

**AUGUST 31, 2017 UNIFIED GOVERNMENT BOARD OF
COMMISSIONERS MEETING
ORDER OF BUSINESS
MEETING TO CONVENE AT 7:00 PM**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. INVOCATION GIVEN BY REVEREND BRYAN W. MANN, BETHEL SEVENTH DAY ADVENTIST CHURCH**
- IV. PLEDGE OF ALLEGIANCE**
- V. REVISIONS TO THURSDAY, AUGUST 31, 2017 AGENDA**
BLUE SHEET: New Item #1 under Administrator's Agenda regarding the Indian Springs process
- VI. MAYOR'S AGENDA**
- VII. CLERK'S STATEMENT**
(Anyone wishing to speak about a particular item on the Consent Agenda must notify the Mayor when he asks if there are any "set-asides" on the Consent Agenda. Your item will then be discussed and voted on separately. All remaining items on the Consent Agenda are viewed as a single group and voted on with one vote.)
- VIII. PLANNING AND ZONING CONSENT AGENDA**
- IX. PLANNING AND ZONING NON-CONSENT AGENDA**
- X. NON-PLANNING CONSENT AGENDA**
- XI. PUBLIC HEARING AGENDA**
- XII. STANDING COMMITTEES' AGENDA**
- XIII. ADMINISTRATOR'S AGENDA**
- XIV. COMMISSIONERS' AGENDA**
- XV. LAND BANK BOARD OF TRUSTEES' AGENDA**
- XVI. PUBLIC ANNOUNCEMENTS**
- XVII. ADJOURN**

SERGEANT-AT-ARMS: CAPTAIN JOHN GROSKO

VI. MAYOR'S AGENDA

1. RECOGNITION: NEW STANLEY ELEMENTARY STREET SWEEPER CONTEST WINNERS

Synopsis: Recognition of the New Stanley Elementary Street Sweeper Contest winners, by Jeff Miles, Vice President, Key Equipment & Supply Company, submitted by Tim Nick, Public Works.

Tracking #: 171251

PLANNING AGENDA

VIII. PLANNING AND ZONING CONSENT AGENDA

A. CHANGE OF ZONE APPLICATION

1. #3145 - ROBERT WESSEL

Synopsis: Change of Zone from R-1 Single Family District to CP-1 Planned Limited Business District for an employee parking lot in conjunction with a doctor's office at 8932 State Avenue, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

Tracking #: 171254

B. SPECIAL USE PERMIT APPLICATIONS

1. #SP-2017-31 - JOE MCCLAUGHLIN WITH BHC RHODES

Synopsis: Special Use Permit for the Temporary Use of Land for a security office trailer at 8130 Kaw Drive, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 171256

2. #SP-2017-36 - FREDERICK AVERY

Synopsis: Special Use Permit for a youth residential facility at 6261 Leavenworth Road, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 171282

3. #SP-2017-46 - BRIAN ARBELAEZ WITH NORTHLAND IMAGING LLC

Synopsis: Special Use Permit for a mobile MRI unit at 9201 Parallel Parkway, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 171257

4. **#SP-2017-47 - DARYL EVERS**

Synopsis: Special Use Permit to relocate existing liquor store in the same shopping center (Northwood Shopping Center) at 2862 West 47th Avenue, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 171276

5. **#SP-2017-49 - KIMBERLY WISENER**

Synopsis: Special Use Permit for a bed and breakfast at 3228 and 3230 Hutton Road, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 171278

C. PLAN REVIEW APPLICATIONS

1. **#PR-2017-24 - BRIAN HILL WITH MKEC ENGINEERING**

Synopsis: Preliminary and Final Plan Review for a new school building (Welborn Elementary) at 5200 Leavenworth Road, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

Tracking #: 171279

2. **#PR-2017-31 - RON SHAFFER**

Synopsis: Preliminary and Final Plan Review for an office renovation with second floor living unit at 3120 Strong Avenue, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

Tracking #: 171280

3. **#PR-2017-33 - BRIAN HILL WITH MKEC ENGINEERING, INC.**

Synopsis: Preliminary Plan Review for a new school (old Coronado Middle School) at 1735 North 64th Terrace, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

Tracking #: 171281

D. MISCELLANEOUS - ORDINANCES (Final action on previously approved items)

1. REZONING ORDINANCE #2792 - An Ordinance rezoning property at 929 and 923 South Coy, 922, 926, 928 and 930 South Pyle from R-2(B) Two Family and CP-3 Planned Commercial Districts to MP-2 Planned General Industrial District, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

Tracking #: 040224

2. REZONING ORDINANCE #3121 - AN ORDINANCE rezoning property at 2001-2015

North 5th Street from RP-5 Planned Apartment District to TND Traditional Neighborhood Design District, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

Tracking #: 16838

3. REZONING ORDINANCE #3112 - AN ORDINANCE rezoning property at 2931 South 78th Street from R-1 Single Family District to A-G Agriculture District, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

Tracking #: 16660

4. REZONING ORDINANCE #3100 - AN ORDINANCE rezoning property at 1205 North 90th Street from R-1 Single Family District to CP-O Planned Nonretail Business District, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

Tracking #: 15219

5. REZONING ORDINANCE #3138 - AN ORDINANCE rezoning property at 925 South 89th Street from A-G Agriculture District to R-1 Single Family District, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

Tracking #: 171182

6. REZONING ORDINANCE #3140 - AN ORDINANCE rezoning property at 13300 Donahoo Road from A-G Agriculture District to R-1 Single Family District, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

Tracking #: 171111

7. REZONING ORDINANCE #3126 - AN ORDINANCE rezoning property at 1601 North 98th Street from A-G Agriculture and CP-O Planned Non-Retail Business Districts to CP-2 Planned General Business District, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

Tracking #: 16840

8. REZONING ORDINANCE #3114 - AN ORDINANCE rezoning property at 350 South 59th Lane from R-M Mobile Home Park District to MP-2 Planned General Industrial District, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

Tracking #: 16661

9. REZONING ORDINANCE #3120 - AN ORDINANCE rezoning property at 1111 North 98th Street from CP-1 Planned Limited Business District to CP-2 Planned General Business District, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

Tracking #: 16799

10. VACATING ORDINANCE #A-2004-9 - AN ORDINANCE vacating an alley at

approximately 929 South Coy and 920 South Pyle, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**
Tracking #: 040224

11. VACATING ORDINANCE #R/W-2015-5 - AN ORDINANCE vacating right-of-way at approximately 1130 Ray Avenue, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**
Tracking #: 150055
12. VACATING ORDINANCE #A-2017-5 - AN ORDINANCE vacating an alley at approximately 17 South James Street, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**
Tracking #: 171188
13. VACATING ORDINANCE #A-2017-2 - AN ORDINANCE vacating an alley adjacent to 1110 Shawnee Avenue, between Custer Avenue and Shawnee Avenue, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**
Tracking #: 171118
14. VACATING ORDINANCE #S/A-2017-6 - AN ORDINANCE vacating a street and alley right-of-way at approximately 1101 South 9th Street, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**
Tracking #: 171189
15. VACATING ORDINANCE #U/E-2017-9 - AN ORDINANCE vacating a utility easement at approximately 5420 Leavenworth Road, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**
Tracking #: 171217

IX. PLANNING AND ZONING NON-CONSENT AGENDA

TAX STATUS REPORT

BOARD OF COMMISSIONERS AGENDA FOR AUGUST 31, 2017

None of the properties included in applications to be considered on the Planning & Zoning agenda have delinquent taxes prior to 2013.

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

REGULAR AGENDA

X. NON-PLANNING CONSENT AGENDA

1. **ORDINANCE: UG JUVENILE CENTER COMPLEX AND ATTENDANT PARKING AREA**

Synopsis: An ordinance authorizing the Chief Counsel to commence legal proceedings to acquire property for the UG Juvenile Center Complex/Memorial Hall and attendant parking area project, CMIP #8690, submitted by Ryan Haga, Assistant Counsel.

On July 6, 2017, the Commission unanimously adopted Resolution No. R-28-17 declaring the necessity and authorizing a survey of lands for said project.

Tracking #: 171283

2. **NOMINATIONS: BOARDS AND COMMISSIONS**

Synopsis: Nominations for Boards and Commissions:

John McTaggart for UG Park Board, 8/31/17 to 3/31/18, submitted by Commissioner Jim Walters

Maria C. Ysaac for Law Enforcement Advisory Board, 8/31/17 to 3/31/18, submitted by Commissioner Philbrook

Linda Johnson for Wyandotte/Leavenworth Advisory Council on Aging, 8/31/17 to 3/31/18, submitted by Commissioner Philbrook

Tom Cooley for Golf Board, 8/31/17 to 3/31/18, submitted by Commissioner Walker

Louise Crabble for Drug & Alcohol Advisory Board, 9/17/17 to 3/31/18, submitted by Commissioner Walker

Loren Taylor for Landmarks Commission, 9/1/17 to 3/31/18, submitted by Commissioner Walker

Eric Gonzales for Planning Commission, 9/1/17 to 3/31/18, submitted by Commissioner Walker

Jeffery Sachen for UG Park Board, 8/31/17 to 3/31/18, submitted by Commissioner Walker

Carol Diehl for Law Enforcement Advisory Board, 8/31/17 to 3/31/18, submitted by Commissioner Walker

Tracking #: 171253

3. **MINUTES**

Synopsis: Minutes from special session of July 24, 2017 (budget workshop), and regular session of July 27, 2017.

Tracking #: MINUTES

4. WEEKLY BUSINESS MATERIAL

Synopsis: Weekly business material dated August 17 and 24, 2017.

Tracking #: WEEKLY BUSINESS MATERIAL

XI. PUBLIC HEARING AGENDA

XII. STANDING COMMITTEES' AGENDA

1. GRANT: FY17 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT

Synopsis: Request approval to apply for and accept the FY17 Edward Byrne Memorial Justice Assistance Grant (JAG) in the amount of \$106,511, submitted by Laura Cromwell, Management Analyst, Public Safety Business Office. The grant period runs October 1, 2017 through September 30, 2020. No match is required.

It is requested that this item be fast tracked to the August 31, 2017 full commission meeting.

Tracking #: 171284

XIII. ADMINISTRATOR'S AGENDA

XIV. COMMISSIONERS' AGENDA

1. TRAVEL REQUEST: COMMISSIONER PHILBROOK

Synopsis: Request to travel to New York, NY, to attend the Summit on Financial Leadership hosted by Governing, submitted by Commissioner Philbrook.

Tracking #: 171255

XV. LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

1. COMMUNICATION: LAND BANK BUSINESS

Synopsis: Request consideration of the following Land Bank items, submitted by Chris Slaughter, Land Bank Manager. The Land Bank Advisory Board has recommended approval.

Transfers to Land Bank

1714 S. 15th St. from Board of County Commissioners

1720 S. 15th St. from Board of County Commissioners

(Properties are part of BPU project)

2016 W. 36th Ave. from City of Kansas City, KS

(Neighbor has applied for yard extension)

Applications

1415 N. 26th St. - Adrain Pinela, yard extension

1042 Walker Ave. - Rising Star Baptist Church, yard extension

339 N. 32nd St. - Robert May, yard extension

2711 N. 9th St. - Judy Sanders, yard extension

930 Reynolds Ave. - Isaias Noriega Rodriguez, yard extension

2016 W. 36th Ave. - Donna Martin, yard extension

1222 Pennsylvania Ave.- Camelia Arriaga, property acquisition

1224 Pennsylvania Ave.- Camelia Arriaga, property acquisition

819 S. Valley St. - Camelia Arriaga, property acquisition

819 S. Valley St. - Camelia Arriaga, property acquisition

2719 N. 9th St. - Judy Sanders, property acquisition

Donations to Land Bank

1329 Washington Ave. from Alexis Barragan

2219 S. Ferree St. from Dennis Cloughley

WCLB Hold Area

Reference attachment for the 77 depicted properties

*On August 14, 2017, the **Neighborhood and Community Development Standing Committee**, chaired by Commissioner Walker, voted unanimously to approve and forward to the Land Bank Board of Trustees.*

Tracking #: 171231

XVI. PUBLIC ANNOUNCEMENTS

XVII. ADJOURN

**AGENDA UPDATE
UNIFIED GOVERNMENT COMMISSION MEETING
THURSDAY, AUGUST 31, 2017**

XIII. ADMINISTRATOR'S AGENDA

NEW ITEM

ITEM NO. 1 – 171288....INDIAN SPRINGS MEETING PROCESS

Synopsis: There will be a public meeting for input regarding the future development of the former Indian Springs Mall site September 19th, from 5:30 – 8:00 PM. The meeting will take place at the USD 500 Community Building, located at 59th and Parallel (2010 N. 59th Street).

