- SOAR/Demolition
- Streets/Sidewalks (McKiernan)
- Kaw River Levee
- Fairfax Funding (Townsend)
- Parks Master Plan Funding
  - Community Center Funding (McKiernan)
  - Lakeside Ball Fields (Kane)

Doug Bach, County Administrator, said I will just proceed to kind of run through the agenda. As the Mayor said, we have several items on tonight's agenda. The big emphasis for this evening is really to start by talking about the areas where we are expending a fair amount of money and that's money that was directed from last year from when we initiated some new money into that and then they were continuing with a lot of funding in these areas this year.

That's in the area of what we're doing with our SOAR or the blight elimination, beautification of our community and demolition. We will have a presentation to go through that area and show where we're going in that.

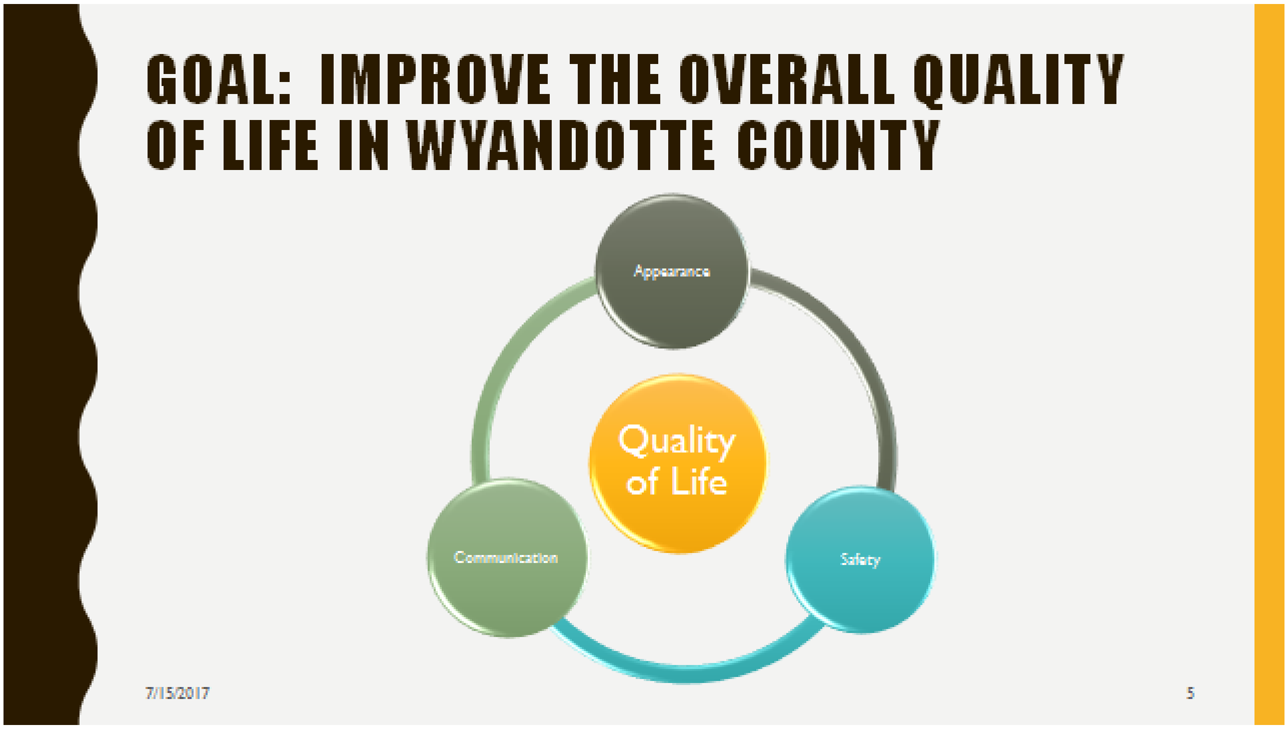
We will also talk about Streets & Sidewalks which is another area where we've initiated several things within our community. It's one as we all know was at the top of the survey list as an area where we needed to spend money to do more in our community so we want to make sure it's clear what we're planning to do in the upcoming year.

The Kaw River Levee is more an update to tell you what's going there and then a lot of that is future about what will be going on within that area.

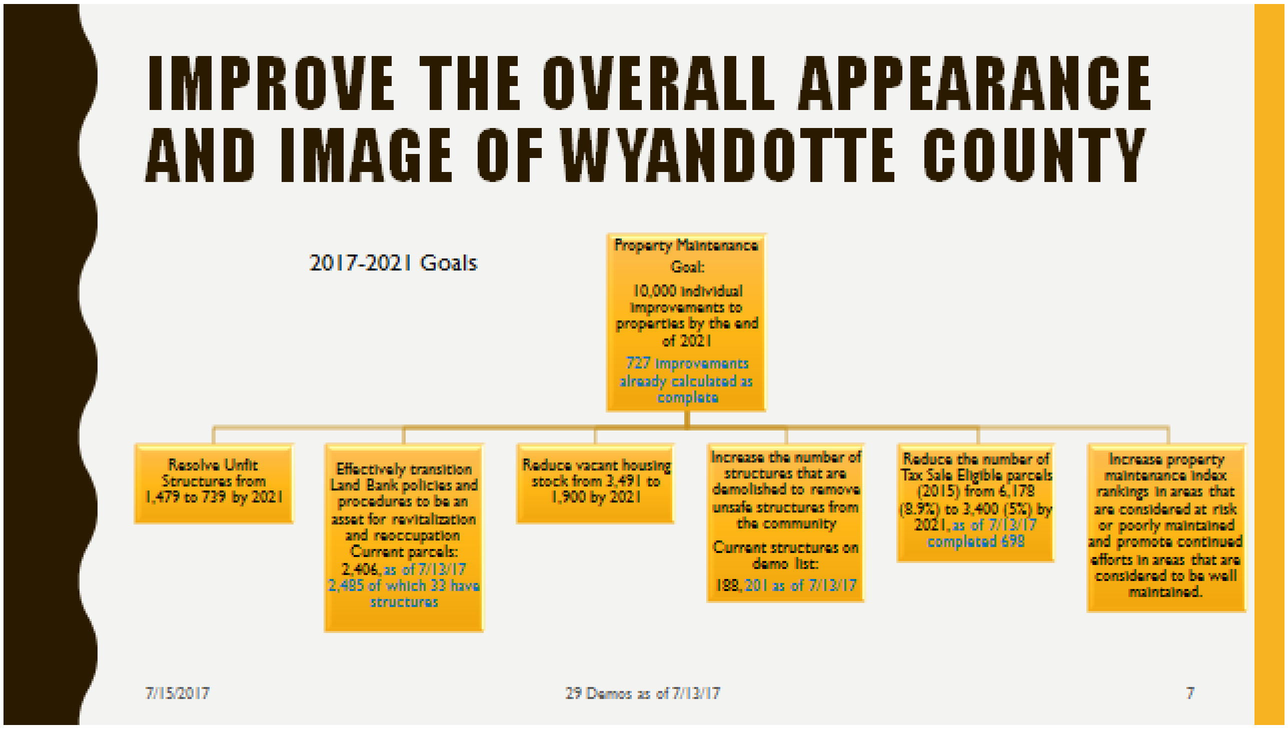
The next one is we stayed with our theme of where we're at with more of an infrastructure project so there was a request to talk about funding in the Fairfax area.

We also have a couple items that are directly related to where we are with the Parks Master Plan.

Unless there are any questions on the agenda, I will proceed to our first group and we will get started. With that I'm going to turn this over to Assistant County Administrator Melissa Sieben and her team and they are going to take us through this part of the presentation.



Melissa Sieben, Assistant County Administrator, said once again we're here for another quarterly update on our SOAR which as you will recall has a major emphasis on the quality of life in Wyandotte County. This quarter we're going to talk to you about what we've done to help enhance the appearance, safety and communication of our government with our residents and businesses. What we're hoping to show you is that we've had quite an emphasis this last quarter on communication and also continued with operational enhancements.

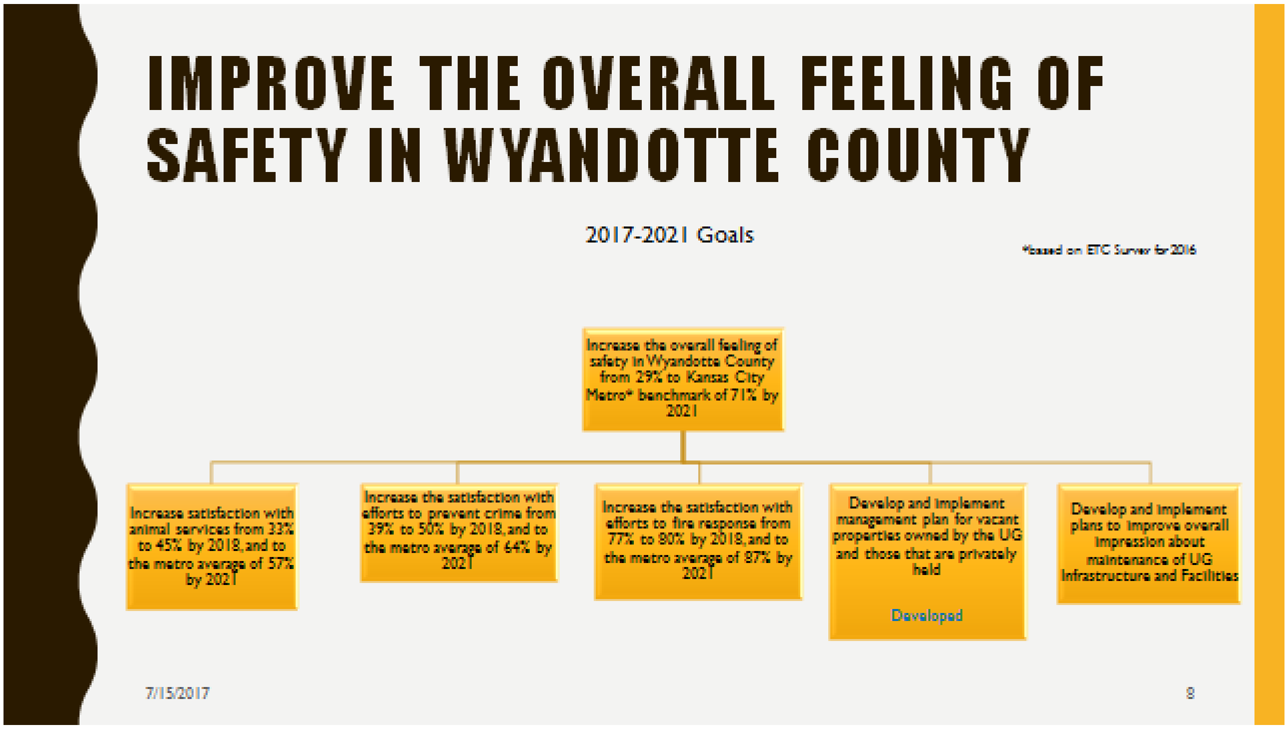


This slide is little bit of a change from the first time you would have seen it back in January when we announced our 10,000 properties. What we wanted to do is give you a rough estimate of what we believe we've touched to date and this is rough. There is some data that's not included, but it was what we were able to get our hands on to share with you. Remember, our overarching goal was 10,000 individual improvements to properties by the end of 2021. We know to date that we can quantify based on what we told you we were counting that we have hit 727 improvements so far and there are more that we're just not able to report on easily, but we will be updating those numbers to get to the end of this year and give a bigger number to you.

In the area of the Land Bank we told you those numbers were going to go up and due to transitions with our tax sale processes you have seen an increase there from 2,400 up to almost 2,500 and 33 of those now have structures on them.

Another note is that our demo list has grown. That's also a result of bringing more items into our Land Bank. We went from 188 to 201 there as of today.

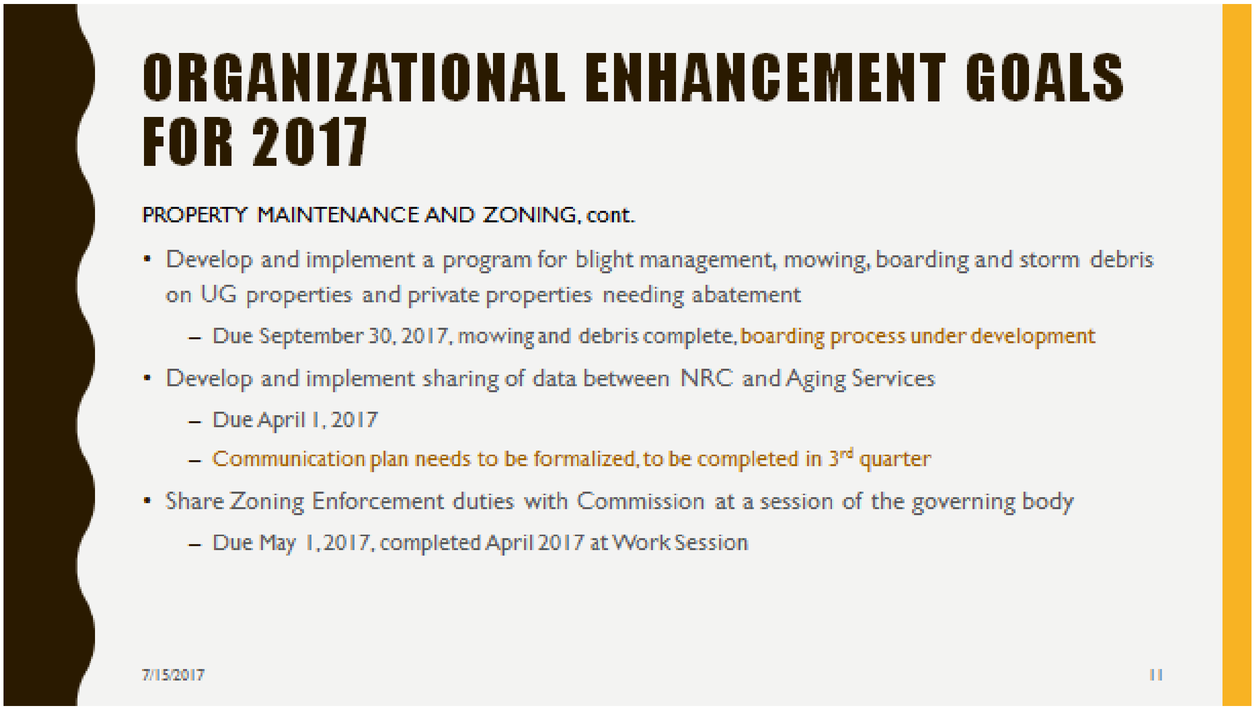
We have also completed the transition of 698 properties through the tax sale either into a new owner or into the Land Bank.



One item to note here on our Safety slide is that we have developed a program for managing our vacant properties that are privately held. What you will see throughout this is that we have more work to do in that area.

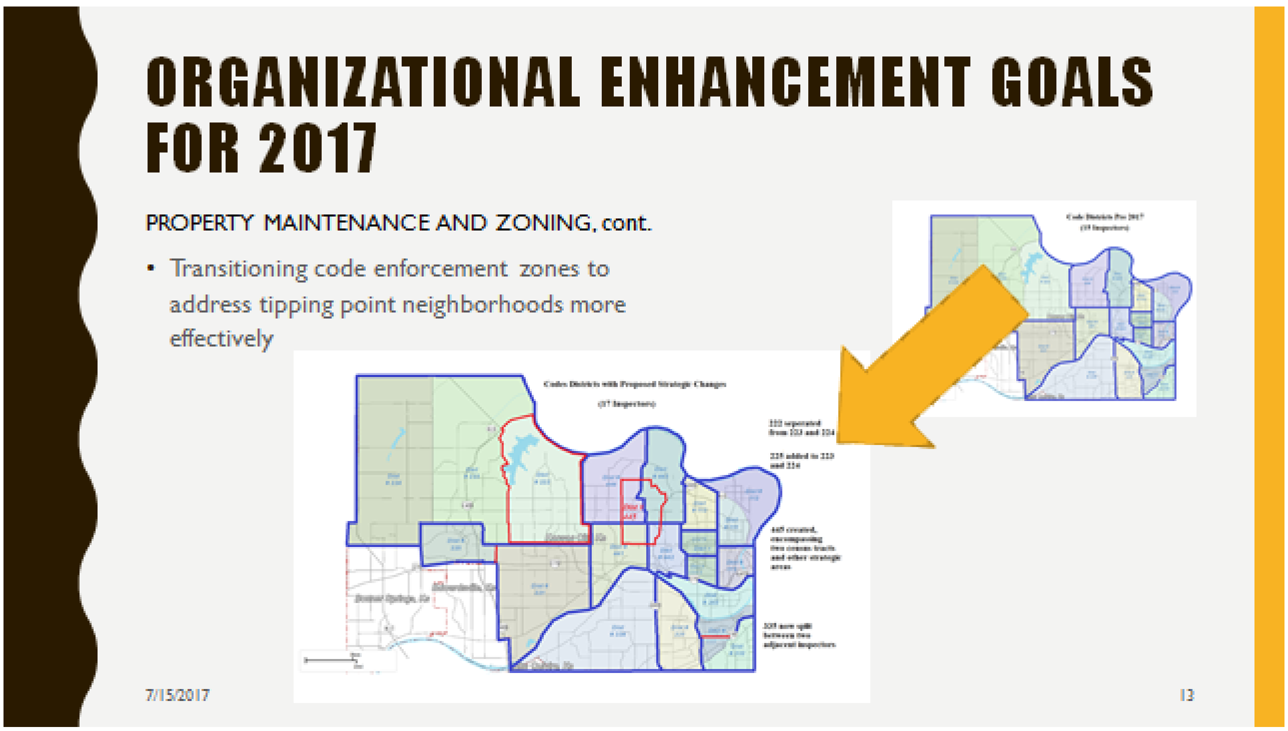
A lot of these will be reported back to you on our successes with our resident survey that's budgeted for 2018 and we look to be able to give you some great results in March or April when we receive that information back.

Let's start with our favorite one that we used to get lots of calls on and we aren't now. Let's talk about mowing. We have a slide I think that kind of does a pretty good job of showing then and now. When we're mowing now we're not doing what is on the top and I think that's great testament to the work of our staff. What I will tell you is that our Parks & Recreation Department in coordination with Public Works has transitioned what was a 56 day cycle in 2016 down to a 21 day cycle for abatements in conjunction with NRC. This is a goal that we had of 16 days but we feel that this is a massive improvement in just one short year. Staff is working on a high amount of overtime to keep this up and we've requested through the budget for another $200,000 to get through the end of year because our funds for mowing do run out at the end of this month if we don't receive further funding through the budget process.



I'm going to go ahead skip over this slide, but it is talking more about some of the other initiatives that we had but we have a lot of slides and this are free to look back at later.

Here is another exciting development as part of our SOAR Program this year. We've actually looked at implementing strategic enforcement of codes. We actually went ahead with this one ahead of resolution base codes because we had the data from the KU Study that we shared with you looking at our tipping point neighborhoods and those are identified here as census tracks. What we've done is worked in coordination with Greg Talkin group at NRC and they've adopted these areas for a more intense focus, strategic focus and are also just now starting proactive enforcement of our arterials and collectors. This is all very recent so if you haven't noticed a change, it's all occurred within the last week or so and we're really excited to see what happens there.



As part of this change we're actually transitioning our code enforcement zones slightly to help create better focus with some of the extra staff that the Commission approved over the last couple of years.

In the upper right-hand corner is the current code area and what you will see down below is we're actually creating a new position—one single Code Enforcement Officer in and around the Wyandotte County Lake area. In red also towards the upper middle part of the slide we're actually doing a more intensive work around the 435 corridor between Leavenworth Road and State.