For information only.



Staff Request for Commission Action

Tracking No. 171288

Full Commission Meeting Date: 8/31/17

Committee:

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

Publication Required: No

<u>Date:</u> 08/31/2017	<u>Contact Name:</u> Doug Bach	<u>Contact Phone:</u> x5027	<u>Contact Email:</u> dbach@wycokck.org	<u>Department/Division:</u> Administrator's Office
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Item Description:

There will be a public meeting for input regarding the future development of the former Indian Springs Mall site September 19th, from 5:30 – 8:00 PM. The meeting will take place at the USD 500 Community Building, located at 59th and Parallel (2010 N. 59th Street).

Action Requested:

For information only

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:



Staff Request for Commission Action

Tracking No. 171251

Full Commission Meeting Date: 8/31/17

Committee:

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

Publication Required: No

<u>Date:</u>	<u>Contact Name:</u>	<u>Contact Phone:</u>	<u>Contact Email:</u>	<u>Department/Division:</u>
08/22/2017	Tim Nick	x5436	tnick@wycokck.org	Public Works

Item Description:

Recognition of the New Stanley Elementary Street Sweeper Contest winners, by Jeff Miles, Vice President, Key Equipment & Supply Company. Those being recognized are: Nicholas "Alex" Rincon, Diego Heraldez Dessens, and Julian Bush.

Action Requested:

Plaque presentation

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:



Urban Planning and Land Use

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

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

To: Unified Government Board of Commissioners
From: City Staff
Date: August 31, 2017
Re: Change of Zone Petition #3145

GENERAL INFORMATION

Applicant:
PSB Investments, LLC

Status of Applicant:
Representative
Robert C. Wessel, P.E.
6309 Kennett Place
Mission, KS 66202

Requested Actions:
Change of Zone from
R-1 Single Family District
to CP-1 Planned Limited Business
District

Date of Application:
Change of Zone: June 30, 2017

Purpose:
To expand a parking lot for a medical office building

Property Location: 8932 State Avenue

Existing Zoning: R-1 Single Family District and CP-1 Planned Limited Business District



Surrounding Zoning: **North:** R-1 Single Family District
 South: CP-1 Planned Limited Business District
 East: R-1 Single Family District
 West: CP-0 Nonretail Business District

Existing Uses: **North:** Undeveloped lot and single family home
 South: Medical office building (across State Avenue)
 East: Undeveloped lot
 West: Medical office building

Total Tract Size: 1.24 acres

Master Plan Designation: The City-Wide Master Plan designates this property as Mixed Use.

Major Street Plan: The City-Wide Master Plan classifies 90th Street and State Avenue as Class A Thoroughfares.

Advertisement: The Wyandotte Echo – July 20, 2017
 Letters to Property Owners – July 19, 2017 and August 22, 2017

Public Hearings: August 14, 2017 and August 31, 2017

Public Opposition: No one appeared at the August 14, 2017 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The representative, Robert Wessel on behalf of the owners, PSB Investments, LLC, has submitted a change of zone to build a parking lot addition on a portion of 8932 State Avenue for a medical office building at 8940 State Avenue.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765 and Article VII Sections 27-245 – 27-339

FACTORS TO BE CONSIDERED

1. Neighborhood character.

The character of the neighborhood is comprised of single family homes to the north and medical office buildings to the immediate west and south, across State Avenue, and a dental office on the west side of North 90th Street.

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

The zoning and uses of nearby property are set out above. If properly landscaped and screened, the proposed use is compatible with them.

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

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

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

The property has been vacant since 2007.

5. *The extent to which the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality or marketability of nearby property.*

The proposed use is reasonably necessary for the convenience and welfare of the public for those that will use the services and will not substantially injure the appropriate use, visual quality or marketability of nearby property.

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

The proposed use will increase traffic and parking demand, but not in ways that will adversely affect road capacity, safety, or create parking problems. The applicant is proposing to build enough parking for the proposed building and additional parking for the existing medical office building to the west, as it has been expressed that they need more patient parking.

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

The proposed use conforms to the Master Plan.

8. *The extent to which the proposed use could cause environmental harm or enhance the environment.*

The proposed use will not cause environmental harm.

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

a. *Water service*

Available

b. Sanitary sewer service

Available

c. Storm water control

To be designed to meet City Code

d. Police

Police service is provided by West Patrol, District #222

e. Fire

Fire service is provided by Station #6

f. Transit

Kansas City ATA provides transit service along State Avenue, Route #101.

g. Schools

Kansas City, Kansas USD 500

h. Streets

See item #6 above

10. The economic impact of the proposed use on the community.

The proposed use will have a minimal impact on the community.

11. The capability of the proposed use to meet applicable ordinance requirements.

With revisions, the proposed use is capable of meeting applicable ordinance requirements.

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

The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the landowners is minimal.

PREVIOUS ACTIONS

None

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on July 25, 2017. According to the applicant, those that attended the meeting were not in opposition of the project.

KEY ISSUES

Landscaping

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 8 to 0 to recommend **APPROVAL** of Change of Zone Application #3145, subject to:

Urban Planning and Land Use Comments:

1. Subject to approval, a \$50.00 rezoning ordinance publication fee shall be submitted to the Urban Planning and Land Use Department immediately following the Board of Commissioners meeting.
2. Only decorative lighting may be used on the façade of the office building.
 - a. Any site or building lighting shall have 90 cutoff fixtures.

Applicant Response: Lighting is not proposed.

3. The ends of parking stalls shall be curbed and landscaped islands installed.

Applicant Response: The entire proposed parking lot is to be curbed.

4. The CP-1 Planned Limited Business District landscaping requirement is one (1) tree for every 7,000 square feet of site area. The Commercial Design Guidelines requires that landscape exceed the district requirement by at least 75 percent.

Based on the site area, .75 acre (32,831 square feet), 8 (8.20) trees are required based on the guidelines. Please submit a landscape plan that meets this requirement. Please show required screening as well. (See #7 below)

Applicant Response: In order to meet the screening for the proposed parking lot, we have added 13 – 6' foot evergreen trees along the north and east line of the proposed parking lot. We are providing 6 – 2" deciduous hardwood trees along State Avenue.

5. Landscaping shall be irrigated.

Applicant Response: Irrigated landscaping will be provided in islands and around the parking lot exterior.

6. All shade trees shall be at least 2" caliper when planted. All evergreen trees shall be at least 6' in height when planted.

Applicant Response: Acknowledged.

7. The northern landscape screen will be installed with the north building.

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
1) None
- B) Items that are conditions of approval (stipulations):
1) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
1) None

STAFF COMMENTS AND SUGGESTIONS

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

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition #3145 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

August 14, 2017 City Planning Commission minutes
Applicant Response Letter
Neighborhood Meeting Minutes
Site Plan
Erosion Control Plan

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Board of Commissioners
Public Hearing	August 14, 2017	August 31, 2017
Rezoning	Approval	

STAFF CONTACT: **Byron Toy, AICP**
 btoy@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioner **APPROVE** Petition #3145 as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition #3145, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

AUGUST 14, 2017 CITY PLANNING COMMISSION MINUTES:

CHANGE OF ZONE APPLICATION #3145 – ROBERT WESSEL – SYNOPSIS:

Change of Zone from R-1 Single Family District to CP-1 Planned Limited Business District for an employee parking lot in conjunction with a doctor's office at 8932 State Avenue.

PLAN REVIEW APPLICATION #PR-2017-28 – ROBERT WESSEL – SYNOPSIS:

Final Plan Review for an employee parking lot in conjunction with a doctor's office at 8932 State Avenue

Detailed Outline of Requested Action: The representative, Robert Wessel on behalf of the owners, PSB Investments, LLC, has submitted a change of zone and final plan review to build a parking lot addition on a portion of 8932 State Avenue for a medical office building at 8940 State Avenue.

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

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated August 14, 2017;

5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo dated July 20, 2017 for the change of zone application; and
7. The Notices to property owners dated July 19, 2017.

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

Present in Support:

- ❖ Robert Wessel, P.E., applicant representing PSB Investments, LLC, 6309 Kennett Place, Mission, KS 66202

Present in Opposition:

- ❖ No one appeared

Staff Recommendation Starts: 28:05 Director Richardson stated that there is a plan for this parcel to be redeveloped as another office and then there will be screening along that property line. With the comment for no additional screening for this project (which will rely on the plan for the property to the north) the staff recommends approval.

Motion and Vote Starts: 28:40

On motion by Dr. Serda, seconded by Mr. Carson, the Planning Commission voted as follows to **recommend APPROVAL of Change of Zone Application #3145,**

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

Motion to recommend APPROVAL Passed: 8 to 0

Subject to:

Urban Planning and Land Use Comments:

1. Subject to approval, a \$50.00 rezoning ordinance publication fee shall be submitted to the Urban Planning and Land Use Department immediately following the Board of Commissioners meeting.
2. Only decorative lighting may be used on the façade of the office building.
 - a. Any site or building lighting shall have 90 cutoff fixtures.

Applicant Response: Lighting is not proposed.

3. The ends of parking stalls shall be curbed and landscaped islands installed.

Applicant Response: The entire proposed parking lot is to be curbed.

4. The CP-1 Planned Limited Business District landscaping requirement is one (1) tree for every 7,000 square feet of site area. The Commercial Design Guidelines requires that landscape exceed the district requirement by at least 75 percent.

Based on the site area, .75 acre (32,831 square feet), 8 (8.20) trees are required based on the guidelines. Please submit a landscape plan that meets this requirement. Please show required screening as well. (See #7 below)

Applicant Response: In order to meet the screening for the proposed parking lot, we have added 13 – 6' foot evergreen trees along the north and east line of the proposed parking lot. We are providing 6 – 2" deciduous hardwood trees along State Avenue.

5. Landscaping shall be irrigated.

Applicant Response: Irrigated landscaping will be provided in islands and around the parking lot exterior.

6. All shade trees shall be at least 2" caliper when planted. All evergreen trees shall be at least 6' in height when planted.

Applicant Response: Acknowledged.

7. The northern landscape screen will be installed with the north building.

Public Works Comments:

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

- 1) None

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

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

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

- 1) None

On motion by Dr. Serda, seconded by Mr. Ernst, the Planning Commission voted as follows to **APPROVE Plan Review Application #PR-2017-28,**

Carson

Aye

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

Motion to APPROVE Passed: 8 to 0
Subject to the above stipulations

Toy, Byron

From: robertcwessel@gmail.com
Sent: Monday, July 24, 2017 5:11 PM
To: Richardson, Rob; pattyj@afmed.org
Cc: Toy, Byron; Parker, Janet
Subject: Re: Draft Staff Report COZ #3145 and PR-2017-28 - 8932 State Avenue
Attachments: C1 72417 ZONING PLAN-Model.pdf

Importance: High

Mr. Richardson:

Revised C1 is attached.

There is NO building proposed with this project. This project is limited to additional parking for the existing building. Lighting is not proposed.

The entire proposed parking lot is to be curbed. Irrigated landscaping will be provided in islands and around the parking lot exterior.

The proposed zoning extends the existing zoning north to a line 136 feet south of the northerly property line. The many trees located in the area north of the new zoning and parking lot will not be removed.

The new parking lot is to be located 95 feet west of the east property line. All developed properties along State Avenue in this area are commercial.

In order to meet the screening for the proposed parking lot, we have added 13 - 6 foot evergreen trees along the north and east line of the proposed parking lot. We are providing 6 - 2" deciduous hardwood trees along State Avenue.

The requirement for a 6 foot privacy screen along the north property line is not justified. The adjacent tract, #934516 is owned by PSB Investments, the applicant. A zoning, development plan for the adjacent property that included a building and parking lot, included the screening and fence along the north line of that project. That project has not proceeded at this time.

I resubmitted revised plans to the UG via email this weekend.

The tracts will be combined per Rob Richardson email.

Public Works / Engineering items have been addressed with the revised plan submission.

Sincerely,
Robert C. Wessel P.E.

PSB INVESTMENTS, LLC MINUTES:

Application Number_COZ #3145 AND pr-2017-28 – 8932 STATE AVENUE_

Date and Location:_JULY 25, 2017 AT ASSOCIATES IN FAMILY MEDICINE, P.A., 8940 STATE AVENUE, KANSAS CITY, KS 66112_

Meeting called to order at: _6:00 PM_____

Names of people in attendance:

☐ Commissioner Jim Walters	☐ Commissioner Melissa Bynum
☐ Fred McClain	☐ Heart of America Association, LLC
☐ Josip Zugecic	☐ Murrell Bland w/ Business West
☒ PSB Investments, LLC	☐ Slam Adventures, LLC
☒ Stanley Tremaine	☐ Stephen Scherer
☒ ViRita Tremaine	
☒ Robert Wessel	☐ Janet Parker

Introductions: All in attendance were acquainted and required no introductions.

Patricia B. Johnson of PSB Investments, LLC and Robert Wessel, Engineer of the project together presented the plans for adding a parking lot just east of the medical building located at 8940 State Avenue for the use of the employees of the medical practice and to allow all patients full access to the existing parking lot. It was explained that the three (3) parking spaces closest to the northeast corner of the building would be used to provide a drive/access to the employee parking lot which would be even with the building and allow for approximately 36 additional parking spaces. The additional is needed at this time as we are adding a medical doctor to our practice effective August 1, 2017 and this will bring our total to five health care providers for the practice. Parking has already been close to capacity without the new provider and necessary staff, not to mention the additional patients.

Questions and answers (include the following):

Question (1) ViRita Tremaine asked if there was going to be lighting.

Answer: Robert Wessel responded that we expect the street lights on State Avenue will be sufficient. If they are not, lighting will be installed on the side of the medical building to light the new parking lot.

Question (2) Stanley Tremaine asked if we were going to remove all of the trees on the property.

Answer: Patricia B. Johnson of PSB Investments, LLC responded that only trees that need to be removed for the project will be removed at this time. Others may be trimmed, but not removed entirely.

Question (3) ViRita Tremaine asked if we were still planning on removing the house at 1205 N. 90th Street for a new medical building with a parking lot in the rear.

Answer: Patricia B. Johnson of PSB Investments, LLC responded that we have no plans to add a new medical building at this time or in the foreseeable future as the requirements by the Unified Government made the project cost prohibitive.

Question (4) Stanley Tremaine asked if the entire lot could be mowed as they were concerned about the coyotes that had been displaced by the recent improvements in the area, i.e., the soccer fields.

Answer: Patricia B. Johnson of PSB Investments, LLC responded that we were unaware of any problem with coyotes, but we will absolutely look into it.

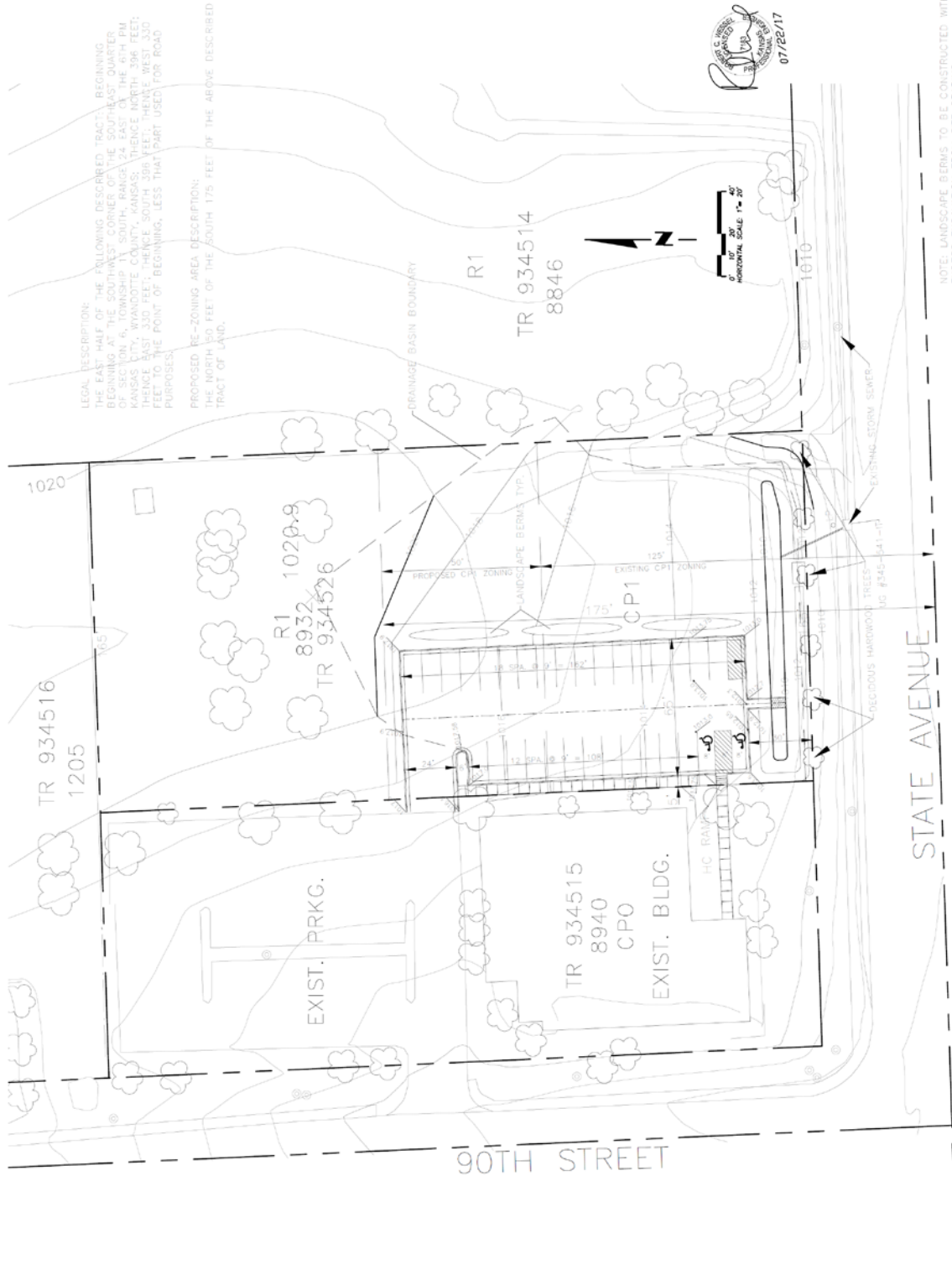
Question (5) ViRita Tremaine asked if the new Doctor was our daughter.

Answer: Patricia B. Johnson of PSB Investments responded that it is Dr. David Johnson and my daughter.

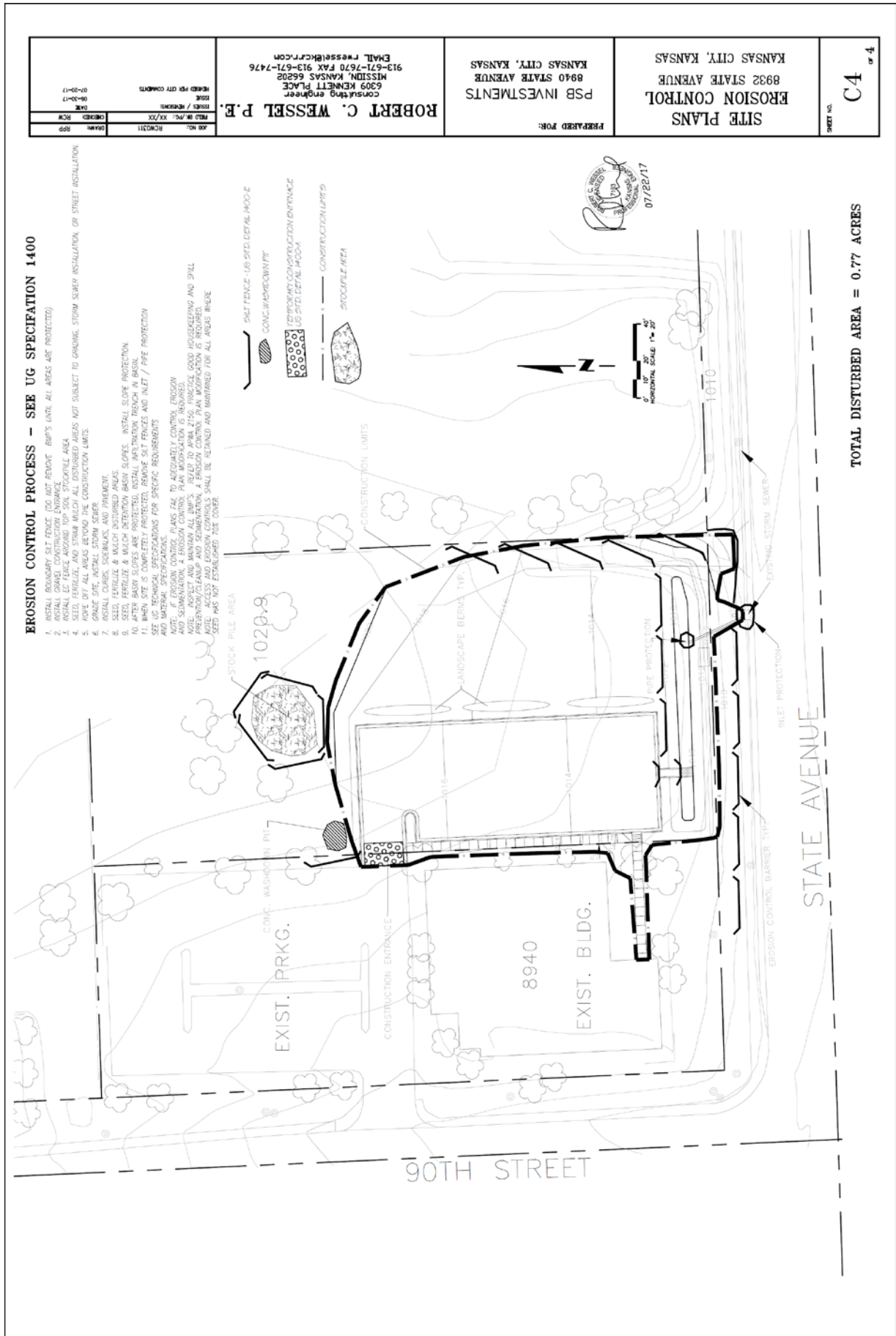
Meeting adjourned at: 6:30 PM

Minutes taken by: _Patricia B. Johnson, PSB Investments, LLC_

SHEET NO. C2 OF 4		SITE PLANS GRADING & DRAINAGE 8932 STATE AVENUE KANSAS CITY, KANSAS		PREPARED FOR: PSB INVESTMENTS 8940 STATE AVENUE KANSAS CITY, KANSAS		CONSULTING ENGINEER ROBERT C. WESSEL P.E. 6309 KENNETT PLACE MISSION, KANSAS 66202 913-671-7670 FAX 913-671-7476 EMAIL: rwessel@rcw.com		DATE: 07-26-17 REVISIONS / COMMENTS: 01-26-17 07-26-17	
DESIGNED: RCM CHECKED: RCM DATE: 07-26-17	DRAWN: RPP DATE: 07-26-17								









Urban Planning and Land Use

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

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

To: Unified Government Board of Commissioners
From: City Staff
Date: August 31, 2017
Re: Petition #SP-2017-31

GENERAL INFORMATION

Applicant:
Joe McLaughlin

Status of Applicant:
BHC Rhodes
710 State Ave
Kansas City, KS 66101

Requested Action:
Special Use Permit

Date of Application:
March 25, 2017

Purpose:
To use a temporary trailer as an office

Property Location:
8130 Kaw Drive

Existing Zoning:
MP-2 General Industrial District



Existing Surrounding Zoning: North: MP-1 Planned Light Industrial and Industrial Park District

South: R-1 Single Family District and Union Pacific Railroad

East: R-1 Single Family District

West: AG Agricultural District

Existing Uses: North: Industrial

South: Industrial manufacturing business

East: Single family house

West: Vacant land and Industrial uses

Total Tract Size: 5.91 acres

Master Plan Designation: The City-Wide Master Plan classifies this property for business park use.