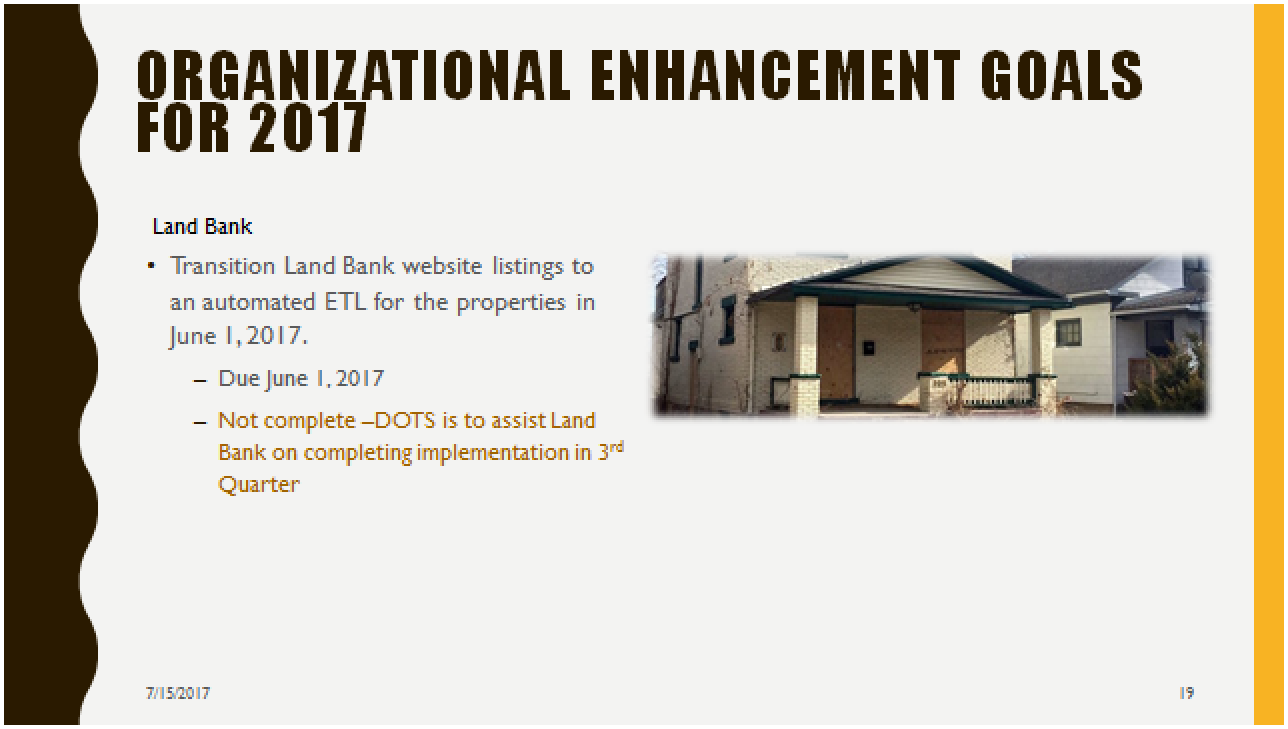
Tib Laughlin, Director of General Services, said this brings us to our vacant structures with which continue to be our single biggest hazard. They present not just a safety hazard, but they also present a hazard to the value of every house you can see from that vacant structure. We have made progress on these but we are not where we hoped to be.

Our single biggest bottleneck here is that we have our registry that we now have the ordinance support for requires us to have Accela in a condition where we can actually register our properties. That is running behind like everything we have to do with the Accela so we are moving that into the next quarter. It will probably be the end of the year before we are actually in a position to register parcels—to register the vacant properties in the system. **Mayor Holland** asked what did you say was behind. I didn't under the word—**Mr**. **Laughlin** said MAUWI or Acela, our software. Greg tells me that he has found some workarounds. We may be able to start in advance of when Acela is actually ready and we do have a field trip planned to go visit Omaha where they are doing a registry using Acela so we are making progress. We're just not where we would have liked to have been by now, but we knew there would be hiccups.

Our vacants present a big challenge to us. We know that we have thousands of vacant parcels out there. They present a boarding problem. We have expended more than half of our $28,000 budget for boarding. We have boarded 73 houses with that. We have $13,000 left. That will probably get us through September on our boarding, but at that rate we will have boarded up something just short of 150 houses which is possibly if you look at our number of unfit just as a gage of what we probably should be boarding 10% of the overall problem.

Speaking of unfit we continue to wrestle with that. We have adopted some procedural changes. We're discussing other issues but no real substantive change in this area yet. We are working on it. It is one of our biggest areas to make a significant change, but it also ties to our vacancy registry.

It also feeds into our demo list. With our proposed budget adjustments to demo list it gives us just over $1M for demolition. That covers just about in the neighborhood of 100 houses a year. At our current rate given what we've taken in just on our former referral sources. Then we add in what we're getting by picking up houses through the Land Bank that we then do the assessment on and determine are demo worthy we're going to start pulling ahead by, just through those two processes, by about 25 houses per year. At the end of our five year SOAR cycle that's going to leave us with a little more than double what we have now on our demo list as opposed to no demo list. Of course, that's just what we're getting on the demo list that we're filing. When we estimate based on the vacancies and the rate at which we are reviewing houses when they come into the Land Bank we can estimate that somewhere more than half of what's out there vacant is probably demo worthy. We're really probably looking at a much higher number for those demolition requirements.

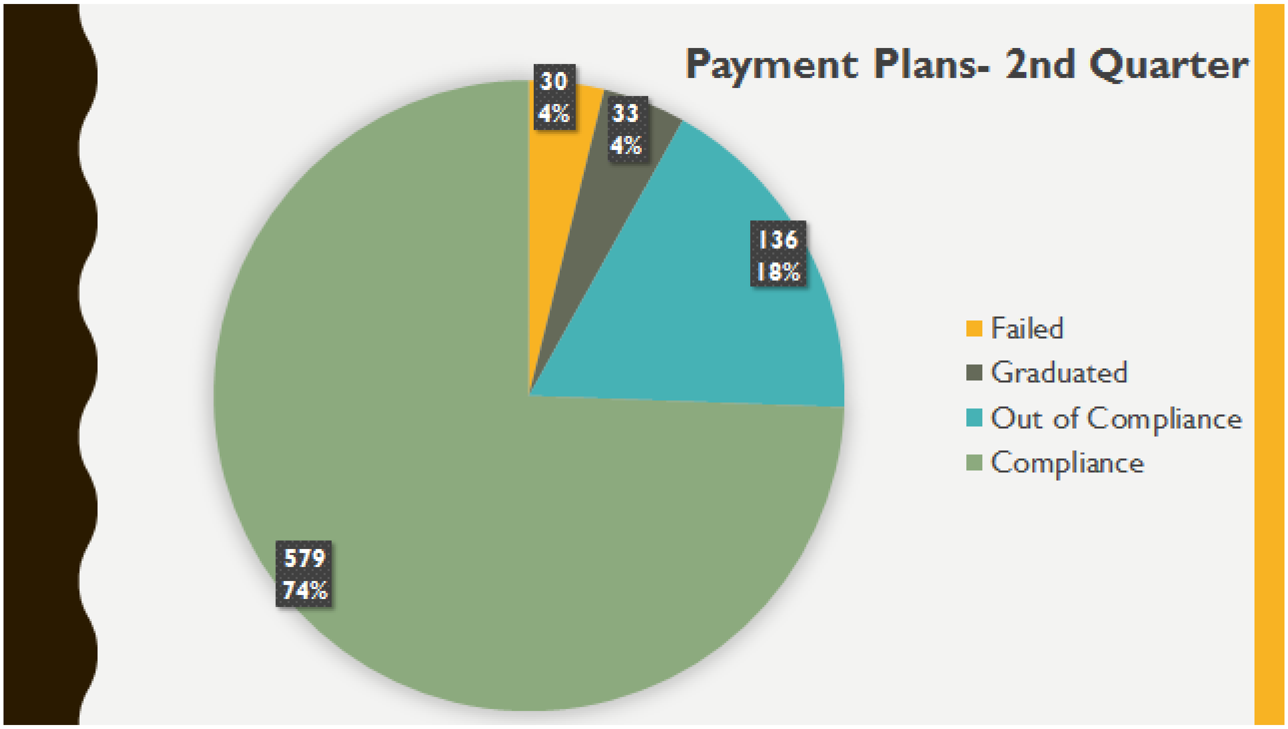


We are still working on transitioning the Land Bank to an interactive map that will give you the real time data on what's available in the Land Bank which will help us get things out of the Land Bank. It's still happening but as part of the transparency in SOAR we're not just talking about what gets done. We're talking about what we're working on and the challenges we run into.

Maddie Waldeck, Manager of the Delinquent Real Estate Department, said this next slide we will go over the process improvements made by the Delinquent Real Estate Department and the tax sale. **Mr. Laughlin** said let me stop you right there. If anybody who doesn't know, this is Maddie Waldeck, our new Manager for Delinquent Real Estate. We have never had a manager in Delinquent Real Estate. We anticipate as one of the efficiencies in our process that this will make our process run a lot more smoothly and robustly. We are delighted to have gotten her from Treasury.

Ms. Waldeck said you will see that I like a lot of graphics and cheesy clipart's. This will show you just a quick overview of some of the process improvements that have been made. We have an attorney review all of the paperwork before we file to make sure that we have an ironclad case against that so we limit the amount of parcels that need to be removed from the tax sale. We now accept partial payments so when somebody comes in and says I don't quite have half we don't send them away to go get the other half. We collect our money and say come back when you have the rest. We have a checklist to ensure efficiencies. We challenge successive payment plans so if a customer has been in a payment plan before we make sure to let the judge know that so they have that information before making a determination with what to do with that parcel. We have increased the goal expectations. We have a VISTA Intern which is really helpful in the department and we have the perpetual bidder list. We used to require everybody to register every time we had a tax sale, now once they're registered they are registered in perpetuity unless they make an infraction of course but they keep their same bidder number. That way they don't have to come back every time.

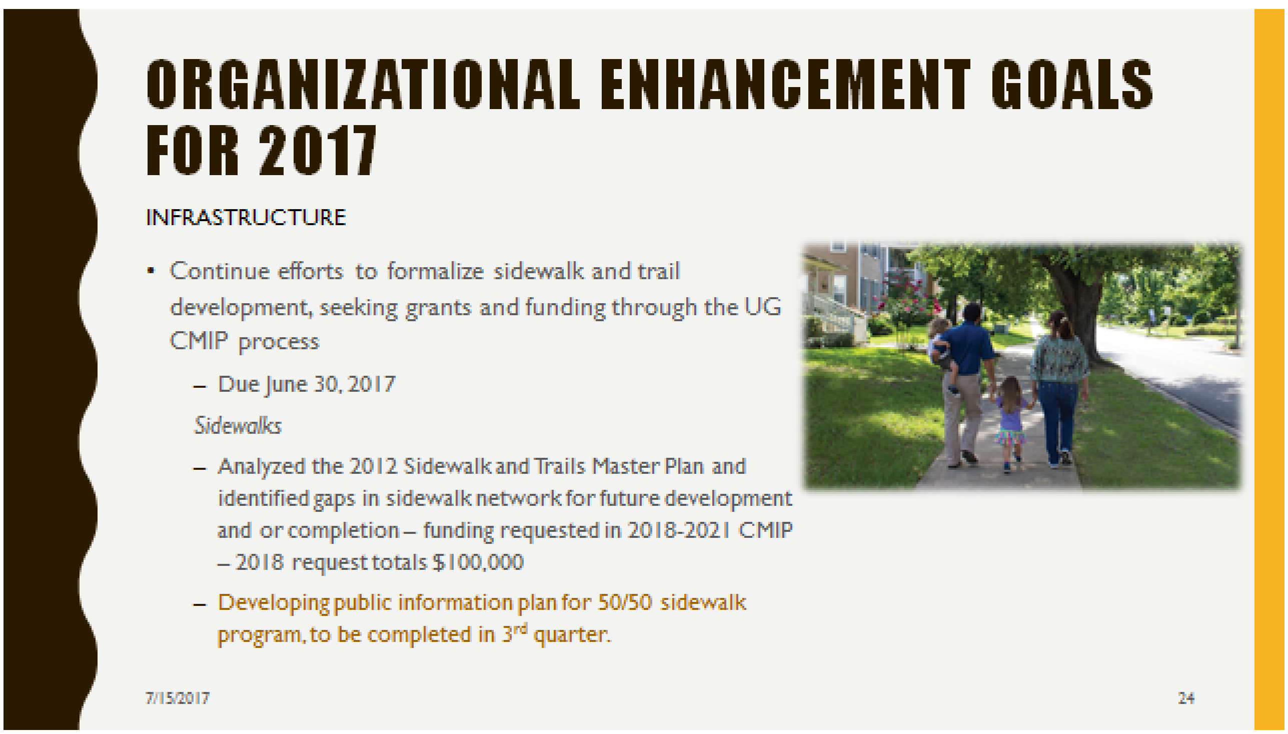
We calculated what it costs per parcel to put a parcel in the tax sale and this is just a rough estimate. It's going to tell you what ballpark to be in. It's not going to tell you what row and what seat to sit in. We calculated this by the operating expenses by the Delinquent Real Estate and a percentage of other departments that assist in the tax sale process. In 2016 we said 1,141 total parcels served with paperwork and so we estimate that cost to be $562 per parcel. In 2017 we expect to almost double that which would of course decrease the cost per parcel just by increasing efficiencies. When we increase the efficiencies we severely decrease the cost.



This is an overview of the payment plans and currently we're reevaluating the process that once somebody has failed on the payment plan, they are immediately referred to our abstractor's to be able to be put back into the tax sale.

Ms. Sieben said we also have some information that we wanted to work on with our Landlord and Renters Program. We are actually trying to figure out how if a property has fire damage and they want to get another rental license on another property and they haven't fixed it, because we see this kind—you know they their revenue generation so they go find another cheap property to get that revenue flowing back in again. We are reviewing, but we believe this is Home Rule authority and we can actually make our own change there to not have to provide a landlord with another rental license for another property until they either repair or remove the other one that's been damaged which is great news to hear.

We're also working on our coordination, just defining that between Livable Neighborhoods, Rental Licensing and Human Services and there is some great work that is already happening and more that's underway.



From an infrastructure standpoint we will be covering a lot more of this later tonight but I just wanted to let you know that a team was formed last summer knowing that sidewalk and trails were a critical part of residential survey that we did and these are some of our successes. We've analyzed the plan. We were developing a public information program about the 50/50 sidewalk.

ORGANIZATIONAL ENHANCEMENT GOALS FOR 2017

INFRASTRUCTURE, cont.

Trails

- Partnered with 20/20/20 movement for community outreach to develop a plan for future off road trails. Requested $100,000 annually in 2018-2021 CMIP. Requesting engineering and design funding in Amended 2017 for Fairfax Levee Trail in the amount of $75,000
- Partnering with KCMO on the Kaw Valley Connector Bridge project with CMAQ funds through MARC
- Completed installation of bollards on the Kaw Valley Trail in June 2017 to allow for open and secure public access
- Seeking long term agreement with Kaw Valley Drainage District for use of the levee roads.
- Seeking a $100,000 grant from the Sunflower Foundation to complete Kaw Valley Levee Trail Phase I surfacing and signage.

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On the trails side we partnered with the 20/20 movement and also KCMO on other projects as well as we're seeking long-term agreements with Kaw Valley and also a $100K grant from the Sunflower Foundation to complete the surfacing on the Phase 1 of the Kaw Valley Levee Trail.

ORGANIZATIONAL ENHANCEMENT GOALS FOR 2017

COMMUNITY DEVELOPMENT

- Apply for lead based paint grant through HUD to assist in remediation in older neighborhoods
  - Due March 30, 2017
  - Community Development collaborated with Health Department on grant application
  - Requested $1.5 million dollars in addition to the Healthy Homes supplement funds of $150,000 for 3 years
  - Request matching funds of 10% ($150,000)
  - **Received grant from HUD on June 27, 2017**
- Research and develop a process between the Appraisers Office and Community Development to let them know about completed improvements
  - Due April 1, 2017, complete

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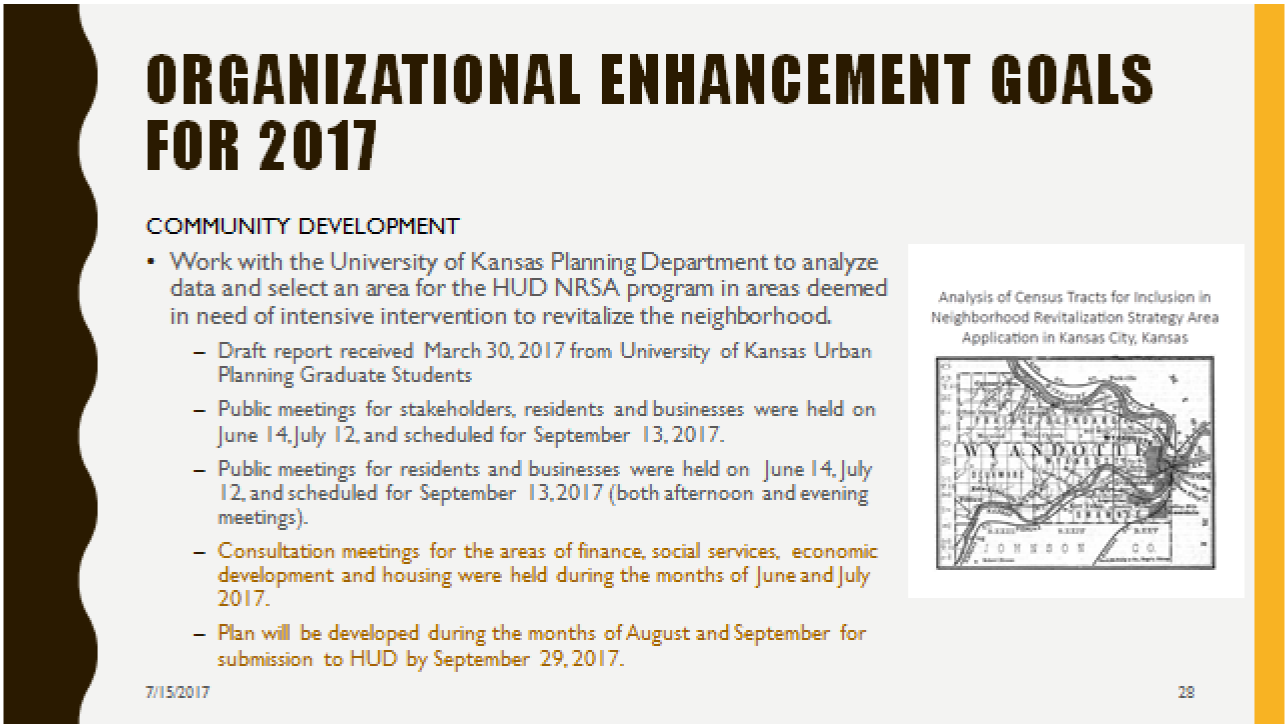
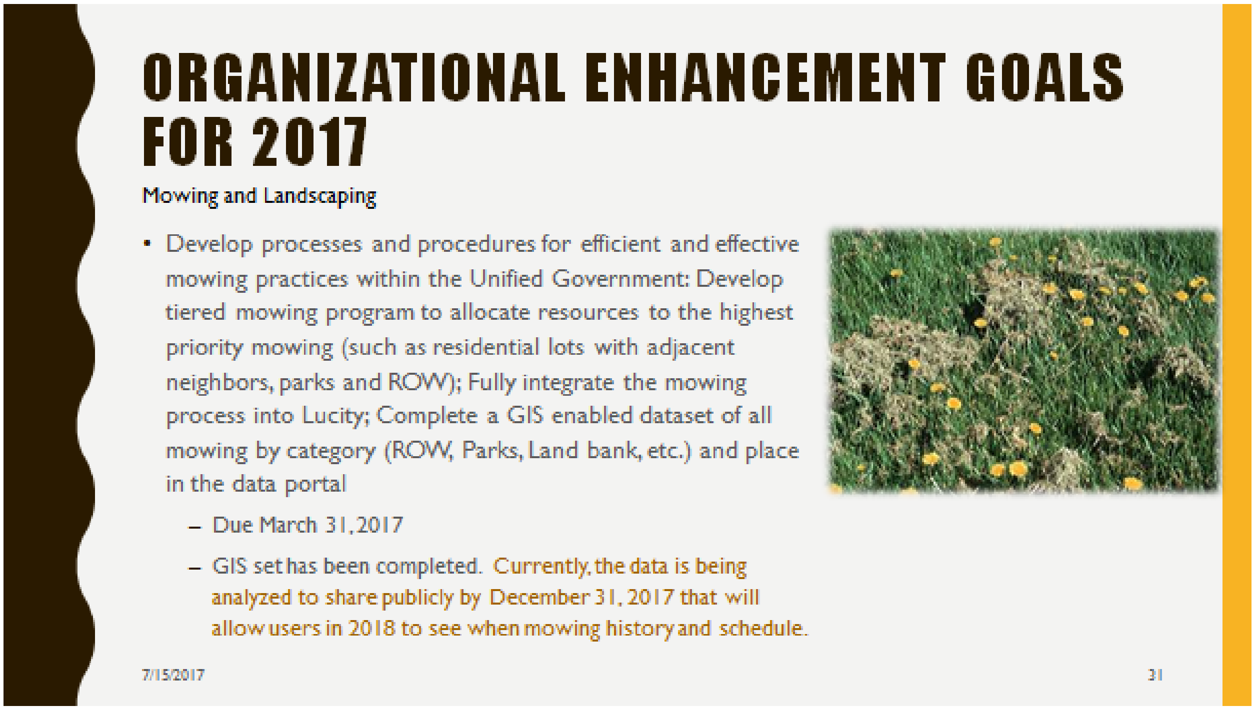
Community Development, you're aware that we received the lead based paint grant so I won't spend any more time on that.

We also just want to share some successes from our Home Repair Program. Twenty-four homes so far this year have received new furnaces, electrical, plumbing, waterlines, sewers or some combination thereof and three homes have been assisted with ADA improvements and two total loans have been done out of Down Payment Assistance Program.