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

Advertisement: The Wyandotte Echo – April 13, 2017

Letters to Property Owner – April 12, 2017, April 26, 2017, July 17, 2017 and August 22, 2017

Public Hearings: August 14, 2017 and August 31, 2017

Public Opposition: No one appeared in opposition at the August 14, 2017 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Joe McLaughlin with BHC Rhodes, is seeking approval for the use of a temporary trailer as a security office for the site at 8130 Kaw Drive.

City Ordinance Requirements: 27-592 through 27-606

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The neighborhood is comprised primarily of industrial businesses though there are some residences in the area. The addition of the temporary trailer would generally fit within the overall aesthetics of the area.

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

The zoning and their uses are set out above. Because the construction trailer is temporary, the compatibility is not an issue.

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

The property is suitable for the proposed use and the removal of the restrictions will not detrimentally affect nearby property.

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

The property is not vacant; it currently houses numerous tractor trailers.

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

Special use permits are not addressed in the Master Plan.

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

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

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

The proposed use is reasonably necessary for the applicant and will not substantially injure the appropriate use, visual quality, or marketability of adjoining property.

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

The proposed use will not create problems for near-by property.

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

The proposed use will not pollute the air, land or water.

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

This is not applicable.

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

The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the landowners is minimal.

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

This is not applicable.

PREVIOUS ACTIONS

2006: Special Use Permit application for office and storage of semi-tractors and trailers - Denied

2008: Preliminary Plat and Plan Review for truck sales facility - Approved

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on Monday, April 19; no one was in attendance.

KEY ISSUES

None

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 8 to 0 to recommend **APPROVAL** of Special Use Permit Application #SP-2017-31, subject to:

Urban Planning and Land Use Comments:

1. Could you provide photographs and diagrams of the structure?
Applicant Response: *The trailer has not been ordered yet but will be comparable to the diagrams below and will be bracketed to the ground similarly to the third picture.*





2. How long are you planning to utilize this trailer on the site? Are there plans to build a permanent structure for this use?

Applicant Response: The trailer will be utilized for a term of 5 years and there are no plans to build a permanent structure at this time.

3. Please explain and provide any relevant documentation regarding your use of the land?

Applicant Response: *The trailer is going to be used as temporary office space and will provide a way for the occupants to ensure security of the site by allowing them to occupy the site.*

- 4. Please provide a site plan with building, sewer and floodplain elevations.**

Applicant Response: *Based on the site contours the elevation of the proposed temporary structure is out of the floodplain. FEMA Maps show the property being in Flood Zone AE with a base flood elevation of 766'. The elevation of the temporary structure is at an elevation of roughly 773.5' which is 7.5' above BFE.*

- 5. The trailer must be skirted.**

- 6. Approval is for two (2) years.**

Public Works Comments:

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

- 1) None**

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

- 1) The A/E shall coordinate with Wyandotte County Health department regarding the proposed temporary holding tank and show applicable information on plans, calculations, and specifications for review and approval by the Health department.**
- 2) The proposed temporary holding tank shall be a state certified septic tank, and shall be installed underground in accordance with the manufacturer's recommendations and the Wyandotte County Health department approval.**
- 3) The proposed temporary holding tank shall be equipped with audible and visual alarms with high water floats, and indicated on plans and specifications for Health department approval.**
- 4) All electrical wiring for the temporary holding tank shall be done by a licensed and insured electrician.**
- 5) Obtain an on-site wastewater permit from Wyandotte County Health department, and provide a copy to Planning Engineering prior to construction permit acquisition.**
- 6) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.**
- 7) The proposed septic holding tank shall be temporary for two years. At the end of two years or when a permanent building structure is constructed, whichever occurs first, a public sanitary sewer main extension and service line connection shall be constructed to serve this property.**
- 8) The future/public sanitary sewer main extension will require a separate public improvement plan set that meets UG standards and criteria, and shall be reviewed and approved by the UG.**
- 9) The future/public sanitary sewer main extension may require an easement across the adjacent property. A signed, executed, and recorded copy of the sanitary sewer easement shall be provided with the sewer main extension plans.**

- 10) When the future/public sanitary sewer system is installed, the proposed**

temporary holding tank shall be removed/abandoned per UG and KDHE specifications and requirements.

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

1) None

Business License Comments:

Our office finds no record of any business associated with this address. If this location is to be occupied by a business enterprise, they will need to file and maintain the annual occupation tax application with this office. In addition since this permit would be for a security trailer, any third party security company that would be providing service to the associated business would need to file with our office as a security company. If security would be provided by EMPLOYEES of the occupying business, security company license would not be applicable.

STAFF COMMENTS AND SUGGESTIONS

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

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition #**SP-2017-31** subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

August 14, 2017 City Planning Commission Minutes
Applicant Response Letter
Photographs
Neighborhood Meeting Documentation
Property Owner Consent Affidavit

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
SUP	August 14, 2017	August 31, 2017
	Approval	

STAFF CONTACT: Jamie Hickey
jhickey@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #**SP-2017-31** as meeting all the requirements of the City Code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following

additional requirements:

1. _____;
2. _____; And

OR

I move the Unified Government Board of Commissioners **DENY** Petition #**SP-2017-31**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

AUGUST 14, 2017 CITY PLANNING COMMISSION MINUTES:

Hearing Starts: 32:25

SPECIAL USE PERMIT APPLICATION #SP-2017-31 – JOE MCLAUGHLIN WITH BHC RHODES – SYNOPSIS: Special Use Permit for the Temporary Use of Land for a security office trailer at 8130 Kaw Drive

PLAN REVIEW APPLICATION #PR-2017-30 – JOE MCLAUGHLIN WITH BHC RHODES – SYNOPSIS: Final Plan Review for a security office trailer at 8130 Kaw Drive

Detailed Outline of Requested Action: The applicant, Joe McLaughlin with BHC Rhodes, is seeking approval for the use of a temporary trailer as a security office for the site at 8130 Kaw Drive.

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

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated August 14, 2017;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo dated April 13, 2017 for the special use permit; and
7. The Notices to property owners dated April 12, April 26 and July 17, 2017.

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

Present in Support:

- ❖ Mr. Joe McLaughlin, BHC Rhodes, 712 State Avenue, Kansas City, Kansas 66101
- ❖ Murray Rhodes, BHC Rhodes, 712 State Avenue, Kansas City, Kansas 66101

Present in Opposition:

❖ No one appeared

Staff Recommendation Starts: 39:45 Director Richardson stated that the initial special use permit approval would be for two (2) years and the Health Department and the Public Works Department have agreed to the holding tank for that period of time but not beyond and he is not at liberty to change their recommendation. The staff recommends approval subject to the stipulations in the staff report.

Motion and Vote Starts: 40:40

On motion by Dr. Serda, seconded by Ms. Pauley, the Planning Commission voted as follows to **recommend APPROVAL of Special Use Permit #SP-2017-31:**

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

Motion to recommend APPROVAL Passed: 8 to 0

Subject to:

Urban Planning and Land Use Comments:

1. Could you provide photographs and diagrams of the structure?

Applicant Response: The trailer has not been ordered yet but will be comparable to the diagrams below and will be bracketed to the ground similarly to the third picture.





2. How long are you planning to utilize this trailer on the site? Are there plans to build a permanent structure for this use?

Applicant Response: *The trailer will be utilized for a term of 5 years and there are no plans to build a permanent structure at this time.*

3. Please explain and provide any relevant documentation regarding your use of the land?

Applicant Response: *The trailer is going to be used as temporary office space and will provide a way for the occupants to ensure security of the site by allowing them to occupy the site.*

4. Please provide a site plan with building, sewer and floodplain elevations.

Applicant Response: *Based on the site contours the elevation of the proposed temporary structure is out of the floodplain. FEMA Maps show the property being in Flood Zone AE with a base flood elevation of 766'. The elevation of the temporary structure is at an elevation of roughly 773.5' which is 7.5' above BFE.*

5. The trailer must be skirted.

6. Approval is for two (2) years.

Public Works Comments:

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

- 1) None

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

- 1) The A/E shall coordinate with Wyandotte County Health department regarding the proposed temporary holding tank and show applicable information on plans, calculations, and specifications for review and approval by the Health department.
- 2) The proposed temporary holding tank shall be a state certified septic tank, and shall be installed underground in accordance with the manufacturer's recommendations and the Wyandotte County Health department approval.
- 3) The proposed temporary holding tank shall be equipped with audible and visual alarms with high water floats, and indicated on plans and specifications for Health department approval.
- 4) All electrical wiring for the temporary holding tank shall be done by a licensed and insured electrician.
- 5) Obtain an on-site wastewater permit from Wyandotte County Health department, and provide a copy to Planning Engineering prior to construction permit acquisition.
- 6) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.
- 7) The proposed septic holding tank shall be temporary for two years. At the end of two years or when a permanent building structure is constructed, whichever occurs first, a public sanitary sewer main extension and service line connection shall be constructed to serve this property.
- 8) The future/public sanitary sewer main extension will require a separate public improvement plan set that meets UG standards and criteria, and shall be reviewed and approved by the UG.
- 9) The future/public sanitary sewer main extension may require an easement across the adjacent property. A signed, executed, and recorded copy of the sanitary sewer easement shall be provided with the sewer main extension plans.
- 10) When the future/public sanitary sewer system is installed, the proposed temporary holding tank shall be removed/abandoned per UG and KDHE specifications and requirements.

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

1) None

Business License Comments:

Our office finds no record of any business associated with this address. If this location is to be occupied by a business enterprise, they will need to file and maintain the annual occupation tax application with this office. In addition since this permit would be for a security trailer, any third party security company that would be providing service to the associated business would need to file with our office as a security company. If security would be provided by EMPLOYEES of the occupying business, security company license would not be applicable.