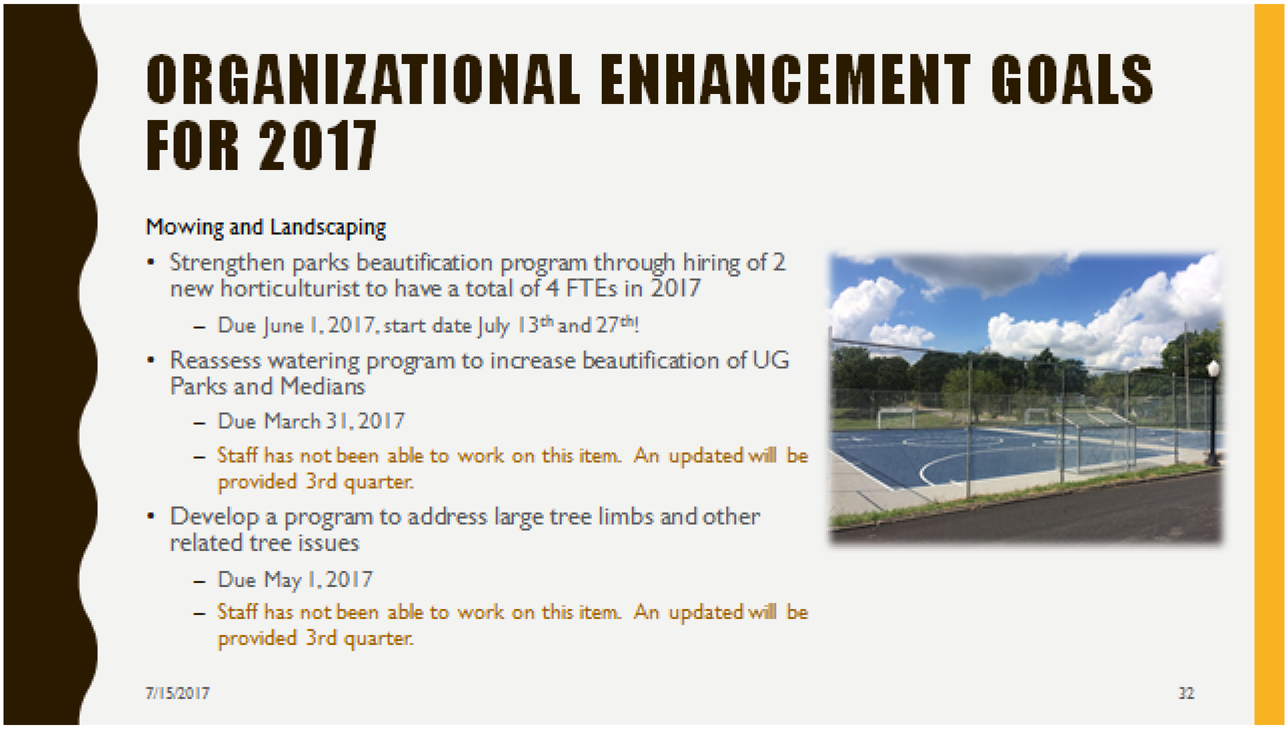


We are also moving forward with our NRSA Program and I want to thank Commissioners Bynum and Johnson for being at the different meetings that we've had on this and we're going to be submitting our plan to HUD on or before September 29th of this year and we had a round of successful meetings on that again yesterday so lots of work going on in that area.

Also, an update on the Northeast Master Plan for those of you who are wondering what happened. We are in final negotiations with a consultant and hope to be kicking off the project in August.



Mr. Laughlin said in our ongoing mowing and landscaping, everyone's most favorite and exciting topic, we have made significant progress in efficiencies. We are, again, not as far as we would like to be. We hoped by this point to have Lucity driving everything we do. We have the GIS software out there helping us coordinate our efforts but we are not as far along as we want that to. We want one master system that drives all of the aspects of the mowing. Right now we still have to do some of it by hand. We expect by the end of the year we will be all set for next years' mowing season and hit that even more efficiently.



In the Parks Department we have in process the hires on Horticulturists which improves our beautification and our tree maintenance issues and our exciting weed spraying process has become more efficient than it has been in the past. We're spraying things we never bothered to spray before and it's making the ongoing maintenance a lot easier to keep up with.

We are still working on developing our communication system on our events in our parks but that is promising and moving forward.

Ms. Sieben said Animal Services is a critical component of the SOAR Program as you are all aware. Right now they are working on the analysis of the best way to utilize volunteers. We were hoping to have this done, but we had some staff transition that slowed a few of these things up. We have implemented some new Animal Services Policies. These are internal which I could get more detailed if anyone is interested. Additionally, just as an update we did select an architectural firm to do our Animal Services Facility Analysis and that should be starting later this summer.

Also, my favorite thing and it's a joke among staff, but packs of wild dogs; we are actually trying to figure out how to handle that. We've conducted some staff training now on how to capture these animals and then next challenge is to figure out how to coordinate with other departments, how to better get these reported with residents and get ahold of them sooner before they hurt somebody.

Commissioner Walker said this being a Budget Workshop; are we leading this somewhere towards budget? **Mayor Holland** said yes. **Commissioner Walker** said or is this just FYI about how well or not SOAR is doing? Do they need more money? Do they want more money in certain areas? I mean, do we have a conclusion to this that will actually be talking about the budget? **Mr. Bach** said the budgetary aspect is that we have directed a lot of money toward this area. **Commissioner Walker** said I agree. **Mr. Bach** said that's why it's on here is to show this is where we're spending. New money was put into the budget last year and directed toward this effort for this year and then I'm continuing to direct it in that direction going forward. There is some discussion about putting more money toward demolition and I think that is one item that there may be some discussion on. The overall is just to show you this is where it's going. **Commissioner Walker** said I would prefer not to spend the time on Budget Workshops going over what's been accomplished in every department. This is me personally. If we're here to talk about the needs for more money, then of course we need to understand that or if we're going to take money away. You know we can have a Special Session on SOAR and what they have accomplished or the Police Department or the Fire Department. **Mr. Bach** said okay, I mean it's your workshop. **Commissioner Walker** said I'm only one. It just seems like if we're going to the issue; if the issue is they need more money for demolition, why aren't we talking about that?

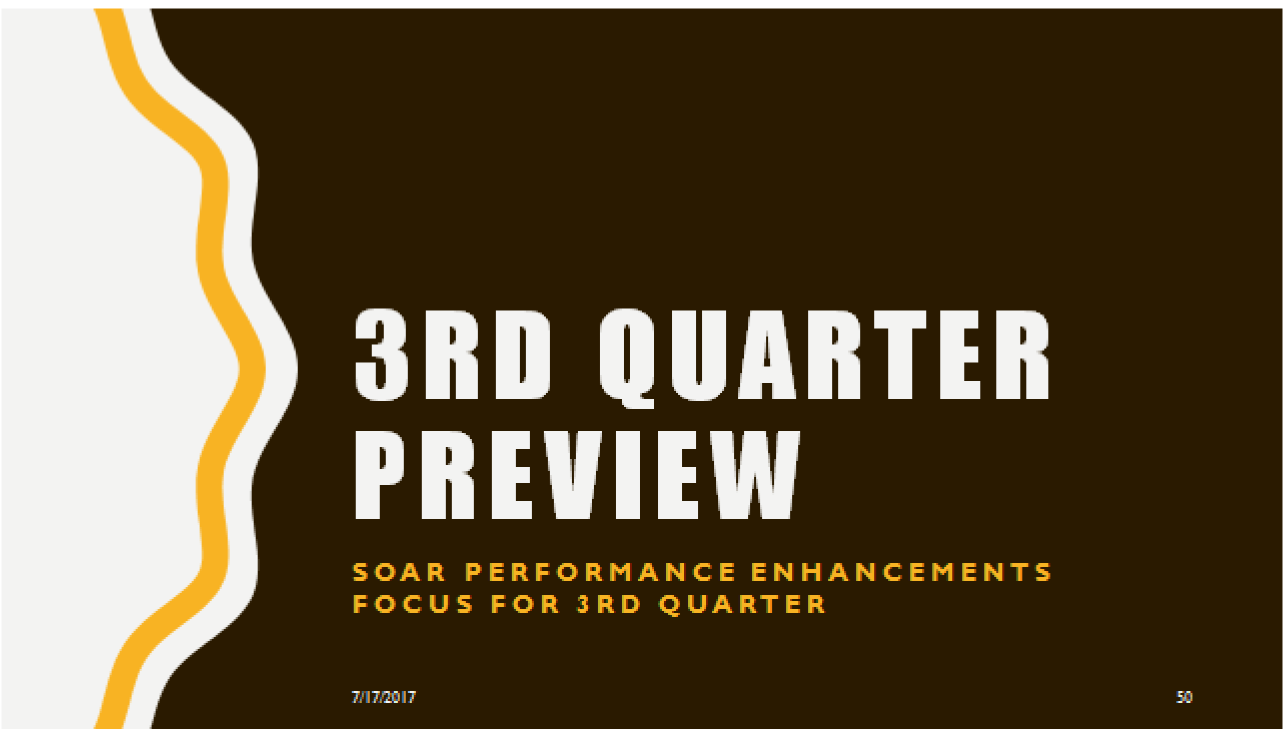
Mayor Holland said I think as this came forward this was one of the largest new initiatives this Commission has undertaken. We put $1.7M into this program with the STAR bonds money and it's one of our highest priorities in terms of how we're spending new money and I obviously they're clicking through it quickly. They're not dwelling on any slides but there is a lot of information here. **Commissioner Walker** said I agree it's important, I'm not at all opposed to putting more money towards these objectives, demolition being one of the top priorities. I've had a house for three years I've been told was going to be taken down that year and the house on Tenny is still standing. I would love to see us put more money in demolition. **Mayor Holland** said if it's alright, let's finish this presentation and then I think we can talk about what that means because I think it has ramifications for Public Safety, I think it has ramifications for infrastructure; there are a lot of ramifications in this presentation.

Mr. Laughlin said the point is well taken. We are making several points on very financially based issues. The fact that the mowing money runs out at the end of this month, the fact that the boarding money will run out in September that we're only touching a fraction of it and we are also trying to show the efficiencies we're working on because we are not just saying everything takes more money. We're going to skip through many of the communication issues even though communication is critical to us.

Ms. Sieben said in fact this is where our staff has spent a lot of time. The website, more work on the website, publication of the Citizen ENews, Facebook, getting out and talking to people; I would really highly encourage you to please review this work that we're doing because if we aren't communicating with the public, they don't know what we're doing, at the end of the day SOAR is more than just $1.6M, its staff time and it's not quantifiable because almost every department in some way is engaged in this. From a fiscal perspective it's where the rubber and the road for staff is at right now. That's where they are spending the bulk of their time.

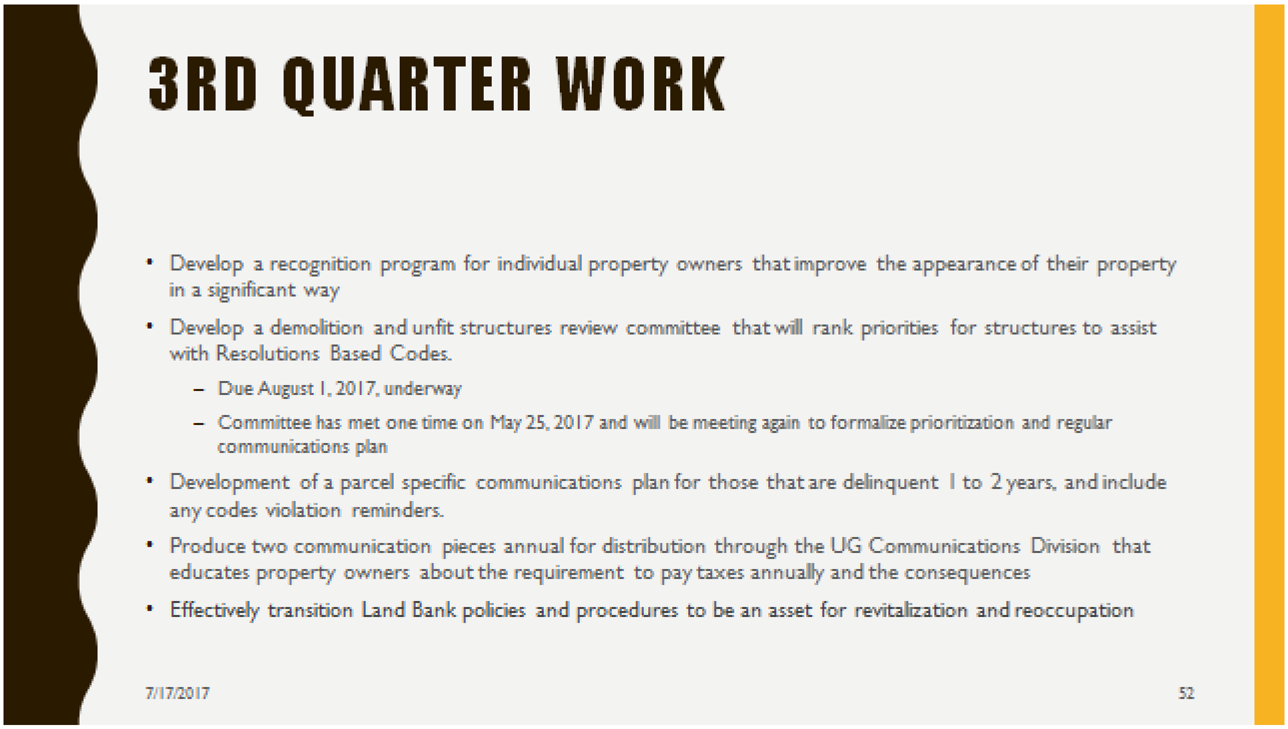
Mayor Holland said I think I think the other piece important on this is if not for the work that's been done in staff time, we wouldn't be able to quantify the mowing, we wouldn't be able to quantify the boarding, we wouldn't be able to quantify the demolition; but for the time we've spent the last year just getting our head around—we all know blight is a huge issue. What's huge mean? I think we're starting to see the perimeters of it come into shape as we continue to do this work and I think that's one of the most important contributions right now is to be able to quantify the scale and scope of what we're even talking about. You can ask any citizen in this community and they will say boy the blight is terrible. Okay, I agree, but how many vacant lots are we talking about? Well, there are about 6,000 vacant lots. How many abandoned structures, over 4,000. We're starting to get a grasp on what the scale is and then now we're getting realistic numbers about what it's going to take to overcome it and so that's where I think the value comes in, not only for this budget in terms of the issues you've already raised, but in future budgets as well.

Mr. Laughlin said it's precisely that ability for the first time quantify what the actual cost is, what the unit cost is for each incremental step we go forward that we are gathering data we've never had before and this is our baseline year. This is what tells us what it really costs. If this is the level we want mowing it, this is what we're going to have to do to get to it. We have one more innovation piece coming up.

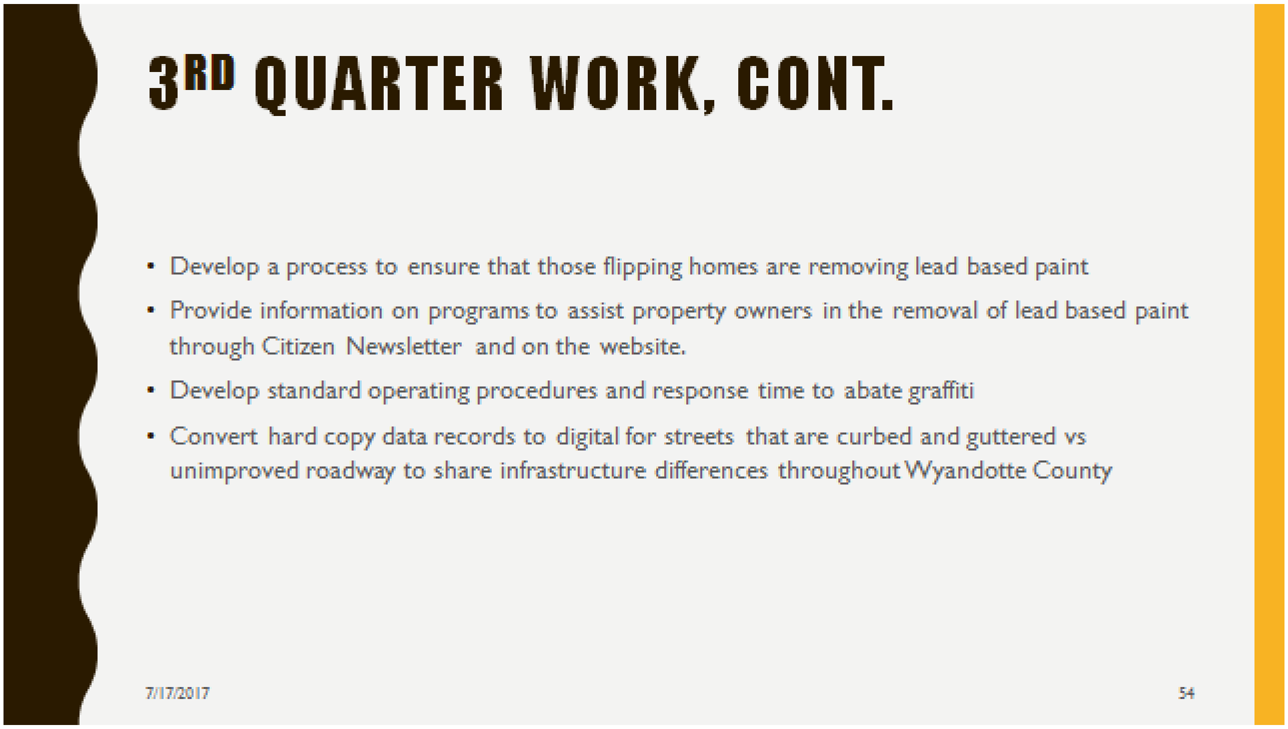


Ms. Waldeck said this is the 3rd Quarter preview and I'm back with the fun graphics so coming soon to a Code Enforcement Office near you is a Resolutions Based Code Enforcement and what that means is we're basically instead of taking a punitive approach and trying to ticket our way out of the problem instead we're going to try to work with people and try to figure out the route of the problem so that we can help so we can take a home that looks something like this and work together and maybe it will turn into something that maybe looks like this.

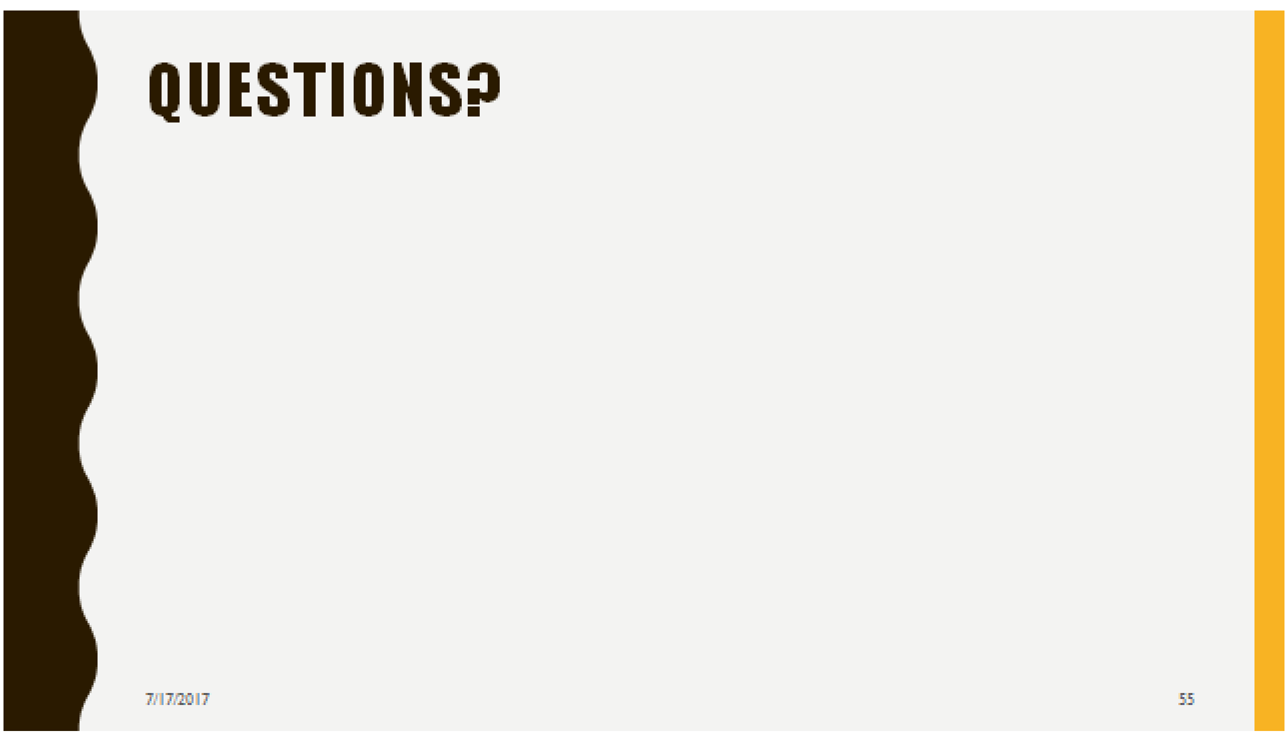
Mr. Laughlin said now this is not just a warm, fuzzy, we can hug our way out of fixing a problem. The criminal process is still there. This is a process modeled on the improvements that Mobile, Alabama has demonstrated where they were able to get more efficiency, more productivity, better results and much higher community satisfaction with how they engage in their process. What they did was take a deep dive with an internal team in studying how they run their Code Enforcement process now, find the efficiencies, much the way we have doubled our productivity in delinquent real estate by taking the time to map out the processes, look at how we do things, examine the culture and see where we can find the efficiencies. We've cut $150K that we had moved into delinquent real estate that I anticipated we were going to need to contract externally to increase our production because we've been able to increase that production internally through those improvements without having to spend that money. We have found those efficiencies and Greg is willing to work with us and let us let us work with him and bring an internal team like Mobile has done and study what we do and make recommendations on how we do similar improvements to gain those same sort of efficiencies going forward which is very exciting to us and to Maddie in particular who has wanted to move to Mobile since she saw this demonstration.



Ms. Waldeck said just real quick some 3rd Quarter previews; we're going to be working with the Behavioral Insights Team or BIT to formulate some letters that we're going to send to customers that are their first and second year delinquent and also provide communication to the public about paying taxes and that you have to pay them annually and the consequences if you fail to do so.



We’re also going to continue to work on collecting data like they said this is our baseline data so we’re going to continue to do that and then we’re also going to continue operational improvements such as developing standard operating procedures to abate graffiti.



Ms. **Sieben** said with that we will yield the floor. This also serves as our 2nd Quarter update for SOAR because we were scheduled to be here in July to provide that which is also the reason that Commissioner Walker had to listen to us tonight because there was no other time in July. We will be back the first part of October with our 3rd Quarter update and we're hoping to see a lot less yellow. Yellow indicates under where we're behind and a lot more gray on our slides which means it's complicated and moving forward.

Mayor Holland said I have several questions about demo. How many of our demolitions have recoverable costs? If we put a lien on a property—obviously, if we demo someone else's property because it's hazardous we put a lien on it do we get any revenue back after a demo from insurance, from anything else? **Greg Talkin, Neighborhood Resource Director,** said my answer to that, Mayor, would be that most of the ones that we're aware have insurance we pay that demo out of insurance from the beginning so we do get some funding through insurance proceeds to pay for demo. I would say that is probably less than 4% of the cost of overall demo that we do. **Mayor Holland** asked less than 4%. **Mr**. **Talkin**, said yes, but I would say the majority of the cost we spend for demo we do not recover. I would have to say its way up in the 90s and occasionally we get some individual that comes forward and pay after the fact, but that is very rare. **Mayor Holland** said I know some cities—**Mr**. **Laughlin** said that continues on. We see that because most of these properties where we have demoed the house that bill goes onto the tax bill and it is still there when we take it through the tax sale. Fewer than a third of those that we put through the tax sale with a demo bill on it will be purchased directly by someone at the tax sale. They will end up needing to go through the Land Bank to remove that fee before we will be able to find a buyer so we're not recovering—if we're recovering a third of those costs through the tax sale process, it's a generous estimate.

Mayor Holland said I also know there are communities that are actually levying civil charges against property owners when crime is happening on these properties. Is there a path that we're looking at that in terms of filing civil charges against landowners who are negligent in allowing crime to happen on their property? **Ms. Sieben** said we've actually had conversations with the Police Department. I think that one we would probably want to park until 2018 just as something to explore, but I think that's something we would be more than happy to put on the list to do research and consider implementing for 2018 and so I will ask the Police Department.

Mr. Talkin said may I comment on one—it's kind of underway. There is one, it's not a demo we hope, but we are looking at civil action with the Police Department on a motel complex that's within our community right now.

Mayor Holland said I'm concerned that our—I've asked for some numbers about demo and I understand we take in about 72 a year and we demo about 75 a year so we're about even. We're about able with the current $700K in the budget we're kind of holding even. We're taking down as many as come in and the budget currently has $300K in it, additional money which would take our demo from $700K up to $1M which would allow us to demo about 25 to 30 more properties per year. My concern is we have 200 properties on the demo list and at our current funding rate in '18 if we just keep up with the demand, it would take us seven years to get all of those properties off the demo list. My question is, is there a way—with $300K extra dollars it will take us seven years. My question is, is there any way we could—and this is an unpopular discussion, but debt finance the removal of the 200 houses that are on the demo list and get rid of them and use the $300K of additional money to pay that off over 10 years instead of doing it one little piece at a time and taking seven years. My thinking about it is what kind of dividends does it pay to the value of the neighborhoods, never mind morale, just to get these 200 structures out of our neighborhoods. I have been walking around our neighborhoods and there are some neighborhoods—there is a burnt-out house between two houses, there are kids walking back and forth, we're going to spend money boarding them, they are irrecoverable. The Fire Department will tell you some of the house fires we have are the second or third time a structure has caught on fire. We've got to get these out of our neighborhoods. Instead of taking the $300K that's already proposed in the Administrator's budget and look at that over 10 years and just burying all of these delinquents so that we can use the half million dollars starting next year for the following year to keep up so as they come in in a year we're taking them down that same year. We're have no more than a 12 month wait or hopefully less or 30 day wait, however long it takes to demo a property we can get them done immediately. I just wanted to ask about the—Mr. Bach, if you have any thoughts about what it would take to debt finance, getting rid of the 200 structures, getting caught up today and using that $300K already contemplated in the budget to get it done now.

Mr. Bach said it is a debt eligible type expense so that is something we could do. I am probably not real keen on doing additional debt based on how much stuff we already have in debt so I would really want to make sure we underline the fact that if we were going to add to that structure, that we dedicate a separate revenue flow outside of what we currently have dedicated to our debt funded area to pay for this. We would make it happen and from what I'm hearing that is what you are proposing to make happen so that is a possible scenario we could enter into. Kathleen, do you have any other thoughts or comments on that? **Mr. VonAchen, Chief Financial Officer,** said we spoke with our Bond Counsel and it was determined that legally we are authorized to issue debt to pay for demolition cost. I did do a little bit of research and there are potentially opportunities philanthropic or through a federal grants that could assist in paying for demolition costs as well to eradicate blight. Of course that means that we really need to dedicate some staff to go out and seek those grants and apply for them and then manage and maintain the reporting requirements. There are opportunities; there are a myriad of funding sources and we know there are some other fiscally distressed cities in Detroit and elsewhere, Cleveland—you know this is a common problem throughout the nation, but we could do it this way. I think that's right if we had a separate kind of funding source such as a transfer in to the Debt Service Fund for funds that we already have budgeted, that would diminish the load on the mill that's supporting all of our existing debt.

Mayor Holland said so we could move the $300K into the Debt Service Fund specifically to manage this particular piece of debt. **Ms**. **VonAchen** said in the budget. **Mr**. **Bach** said a caveat on the equation you threw out there the numbers you were using is based on our historic numbers. Obviously, what's been presented by the SOAR team is one where we will be adding more to our list probably at a more rapid rate, but it doesn't mean they don't exist today, we just don't have them in our inventory of houses ready on the demolition list. It's not like they're not out there, it's just we haven't prepped them to the point that they are on that list.

Mayor Holland said we already have structures that are seven years old on that list that have been sitting in the neighborhood due for demo for seven years. Is that right? **Mr. Talkin** said that's right.

Commissioner Walker said a number of years ago in my other life I raised this issue with the then Commission or some commissioners. We still bid out these demolitions and so—you know like we buy toilet paper in bulk because we get a better price. The same thing would be true in the demolition market. I have very strong reason to believe, know, that if we bid this out to demolition contractors and we said we were going to do 125 or 150 a year, we would get a better per unit price than what we're doing now by handing them out to this guy, to that guy, to this guy. There would be efficiencies because then the contractor would have dedicated employees for that. I've never been able to get any traction with that because I don't want to call it mom and pop, but it obviously means that small demolition contractors are not going to get it if they don't win the bid on a per unit basis. To me everything we do we want the efficiency so if we get a better discount in buying bulk, we do it but when it comes to this it's never—well I don't know. It seems like an idea and I have reason to believe, good reason to believe, know that our per unit price would be less per unit and I guess it would depend on the number of units we wanted to fund in a given year, but we could certainly fund more—we would get more for our same money than we're knocking 75 down now than we would if we bid it out for a big contractor, median size contractor takes on the cost of the crew and the employees and the equipment.

The second thing is I never have understood who and how it is determined the order of what gets demolished. I can understand if you have an emergency with a fire and you know it's an attractive nuisance for children, but all these vacant houses are an attractive nuisance for one reason or another and it doesn't have to be children. It seems very difficult if you've got a problem in a neighborhood certainly from the Commission viewpoint to get that house knocked down. I mentioned the one I had. I've been told for three years that it was coming down that year and I do know they have cut the sewer off and the guys walked off and they've been gone for two months. Nobody ever came back. Why would you leave a job site you were cutting a sewer on and not go ahead and demolish the property? That's kind of my question of maybe we look at a financial aspect of it and whether that proves out to be true that we could get, call what it is, a bulk discount. We're going to give you all of it and that's a million dollars and we want how many houses you are willing to knock down. Is it 100, is it 150; I mean you all get it. We're talking about government money, taxpayer money, we're not talking about pork that we're going to handout over the community to this one and that one just so they got a little piece of the action so that's how I see it.

Commissioner Murguia said, Doug, can you tell me how many contractors do we subcontract mowing with across the city? Do you have any idea? **Mr. Bach** said I don't. I don't know—**Jack Webb, Deputy Director of Parks & Recreation,** said six. **Mr. Bach** said six. **Commissioner Murguia** asked that includes Park & Rec so who mows? I remember Public Works used to mow and the Parks Department used to mow and now Parks & Rec is under Public Works so how many departments in the Unified Government mow? **Mr. Bach** said Parks is still its own department outside of it and we've moved the mowing into the Parks Department for operations. I have Jack Webb who is in charge of our mowing operations now. He could probably speak in more detail if you want. **Commissioner Murguia** said is the only department within the Unified Government that mows right now Parks & Rec? **Mr**. **Webb** said the Street Department still mows too. They mow right-of-ways. **Commissioner Murguia** asked so how much—somebody said six, how much of our mowing is done in-house and is six the number that we subcontract with this year or is that every year or how does that work? **Mr**. **Webb** said we have six contractors. They mow medians, some parks, vacant lots and ballfields. **Commissioner Murguia** said you said we. You're speaking for Parks & Rec. **Mr. Webb** said Parks & Rec. **Commissioner Murguia** asked do you know how many subcontractors the Public Works or Streets hires to do mowing. **Mr. Webb** said we put all of that in Parks & Rec this year. **Commissioner Murguia** said so all the mowing is through Parks & Rec. **Mr. Webb** said yes and some right-of-ways. **Commissioner Murguia** said so all contract mowing is through Parks & Rec. **Mr**. **Webb** said yes. **Mr. Bach** said essentially the broad spectrum of the mowing we do is done by Parks & Rec and it's under their umbrella. Streets have some of their right-of-ways they are doing. Building & Logistics will do some of theirs around their buildings, but outside of that Parks generally has all the mowing either by contract or by employees. **Commissioner Murguia** asked can I get a copy of who the current contractors are and the location of their business. **Mr**. **Bach** said sure.

Commissioner Murguia said I have a question in regard to the grant funds you were referencing. You mentioned there were grant funds available for demolition, but it would require staff to work on them. Are those grant funds only eligible for cities to apply for? **Ms. VonAchen** said I did some preliminary research and I've read anecdotally that there are funds. I can't be specific about it. I just know there is money out there that potentially could be available. **Commissioner Murguia** said can you send me that link or whatever article that referenced there are grants funds out there for mowing? **Ms**. **VonAchen** said sure. **Ms**. **Sieben** said to clarify; that was demolition, not mowing. **Commissioner Murguia** said I'm sorry, demolition, I apologize, yes that's correct, that's what I meant for demolition. **Ms**. **Sieben** said that's what I thought.

Commissioner McKiernan said in regard to the concept of borrowing for demo, as attractive as it is to accelerate the pace in which we are demoing houses and I have a most impressive list in my district that need to come down; check my rough math on this. We borrow $3M for 20 years, we pay back $4M roughly. I wonder is it worth that extra investment of $1M over the course of paying back that loan do we get the bang for our buck in tearing them all down soon. Could we instead continue on a cash basis as we are, look for the efficiencies, look for the grants, come back in a years' time and see what progress we've made, if any, because frankly I think we just need to hold on to as much cash as we can and not pay it back in financing charges. At this moment in time I don't know that I see the benefit of bonding that for the acceleration of the timetable to get them all down. I will say that what this points out is the critical importance of SOAR and all of the anti-blight initiatives because as we talked the other day, we need to grow our tax base, we need to grow our assessed value but part of that growing is making sure that the environment is fertile for things to grow in and making sure that what we have doesn't decay to the point of needing to be demolished. I think going back to our earlier comment about having this come to a Budget Workshop, I think it underscores the critical need for the budget money that we have put forward toward SOAR, toward anti-blight. I think we should continue to fund it at least at the current level. If not, look for ways that we can find it additionally because I think it's critical to growing our tax base that we don't let things rot out from under us, but in terms of borrowing, it's a very attractive idea and I'm still thinking about that.

Ms. VonAchen said I would like to add that I did a little bit more research and I found that there are studies that really demonstrate this. There is a return on investment by accelerating the demolition program that could marginally overcome the borrowing cost. It's really difficult—it's just a policy decision on your part. **Commissioner Johnson** asked could you send that information.

Commissioner Kane said, Mayor, I think it's a good idea. I just don't think we have the money and I'm kind of like Commissioner McKiernan, I don't know if I want to pay a million bucks but I would like a lot more information before we make such a big decision like this.

Commissioner Walters said I would like to comment about the concept of borrowing also. I'm looking at the 2017 Original Budget and the 2017 Amended Budget and the budget that we approved last year projected an ending fund balance of a little over $11M. That was the County Administrator's recommendation, that's what we all approved. Now the 2017 Amended Budget projects a $15M end of year fund balance so suddenly we found $4M between the time we approved this last year and now. I don't think we need to think about borrowing money. As Commissioner Johnson said last time we've got these interrelated parts of mill levy and debt and money in the bank and so what is being proposed in the 2017 Amended Budget is that we take that $4M and we put it in the bank. I would suggest that we could put a little bit less of that in the bank and put a little bit more of it in cash funding for things like demolition and not have to borrow. I would think we could entertain a discussion about that.

Mayor Holland asked are there any caveats on the fund balance that we should know as we think about that because sometimes we get fund balance—sometimes we sell a one-time piece of property. We had that with the land sale from Cerner. It was an $8M introduction but we had places that we needed to spend it so I didn't know if there was a caveat around this additional fund balance that we should be aware of. **Mr. Bach** said I don't know that we have any caveats, if there are, Kathleen can point them out as we get into this. I will just note every year I hope there is money that falls to the bottom line because we budget it what our maximum expenditure would be. I don't have the option to over expend that, I have to under expend it; so the commissioners point that we let money fall to the bottom that can go to build in. I had to hit that point—or at least coming as I start to look ahead to 2017 because our original budget we still ended up budgeting more expenses than we did in revenue in the General Fund. I corrected that with this proposed budget by changing some efficiencies and looking at the revenues and where we're at so we actually come out. The expenditures this year are a little bit less and I hope at the end of the year we will expend less than what we currently have planned. We will expend less than what we currently have planned. As I look forward to 2018 the budgeted amount is right on the line. I'm not going to—you can do what you want to. You made that adjustment last year and it makes it a little tougher as we move forward, but when we initially go into a budget and plan to spend more money than we're bringing in, that's not good fiscal management as a way to do it. I will do everything possible as I move through the year to make sure that doesn't happen just by finding different efficiencies but I like to at least try to go in planning that and that's why it's done the way it is.

Commissioner Bynum said the question earlier about a bulk discount on demo, is there staff available here tonight that has already looked into that and can tell us one way or the other if we've sought that out in the past and is it viable? **Mr. Talkin** said in years past we used to do I would say bulk bidding for the most part down in the Chambers because—we would bid them in two or three packages and over time we moved away from that because we've been bidding things out as they get ready and we didn't always have 50 or 60 to throw together at one time. We also had a lot of locally grown contractors that seem to put pressures in certain places and wanted to be involved in this process as well as minority businesses, small businesses and women-owned businesses. There were concerns that were passed around during that time when this was considered last time that they would not have that ability to bid this. **Commissioner Bynum** said so there is kind of a pro and con to that concept. **Mr. Talkin** said if we get to the point that we're doing a major emphasis and a one-time shot, I think it has some relevancy. I'm not saying it didn't before, but I think it makes it more relevant.

Commissioner Bynum said we've had a couple of commissioners ask for data tonight. I think I have requested this in the past, could you send that to all commissioners? When we ask for something to be sent, could we all receive it, just a request in general?

Then, my last question on this item is, we're about midway through the first year of extra budgeted dollars for SOAR and I'm just wondering at this midpoint have we budgeted enough or not enough, that right amount; how is it shaking out or maybe you're always going to want more, I don't know. **Ms. Sieben** said actually the staff that works on SOAR hear me say I want this through efficiency, not for money. There are items in here that were to add staff in Animal Services particularly and a few other areas. Those are ongoing costs. It stuff the Commission from a policy perspective is very interested in. Mowing is the one area when we started into this last summer we didn't have a good handle on. I can say with more confidence that we have a pretty good handle on it now, but weather dependent that can change if it would have been hot and dried up by now, which it still is not dried up, you can ask the fine folks behind me here; we wouldn't maybe be asking for as much but it hasn't dried up. We're also in our first year of spring so that being said we need more money. Will we use it all next year, I can't tell you. It's weather dependent. What I can tell you from a boarding perspective we would really like more dollars. I understand we can't get it. It's going to push us to look other ways which isn't a bad thing. Sometimes necessity is the mother of all invention so we would be happy to try to figure out what that looks like and if we need to come back to you next year and go golly, gosh, gee, it's not working and we need to be able to make these secure because we feel that goes back to the safety aspect in the community and it also enhances appearance so it does two things.

From a demo perspective; you know we're here to do whatever the Commission wants. We understand there is a massive backlog. We understand that we only have a basic understanding of what that list might look like if it was comprehensive. We're not here to push that. I know Greg has one staff member. He is probably better to answer that one but from the rest of SOAR we don't need anything, we just need to learn how to do it smarter and not work as hard.

Commissioner Johnson asked did I hear someone say that we were going to need more money, that we've almost used up all of our money for mowing or did I just mishear that? **Mr. Bach** said we have but it's built into the budget that I forwarded to you. I recommended an extra $200K in this year's mowing budget and that's the same amount requested in the 2018 Budget. As presented to you we believe we will have enough money to get through into the fall.

Commissioner Johnson said I think it has already been said and Commissioner Walters has reemphasized what I spoke about last week with regard to an overall financial discussion. When you talk about adding debt financing although I've said before I'm not opposed to debt financing, I think it needs to be done as a part of a larger financial discussion. I think that's the reason why I talked about having some type of dashboard presented on some level throughout the year so that we can kind of get a sense of how one thing affects the other. I will continue to push for that and that needs to be, in my opinion, as part of a more intellectual discussion versus—you know there are so many needs that we have out there and we could all go around the table and pick an area that we could find to either finance through debt or to pay off with cash. I think we could have a much more intellectual discussion about how one thing affects the other and fund balance being one of those and things of that nature. I think that would be a better although slower process but I think it would be better for us.

One of the things I want to commend you all on is the fact that we are—I'm seeing mowing more frequently, I'm seeing the houses being boarded up and I appreciate that attention to—I've spoken to the Parks & Rec Department directly about this, but I want to make sure that we do emphasize quality of care. While I'm not suggesting that every property has to be manicured perfectly but when you talk about you cut the grass if there is grass growing over curbs, we just need to make sure that—I think what we do even with our vacant lots it speaks to how the government—it speaks to the community in terms of how the government views the city. If we're not paying attention to certain things, we've got to cut, we've got numbers and I understand we're trying to get the number up to 10,000; we have goals but we don't want to forsake the quality of care in terms of how we present that. I do see some inconsistencies throughout my district. Some areas are done better than others and that might be just based on the contractor, I don't know, but I think if we are contracting with different companies they need to understand that it's important from the city perspective that we give a consistent level of quality regardless of where it is. Since I'm on the east side of town I've got to be a proponent for the east side of town to make sure we're getting quality of care as well.

Commissioner Townsend said first topic mowing; I'll pick up on that because Commissioner Johnson asked about the growing period. I want to make sure and I understand from the Administrator that we have enough currently in the budget to get us through the end of the growing season to continue mowing the way we are now. What is the end of that growing season? Are we talking about the end of August, are we talking about the end of October because we're having much warmer temperatures longer so we're not getting the calls anywhere in the volume that I used to get two years ago. I've noticed that our seasons are lengthening so the calls will resume if we don't have enough to get us at least through the end of October so where will this money take us through. November would be even better. **Ms. Sieben** said the answer to that is November and to be honest with you if it keeps raining consistently we will probably run out of money. You know rainy and sun that's like—these folks are really hoping it lets up. Hopefully, that will get us through. We are banking on that getting us through November. They actually this year have changed how we're staffing up, but it's really hard because our seasonal or our youth that join us don't join us until June so you know we get a shot in the arm after we've already been going at it this year since March. We were ready to be geared up April 1 and by the middle of March we were already into the thick of it. We're recognizing those changes and staff is trying to adjust and Doug has been great working with those folks on trying to help them adapt and adjust to that.