On motion by Dr. Serda, seconded by Mr. Connelly, the Planning Commission voted as follows to **APPROVE Plan Review Application #PR-2017-30:**

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

Motion to APPROVE Passed: 8 to 0
Subject to:

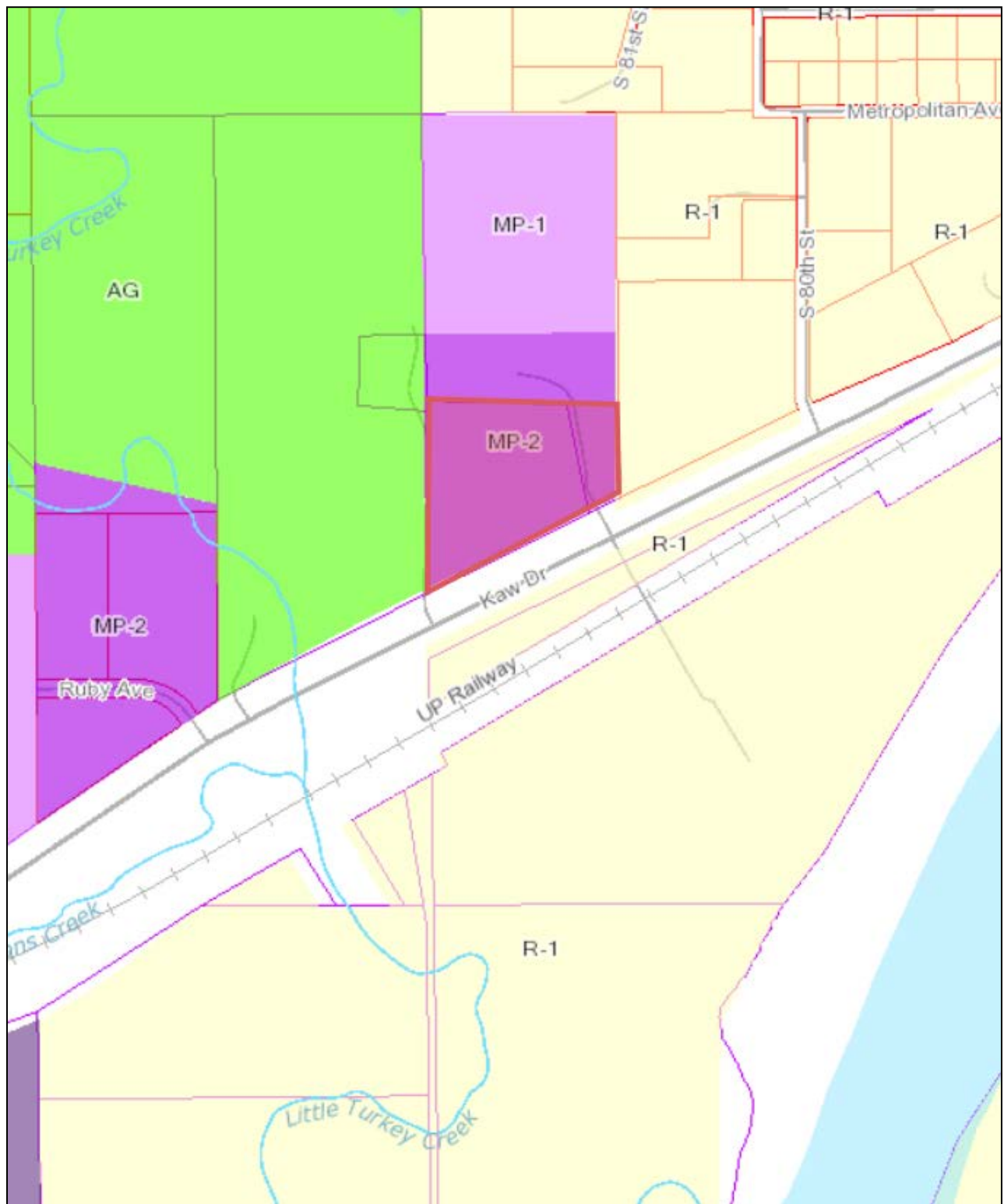
Urban Planning and Land Use Comments:

1. Landscaping shall meet MP-2 district requirements, which include the Commercial Design Guidelines. Any departure from this will require a deviation that may only be granted by the Planning Commission.

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) None
- B) Items that are conditions of approval (stipulations):
 - 1) The A/E shall coordinate with Wyandotte County Health department regarding the proposed temporary holding tank and show applicable information on plans, calculations, and specifications for review and approval by the Health department.
 - 2) The proposed temporary holding tank shall be a state certified septic tank, and shall be installed underground in accordance with the manufacturer's recommendations and the Wyandotte County Health department approval.

- 3) The proposed temporary holding tank shall be equipped with audible and visual alarms with high water floats, and indicated on plans and specifications for Health department approval.
 - 4) All electrical wiring for the temporary holding tank shall be done by a licensed and insured electrician.
 - 5) Obtain an on-site wastewater permit from Wyandotte County Health department, and provide a copy to Planning Engineering prior to construction permit acquisition.
 - 6) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.
 - 7) The proposed septic holding tank shall be temporary for two years. At the end of two years or when a permanent building structure is constructed, whichever occurs first, a public sanitary sewer main extension and service line connection shall be constructed to serve this property.
 - 8) The future/public sanitary sewer main extension will require a separate public improvement plan set that meets UG standards and criteria, and shall be reviewed and approved by the UG.
 - 9) The future/public sanitary sewer main extension may require an easement across the adjacent property. A signed, executed, and recorded copy of the sanitary sewer easement shall be provided with the sewer main extension plans.
 - 10) When the future/public sanitary sewer system is installed, the proposed temporary holding tank shall be removed/abandoned per UG and KDHE specifications and requirements.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
- 1) None





POINT OF COMMENCEMENT
FOUND LIMESTONE BLOCK 3X6X8
AT NW CORNER, NE 1/4,
SECTION 29-11-24



Note: The basis of bearings in this description is South 02° 58' 16" East along the West line of the Northeast Quarter of Section 29, Township 11 South, Range 24 East of the Sixth Principal Meridian, as determined by Global Positioning System observations and referenced to the Kansas State Plane Coordinate System, North Zone (NAD83).

Thence South 02 degrees 58 minutes 16 seconds East 955.02 feet, along the West line of said Northeast Quarter to the Point of Beginning;

Thence South 13 degrees 05 minutes 59 seconds East 373.91 feet to a point on the Northernly Right of Way line of Kansas Highway 32 (K-32), also known as Kaw Drive;

Thence South 61 degrees 40 minutes 22 seconds West 594.76 feet, along said Northernly Right of Way line to a point on the West line of the Northeast Quarter of said Section 29;

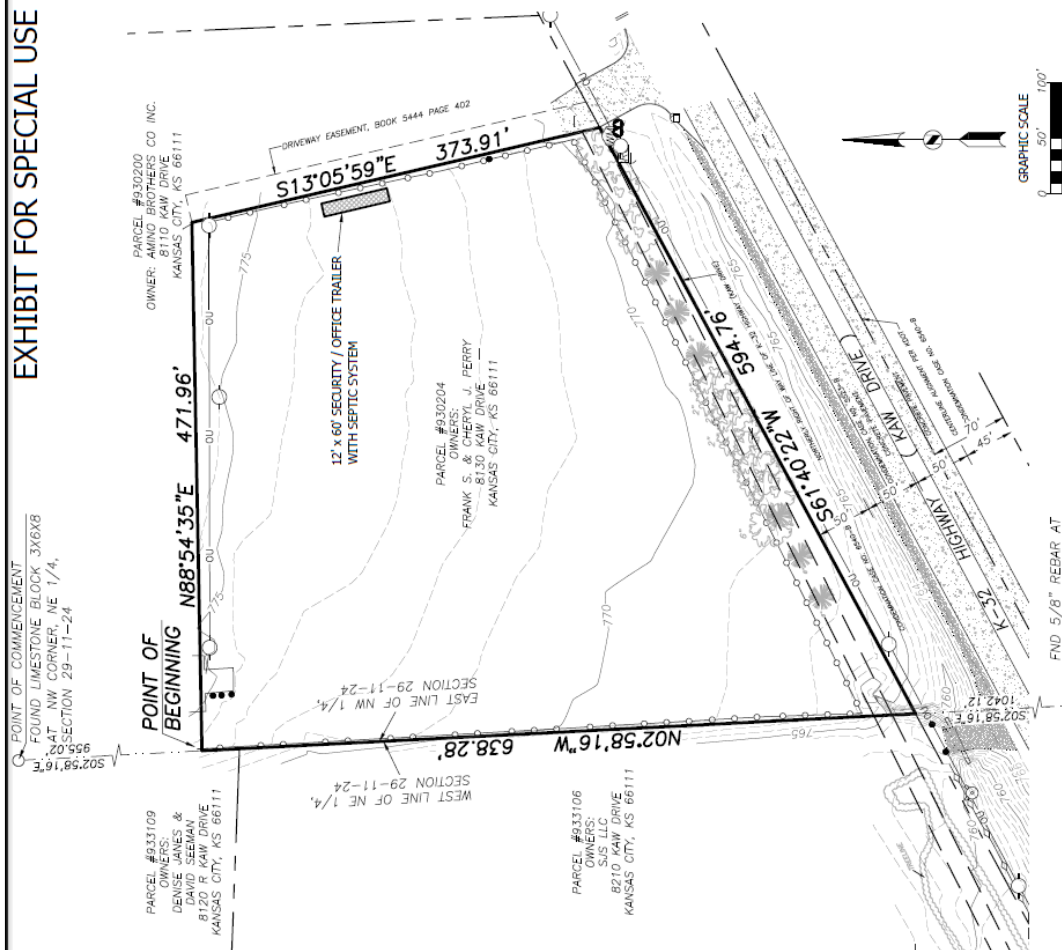
Subject to all Easements and Restrictions of Record.

BHC RHODES Civil Engineering • Surveying • Utilities
712 South Avenue Kansas City, KS 66101
p (913) 371-5300 f (913) 371-2677
BHC RHODES is a subsidiary of Harbordt Harwood & Company, P.A.

Project: EXHIBIT FOR
SPECIAL USE PERMIT
8130 KAW DRIVE
KANSAS CITY
WYANDOTTE CO, KS.

Drawn By:	PJS
Project No:	024340
Field Date:	N/A
Issue Date:	2017-03-22

POINT OF COMMENCEMENT
FOUND LIMESTONE BLOCK 3X6X8
AT NW CORNER, NE 1/4,
SECTION 29-11-24



A tract of land in the West half of the Northeast Quarter of Section 29, Township 11 South, Range 24 East of the 6th Principal Meridian, Kansas City, Wyandotte County, Kansas, being described as follows:

Note: The basis of bearings in this description is South 02° 58' 16" East along the West line of the Northeast Quarter of Section 29, Township 11 South, Range 24 East of the Sixth Principal Meridian, as determined by Global Positioning System observations and referenced to the Kansas State Plane Coordinate System, North Zone (NAD83).

Commencing at the Northwest corner of the Northeast Quarter of said Section 29, Township 11 South, Range 24 East, said corner being a Stone 3' 6" x 8" found;

Thence South 02 degrees 58 minutes 16 seconds East 955.02 feet, along the West line of said Northeast Quarter to the Point of Beginning;

Thence North 88 degrees 54 minutes 35 seconds East 471.96 feet;

Thence South 13 degrees 05 minutes 59 seconds East 373.91 feet to a point on the Northerly Right of Way line of Kansas Highway 32 (K-32), also known as Kaw Drive;

Thence South 61. degrees 40 minutes 22 seconds West 594.76 feet, along said Northerly Right of Way line to a point on the West line of the Northeast Quarter of said Section 29;

Thence North 02 degrees 58 minutes 16 seconds West 638.28 feet, along said West line to the Point of Beginning, containing 257,830 square feet or 5.9191 acres

Subject to all Easements and Restrictions of Record.

LEGEND	
	Found Survey Monument
	Found Right-of-Way Marker
	Overhead Utility Line/s
	Utility Pole
	Guy Anchor
	Water Valve
	Fire Hydrant
	Water Meter
	Regulator Unit
	Storm Sewer Line
	Corrugated Metal Pipe
	Chain Link Fence
	Iron or Metal Fence
	Gate Post
	Mailbox
	Concrete or Metal Bollard
	Deciduous Tree and Size
	Coniferous Tree and Size
	Asphalt
	Concrete
	Not To Scale

Project:	EXHIBIT FOR SPECIAL USE PERMIT 8130 KAWM DRIVE KANSAS CITY WYANDOTTE CO. KS.	Drawn By:	JDS
Client:	FRANK S. & CHERYL J. PERRY	Project No.:	0234340
2800 W. 118TH STREET		Field Date:	N/A
LEAWOOD, KS.		Issue Date:	2017-03-22
66210			
Civil Engineering - Surveying Utilities			
BHC RHODES			
712 Shaw Avenue, Kansas City, MO 66101			
P (913) 371-5300 F (913) 371-1257			
BHC and its subsidiaries are a member of Brinkley Hammond & Company, P.A.			
Rev		Drawn	
Date		By	
Description			

[illegible]

Urban Planning and Land Use

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

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

To: Unified Government Board of Commissioners

From: City Staff

Date: August 31, 2017

Re: **Petition #SP-2017-36**

GENERAL INFORMATION

Applicant:
Frederick Avery

Status of Applicant:
Representative
Avery's Village
6261 Leavenworth Road
Kansas City, KS

Requested Action:
A special use permit to operate
a youth residential facility

Date of Application:
April 26, 2017

Purpose:
The applicant seeks a special use permit to operate a youth residential facility

Property Location:
6261 Leavenworth Road

Existing Zoning: R-1 Single Family District



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

Existing Uses: **North:** Single Family Residences
South: Single Family Residences
East: Single Family Residences
West: Single Family Residences

Total Tract Size: 0.82 acre

Master Plan Designation: The City-Wide Master Plan designates this property as Public/Semi-Public.