Commissioner Townsend said I also noticed and it has been mentioned before that there was a transition of how we use staff using Park & Rec personnel so that we could start earlier and continue. Yesterday I observed, and we're still using those tractors, which is great to cut the lots. I don't care if we were pulling a horse doing it as long as they're being done and they're being done so much more efficiently and better and more often. That's key and then the good thing was that I saw a gentleman come by with a weedwacker. That's the kind of finishing that we were talking about and started with putting in a couple of years ago. I didn't get a chance to send an email but I know somewhere in here that persons supervisor is here so I want to call him out for the job that he did, the good job that he did yesterday, and I talked to him. He didn't know who I was and I said I really appreciate how you're keeping this and the other gentleman who was on the tractor riding and he said well that's my job. That also went to the type of customer service that he was giving so I wanted to make sure I called that person out.

The next topic is demolition. Do you we have currently 200 houses that are eligible for demolition? Is that the number? **Mr. Bach** said we have 205 structures on our demolition list now increasing, well, hopefully we decrease it every day but we increase it every day. Greg, is there a different update than that? **Mr. Talkin** said no, I think that's pretty on target. **Commissioner Townsend** said that's the number—we will go with 200 that we're talking about trying to get rid of with one fell swoop. If there is any way we could do that, I would support that fiscally, responsibly, do that for a couple of reasons. 1) That's the biggest opportunity to use the economies of scale that Commissioner Walker is talking about to get rid of them. 2) They have been around so long we will be here three or four years or somebody will be here three or four years talking about some of these same houses so you've got immediate impact. It's an immediate value to whatever it surrounds to take down those houses. 3) It has to be—even though we haven't started it with the Northeast Master Plan consistent with anything that we would do with that because it increases the value, gets rid of the blight, and it has to be consistent with whatever we would want to see with that plan, come out of that plan with development because we've cleared property that needs to be demolished. There is no question about that. Also, if we aggressively pursue the other boarding processes that you talked about, that number that we intake on average was it 72, 75; that number is going to grow and we're just continuing to dig ourselves in a hole. I would like to see for those reasons our best stab at getting rid of those 200 and then moving forward. If we've got extra money that we can move reasonably cash, do it that way. I'm not sure over how long we're paying this $1M that was mentioned in interest but I have to believe there are immediate benefits to taking this one fell swoop and getting rid of this.

Commissioner Murguia said, Melissa, earlier did you say you wished you had more money for boarding material? **Ms. Sieben** said yes, but I also said we would find a way to make things work. **Commissioner Murguia** said yes, I know you said that, but I didn't know if I heard you correctly. When you are referencing boarding material, are you talking about like plywood to go over windows and doors? **Ms. Sieben** said yes, we actually brought forth through the standing committee a whole new boarding process. The Land Bank is employing that now. What that does is it makes the structure much harder to break-in to now. People get into them if they want, but this takes the more casual individual who gets in there and possibly starts a fire and ruins it for rehab, it makes it harder. That new process costs a little bit more money, but in addition to it we would like to go back and revisit some of our structures where people have ripped stuff off and really start securing these for the future. If it doesn't happen this year, that's fine, we will figure it out and we can work on it next year. We want you to know that's something we as a SOAR team see as a possible way of helping secure these structures and saving them for someone to possibly renovate. If they are getting into them in mass like in Commissioner McKiernan's district and sitting fires it's because they're not secured. If they were harder to get into, they wouldn't do that.

Commissioner Philbrook said the relationship between the boarded buildings and the demo buildings is there a correlation between them? How many of these buildings are we boarding up that are on the demolition list? You know what I'm saying? I'm trying to get a feel for this because we could save a heck of a lot of boarding if we could get rid of a whole bunch of those out there that they are having to board over and over again or whatever has to happen. Is there a relationship? I mean do you have a correlation? **Mr. Talkin** said I can give you a brief bit of history. It used to be that we tried to push away from spending money to board if it was on the demo list if at all possible. That mentality has changed. We're trying to make the neighborhood safer so unless we're going to take that property down real quick, if it's a fire damaged structure that we're doing an emergency demo, we probably won't board it because it will be coming down within a week or two but we don't have a whole lot of those. We are now pretty much boarding up any property that's on the demo that needs to be boarded. **Commissioner Philbrook** said so most of the stuff that we're boarding up is on the demo list? **Mr. Talkin** said no, there are a lot of other properties we are boarding because it's also prevention mode. We're trying to board properties to keep them from getting on the demo list now too. **Commissioner Philbrook** said I guess I'm trying to get the correlation of how many of them are demo and how many are we trying to save sort of thing, any idea? **Mr. Talkin** said I don't have those numbers commissioner.

Commissioner Philbrook said I would like to say that—I'm going to repeat myself, that yes I think we could save money in boarding if we could get rid of a lot of these blighted properties and I know that unless you're living next to a blighted property or have or are around a lot of it it's easy to ignore it and push it off you know because it's not in your backyard, it's not next to you. Having owned property in the city on the east side of 635 I would tell you that it matters a heck of a lot and I know I don't really like to go in debt financing, but if there is some way we can find a way to really get rid of these blighted properties, I think it's going to make a big difference in possibly bringing in other people to develop our community. I know that our community is going to be a whole lot happier with us not having to look at that blighted piece of property next to them. If there is any way we can do that and do it fiscally responsibly, I would really like to see us look at that.

Mayor Holland said I think everyone has weighed in that wants to. I think there is a dividend in there of increased property values around the demoed properties that is a return on investment and I do think there is a need that if you're going to sell your house, and I don't know why people do this but we all do it, the best our house has looked in years is the day before we sell it.

You know we paint it, we clean it up, we do all that stuff and I think the impact of having instead of seven years of a dwindling number of houses, seven years of clean neighborhoods pays a dividend that's worthwhile. Maybe we can do this, if there is some consensus here to ask Mr. Bach and his staff to look at some options for eliminating these 200 and bring us some options forward that we can vote on, but to look at some different financial tools. The debt financing for me is a last ditch effort. It's just a last ditch effort, but if I lived next door to a house that was burnt-out, I would want it down right now and I hear that from neighbors all the time. I think Commissioner Philbrook said it well, if it's next door to your house, it's a crisis. If it's not next door to your house or it's around the corner and you can't see it from your front yard then it's not too bad and you can live with it because you can't see it. If we can find some way to address this, an aggressive shot, maybe we can—I think there is enough consensus to at least look at that and we don't need to make a decision on it today, but we can look at the options. Does that seem reasonable to everybody? Okay.

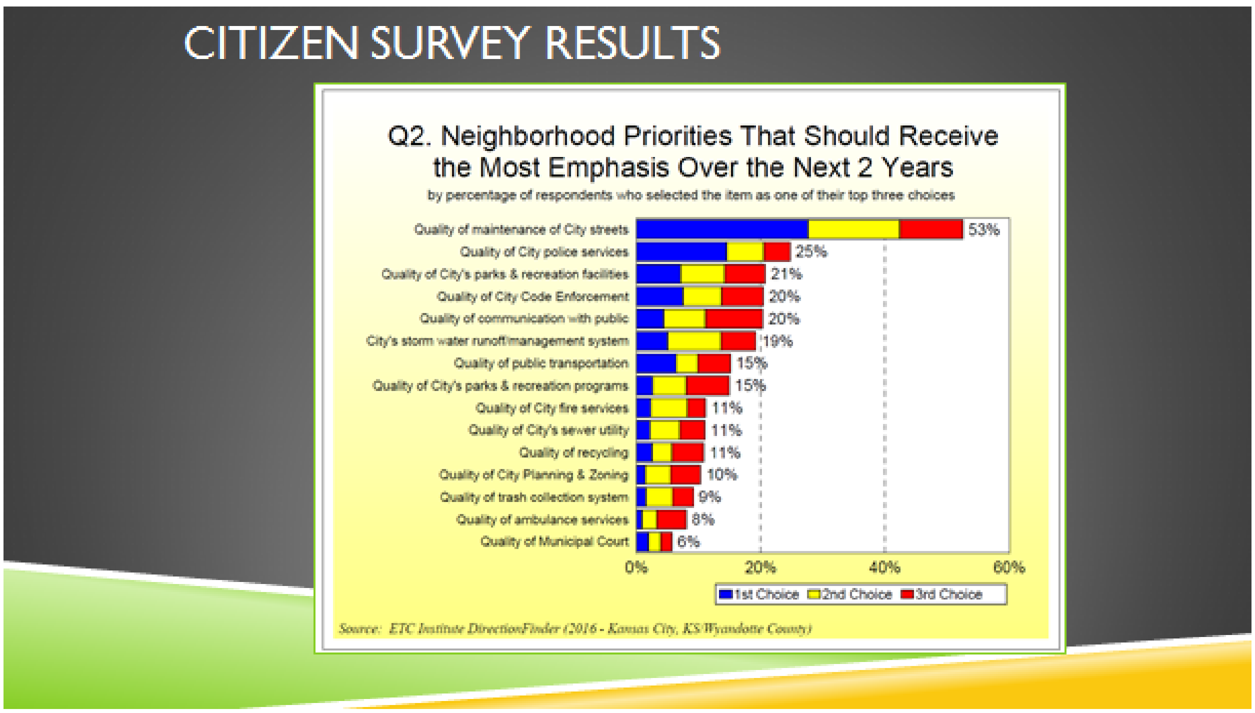
Mayor Holland asked anything else on SOAR and demo before we move to Streets & Sidewalks. Speaking of another area where we don't have enough money. We're just going from one to another. As they are changing seats I just want to reflect on where we were three years ago with blight reduction and where we are today, remarkable transformation. **Mr. Bach** said we're going in the right direction Mayor.

STREETS/SIDEWALKS

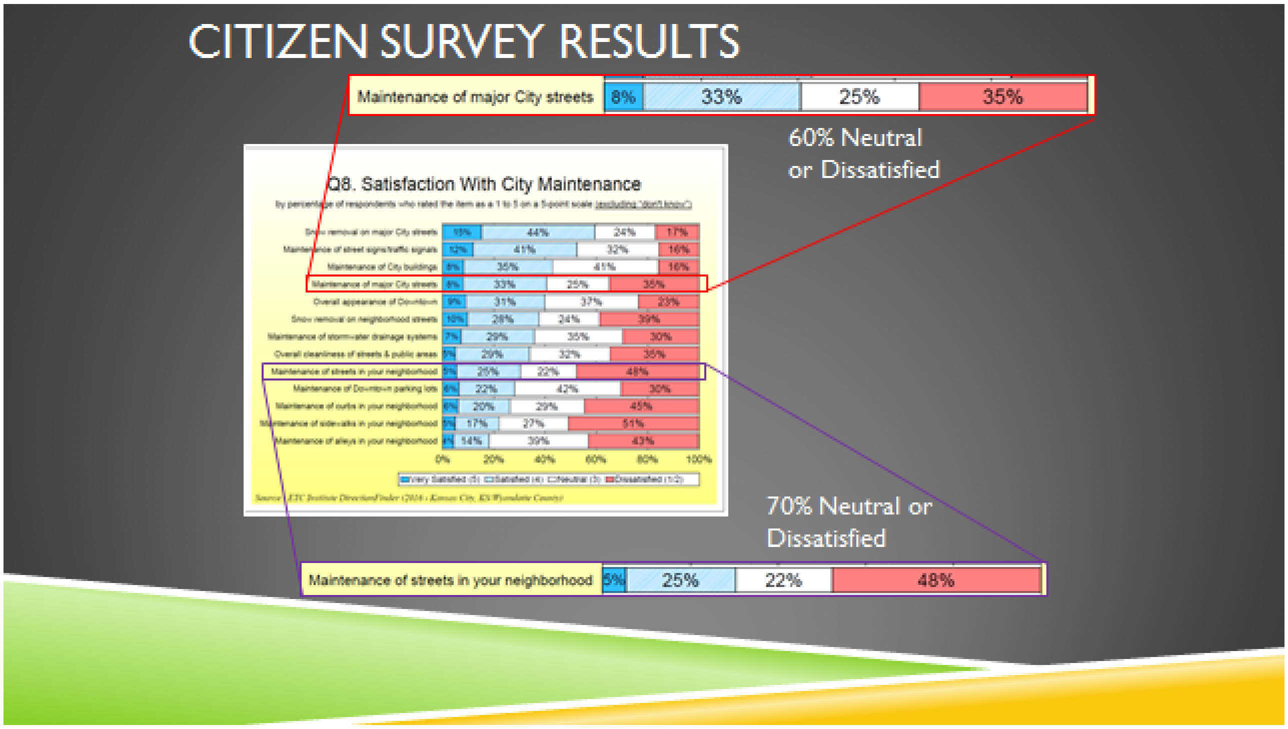
Mr. Bach said there were some specific requests by Commissioner McKiernan on this one, but it was also one that I had on the list to come in and give a report because it's an area we're spending more money on and so where are we directing that money for '17 and '18 as we look to the future so the Commission has a good understanding when they're out talking to the public just where we are spending our Streets and Sidewalk money. What programs are in there because we did initiate some new ones and then open it up for any discussion or direction regarding the path we're moving for this. I will turn this over to Jeff Fisher, our Director of Public Works, and let him lead us off.

Jeff Fisher, Executive Director of Public Works, said I did want to make an introduction because I don't believe we've introduced Troy Shaw, our new County Engineer. He has actually been around. He is a former employee and we got him back so we're happy to have him onboard and he will be available to answer some questions as needed and then Director of Engineering Brent Thompson and most of you know him, Brandon Grover, is our new Asset Management Coordinator, and he is really good at assembling these presentations and highlighting them for you so he is going to do most of that. I did want to mention that you're going to see a little bit about street preservations tonight in his presentation. I did want to note that we're going to provide a presentation to you in September in greater detail about what a strong street preservation program looks like. I will hand it over to Brandon now.

Brandon Grover, Asset Coordination Manager for Public Works, said tonight we wanted to highlight a couple of things about some initiatives we've added to the CMIP and also some increases we've made. We were presented with a really awesome task this year of not only getting a new Director and having a new strategic plan laid out by you all and really getting to interrupt that and push that into better projects that meet the citizens requests in your strategic plan.



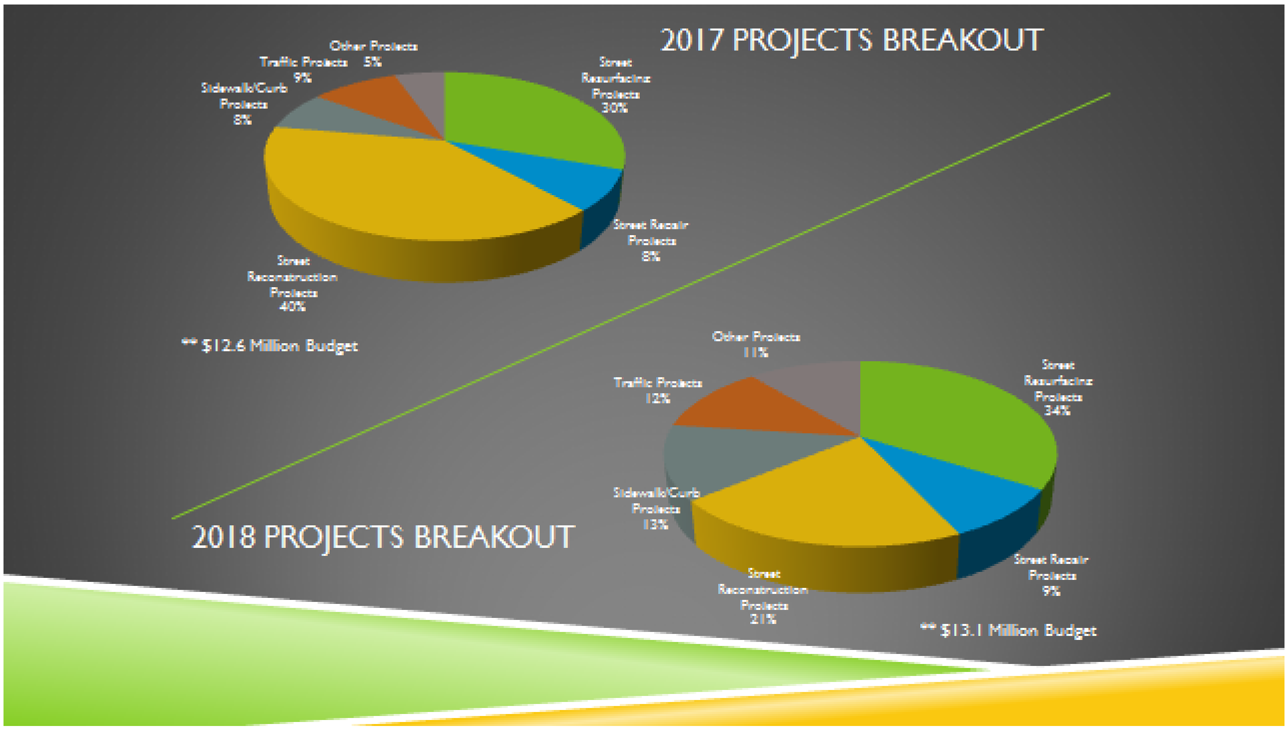
One of the first things we like to highlight is the second question that was asked in the Citizen Survey and that's the quality of maintenance and where people like to see their money spent over the next few years. The overwhelming majority, 53%, compared to everything else on that list was that they would like to see this spent on street improvements. This is a huge bonus for us because it's obviously something we're passionate about in the Public Works world, but we know it's something everyone else is passionate as well. **Mayor Holland** said I would like to note that the people who put that as first choice it's more than any other topic first, second and third choice combined. That's a significant chart. **Mr. Grover** said absolutely, that's one of the key things we noticed about this the first time we saw it too.



The second slide kind of gives you the same kind of information and you've seen this one from us before but we like to make sure that it really hits home. This is about the satisfaction. The first number you see up here is the Maintenance of City Streets so these would be like our major city streets, our arterials, our collectors, things like that. Sixty percent are neutral or dissatisfied with the current level of service of these streets they receive and 70% are neutral or dissatisfied with the maintenance of their neighborhood streets. This struck home really hard with us that we know we needed to figure out how to improve these in an effective manner. One of Jeff's big initiatives when he came in was introduction of the asset management ideology that we've adopted to better come up with a way to address these so we're not just doing mill and overlay every 30 years, but coming up with a better practice of how we want to maintain our streets to get the most longevity out of them.

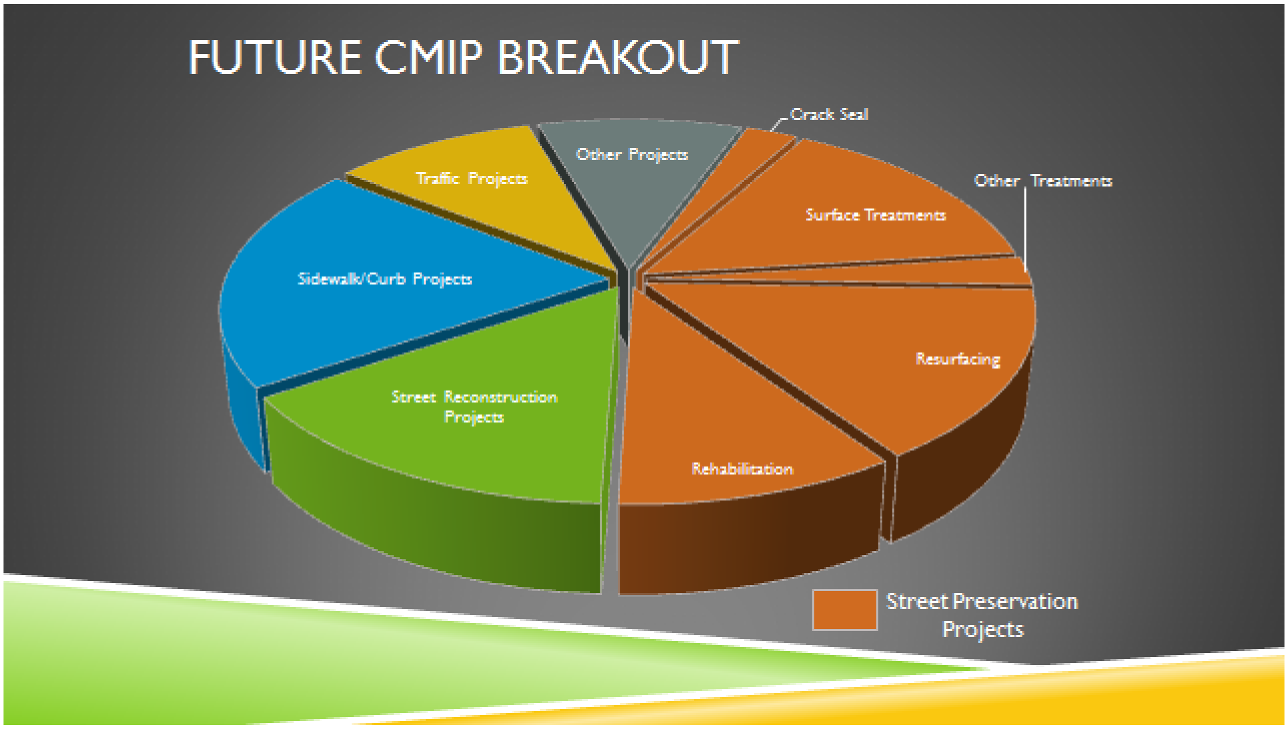
One of the big things that we looked at was getting some new equipment to help us manage our streets better. You will see in your budget as you look over them we're looking to buy to new pothole patchers. One we're actually waiting on for delivery in October and one again next year. These will be two different types of machines. We highlighted them at a prior presentation. One will be a big batch plant machine that looks kind of similar to this dump truck down here and the other one will be similar to this one up here which is more of a frontend rig. These will allow crews to go well into more toward freezing time whereas our normal patching has to stop sometime around September/October depending on the weather. Another big piece of equipment we're looking to buy is a manhole saw. We showed you a video of that in one of our prior presentations and I think everybody is looking forward to seeing that in action. We're also buying a paint striper that will allow us to do some of the more advanced painting technologies; epoxy and things like that as opposed to just our water based paint that tends to ware off a little more quickly.

All of these implements will allow us to be more efficient in our time and we're looking, especially with the pothole trucks and the patcher trucks, we're looking to reassociate or reuse about 160K per crew on other initiatives throughout the city. Our main one we're going to focus on is sidewalks and curb repair. We're actually training some new staff and bringing in some staff to be more effective and specialized in those areas.

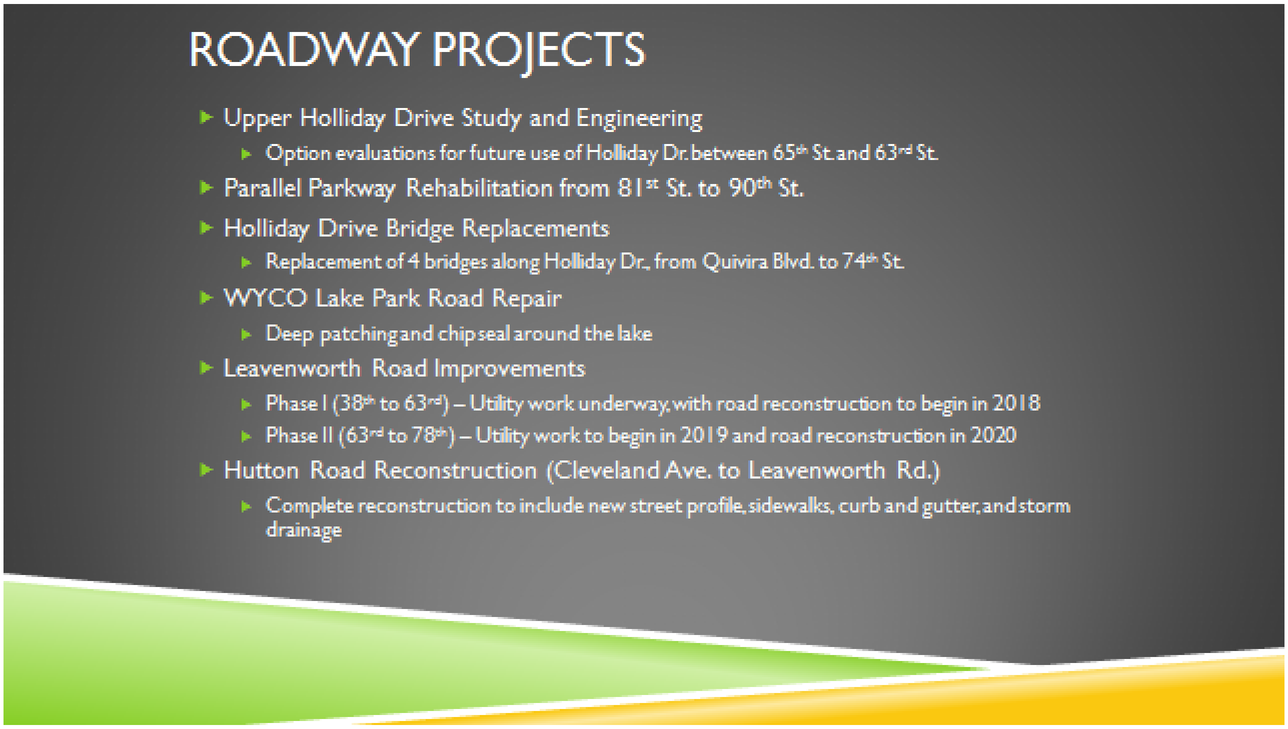


We wanted to highlight a couple things. The top half of this slide you see here is the 2017 Budget that we have. We broke it out based on project type as far as streets are concerned so you see about 40% is spent on street reconstruction. This number seems a little large but that's because we've got a large chunk of Leavenworth Road reconstruction right now. You can still see that we spend a very large amount on full reconstructions, a little bit less on actual resurfacing and even less on repairs and about the same we spend on repairs which would be your deep patches, things like that, is the same amount we're currently spending on sidewalks. The majority of that comes with our ADA Projects and with our Safe Routes to Schools so it really doesn't address the overall need of the network. It's just more in key areas.

The 2018 Budget down here on the lower corner is kind of what we've worked towards. We've reduced several of the areas, increased our Street Resurfacing budget, increased our Repairs and also drastically increased our Sidewalk Budget. There are a couple of key pieces. You will see the Sidewalk Gap Program and some other initiatives that we're looking to increase those areas.



This slide indicates what we're hoping to do hopefully. As you can see there is a large chunk here in the same color. Even though it's broken up in several wedges this is what we will be calling our Street Preservation. You will see that item start showing up in the CMIP in future years just because there are several different methods for Street Preservation that we've lined out; Crack Seal, Surface Treatments, Resurfacing and Rehabilitation; we all consider those part of preservation that we we're not looking at complete rebuilds as often as we would in a much smaller portion. We've also increased the larger portion of our curbs and sidewalks, as I mentioned, through several other initiatives. Some that were highlighted in the SOAR presentation about our 50/50 Program, Sidewalk Gap Program, and our Trails Network Improvements as well.



Some of the newer or larger projects you will see in your CMIP as you're going through it, the Upper Holliday Drive Study and Engineering; as everybody knows there is a section of Holliday Drive over the old Inland mines that has failed. We're looking at potential options for what we can do for that section. Commissioner Walker, I know you're very passionate about several different options so we're looking at those. The Parallel Parkway Rehabilitation from 81st to 91st a majority of that is resurfacing, but there are also several curb and sidewalk repairs in that area we will be addressing as well. Maybe some sidewalk extensions to hopefully complete some gaps in that area that will move people from the new Y along up to 90th to connect to the new soccer fields and potentially even further on in the future to the new training facility and out to the Legends.

The Holliday Drive Bridge Replacements; we've highlighted this in several other presentations, but we found the need to really get in and address these four bridges that are out there. They're not in critical issues of failure necessarily. The bridges are still structurally sound. There are just some other issues we need to address.

Commissioner Markley said I just want to interrupt; I think maybe some people that are watching at home the last time we talked about CMIP there was a little confusion about the Holliday Drive part that failed versus the bridge replacement so those are two separate projects not related. I just want to say that out loud for anyone who is watching at home this time who might have felt some of that confusion. It's unusual to see Holliday Drive come up in two places. It's kind of a rural area out there so to see it come up twice in one CMIP is maybe a little bit unusual but I had someone ask me are they going to put a bridge over the place where it failed and I said no, they are two separate projects, they just happen to be on the same road. **Mr. Grover** said that's an interesting option. **Mr. Bach** said maybe the bridge will be the ultimate solution. **Mr**. **Grover** said there's a potential.

Mr. Grover said we've received several comments that some work needs to be done around the lake and we agree. This year there is some dedicated money that we're going to go in and do some deep patching and also some surface treatments while we evaluate potential further needs of the lake and the park and our other parks as well. You will see those budget items come up over the next course of the CMIP.

Everybody is familiar with the Leavenworth Road Improvements. Phase 1 we're currently underway with the utility work so you will see people out there. We're actually going to be doing a presentation about the website the citizens will be able to go to and see live updates and things like that for it. Phase 2, the utility work, should be begin sometime in late 2019 with construction starting in 2020.

We want to let everybody know that we are still planning to do Hutton Road this year. It hasn't been bumped from the CMIP as of yet. This will be the second phase of the reconstruction from Cleveland almost up to the intersection with Leavenworth Road. This will be adding curb, gutter, sidewalks, and drainage system.

Commissioner Kane said so we're going to stop right before Leavenworth Road. **Mr. Grover** said that is correct. We're looking at other potential options for the intersection itself. We haven't decided on one yet. **Commissioner Kane** said that's a good answer. **Commissioner Bynum** asked are we waiting to plan how that roundabout is going to work. **Mr. Grover** said yes. **Commissioner Kane** said that's a terrible answer.

Commissioner Townsend said before we get too far removed from this I've had constituents who are interested with the Leavenworth Road Improvements about the completion date so Phase 1 what would be at this point and time the best estimated completion? **Troy Shaw,**

County Engineer, said probably spring of 2020. **Commissioner Townsend** said spring of 2020 for Phase 1 and then Phase 2—**Mr. Shaw** was inaudible due to not being at a mic. **Commissioner Townsend** said Mr. Grover mentioned that citizens could look at the website for construction updates. Are you talking about the UG website or will there be a separate one for the project. **Mr. Grover** said there will actually be a separate website for the Leavenworth Road Project. That's one of the new initiatives we've decided to embark on. It's taking several key projects in developing personalized websites for those projects. That way citizens can get a more in-depth look at the project. We're working on getting that up and running. It should be as a link on the UGs website as well as on potentially some signs that are going to be out there along the project corridor and we're hoping to have that up probably within a month. **Mr. Fisher** said we're making presentation on that on the 24th.

Mr. Grover said one of the other big pieces that we really looked at this year was completing some sidewalk gaps and improving our sidewalk network. As the bike and pedestrian population in our community grows we want to make sure they have the facilities that are meeting their needs. We presented a, I believe it was in March or May a Sidewalk Gap Program that was put together by the Planning & Zoning Department and we have taken over the implementation of that. Part of that will be starting in late 2018 with the evaluation of our 2012 Master Plan, Sidewalks & Trails Master Plan to best assess those areas that we can get the best bang for our buck and also as Commissioner Murguia requested, we're looking at putting some more money into that program as time goes on.

That kind of leads us to the overall Sidewalk Improvement Projects which are something we hope to initiate in twofold. One will actually be a rate project where we bid out all of our curbs, sidewalks, ADAs for the larger areas. The second fold of that will be using our internal staff to prepare some of the smaller areas in neighborhoods that just one piece of curb is broke out or something like that.

As everybody is aware the ADA Ramp Replacement Project as part of our Department of Justice Consent Decree we have to continue on with those at our current funding level. We're not quite ready to meet our consent decree but we're working on that.

Commissioner Murguia said on the requirement to put in the ADA ramps, can I see a list of how you're doing that because I've been up here for over 10 years now and I've been waiting—I don't know about Commissioner Markley, I share this area with her, but Strong Avenue still doesn't have any ADA ramps on it. That's a perfect example of where the sidewalk for the age of it is in relative decent shape from about 30th Street to 42nd, relatively; there are spots that you know like what you're talking about that could be redone that are small but there are no handicap ramps. There is an enormous amount of foot traffic in that area walking to and from the two new grocery stores many of which people are handicap. They are riding those little handicap scooter things. I just want to know where it is at on the list so I can tell people. **Mr. Shaw** said I can give you a quick rundown from my history with the ADA Ramp Program. Basically the consent decree stems from the resurfacing programs we did from '92 up to whenever the consent decree started it was federal—2010, federal regulation that we install ADA ramps on any roads that were resurfaced or mill and overlay that was considered a treatment that made it necessary to put the ramps in. It wasn't being done so the consent decree was issued and basically how we're selecting—GBA did a study—a consulting firm, just noting all the areas that we did those overlays in that time period and then we were just systematically moving through. If there is an area that was in that area that you would like to address sooner than another one, let us know. I can go check that area. I can do that tomorrow and see if that area was in that for sure and that's kind of how we're selecting the area. It's just the areas that were overlaid in that time period. If Strong Avenue was overlaid, then that could be one we could select. We're just kind of systematically moving through trying to knockout as many—take the biggest bang for the bucks as we can in different areas. **Commissioner Murguia** said it's always been a big issue but it's been a significant issue in the last three years since the Walmart has been built and the Save-A-Lot has been built because like I said, a lot of people in my district don't have transportation and that large number—I live right on Strong Avenue also so I get to see the foot traffic and it's usually not by foot, it's like by wheelchair or some sort of scooter device so yes, if you could look at that area it would be great. **Mr. Shaw** said I will do that tomorrow. That won't be an issue.

Commissioner Philbrook said this is around curbs and sidewalks and this isn't particularly at you, this is in combination with you because I've had several complaints lately about when we go in and do a demolition that curbs or sidewalks are getting totally annihilated but they're not being put back and/or if they do a curb they're doing it was asphalt and I don't believe that is acceptable because asphalt is not a good curbing. I would like for us to pay a little bit closer attention to that because if we're actually going to spend the money to do the demo to make our area look better, that we pay attention to the curb and sidewalk and I do believe that the demolition company that's doing this is responsible for putting things back the way it's supposed to be. **Mayor Holland** said the demo of a home is damaging the curb. **Commissioner Philbrook** said when they're doing the demo work. **Mayor Holland** said that's what I wanted to be clear on.

Commissioner Murguia said I just wanted to piggyback off Commissioner Philbrook's comment. I would go one step further. If our ultimate goal is to grow our community and to market these vacant lots that we're demolishing structures on, I would tell you Commissioner Philbrook, I'm up close and personal with what gets demolished in my district and a lot of times the curb and the sidewalk was bad to begin with. It's not necessarily the demolition crew that's tearing it up but that vibration that takes place when they're knocking a building down just makes it worse and there is really no way to protect that. I know we don't have a lot of money, but if we're going to market, especially some that are in strategic locations, some lots where we're doing some demolition that we need to replace that curb and sidewalk so that we can actually, as I've said many times, I would like to see signs in these lots that we have in our Land Bank that are for sale that we could put in there and be proud to say that. If we could link up—I'll just walk through like a scenario that I know happens frequently in my district. You demolish a structure, the houses around it are in relatively decent shape, I think it's a prime spot to put new curb and sidewalks and to make sure it gets mowed regularly and to have a sign in the yard that says "for sale" call whatever number at the UG, you know UG Land Bank. There are some spots that are more viable. I recognize there are some spots too that may not have as much marketability and I would just like to share this, I don't want to get in the weeds on this, but I will. The agency I run does a lot of free mowing for the Unified Government and large parcels of ground and we use volunteers and commercial mowers for that.

One of the things, and this might be for the Commissions opinion; in those large areas that aren't as high profile or that are too large to mow on a regular basis you can do some creative things to them such as putting a frame around them and letting the grass grow in the center where you are pushing the grass back from the street corners where traffic would be obstructed by the view of really tall grass. It looks very nice. I know they do it in Johnson County on some of their highway easements. It looks very nice and it can be done very well and that kind of lends it to what Commissioner Johnson and Commissioner Townsend were talking about, the details. If you don't mow the whole thing but you mow the edge of it and you take some time to weedeat the edges instead of mowing all the grass, it really does put a nice frame around it. I'm friends with a City Councilperson in Johnson County in Roeland Park and she was in my district touring looking at some of the new curbs and sidewalks and some of the homes in my district have challenges and she said it is true—she is an artist by nature and she said you can put a frame around almost anything and it looks pretty good which is true. Any details you pay attention to stuff like that makes it a better situation and it doesn't cost as much. If there is staff here that wants to see what I'm talking about, we have some great examples of that.

Ms. Sieben said, Commissioner, I would also like to talk about that. Part of our program is looking at a tiered mowing program. Thus far this year the push was to stand up more intensive mowing. They know from my end that I'm still looking at a tiered program. One of the things that we ran into is we do have to change some code to allow us to do exactly what you're talking about. I don't know that anybody else in Johnson County changed those codes because I couldn't tell you they are the exact same here as they were there so we may be moving to stricter construction but we felt like if we were going to do that especially in some of our formally residential neighborhoods that are still zoned residential, that we really needed to kind of look at that through the code perspective. It's my goal with our SOAR program that we actually have that tiered system. I've highlighted some of those to staff and staff is sitting here and they knew I was going to jump in and talk about this because we've been trying to figure out how to make this happen. Some amount of that is that we need our system in Public Works to help us help parks make those decisions and then figure out how to bid that out. Our scale and scope is so much different than Johnson County that it's taking us a little bit longer to get our hands on it, but I totally agree with what you're talking about because you can frame that and especially where we have vast tracts, get it back a foot off the curb, make the curb look good and let the rest of it go to sunflowers.

Commissioner Murguia said, Mayor, I was going to say this earlier but we moved on and that's great and I think we're headed in the right direction, but I tend to err on your side in regard to the financing to get those structures down. I'm kind of undecided here and I will tell you why. Just getting them down and financing to do that I'm not sure I'm completely into that. What I would need to see from staff is a strategy. It needs to be very strategic in what we take down. Those areas that have the highest marketability should be first, not the only, but first in my opinion so that as we've talked about before grow our community and get new homes built on those available lots. I'm a little more of a risk taker and I think that I would not necessarily be opposed to financing that if it was done strategically.

Mr. Grover said the next thing we wanted to highlight was our continued effort in our Safe Routes to Schools. As I think most every commissioner in here has been touched by this program at one point and time with one school or another, some of the newer ones we've done, Hazel Grove, we realized the accomplishment that served but also some of the complexities that were specific to that location. We're looking at some more things all over the place. **Commissioner Philbrook** said and I would say that I really do appreciate the conversation with the folks that live around that school because it made a big difference in what that final outcome was. It didn't end up looking like what we were thinking we were going to do and by the time we got through it ended up being—actually I think you guys managed to come up with some more money through some grants to accomplish a little bit more in that particular area and it just came forward at that time. It really is nice. **Mr. Grover** said that is one of the big pieces of the community outreach that is involved with that particular program. Finding those neighborhood groups that are passionate about getting their children to walk to school, finding those desired routes is the big piece. We don't just want to put them on every collector, we don't just want to put them where we think it would be the best; we want to make sure the citizens and the residents are happy with how it goes for their area as well. **Mayor Holland** said I want to put them on every collector. **Mr**. **Grover** said I would love to have sidewalks on every collector as well.

The 50/50 Curb and Sidewalk Incentive Program is one that has been around for quite a while. We're looking at revamping that in a few new ways, getting some more community outreach to that and letting people know what's really out there and seeing the real need that people want and upping some of the rates of that as well. We realize some of the payout rates are a little outdated so trying to get some people some more incentive to be a part of that.

As I mentioned several times is the Repurposing of our Street Division Personnel, getting them more specifically trained in sidewalk and curb concrete work and getting those used in a more citywide aspect as opposed to just individual districts that they are currently situated in right now.

Mayor Holland said that concludes the Street & Sidewalk portion. Commissioner McKiernan, did that address your hopes and dreams for this dialogue? **Commissioner McKiernan** said well there is not nearly enough money for the Sidewalk Gap Program but we will get there. Actually we should mark this down. This is two times in two meetings where I'm going to say I completely agree. Commissioner Murguia just went back to the financing of the demolition and I have to say she is absolutely right. I would support that financing and the cost of that debt as long as we have a strategic plan that will ensure that we stem the tide, that we don't just keep adding structures on there after spending this big boldest of money and then we keep coming back every year with what we've always been spending and so I do completely agree with that.

Kaw River Levee

Mr. Bach said this one is not one where we really have a presentation to it so I will just speak to the point. Kaw River Levee is a future project for our community that we need to address. It is one where the Army Corps of Engineers has gone and taken a look at the levee and they have come back with a number that is in excess of $500M, a requirement that states that it needs to be raised several feet. **Mayor Holland** said raised up, not down. **Mr. Bach** said correct. So it's one of these where we need to—they've also allocated money from a federal perspective, they are looking back to us and they're shared parties, it's not just a Kansas City, Kansas issue; it is also one that we have with Kansas City, MO., the west bottoms area is all impacted by this. If there is a breach of that levee it floods off both sides; our east bottoms; but what they call their west bottoms area so it's one we're looking at. Right now we're at a point in this budget allocates money as we went through in our project area to study options for costs starting that process next year and into '19 where we would be able to fund that. Obviously, the railroad should be a big party to this so we will be bringing back more in the fall for longer discussions with the Commission to let you know this is what options are being studied, what the timing is, we will go through that process and then potential ways—I mean it will be ongoing future years. Probably the closest parallel I can think of to this project is one that was Turkey Creek which went on for a number of years. We saw it in the budget for a number of years but as those of us that were around this table before or around the community before knew the disastrous flood elements we had in that area before it was fixed and now see that area and also down river into KCMO that has been fixed from what was a huge project that was funded over many years. **Commissioner Murguia** said what was the total cost of that Turkey Creek Project? **Mr. Bach** said $150M. **Ms. Sieben** said in fact this one the local share is $150M. I'm not sure that was the total Turkey Creek Project. **Mr. Bach** said that was the total Turkey Creek Project. I think our share was $10-16M. **Ms. Sieben** said the local share on this one is $150M. **Mayor Holland** said that we share with Kansas City, MO. **Mr**. **Bach** said and any other shareholder we can put in the mix. **Ms. Sieben** said anybody that we can find to help pay. **Mayor Holland** said I will just state my expectation; any money we put into levees is going to include hike and bike on the new levee trails at the top of these levees. Just saying that's something I'm going to push for.