Major Street Plan: The City-Wide Master Plan designates Leavenworth Road as a Class C Thoroughfare and 63rd Street as a Collector Street.

Advertisement: The Wyandotte Echo – May 18, 2017
Letters to Property Owner – May 18, 2017, July 17, 2017 and July 21, 2017

Public Hearing: July 10, 2017

Public Opposition: There were ten (10) people present in opposition/questions at the July 10, 2017 City Planning Commission meeting. A valid 32.2% protest petition has been filed.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Frederick Avery, is requesting approval of a special use permit to operate a youth residential facility at 6261 Leavenworth Road. The building was previously licensed as a nursing home from 1967 until 2014. The proposed facility would be licensed with the state of Kansas to work with 35 or more children between 5 and 17 years of age. The applicant states that the facility has the capacity to house 70 youth. The facility would be staffed by an office manager, food service personnel, maintenance and grounds personnel, youth support personnel, and case managers. See the attached business plan for more information about the operation of the proposed facility.

City Ordinance Requirements:

Chapter 27 – Planning and Development

Article VI – Administration and Review Procedures

Special Use Permit, Section 27-214

Article VIII – Zoning

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

Division 6 – Special Use Permits, Sections 27-592 – 27-606

FACTORS TO BE CONSIDERED

1. *The Character of the Neighborhood.*

This building is located adjacent to a predominantly single family neighborhood. There are also existing apartments on Leavenworth Road adjacent to the facility.

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

The building has existed in the neighborhood since the 1960s and is not likely to create any compatibility issues with the nearby properties. It was previously used as a nursing home; the proposed use is a youth residential facility.

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

Because this building has existed and operated as a similar use in the past, removal of restrictions will not detrimentally affect nearby property.

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

The license for the nursing home that previously occupied this building expired in 2014.

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

The City-Wide Master Plan designates this property as a public/semi-public use. The proposed use conforms to the Master Plan.

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

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

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

The proposed use provides a needed social service for the community and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property due to the length of the time that the facility has existed in the neighborhood.

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

These factors will not be an issue with the proposed use.

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

The proposed use will not pollute the air, land, or water.

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

This is not an issue with the proposed use.

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

This use would benefit the public by provided a necessary service. It would not impose a hardship on neighboring property owners because the facility has existed in the neighborhood since the 1960s and has operated as a similar use.

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

The proposed use would not result in overcrowding of the land or cause undue concentrations of population.

PREVIOUS ACTIONS

This application was scheduled for the July 27, 2017 Board of Commissioners hearing; however, the applicant contacted staff approximately one week prior to the meeting to request a continuance until the August 31, 2017 meeting as his representative could not be present.

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on June 16, 2017. One neighboring resident was in attendance. See the attached meeting minutes for questions and answers from the neighborhood meeting.

KEY ISSUES

1. Number of children/youth residing at facility
2. Number of staff members at facility
3. Use of adjacent property
4. Recreation, common, and outdoor space
5. Transportation
6. Future expansion

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of Special Use Permit Application #SP-2017-36 **with the applicant meeting with the Leavenworth Road Association prior to the July 27, 2017 Board of Commissioners meeting to see if they have any further concerns and the first year would be for a maximum of 50 children. After one year they could seek an amendment for additional children, subject to:**

Urban Planning and Land Use Comments:

1. How many children/youth will reside at the property? The business plan states 35+ and also states that there is capacity for 70 youth.

Applicant Response: Our capacity is 70 children in the facility.

Staff Response: The city planning commission and board of commissioners will set a maximum number of children that may reside at the facility as a stipulation of the special use permit.

Planning Commission Recommendation: Commission recommended 50 children maximum.

2. How many staff members will be on-site during different times of the day/night?

Applicant Response: There will be three shifts, 10 people on the first and second shift and 7 on the third shift.

3. Are there any plans to use the adjacent property to the east in conjunction with the youth residential facility?

Applicant Response: Yes it will serve as our staff house.

4. What types of recreation and common spaces are available on-site? Is there outdoor space for children to play?

Applicant Response: Yes there is a facility garden and gazebo; also we plan on designating a play area.

5. Please provide an updated floor plan that is specific to the proposed use.

Staff Response: see attached floor plan.

6. How do you plan to provide transportation? Will there be vans stored on site?

Applicant Response: We will have three company vehicles, a 12 passenger van and two sedans.

7. Any future expansion will require an amendment to the existing special use permit by going back through the special use permit process.

Applicant Response: At the moment there is no plan of expansion that may change as the need for the service changes.

Public Works Comments:

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

1) None

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

1) None

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

1) None

STAFF COMMENTS AND SUGGESTIONS

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

It should be noted that a valid 32.2% protest petition has been filed.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition #SP-2017-36 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

July 10, 2017 City Planning Commission Minutes
Facility Floor Plan
Avery Village Business Plan
Site Photos
Neighborhood Meeting Minutes
Letters in Support
Protest Petition

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	July 10, 2017	August 31, 2017
Special Use	Approval	

STAFF CONTACT: Zach Flanders
zflanders@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #**SP-2017-36** as meeting all the requirements of the City code and being in the interest of the public, health safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition #**SP-2017-36**, as it is not in compliance with the City Ordinances and as it will not promote the health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

JULY 10, 2017 CITY PLANNING COMMISSION MINUTES:

SPECIAL USE PERMIT APPLICATION #SP-2017-36 – FREDERICK AVERY WITH AVERY’S VILLAGE – SYNOPSIS: Special Use Permit for a youth residential facility at 6261 Leavenworth Road. Detailed Outline of Requested Action: The applicant, Frederick Avery, is requesting approval of a special use permit to operate a youth residential facility at 6261 Leavenworth Road. The building was previously licensed as

a nursing home from 1967 until 2014. The proposed facility would be licensed with the state of Kansas to work with 35 or more children between 5 and 17 years of age. The applicant states that the facility has the capacity to house 70 youth. The facility would be staffed by an office manager, food service personnel, maintenance and grounds personnel, youth support personnel, and case managers. See the attached business plan for more information about the operation of the proposed facility.

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

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated July 10, 2017;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo dated May 18, 2017; and
7. The Notices to property owners dated May 18, 2017.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. Dr. Serda stated that Commissioner Bynum forwarded an email to him yesterday from Lou Braswell with questions.

Present in Support:

- ❖ Edward Scott, Jr., 2008 Oakland Avenue, Kansas City, Kansas 66102
- ❖ Mr. Frederick Avery, applicant, 7803 West 61st Terrace, Kansas City, Kansas 66202
- ❖ Mrs. Beverly Avery, applicant, 7803 West 61st Terrace, Kansas City, Kansas 66202

Present in Opposition:

- ❖ There were five persons present that did not speak
- ❖ Ms. Lou Braswell, 5202 Parkview Avenue, Kansas City, Kansas 66104 (not in favor or opposition but with questions)
- ❖ Ms. Kathy Litke, 6233 Leavenworth Road, Kansas City, Kansas 66104
- ❖ Mr. Donald Crawford, 6309 Roswell, Kansas City, Kansas 66104
- ❖ Gentleman at 2937 North 64th Street, Kansas City, Kansas 66104
- ❖ Mr. Stan Bartley, 6422 Cernech, Kansas City, Kansas 66104

Staff Recommendation: Director Richardson stated that the staff recommends approval subject to stipulations in the staff report. He stated that he would also let the applicant know that any electrical, plumbing, etc. work will require a building permit. The initial permit would be for two (2) years. He further stated that he could understand holding over this application for further discussion with the neighborhood association or the applicant could meet with the Leavenworth Road Association prior to the July 27, 2017 Board of Commissioners meeting to see if they have any further concerns.

Motion and Vote:

On motion by Ms. Jones, seconded by Mr. Ernst, the Planning Commission voted as follows to **recommend APPROVAL of Special Use Permit #SP-2017-36 with the applicant meeting with the Leavenworth Road Association prior to the July 27, 2017 Board of Commissioners meeting to see if they have any further concerns and the first year would be for a maximum of 50 children. After one year they could seek an amendment for additional children:**

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

Motion to recommend APPROVAL Passed: 7 to 0

Subject to:

Urban Planning and Land Use Comments:

1. **How many children/youth will reside at the property? The business plan states 35+ and also states that there is capacity for 70 youth.**

Applicant Response: Our capacity is 70 children in the facility.

Staff Response: The city planning commission and board of commissioners will set a maximum number of children that may reside at the facility as a stipulation of the special use permit.

Planning Commission Recommendation: Commission recommended 50 children maximum.

2. **How many staff members will be on-site during different times of the day/night?**

Applicant Response: There will be three shifts, 10 people on the first and second shift and 7 on the third shift.

3. **Are there any plans to use the adjacent property to the east in conjunction with the youth residential facility?**

Applicant Response: Yes it will serve as our staff house.

4. **What types of recreation and common spaces are available on-site? Is there outdoor space for children to play?**

Applicant Response: Yes there is a facility garden and gazebo; also we plan on designating a play area.

5. Please provide an updated floor plan that is specific to the proposed use.

Staff Response: see attached floor plan.

6. How do you plan to provide transportation? Will there be vans stored on site?

Applicant Response: We will have three company vehicles, a 12 passenger van and two sedans.

7. Any future expansion will require an amendment to the existing special use permit by going back through the special use permit process.

Applicant Response: At the moment there is no plan of expansion that may change as the need for the service changes.

Public Works Comments:

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

1) None

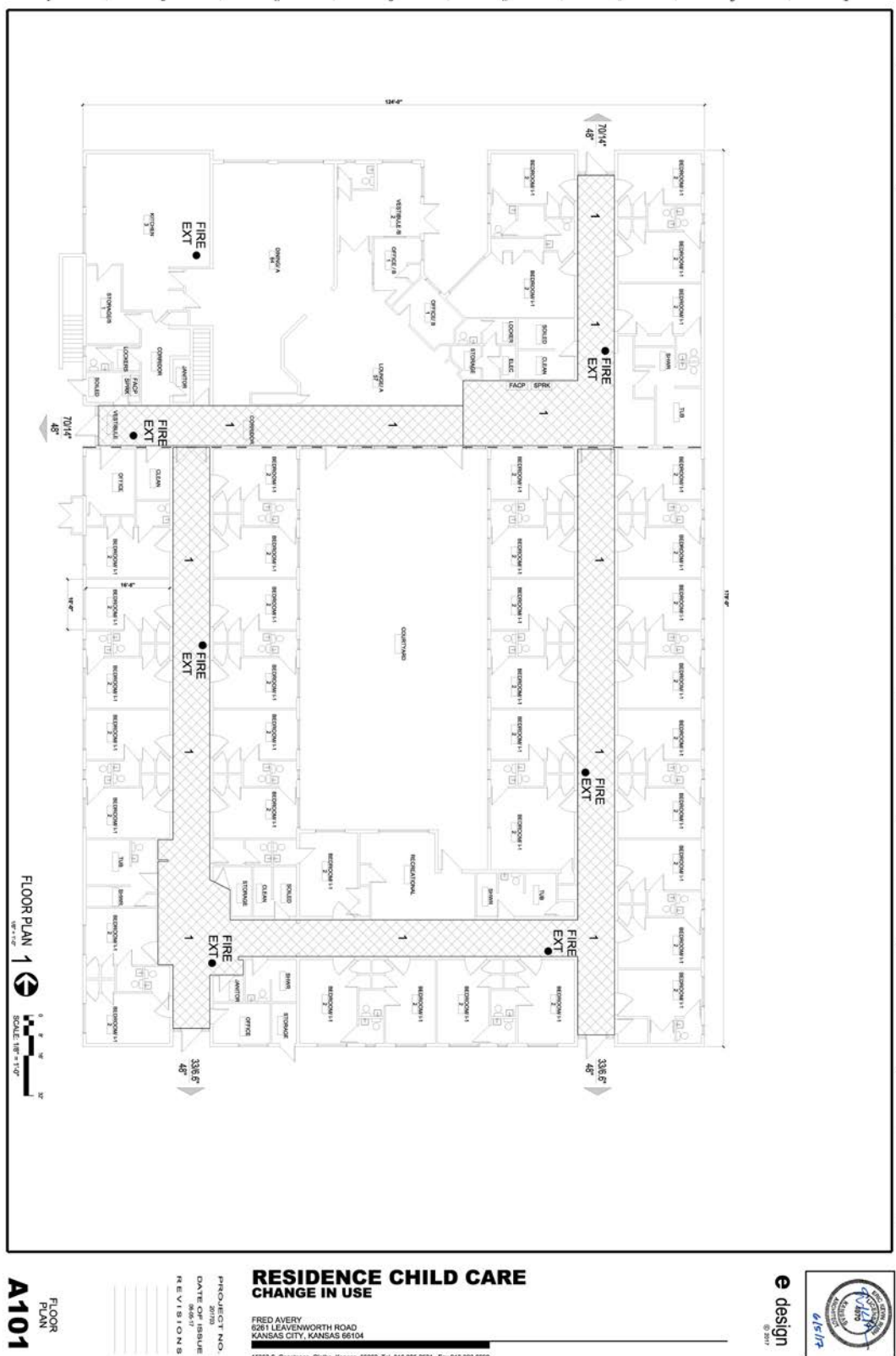
- B) Items that are conditions of approval (stipulations):