Mr. Bach said right now, this evening, I didn't want to set out a lot more than that. If you have more questions, Melissa has been working this with the Public Works team and we will continue to look at that, but it is one we where we tend to bring back, get more information, do more specific presentation. Studying the options is a funded portion that we start to look at now and we will be discussing that with KCMO.

Commissioner Philbrook asked is there normally a State put in on this too as well as feds or not. I'm just curious. **Mr. Bach** said I don't know if there is something normal about funding of the levees. Do you guys—**Mr**. **Grover** said it's primarily federal and then local match.

Fairfax Funding

Fairfax Improvements

- 2017 – $100,000 (Pg 408)
  - Sidewalk, Curb, Gutter, Inlet repair and street paving along Fiberglass Road from Funston south to Stanley Road
- 2018 – $200,000 (Pg 404 & 408)
  - Includes $100,000 debt and $100,000 TDD
    (TDD funding only available to extent of TDD collections)
  - Sidewalk, Curb and Drainage repairs along Fairfax Tfwy from Kindleberger south to the I-70 ramps. (Multi-year project)

Mr. Bach said this was an initiative set out. This is one requested by Commissioner Townsend so we just wanted to give what we have information on and then set it up for her, but we have $100K that's in the budget document in this year. Next year shows $200K; however, there is a caveat to that. Its $100K of debt funding like we've committed to do in multiple years and then we put forth $100K from the TDD. The TDD was directly related to the NorthPoint Project that was done on the old RACER site beside the General Motors Plant in the Fairfax area so as those projects build part of their incentive structure required that they had a TDD back on their property and then they would pay it back into the whole district so as that built up. We have it built up to a level, it doesn't appear that there will be $100K available in 2018 yet, but if we don't build in the amount of money and it did get there, we couldn't spend the amount of money. I think this year there's—Kathleen, I think between the years we have about $15-$20K that's built up in this fund. **Ms. VonAchen** said $30K. **Mr. Bach** said $30K alright, so it's starting to build up. Throughout the year next year it might start to get close to that's the positioning what we had as far as the TDD.

This next slide on this I think shows what projects you plan for that area. Why don't you quickly go over that and then we can let the commissioner speak about this.

Mr. Grover said we've been working with the Fairfax Industrial Association. The Board down there has indicated several key projects they would like us to address. In 2016 we started the design portion of this northern portion right here from Funston Road—sorry, Fiberglass Road from Funston to the railroad tracks up here. That is going to be a mainly curb and gutter project to hopefully eliminate or fix some potential drainage issues that they have with the people that park along this west side of the road. That will include some mill and overlay to try to get the road to drain positively as well.

The same kind of thing moving onto the 2017 Project which is this much larger southern portion; curb, sidewalk and some drainage control on the west side as well. We're also trying to work with the property owner right there who currently has a very large gravel area that looks like it could be used for parking, but it's currently unused. We're trying to get that reconverted back to some green space to try and eliminate some of the water issues they are currently having.

As far as the 2018 Project is concerned, most of the funds have not been yet dedicated to a project. We're working with the Fairfax Board, as I mentioned, to try and figure out what they would like to see going on. They have mentioned, as shown on the previous slide, they would like to see some curb and sidewalk work done along Fairfax itself when the funds become available. We're hoping to get them into the same kind of mindset we have as developing a true five-year CMIP and that way we can really plan this out and get the best bang for our buck when we bid these projects out and design them.

Mayor Holland said, Commissioner Townsend, you had requested this item. **Commissioner Townsend** said let me start with the TDD Fund. We've got $30K in there now. Is there a rate at which we might—how long it would take to even accumulate $100K? Is there any way you can systematically—because the bottom line what Fairfax was wanting was additional monies. They had come to the Commission when we started last years' public hearing looking at the additional funds from the STAR bond payoff to add to the $100K that's in the CMIP. I was under the impression that this was coming from—these additional funds were coming from another source, but if we're waiting for this additional money to come through the buildup of the district, I was wondering at what pace might we tell them that it's going to take to reach an additional $100K. That was question number one. **Mr. Bach** said I believe that the buildout of all the buildings they have on the site we might not get there—they have an 830,000 sq. ft. building, if I recall on the site, and then there is another one that's—I don't remember the size of it. I think it's only about 30,000 so there is some vacant space so I believe that the $100K comes at projection if they have all there still open space so there is stuff that's undefined, but I'm probably going to go with this to give you a better answer. Based on what's under construction today, when it goes fully onto the tax rolls along with what they have now I think we will be somewhere in the neighborhood of $85-$90K. Kathleen, I'm going to ask you to look at those numbers based on the TDD, unless you know that, and we can come back and give you that report specifically because I wanted to say the $100K mark is based on getting everything online and going so we're going to be really close. **Commissioner Townsend** said because I envision that will be the question they would have for me, what time do we see that fund accumulating $100K. **Mr. Bach** said I think the reason we won't see the big add for 2018 is even TDDs kind of flow in a year behind. You know as we went through the discussion on our property tax rates; you establish it, charge it, collect it and then you have it available to expend.

Commissioner Murguia said on your question, Commissioner Townsend, I was wondering if commercial areas were eligible for the 50/50 Curb & Sidewalk Program and then what's that district you can form, a benefit district, are commercial areas eligible to form a benefit district? **Mr. Grover** said it's really on a case-by-case basis. It isn't one we've outlined to say no it's not or yes it is. If they are completing a section of sidewalk or something like that or curbs that need to be replaced we've typically gone ahead and approved it as long as they follow the normal policies. However, in the areas of Fairfax there are several areas that are parking stalls or parking areas that people say as a walking path and currently the program is not outlined to pay for those.

Mr. Bach said and then the second part of your question is yes, commercial areas are certainly as well as any can establish a benefit district. **Commissioner Murguia** said I just ask the question, it's not my district but I ask it for Commissioner Townsend interest and to explore that option with the Fairfax Industrial Association because a benefit district is really a unique tool that we have that you can get a lot of bang at one time.

Commissioner Kane said you know we ask our folks to pay 50/50 if they want to do theirs. There is no reason why we shouldn't ask the businesses to do the exact same thing. **Mr. Grover** said we do for commercial businesses for commercial sidewalks and things like that. We just don't dedicate anything to an industrial area, but if it was a true sidewalk or curb issue, we would still gladly include them in the program.

Commissioner Townsend said there seems like there has been a lot of options. They just want it done so thank you. **Mayor Holland** said you know I'm going to toss in my view as well on Fairfax that it is ironic that they want more curb and sidewalk and one of their justifications is so their employees can get out and walk. There are five miles of built trail right now on the levee that are finished and complete and ready to walk on that they don't allow their own employees to walk on much less the general public. This is the only levee in the region that does not allow hike and bike from Manhattan, Topeka, Lawrence, Parkville, Riverside, Kansas City, MO; this is the only area that does not allow hike and bike so one of things I'm very interested in as we partner with Fairfax, we've been working on this for a long time, is to get that levee trail open for hike and bike for the public and for the Fairfax employees. I think that would be a great way at no cost, all you have to do is unchain the gate, and they have five miles of walking trail. I think that would be a great place to start. Commissioner, we talk about this all the time. **Commissioner Townsend** said I know, I knew you were going to get the sales pitch in. I appreciate that and as someone who has had a joint challenge situation before, what they're talking though about is level surface that they can go and walk around their places of business so that might be a bit far out of the way for a half-hour lunch break for them, but I get your point.

The other question I had was about with the projects that we've got there, are we spending $100K? **Mr. Grover** said the way we've structured these in the past few years since we've had these funding sources available to us is we will spend $50K from one year and design a project or up to $50K to design a project that we could actually do and construct for 150 which would use the remaining 50 from that first year and the full 100 from the next year. You get much more bang for your buck if you can do a $150K project then a $100K project and try to pay for design out of that as well. We have made Fairfax aware and they are okay with that. **Commissioner Townsend** said the to do plan then is further discussion with the group about the benefit district in addition to watching the TDD grow hopefully as fast as possible.

Again, number two area in terms of taxes into the city and we talked about I guess a couple weeks ago a use that the Commission did not believe fit in, but as I think about living down there maybe we can get some millennials, maybe we could see that as an entertainment district. Commissioner Walker has mentioned in the past something in the bottoms, but you know here is another gateway to our city that at night might take on a different look, lofts, residences or entertainment, arts be the new crossroads so this would certainly be in line with sidewalk improvement in what we can do.

PARKS MASTER PLAN FUNDING

Mr. Bach said our next item on tonight's agenda is the discussion regarding the Parks Master Plan Funding and implementation and we had a couple of commissioners that also had some specific questions about funding for a few areas. We're going to start tonight with a short presentation from Mr. Connor and Mr. Rogers. They're going to go through this and talk about what we have in place.

Commissioner Murguia said, Mayor, before we move onto Parks I've wanted to say this for a long time. All of our departments do a good job. I just have seen a massive improvement in Public Works and how it operates. I think, Jeff, you have an incredible staff, they are very responsive, you do a fantastic job. I was just making a joke with Commissioner Markley that, and I don't believe I've ever heard you speak, and I just want to say you've done a fantastic job. You've really ramped that department up. Your staff is so professional always and so responsive it has been incredible improvement since you have taken over and I really appreciate that. **Mr. Fisher** said thank you.

Commissioner Markley said I will just jump on that bandwagon to say there are a couple of things I have harped on during my time up here. One of those is obviously blight related, but one that I have harped on maybe more privately is just the whole staff at the UG you can see a change in culture where employees still are more empowered to come forward with ideas and to be innovative in their jobs and we have heard tonight and are still going to hear from some amazing new employees who are doing great things for our department. Also, from some amazing longstanding employees who I think have been given new opportunities under those new leadership positions so congratulations, Doug, for hiring great people and congratulations to all of you for doing a great job and really bringing forward ideas that we've been hoping to see for a long time and maybe just hadn't come to the surface in the past. **Mr. Bach** said we appreciate those comments and we will keep striving to improve.

Masterplan Implementation Status

- Park Restroom Upgrades – $90,000 for 2018 (p. 401)
- Park Shelter Improvements – $25,000 for 2018 (p. 401)
- Argentine Community Center
  - Total Project Cost: $459,751.62
  - Funding Sources:
    - CMIP-Dedicated Sales Tax: $361,708
    - Grants: $72,387
    - Consolidated Park Funds: $25,656.62

Joe Connor, Assistant County Administrator, said the first thing we want to talk about on the Master Plan Funding Implementation and as we've told you a few times now in the budget proposal as we were developing it we weren't including any really new funds for park plans for implementation. I just kind of want to go through kind of where we're at this year.

The first couple of items up there are what we're doing with restroom upgrades and also some shelter improvements so for 2018 there is $90K for restroom upgrades and $25K for shelter improvements. Those are not new numbers. Those are numbers that have been in there kind of year over year for general maintenance, but they do direct to the master plan itself because these were things specifically called out for facility improvement. I just wanted to point out that those are in there and we will be continuing to work on those and if you want to see, it's on page 401 of the budget.

The other thing that was mentioned was funding for Community Center Upgrades and kind of a year over year as we start to pick off those facilities. Again, the master plan calls that out specifically and I wanted to talk about the Argentine Community Center Project which while there was $350K kind of budgeted, it was late in the session and we changed the budget at the end to make that work. The total project came in at almost $460K and also going into that budget I wanted to point out there was $72K of grant money that was made available. Thank you Commissioner Murguia. It wasn't all a General Fund project. It was more than that and that's how we got to the $460K. I just kind of wanted to point that out that's how we got there. Just as an FYI we should be having a ribbon cutting next month. I'm working with the operator. He is getting the facility ready to go and he wants to work out the kinks and we will be getting you some information on that shortly.

Commissioner Murguia said I just want to comment since you're on the Argentine Community Center and make an announcement to my fellow commissioners. I really appreciate you taking on this new idea and funding it. I think it's going to be wildly successful and I have some good news for all of you. In addition to the $70K+ that ANDA was able to donate to this project, I just got two or three weeks ago an additional $200K to build a new kitchen and extend the conference room area that I will be turning over to the city. I know, Mayor, you have talked about this before so based on the money given from the government and based on the money raised that's a one to one match and that doesn't happen very often for any of you that know anything about philanthropy or raising money, that's pretty incredible leverage. I think that's good use of our money. Thank you again very much.

UG Parks & Recreation Fields

- 19 Total Ball Fields – 1 of them game field only
- 17 total soccer fields – 4 of them game field only
- January 1-July 31, 2017
  - Ball fields 1475 days used 69.5% usage
  - Soccer Fields 255 days used 83% usage
- Fields are scheduled for UG Parks and Recreation leagues and practices first. Fields are then reserved for participating partners which includes: KCKRBI, KCKBA, KCK District 500 schools, Piper Soccer Club, and KC Crew. We do have groups that use fields for one day events.

Mr. Connor said next on our list we will talk about recreation fields that we have now and I would like to have Jeremy Rogers kind of walk through our inventory of ballfields and how we're managing things today.

Jeremy Rogers, Director of Parks & Recreation, said as you can see here we have 19 total ballfields. That's for youth baseball and that's for adult baseball. Now we've just added that at Eisenhower and youth softball and adult softball so those are the fields there and we have 17 total soccer fields. Most of those are practice fields, green spaces where we have put soccer goals and count that as a field so we have 17 total soccer fields, four of them are game field only.

Our reservation policy we start January 1. Usually our season kind of goes from March 1st until July 31st and that's our heavy reservation time. There will be some road teams that come in before then to reserve fields and that's why we put January 1.

As you can see the numbers our baseball fields our usage is down this year. Only 69, almost 70% of our fields are being used this year. Baseball seen a decline here in Kansas City, Kansas, it's just the nature of the beast. The Royals aren't doing as good. When the Royals are doing good, our baseball numbers increase. When they're bad then our numbers decrease.

Sporting KC is doing better. It's definitely a trend so 83% of our soccer fields are being used and to schedule those, the fields are scheduled in our office at the Fleet Center. We schedule our in-house leagues for our youth soccer, our adult soccer, our youth baseball and our adult softball leagues. We divvy those fields out so that our in-house teams—like for baseball we do t-ball and machine pitch. That's all we do so we schedule those first and then we open them up to our partners. Our partners are the KCKRBI League, KCK Baseball Association, District 500, Piper Soccer Club, and KC Crew. Once all those fields are divvied up then we open it up to the general public. **Mayor Holland** said I have a question about the numbers up there. We have about the same number of baseball fields as soccer fields. We have five times the number of days used on our baseball fields and it open adds up to 70%, but a fifth of the number of days for soccer fields adds up to 83% and I don't understand that. Maybe I don't need to understand it tonight, but maybe you can review that and come back to us. **Mr. Rogers** said I will get back to you. **Mayor Holland** said maybe there is 1,000 missing in front of the 255. **Mr. Rogers** said there is. I apologize.

Commissioner Walker said when it says one game field; we only have one field that is suitable for actually playing games on. **Mr. Rogers** said the game field that we're referring to is Eisenhower, the main high school field at Eisenhower; we don't allow practices on that field. All the other fields we use them for games, City Park and whatnot, but we also use those for practices. Eisenhower main is game only. **Commissioner Walker** said I asked somebody recently, and I don't know if I got an answer or if I've just forgotten it, what's going on with Highland? **Commissioner Markley** said that's not their field. **Commissioner Walker** said I know it's Turner Rec, but do you know why those fields are not being used? **Mr. Rogers** said no, I do not know. **Commissioner Walker** said why did we give them that if they're not using it? (Response was inaudible). **Commissioner Walker** said there are three fields there that sit vacant—I mean pickup games, you occasionally see a handful of kids playing on them but I'm sure they're not authorized to do it. **Mr. Connor** said I think that's one of those partnership things we need to review. If you go back to what the master plan is talking about, we need partners to make things work to get kids and adults into the recreation programs and so it's probably just time to talk to the Turner Recreation Commission and figure out what they would like to do with those fields or if they want to give them back. We will just have to have that conversation with them. **Commissioner Walker** said was there a newspaper article or a news story this year about the shortage of baseball fields that are available? Are we experiencing that or is that metropolitan wide? **Mr. Rogers** said I think that's more of a metropolitan wide thing. We are blessed here to have the number of fields we do. You can never have too many fields but we served our community well this year.

UG Parks & Recreation Fields

- All other reservations are given on a first come, first serve basis
- Fees for fields are $2/90 minute time slot, $50/whole day rentals, Separate charge for light usage $35/hour
- Tournament Field Access: UG Parks and Recreation Youth Teams will receive 2 fields for 2 weekday evenings for all 3 league seasons for practices, games are subject to availability; Adult teams will play games on Sundays
- Club Soccer Teams can rent fields from our management partner, Sporting KC
  - Discounted Rates are available

Mr. Rogers said going back to the reservations. Once we've divvied up to our partners—ourselves and our partners, it's a first come first service basis. Fields are $2 for a 90 minute time slot, $50 for whole day rentals and usually that's for tournaments and whatnot, and if they want to use the lights it's an extra $35. Tournament field access; the youth teams receive two fields—the tournament field access are the new sporting fields, the new turf fields out off Parallel and so we will receive two fields for two weekday evenings for our spring, summer and fall season so that our youth can enjoy those fields as well. We're partnering with Sporting KC to use that facility. We are also currently using it for our adult league. They are already using it, they absolutely love it. It's very high praised and we're very blessed to have it. **Commissioner Bynum** said the tournament fields which are the ones that Sporting have built—**Mr. Connor**

said just off 90^{th} & Parallel—**Commissioner Bynum** said those are not part of the 17 that we consider our inventory, two separate things. **Mr. Connor** said correct.

Mr. **Connor** said there has been some question about how can Club teams access these fields. One of the things that we did when we negotiated our contract was we had every intention of putting the Parks & Rec kids on those fields whenever we could so Sporting is our management partner. They made the agreement with us to provide this kind of access. Like Jeremy said, the adult teams are playing now. The spring of '18 is when the youth will get that schedule; that won't start until next year. If you're a Club Soccer Team there is a published rate, and I've got the rate here, its $145 an hour for just a general public usage, but they do have a Sporting Club network that any of these clubs can join. It takes a little bit of effort to get into that but it's free and it will provide you with a $10 an hour discount and they also have arrangements with three affiliate members—these are large kind of soccer organizations and if you're one of those clubs the fee goes down to $115 an hour. There are ways for the local clubs that want to get access to those fields can actually get on there with a discount.

Mayor Holland said one of the things, and I think this is underway in Parks & Rec, is a review of all of our fees for our buildings and for our fields. I really want to emphasize a sliding scale and I think for every league should turn over confidentiality the addresses of the kids in their league and if there is zero percent Wyandotte County, then they should pay as those the field were lined with gold. If they're 25% Wyandotte County kids then they should pay this rate, if they're 50% Wyandotte County kids then they should pay a lower rate, if they are 75% or more Wyandotte County kids I think they should have the most discounted rate. I really would like to see even on first come first serve I think $2 for a 90 minute time slot would be great for some of our local folks to pay, but if you're just out of fields in Johnson County and you need a place to play or you're out of fields north of the river and you just need a place to play and you're going to come down here, you should be paying $50 an hour like you would pay anywhere else. I mean if Sporting fields are $100-$150 an hour to use those, and I think those fields should have a significant discount based on the percentage of Wyandotte County kids playing on them. If our rec league gets to play on those for free because it's 100% Wyandotte County kids, I think other leagues that are that high of a percentage, 75% or higher, should get a significant discount as well. I just want to have a complete review and I think that's coming pretty soon, I know that's underway but I would like to have a significant sliding scale based on a demonstration of where the people—if you have an adult league, a softball league and 75% of your adults are Wyandotte County taxpayers, they should get a deeply discounted rate. If 75% of your adults live somewhere else and you can afford to drive here, you can afford to pay and I think that's a funding source that we're missing out on here that we should charge proportional to the users so I will just throw that out. **Ms. VonAchen** said we have retained a consultant and they are finalizing their research and analysis of the Parks & Recreation Department to determine a total cost and they are going to come back and provide us with some recommendations on fees for all of the programs including the soccer fields.

Mayor Holland said Commissioner McKiernan and Commissioner Kane had requested these two items.

Commissioner McKiernan said originally I—it was at the very beginning of the budget process this year and I had said that I thought we ought to use the investment we made, the very good investment we made in Argentine as a template to start systematically improving our community centers, investing in all of them. Since the time I originally said that we've had the Parks Master Plan presented to us and I think what we have now is the Parks Master Plan can really serve as the template for developing a strategy for strategically targeting and strategically spending. I really think in light of the fact that the Master Plan has now been presented to us and it serves as the planning tool for going forward then I think my concern really is going to be addressed in that we will begin systematically investing not only in our community centers, but in all of our park facilities as well. I think I'm okay on that for now.

Commissioner Kane said first of all, Mayor, its July 13, 2017 and you and I agree on charging the folks from out of Wyandotte County. Melissa and I met with the football folks Sunday, soccer folks Sunday so Joe we need to meet with you and the coaches to talk about the use of the soccer fields out there and why they may or may not be able to use them.