1) None

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

1) None

Attachment A – Facility Floorplan





AVERY’S VILLAGE

*“It is easier to build strong children than to repair broken men.”
–Frederick Douglass*

3. Legal Description

BRUNE, CHRISTINE ESTATES SUB, S34, T10, R24, ACRES
0.830000, W 190FT OF N 262.4FT OF L1 CONTG 1.14 ACRES M/L

6. Please view plan below

Purpose

At Avery’s Village, we are committed to providing a safe, nurturing, and stimulating home environment where children begin their journeys towards brighter futures.

What We Do

Avery’s Village is a youth facility, pending licensing with the state of Kansas to work with 35+ children between 5 and 17 years of age.

Our aim is to provide young people with planned, whole year care and tailored skills-based programs.

Our admission procedures are sufficiently flexible to take account of urgent situations, which allows the opportunity for same-day placement.

Upon placement within our youth facility, young people will experience a safe, nurturing and valuing environment, boundaries and structured care, delivered by qualified, skilled practitioners who are able to provide close supervision.

Our Commitment to Youth

Our primary commitments to youth are to: (1) create a healthy home environment, (2) promote youth maintaining positive connections with their siblings, and (3) provide opportunities for youth to develop valuable skills and relationships.

Core Values

- Safety (Social, Emotional, Physical, Moral)
- Self-Confidence
- Cultural Pride

Admission Criteria

We have a number of criteria that we consider in determining whether or not applicants will be a good fit for our program.

they must be between the ages of 5 and 17 years old

For safety reasons, they must not pose physical harm to self or others. They must also be ambulatory and able to exit the residential facility under their own locomotion, including stairs if necessary, in response to emergency situations.

We also expect residents to have such basic self-help skills as toileting, bathing, dressing, and eating.

They must be eligible for Medicaid, Medicare, or some other third party insurance for medical expenses.

Avery's Village complies with applicable Federal civil rights laws and prohibits discrimination on the basis of race, color, national origin, age, disability, or sex. Avery's Village does not exclude people or treat them differently because of race, color, national origin, age, disability, or sex.

Leadership

Beverly Avery

Director of Youth Services and Programs

Beverly Avery is a professional child care provider who began her career in 1994 when she became a licensed childcare provider. In 2007, Beverly received additional training in the Partner for Safety and Permanence-Model Approach to Partnerships in Parenting (PS-MAPP) and ultimately became a state-certified foster parent. As a mother of seven children and grandparent to seven grandchildren, she has had tremendous experience raising healthy, well-educated, and productive community members. She is passionate about ensuring that siblings who enter the foster system remain united while they await their forever families.

Frederick M.X. Avery*Executive Director and COO*

Frederick Avery is a finance and business development professional with a B.S. in business administration from the Bloch School of Management at the University of Missouri-Kansas City. Frederick has extensive professional experience in the financial services and real estate industries. He is a part of several community development organizations and committed to promoting economic growth and prosperity for urban communities and families.

Operations**Our Commitment to Staff**

Avery's Village is committed not only to developing the youth in our home, but our staff as well. We will actively promote staff wellness and retention by providing competitive pay, quality leadership, continuous professional development, and opportunities for innovative intrapreneurship.

Staffing*Office Manager*

Responsible for coordinating all internal administrative processes and establishing a system for organizing records and documentation; Monitors building entry records and serves as public

Food Services Personnel

Performs a wide range of duties involved with preparing and/or serving foods and beverages in one or more of a variety of food service environments. May perform such duties as preparing salad items, hot foods, and/or cold foods, and/or assisting in the preparation of bakery items, as appropriate to the position. Assist in cleaning work areas, equipment, utensils. May assist in the set up, and service; and collection of garbage/trash; as appropriate to the area of operation.

Maintenance and Grounds Personnel

The Buildings and Grounds Maintenance Personnel maintains building and grounds in top condition to ensure full and productive use of facilities. To accomplish these tasks the Buildings and Grounds Maintenance Worker must work closely with the staff and administration of Avery's Village

Youth Support Personnel

Will be responsible for the overall implementation of policies and procedures while providing quality, effective, and efficient therapeutic interventions and for the direct oversight and sound supervision of the clients while in care.

Case Managers

Accomplishes clients' care by assessing treatment needs; developing, monitoring, and evaluating treatment plans and progress; facilitating interdisciplinary approaches; monitoring staff performance

Programming & Supportive Service Objectives*

Through the supportive programs and environment provided by Avery's Village, youth will:

- Strengthen their commitment to self, family, and community
- Develop healthy and productive relationships with community members
- Learn developmentally appropriate skills for living

We fundamentally believe that children are more than capable of overcoming any circumstances and obstacles to lead successful lives. Youth naturally grow with the right support, with our support, our youth will thrive. Our home has several programmatic components, each design to address a too-often neglected aspect of positive youth development:

Community Mentors ("Friends of the Family Program")

Healthy Living (Diet, Hygiene, Wellness, and Self-Care) ("R.E.A.D.Y, Sit, Grow")

Purpose-Driven & Skilled Living (Culture, Community, Career, and Commerce)

Community Mentors ("Friends of the Family Program")

Too often, we see children who have role models who are not productive citizens in our communities. The "Friends of the Family" program aims to find stable and reliable mentors and allow them to cultivate healthy, growth-focused relationships with Avery's Village youth. Through this program, we believe we will bridge the gap between positive role models and kids who desire additional support and guidance.

Healthy Living (Diet, Hygiene, Wellness, and Self-Care) ("R.E.A.D.Y, Sit, Grow")

The "R.E.A.D.Y, Sit, Grow" program focuses on four key pillars: Diet, Hygiene, Wellness, and Self-Care. This program is designed to promote holistic health where our youth learn how to care properly for their minds, bodies, spirits, homes, and one another. In addition to the athletics and physical activities, this program will create space for Avery's Village youth to learn the benefits of mindfulness-based activities and responsibly interact with nature.

Purpose-Driven & Skilled Living (Culture, Community, Career, and Commerce)

The Purpose-Drive & Skilled Living (PDSL) program is designed to support the development of older adolescents as they prepare to age out of Avery's Village.

PDSL includes personalized career counseling as well as a series of seminars and action-learning opportunities that improve our youths' financial literacy, cultural awareness and humility, and commitment to service and social uplift. Through the PDSL program our youth will establish and act on their plans for exploring and achieving their academic and vocational goals.

Target Population

Avery's Village provides supportive services and healthy homes to all youth, regardless of their demographics or social standing. The location of our children's home was intentionally selected with Wyandotte County youth in mind.

Capacity

Our children's home is constructed to ADA compliant standards, and the children's home is furnished and equipped to house 70 youth, safely and comfortably.

Training

All of the support staff at Avery's Village will complete a comprehensive induction training package as per the State Minimum Standards.

The induction-training package includes:

- o • Child Protection
- o • Food Hygiene
- o • First Aid
- o • Report Writing
- o • Communicating with Children
- o • Administration of Medication
- o • Control and Restraint
- o • Dealing with Violent and Aggressive Behavior
- o • Fire Safety

Daily Schedule

- o School Day
 - o Weekday (Monday-Friday)

6:15am-6:45am	High school children prep to leave for school
6:45am-7:15am	Middle School children prep to leave for school

7:15am-7:45am	Elementary school children prep to leave for school
8:00am-8:30am	All remaining wake up and prep for breakfast
8:30am-9:15am	Breakfast is served
9:15am-11:00am	Study time/reading
11:00am-12:00pm	Recreational activities
12:00pm- 1:00pm	Lunch
1:00pm- 3:00pm	Creativity time
3:00pm- 4:00pm	Snack time
4:00pm- 5:00pm	Homework/ Study
5:00pm- 6:00pm	Recreational activities
6:00pm- 7:00pm	Dinner
7:00pm- 9:00pm	Free Time
9:00pm	Bedtime

- o Weekend (Saturday-Sunday)
 - o Special Events

ORG. Chart



Attachment B – Site Photos



























































MINUTES:

Application Number #SP-17402-00030

Date and Location: June 16, 2017 at 1420 s 78th street Kansas City, Kansas 66111

Meeting called to order at: 4:30pm

Names of people in attendance: Ronald G. Seaton, Beverly Avery, Frederick Avery

Introductions: Fred and Beverly Avery introduced themselves and gave background info to Ronald. Ronald then introduced himself and gave us background info as well.

Presentation by Frederick Avery who discussed key points that included the leadership of the organization, purpose, what we do, and capacity of the facility. We kicked the meeting off by talking about our experience working with kids and how we are we qualified to run the facility. We then proceeded to discuss the purpose of the facility, we informed him that we plan on providing a safe, nurturing and stimulating home environment t where children begin their journey towards a brighter future. We also explained that we are youth residential facility pending a license to serve 70 children at our facility. We then explained that we plan on providing programs for the kids that include a mentorship program as well as health and wellness programs. At the meeting, we explained our admissions criteria. Finally we discussed the capacity, our children's home is constructed to ADA complaint standards to safely house 70 children safely and comfortably.

Questions and answers (include the following):

Ronald Seaton asked where will the children play?

Frederick Avery answered the question by explaining that we are planning on allowing the kids to play in the courtyard in the middle of the facility, as well as the basketball court we plan on having in the backyard of the facility next door with the older children that will be supervised by staff.

Ronald Seaton then mentioned that he was adopted as a child and talked to us about his upbringing as a child.

Ronald also asked the question where will we get our children from? Frederick responded by informing him that we will have contracts with different placement agencies such as KVC and DCF.

Ronald Seaton also commented that he expected more people from the neighborhood to show up and he was surprised with the low attendance. Ronald also talked to us about where he lived and his relationship with his neighbors.

Ronald asked how many staff members we planned on having? Frederick Avery told Ronald that there is a 1 to 7 staff to child ratio and we expected to bring 25 to 30 jobs to area at the facilities capacity.

Meeting adjourned at: 5:15pm

Minutes taken by: Beverly Avery

C Blue Dogs Sports Ministry
1300 Meadowlark Lane
Kansas City, KS 66102
<http://www.kcbluedogs.org> | www.facebook.com/kcbluedogs
(913) 401-5563



I am writing this letter to express my support for Mr. Frederick Avery. We the KC Bluedogs support Mr. Avery's work with the kids in the community.