The Lakeside ballfields; I actually got some information from Joe today, sent it to a contractor and I'm trying to ask him if he would grade that area down there and I haven't got a feedback yet. If he says no, I'm going to go to somebody else until maybe we find somebody, but what I would really like to do since there is nothing west of 435, I would like to set-aside $100K to $150K so when we find the appropriate property that we have the money set-aside to build what we really want to build. If you look out there, there is nothing and the teams we've talked to the other day said you grade it and we will cut the grass and if that's what it takes, that's fine but we are not blessed west of 435. We have nothing except WYCO and you can't play soccer on all those fields but believe it or not you're talking about 300 or 400 people, at least 300 or 400, that are saying we want this. I think it's important that we set this aside because if we don't set it aside and when we do find the property that we're going to do something on we won't have any money so we will have to wait a couple more years.

Commissioner Bynum said this is an important item for the folks in Piper and I think particularly the soccer and football kids out there. I cannot remember the size and acreage of this property that we've been talking about now for a couple of months, but two requests on my part; could we have a commitment from staff to try to get a handle before the end of the year on what would the cost look like for getting it ready for even soccer kids to practice on. That is request number one.

Also, part of what we talked about when we met with the community members was what's the legal status of them just having the property and I know it's a remediated floodplain or whatever you call it, but its property that we can't build on that we were forced to buy. I don't know anything about the legal restrictions on what we can do with it, whether we can deed it to someone else but I would like those two things to be—obviously, I would like to know the legal status piece sooner than later. I would like to get a sense of the overall cost. When we first started talking about this our notion was that possibly something could be done relatively inexpensively as it pertains to parks or frankly any project we take on here. I would really like to know to our best ability what are we talking about by way of cost of making this into something that could be used. **Mayor Holland** asked do we know the legal status. **Mr. Connor** said the answer to your second question first; the property that has been deeded over to us we have to maintain ownership so we can't give it to anybody else, but leasing could be an option if we wanted to do that. I think, Angie, if you want to talk to anymore of the details about the restrictions.

Angie Lawson, Deputy Chief Counsel, said it's highly restricted use but a soccer field would fit into that use. They want open space. The one improvement that you can make to the area is restrooms and that's about it. There couldn't be a concession stand, paid parking; but you could have restrooms. **Commissioner Bynum** said to clarify; there are no other improvements that could occur—**Ms**. **Lawson** said you could do grading, but you can't do buildings. There might be some room for buildings on stilts which is like a shelter without walls.

Commissioner Walker asked what about stands. **Ms. Lawson** said it would probably depend on if they were permanent, if you drove them down, but if they were just a temporary, if they didn't have footings. **Mr. Bach** said I believe what he wants to say because we got into this issue quite a bit when we were looking at the last project out there, everything that you put in there outside of restrooms has to be mobile. So, you've got it on wheels or be able to demonstrate that you can move it out of there in pretty short order.

Commissioner Kane said we rented it out to another person and they put permanent structures in there and FEMA kicked them off but that property is pretty large. I don't know why if we didn't go up the hill to the west a little bit we couldn't build some sort of shelter. I don't know if it's on stilts or not, but something, and I also think that there is big enough room to make a walking trail to go around it. This is a lot bigger property than just a little bit.

Mayor Holland said we have this Master Plan, I would like to see some money in this years' budget, not 2018, but this years' budget amended that would allow us to do the kind of study to see what it's going to take to develop it and develop it right. We do need parks out west. There is no question; we're overdue in that area. The Parks Master Plan lists that as one of the priorities as getting parks out west and I would like to see how we can get this done. I would like to study not just—we've got to come up with a funding mechanism for our Park Master Plan. We have an amazing master plan that I think, Mr. Rogers, you suggested had lots of millions of dollars' worth of need that turns out we don't have. We don't have it for our parks, we don't have it for our community centers; so what I would like to see is some money in this years' budget that we can evaluate our community centers and see what they're going to take and evaluate our parks and our fields, to look at our field inventory and the locations of them and the usability of the them, that we can go into our fall retreat as a Commission, look at the layout because our Parks Master Plan identifies the needs but it's not at the granular level of what we're talking about to fund it. If we can get information on our community centers and on our fields and these park issues and use this year to do it, we can go into our fall retreat and talk about how we're going to find a revenue stream for it and I do think there is grant and philanthropic money that Commissioner Murguia has talked about to do, but we need to know the cost so we can prioritize them and then come up with a plan but we're going to have to come up with a funding stream. We don't have a funding stream right now and it's going to take us outside of this budget session of the Commission sitting around figuring out we're going to fund that. I would like to see some money in this years' budget to identify how we're going to do this because I would say it's pretty urgent.

Commissioner Bynum said I just want to make sure I'm understanding you; money in the '17 budget to identify upgrades that are needed across the board for a lot of the items we're talking, but can it include identifying costs for this particular piece of property? If we're going to allocate that, can it be also for this unique, unusual piece of property? **Mayor Holland** said perhaps. My question is, what did it take when we did the one field at 9th & Parallel, 10th & Parallel? **Mr. Connor** said the football field. **Mayor Holland** said that one football field. What did we spend on that football field? **Mr. Connor** said that was about a $200K build. That was on a site that didn't require a lot of prep work or extra effort. It was kind of already being used as a practice field of some kind and so the costs were minimal so I would say on a site that's not as ready of course the cost would go up. **Mayor Holland** said so it was already a practice field and upgraded to a tournament field and it was about $200K. **Mr. Connor** said in this particular case yes, that was the cost. **Mayor Holland** said we need some idea about what it would cost.

Commissioner Kane said you all got parks. I have Wyandotte County Park but I don't have nothing west of 435 and the T-Bones money I don't know how much of that money ever made it to District 5, but I bet it wasn't as much to District 5 then the rest of you received. If we're going to do a study, I would like the first place to be a study of where I'm talking about. You come back with a cost and I can go to the folks I've already talked to and say here is how much they say, how much would you do it for. I'm trying to help and I don't want to delay this any longer especially when I've got it on the hook now.

Commissioner Murguia said, Mayor, I have an idea and I don't know if it will work or not. You know we talked early on first meeting about we need to grow the community, we don't have enough money to spend on things; is it legal, acceptable, have we ever done this; could we put out an RFP for one of our parks for a park development for people to come in and propose improvements and then actually use the money for the proposal? When we do a study, it must be very out of the box given people's expressions. **Mayor Holland** said or I just didn't understand what you said. **Commissioner Murguia** said when we do a study we pay someone to come in and do a study, we pay them money. Do you get what I'm saying? **Commissioner Markley** said yes. **Commissioner Murguia** said so lets' not pay anyone and let's take the money you're talking about and let's put it out for RFP to say—like we would an economic development deal and that way whoever comes back with the best plan then Commissioner Kane or staff can take it to the community, the plans, and say okay let's vote on these, what do you guys think and then we can pay the person that responds to the RFP to actually do the work. **Mr. Bach** said I think what she's referring to is what I would classify as more of a design build which we do for buildings, we don't do it for conceptual things where we don't know what we want to do there but it would be the same philosophy for that. **Commissioner Walker** said I don't know why we couldn't do it once and see how it works out. **Commissioner Markley** said the idea is instead of spending money on the study; spend the money on the park by making somebody else design it instead of us paying to design it. **Commissioner Walker** said exactly, good idea.

Commissioner Johnson said I don't want to interrupt that conversation but I do need to make sure I put a plug in for the newly renamed Beatrice L. Lee Center that's going to be opening or rededicated on the 30th, the date is already on the calendar, I believe, of September. We want to make sure that facility, since we're talking about parks, is at least has some short-term funding for not upgrades, but we need to make sure it's cleaned up, the bridge is patched up, repainted. There is some graffiti on the side of the building that needs to be eliminated and I appreciate the Commission's support and the community support in renaming this center, but that date is on the calendar and I do want to make sure that is discussed as part of this conversation. I think we've already talked about it, Joe and Jeremy as well, but I support an overall plan in terms of improvements to all of our parks and facilities because they are beyond what I'm talking about right now. There are so many other needs that are there particularly. I think we've already identified restrooms with most of them, but there are certainly other plant needs within all of our facilities both parks and recreation centers. **Mr. Rogers** said, Commissioner, on that note we will make sure that building is ready to go for the renaming ceremony and we will make sure that it looks nice for that presentation.

Commissioner Bynum said on the design build concept we would put out an RFP and say we want your proposal for what this piece of property or our Parks system? The reason I'm asking is because what I thought I heard the Mayor say and I think we agree is that we need something across the board for the whole system. You're suggesting a solution for this piece of property. **Commissioner Murguia** said I'm just saying—I mean we do a lot of plans and there is nothing wrong with that but I would kind of like to see something happen. All I'm suggesting is in this particular case—I'm just taking one bite of the apple at a time, I'm not trying to eat the whole thing. With this deal all I'm suggesting is that Commissioner Kane is right. When you look at where the parks are located they are located east of 635. They is really nothing—**Mayor Holland** said east of 435. **Commissioner Murguia** said yes, I'm sorry, east of 435, not west of there and we have a large taxpaying population west of 435 so just in regard to that issue if there is some interest in seeing this park developed, I'm just suggesting instead of spending money and have someone plan out a park, that's what I thought I heard, spending some money planning out a park in this location, I just suggested that we try putting it out for an RFP. This is saying the staff can meet with Commissioner Kane and he could bring together some community leadership and say this is kind of what's been talked about, this is what I get calls about and they could throw something together in the way of an RFP and this is where the community interest lies. We have plenty of survey's that kind of tells us where the community interest is, they put out and say this is kind of what we're looking at, this is our overarching vision, what do you suggest for this dollar amount. That dollar amount be the dollar amount that we were going to spend on planning, that we would just pay for planning and so then when they come in they would have to know they would have to be able to produce that park for that amount of money. It's not just a plan. It's actual action. It's actual development.

Mayor Holland said I agree with that. My only issue is it would only cost X number of dollars to plan it, it would cost ten times that to implement it. **Commissioner Murguia** said don't say that out loud, Mayor, because we don't want to tell the person that's bidding on the

RFP. **Mayor Holland** said if you only put $50K out for a plan, they're not going to come back with very much build, right? I mean I want a park that's built out. I want something that's big. **Commissioner Murguia** said I agree, but I think what Commissioner Kane is saying is that he is already trying because of the high demand he has, he is trying to piecemeal something together anyway. He is already just saying if I can find someone to grade it, I'm going to do that so $50K moving in the right direction to actually show the community we're moving and to develop some momentum; it may not be the end vision but it's a great start on what he's trying to do.

Commissioner Bynum said I guess I'm trying to get my head around the person who wins the RFP proposal gets what when they're done? **Commissioner Murguia** said they get the job. They get the deal. If we say we're going to spend $150K and how much can you give us for this and this is our wish list—**Commissioner Bynum** said so rather than allocate money directly to upgrading that property we would allocate money to an RFP and let somebody else upgrade the property. **Commissioner Murguia** said and whoever gives us the most for what we're offering, the best deal—**Commissioner Bynum** said that would have to be in addition to whatever we allocate for the rest of what we need.

Mayor Holland said I think there are two paths here. We have major needs in all of our parks and in all of our community centers and that's one piece. The other piece is the short-term of wanting to do a park in Piper and so I think its two pieces. Here is what I'm going to suggest. I think we've had a good discussion about this. We've got a couple weeks left of this, let's let the staff digest the conversation tonight and come back to us with a recommendation in terms of what we can do in 2017.

Commissioner Philbrook said you know we're always doing studies and sometimes we use them and sometimes we don't and thank God in the last four years we've put a lot of them into effect at least or tried to. I guess what I'm looking at is—how much would a study be, just guessing guys, how much would a study cost us to figure out what you're asking for our whole system as to what kind of money we need. See what I'm saying because that's what you're asking for, right? **Mayor Holland** said I think I'm asking for the staff to kind of scope that to say here's Option A, B & C. Here's X number of dollars and we're going to do the whole system, here is if we just hit these priority areas based on what the study showed are the priority areas. I think I would trust the staff to bring back that recommendation because I'm just guessing they're going to bring back a lower dollar X opportunity in terms of what we can get done. **Commissioner Philbrook** said I just wanted to make sure of where you were going and what your scope was. **Mayor Holland** said hopefully I will get an option and we will probably not pick the highest dollar one but we will pick one in the middle.

Commissioner Philbrook said I'm going to finish out my thought with this. Depending on how much we're talking about spending on this, whichever one it is, Option A, B or C, how much of that money would we be taking—I don't have anything to compare to. If we're putting $50K toward Piper in that project or $150K, we're taking part of the money that we're going to be using for a study for the overall and shifting it into a park is basically what it sounds like to me. Am I wrong? I'm just trying to understand this because you're talking about taking the money and doing a design build, taking money that would normally go into a study and so part of that money has to come from somewhere and that's what I'm trying to figure out.

Mayor Holland said Mr. Bach, how would you approach this puzzle? **Commissioner Markley** said can I ask a clarifying question here? I don't understand what we're talking about studying. We just did a master plan. That's the study. **Mayor Holland** said the master plan kind of shows the priorities, but then you know how much is it going to cost to put money into the Bee Lee Center, what does the Bee Lee Center need? It needs all kinds of ADA upgrades, it needs an elevator, and it needs restrooms. **Commissioner Markley** asked there was no part of the master plan that addressed costs. I was under the impression when we got the presentation that we kind of had an idea of how much this was going to cost. **Commissioner Murguia** said and our staff does a great job—they already know how to figure out how much stuff costs all the time. Every department I've ever worked with knows based on our Parks Master Plan how much stuff is going to cost. **Mr. Rogers** said that is correct. There are some costs associated with—it's a pretty broad overview of things. It didn't get down to Beatrice L. Lee Community Center needs an elevator, this elevator costs $100K, it didn't get that deep. **Commissioner Murguia** said but you could do that, right? **Mr. Rogers** said right. **Commissioner Markley** said I guess what I'm trying to get at, what I think we're all trying to get to is we don't need a study of the study. What we need to know is how we're going to implement it, but I don't think we need to pay another person to tell us what the study says. We just did this study. We need to know what the costs are, what our finances look like and what we can implement in what order. That's what we want to know.

Mr. Bach said I think I've got a pretty good handle on what you're after. I mean what you're looking for is a recommendation that comes back—I mean it's kind of like looking at that park. It's more of a—there are a few different phases. Using the term study may not be the right word here. **Commissioner Markley** said I mean I love studies, but a study of a study seems like a little much for me. **Mr. Bach** said when we went into the Argentine Rec Center that dollar figure that Joe showed earlier, built within that was $20K of study by the word we're using. **Mayor Holland** said it was design. **Mr**. **Bach** said design analysis so we went and then we bid to that. It was money that went into the project and then we did additional design analysis on the mechanical and everything like that. We didn't do all that upfront and some of that started leering into it so we had building design that ultimately did what we wanted to accomplish as far as the size and then we had to layer into that and that's where some of the cost hit us with—because we didn't have all the mechanical built into that. A good way to do that if you're looking at the Beatrice L. Lee Center we would come into there and you would want to look at not only what design changes you have in the building but make sure we do all the mechanical and what the costs are to that. Now, you can put that out to everybody but some of those type of facilities you're going to have a good feel for what you're wanting to do so making sure you have a handle on it and you build the cost. The Park Project has a couple different layers. If we're coming in what are—I mean you can run grading numbers over an area and say here it is and we're going to go see it versus if you're coming in and let's say let's go design this, where would we layout fields, differences between grass, turf, whatever we want to put into it, if we looked at a restroom down the line; I don't know what the water is out there. Do we need to look at the water lines, pull those out and so there are different levels of how you break that out. Let's us take a few minutes and I appreciate that. Then we can go away and say here is one, it's a couple thousand dollars of cost and we will come back and give you an estimate here or the next level is putting in $20K or $30K into something like that versus doing more of a design build and that gives us a frame of are we wanting to spend $400K out there or $150K.

Mayor Holland said the word design is really what I was talking about. I didn't mean study. I meant design. Design money for—because we know built into every project is design money and sometimes you've got to spend some money to know how to spend it and sometimes you spend money and realize you're better off not spending money on a certain thing. I think if we did some design work this year on the field, this particular piece of property, I want a design on our baseball fields generally because I just want better facilities. I want better tournament facilities, I want four and eight fields together where there could be a tournament held that's nice and new and what our kids deserve. That's what I mean by design work so I would like to see some design work in the 2017 because then we could take that design work, go into our fall strategy plan and then figure out how we're going to fund it. I think there is some preliminary design work so that's a better word—I don't want to study a study. Thank you for that clarification.

Commissioner Murguia said I just want add to what the Mayor is saying. I think I know what you mean now so not to add any more out of the box creativity and confuse people more but specifically as it relates to this park that Mike is talking about, it's not even my district, but what I think could be a potential partnership there is that sometimes if you try to look at it from an overall county perspective and you're looking at a neighborhood park, that may not be the best way to do it. For example, if I was Mike what I would do in that particular district I would have staff try to meet with the Piper School District and see if there is some cost-sharing that could be done in the way of designing a park in that area since they represent the youth in that area. It seems like we're targeting our parks toward youth and see if there is some cost-sharing and maybe some design ideas that could compliment the district and maybe some long-term maintenance sharing that could help us out and also help them out. It could serve two purposes. I'm just throwing that out there as an option.

Commissioner Bynum said just kind of a thought with that, back in 2015 I think was the year that Commissioner Townsend brought to the Commission that if we wanted funding for a Northeast Master Plan and we went out and tried to raise it, then we would have Commission commitment for dollars. I wonder if that's an approach that we could take here along with what you described in terms of design and again getting drilling down to a dollar amount. I just went through the whole Parks Master Plan as it was presented in hard copy and I see dollar amounts for restrooms and picnic shelters and playgrounds, but I don't really see total costs for everything we need. I would maintain that we do still need to know what implementation of the master plan would cost, but nonetheless in kind of the same fashion that Commissioner Townsend did in '15 for us to get our master plan could we say if Commissioner Kane, and I would be more than willing to meet with anyone that you would think would be helpful, could get a commitment for us to know a dollar amount that we would be talking about and a commitment of some philanthropic dollars or in-kind service it sounds like you have. Then could the Commission commit once we know those two things are in place. Could the Commission commit to this dollar amount that would begin to get this done and I don't think that it really solves the park for Piper problem. **Mayor Holland** said I don't think it's the final solution. I think it's an interim solution. **Commissioner Bynum** said I think it is a thing and I would be really interested, again, I don't know how big the acreage is, it strikes me as bigger than I think it is so I don't know if we're talking about the whole thing or if we can work on plans for part of it and what those costs would be. Some commitments from either contractors or philanthropy to put forward some of what's needed. I'm just trying to land somewhere in the middle so that we can begin.

Commissioner Walker said I like Mike's idea. I like the idea of decisiveness of going out and acquiring the property and then worrying about what we're going to do with it and how we're going to do it. **Mayor Holland** said we already have it. We already own it. **Commissioner Walker** said well then I still like his idea.

Commissioner Kane said I haven't got these guys to commit to it yet, but you can probably allow people to do something but I'm not going to go just after one, I'm going to go around to several other folks to say let's do this and they've already committed that they would do the maintenance on the place. You know cut the grass and stuff like that. They will put some sweat equity into it just as long as they have a place to go and you're talking about I think it's 400 and some odd kids that would use those fields and that's not even the actual high school, this is just the Club teams and the Piper Optimist which they can't talk about it until next month because they have to take a vote. You're talking about where it would give us some relief on the other parks so there would be more availability for the other parks. What's going on now is they're driving over to Johnson County and paying a lot of money so that's why I've been working on this for a heck of a long time and I think it's time to do something.

Mayor Holland asked, Mr. Bach, do you feel like you have enough direction to come back to us in the next week or so. **Mr**. **Bach** said I have some direction. I believe we will be able to work up some things for you. I'm just clarifying, you're not looking for me to come back with a $400K or $500K, we're talking about smaller type options. **Commissioner Murguia** said nobody is trying to boil the ocean. I can't think of a way to describe it better than that. **Commissioner Kane** said we don't have to bite this apple all at one time. Make one field, we will use what we have now and when we get time we will make the second field and when we get time we will add the walking trail. We've got to start somewhere. Start with one field, maybe a year or so later do another one and maybe we can have fundraisers for this thing. We've got to do something.

Commissioner Bynum said my question is back to the legality of we can't do anything, we can't give it to anybody, we can't sell it to anybody and we can't build anything on it; can there be water? I mean we can put a restroom in. **Mayor Holland** said yes, we can run water to it. **Ms. Lawson** said it makes exceptions for existing utilities and easements, the federal law does. **Commissioner Walker** said we can't lease it? **Ms**. **Lawson** said we can lease it. **Commissioner Walker** said if you do a 99 year lease it's the same as selling it. **Mr. Connor** said as part of the overall design we need to make sure of what we can and can't do on this particular property. That's what Brent and I were just talking about and he is going to talk with FEMA folks to say what is going to be allowed for sure and then that will be part of the design when we bring this forward so if volunteers want to come out there and if you can't run a water line, we don't know what the answers are yet. We've just got to get this design part done. **Commissioner Bynum** said that's why I was asking.

Mayor Holland said that brings us to the end of tonight agenda. You can see what future workshops are anticipated. On July 17th, next Monday we're going to be looking at Public Safety, Police and Fire and Traffic Unit. You can see what's coming. We will have presentations on those areas scheduled for Monday.

MAYOR HOLLAND ADJOURNED

THE MEETING AT 7:53 p.m.

Bridgette D. Cobbins
Unified Government Clerk

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