We look forward to working alongside Mr. Avery in his future endeavors.

Respectfully Submitted,

Derrick Estelle Sr.

KC Blue Dog Academy – "Building boys into better men"

The KC Blue Dogs is dedicated to providing a stable support system for the community through the active engagement of our city's young men from disadvantage circumstances ages 11 to 18 by establishing a commitment to youth development, community service, and leadership enhancement.



The KC Blue Dog Academy is dedicated to involving all youth in the KC Metro Area in our Skills Academy programming. Our Community Outreach Project, will consist of providing services to designated housing development areas for young men between the ages 10 to 18. The young men will take part in our Skills Academy programs that consist of physical fitness activities, life skill workshops, and Christian education classes. This service will be beneficial to the young men, because it will allow them the opportunity to be mentored and guided by positive coaches within our community and provide them with an ongoing relationship with our staff. We encourage all parents to be involved in the program to ensure that there is a consistent line of communication between the family and the program.



*Play Together
Pray Together*

**KC BLUE DOG
COMMUNITY
OUTREACH PROJECT**

**1ST & 3RD
SATURDAYS
10AM TO NOON**

**YOUNG MEN
AGES 10 TO 18**

**SKILLS ACADEMY
"FITNESS & FUN"
"PLAY & PRAYER"**

**PICK UP IS
AVAILABLE JUST
CONTACT
KC BLUE DOGS
913-499-9135**

KC BLUE DOGS

1300 Meadowlark Lane
Kansas City, Kansas
66102

913-499-9135

www.kcbluedogacademy.com

Petition

Name	Address
Branda J. Mosley	5120 Leavenworth Rd. Apt. D
Linda Hartin	5120 Leavenworth Apt C
Floyd Freeman	1737 N 58th Street
Johnell Williams	2426 N 57th Street
Kenny Platt	5132 Leavenworth
Cindy Hall	5132 Leavenworth Rd.
Evelyn Avery	2114 Nth 43rd St
Lakisha Walton	6333 Longwood Ct
Michelle	2310 Birch
Ch Caldwell	2310 Birch
Joseph Caldwell	1322 Cleveland
Gene Caldwell	1706 Haskell
Joseph A. Caldwell Jr.	
Edward Halliburton	8741 Cleveland Ave KCKs 66109
Latussa Halliburton	2125 N. 45th KCKs 66104
D. Boyle	1858 Edith Ave KCKs 66109

S 

Rachel Carter

Fishman
Jimmy Moore

Tasha Jackson
Junkie Jack

Carlisa Lewis

Sheryl Lewis

Maya Smith

Donetta Stuart

Brenda Stuart

Donna Stuart

4743 Parallel Pkwy
Kansas City, KS 66107

1425 N. 78th Pl #9
Kansas City, KS 66112

3003 N 77th
Kansas City, KS
66112

6126 Cleveland Ave
KC, KS 66104

9857 Cherry St
KCMO 64155

6100 Leavenworth Rd
KCKS 66104

9857 Cherry St
KCMO 64155

3347 Garfield Ave
KCMO 64109

Avery's Village Petition

Name	Address
Carolyn Wyatt	359 Troup Ave KCK
Andrea Washington	3844 S. Benton KC MO 64128
Theresa O'Brien	
Nailah Mubas	2012 N. 27th St
Sherry A. Steen	8351 Leavenworth Rd Apt. 11
Crystal Ash	1729 meadowlark Ct (APT 105)
CARLEN DAVIS	2324 N 57 TERR KCK KS
Troy L. David	2324 N 57th ter KCK
Yvonne WARREN	1616 N 59 PL KCK.
Talisha Robins	3305 N. 33rd Terr KCK 66104
Raven Morris	1478 Saint Andrews Dr. KCMO
Tiana Hall	6314 rockford ave KCK 66104
Ashley Irvin	6565 State Ave KCK 66102
Dan medear	
Amelia	913.709.0465
Tony Reed	1721 meadowlark Ct HIO SHICKS
EDWARD D.W.	(913) 265-6604
Randall Allgood	
Kim Gullab	913 832-2656
Cheryl Myers	913-544-7021
Rosalind Rogers	913-944-9120
Shirley Thompson	(913) 299-9036
Tiana Malone	333 N. 69th St. KCK KS

Avery's Village Petition

Name	Address
Jourdaine Smallwood	1300 N 129th St Apt 201
Bridgett Bradley	1300 N 129th St. Apt 201
Michele Franklin	2504 N. 74th KCK 66109
Dean Holliday	905 Cherokee St LU/KS 66048
Lwensia Cook	KCKS
Melissa Castleberry	1326 Quindaro Blvd KCK 66104
Marquida Johnson	1501 N. 79th KCKS 66112
Krystal Coppage	1221 N 76th terr KCKS 66112
Jane malone	934 1/2 Othland Ave kck 66101
Tiquana Ryster	6411 Freeman Ave K.C. Ks 66102
Frank Ryster	6411 Freeman Ave. KCK 66102
Michelle Maddox	1400 n. 65th St. KCK 66102
Charles Townsend	3914 N. Lansing Pl
Glaesha Sullivan	5419 Haskell Ave KCKS 66104
Paul Jones	3400 N. 128th St KCK 66109
Billy English	1733 North 58th Ter KCKS 66102
Melba Kennedy	5954 Wood KCK 66102
Katie McLean	4128 W. 72nd Ter. Prairie Village KS 66132
Sherrince Marion	1530 N. 78th Place.
Katie Harris	2405 N 57th St
Marquita Walker	1813 N. 46th St. KCKS
Shulyn Dantyle	3724 Washington Ave KCK
Dj Ratten	23825 W 47th St Shawnee Ks 66226

Avery's Village Petition

Name	Address
Debra Richards	2514 N. 100th St
Debra J. Smith	2414 N. 20th St KCK 66104
Joyce Imbrie	1815 Oakland 66102
John H. Campbell	3025 North 75th KCK 66109
Alex Kunkle	8520 Freeman Ave K.C.K 66112
Dalmatiana Avery	2414 N 20th St KCK 66104
Erica Dean	412 E 105th Ter Kansas 66131
Cortez Green	2719 Parallel KCK 66104
Lanita Pearl	7324 Cokerley Ave KCK 66109
Mike Dominguez	220 N. Main KCK 66101
Vallesha M. Zander	6108 Dalba St Shawnee KS 66203
Shirley D. Jones	3000 N 62nd St KCK 66109
Alex M. Peltz	1411 N. 64th KCK 66102
Alvin M. Peltz	1411 N. 64th KCK 66102
Jamille Roland	1217 N. 77th Kansas City, KS 64124
Edward Carter	1971 Troop Ave Kansas City
Marnette	4801 Wagonwheel Rd KCK 66109
Sharon Nichols	629 S. 73rd St. 66111 KCK
Mark Tamm	5725 Charlotte KMO 64110
Katy Surpen	1407 N. 63rd Pl KCK 66111
Savannah Ross	1334 N 78th St KCK 66112

Avery's Village Petition

Name	Address
Justin Loris	6121 Furrow Ave
Roger Suggs	7543 Lathrop.
Stephanie Shamm	7700 Greenwood Ave
Kelly Duncanson	6340 Hullet St Shawnee KS 66216
Dykes Carter	1555 Rowland Ave
ROBBIE AVERY	3206 FARRON KCK
Daniel Townsend	1045 Roeland
Cory Poeb	3125 N 59 th
Danielle Brownlee	6333 Parnell Street
Cornelius Washington	3844 S Benton Ave KCMO
William Jefferson	3802 N 68 th St KCK 66109
Tracy Davis	7324 N 57 th ter. KCK
	1407 N. 81 st KCK 66112
Bryan N. Griffin	8608 E 93 rd Plce
De'Andre Ingram	2227 Russell Ave.
Robert Henderson	771 E 76 th ter KCMO 64133
Donnell Preston	6339 Rowland Ave

Avery's Village Petition

Name	Address
Roshanda Baker	1221 N. 62 nd Dr.
Gary Baker	437 W 22 nd St
Vernita Pambos	1415 S 34 th St
John Jefferson	1239 Haskell Ave. KCK
Agnes McElroy	3311 N. 36 th KCK 66112 66109
Wiley Pitts	2125 N 57 th KCK 66109
Jaron Banks	3125 N 38 th KCK 66109
Hez' Ron Huntley	2737 Walker Ave. KCK 66102
Eryn Long	3325 N. 110 th Street KCK 66109
Roshonda Chapman	1224 N. 76 th Terr KCK 66112
Jacqueline Kratic	1138 Splitlog Ave. KCK 66102
Rebecca Orr	1903 W. 77 th KCK 66112
Craig Johnson	3301 Stewart Ave. KCK 66109
Latasha Jones	2942 N. 73 rd Pl KCK 66109
Kris Childs	2812 Metcalf KCK 66112
Arianna Pacheco	1116 Cleveland Ave KCK
Orlando Newton	1116 Cleveland Ave KCK

①

Avery's Village Petition

Name	Address
Cortsha Jensenberg-Chen	1951 N 80th Ct KCKS 66112
JAMES BUIH	8520 SPRING AVE KCKS 66109
Domestica Sotelo	3127 N 84th Pl KCKS 66109
Karula Walker	220 Good Rd Congress GA 30094
Montae L. Richardson	2740 N. 72nd St. KCK 66109
Courtney Kendrick	2740 N. 72nd St KCK 66109
Patrick Lowers	2706 N. 72nd St KCKS 66109
Phyllis Smith	2706 N. 72nd St KCKS 66109
Clyde Smith	2706 N. 72nd St KCKS 66109
Marcus T. Johnson Sr.	7706 Cleveland Ave.
Steven Davi's	8248 Hunter Dr Hick 66112
Erin Criswell	2221 Nebraska Ave 66102
Andre Ganes	1831 N 73rd Terr

Avery's Village Petition

[illegible]

62

62

Avery's Village Petition

[illegible]

ACKNOWLEDGEMENT AND VERIFICATION

(Please carefully read the verification statement before signing)

STATE OF KANSAS

COUNTY OF WYANDOTTE

} SS SP - 17402 - 00030

I, Kathleen R. Litke, 6233 Leavenworth Rd, being
(Name) (Address)

first duly sworn, under oath, depose and state that I have read and examined the foregoing Protest Petition, the Protest Petition Guidelines provided by the Unified Government of Wyandotte County/Kansas City, Kansas, and the signatures and addresses placed on the Protest Petition, and further state that the signatures and legal description and/or addresses thereon are genuine, that I personally know all of the signers of this sheet of the Protest Petition to be the persons whose names are signed to the Petition and that I personally witnessed their signature, that I am one of the signers of the Protest Petition and own property within the statutory area of notification related to the area for which a rezoning is sought, and that to the best of my knowledge the signers of the Protest Petition are owners of land located within the statutory area of notification for this rezoning application. The statutory area of notification includes the real property located within two hundred (200) feet of the boundaries of the area for which a rezoning is sought; or, if the area is adjacent to unincorporated property, the incorporated real property located within two hundred (200) feet of the boundaries of the area for which a rezoning is sought and the unincorporated property within one thousand (1,000) feet of the boundaries of the area for which a rezoning is sought.

Kathleen R. Litke
(Signature)

FILED
JUL 24 2017 *cg*
UNIFIED GOVERNMENT CLERK

Subscribed and sworn to before me this 22 day of July,
2017, by Kathleen Litke, who is personally known to me to be the
same person whose name is subscribed to in the foregoing instrument.

Louetta M. Braswell
Notary Public

My Commission Expires:

8-29-2018





Protest	Neutral
9,208	5,821
21,120	18,720
2,800	15,344
3,250	13,000
12,000	31,350
10,400	41,060
38,241	41,538
Total: 97,019	Total: 204,176

97,019
204,176
 Total Area: 301,195

% 32.2

PETITION NUMBER: _____

LEGAL SIGNATURE OF OWNER
(All owners of property must sign)

PROPERTY DESCRIPTION
(Address and/or lot and block number)

DATE

Ronald G. Seaton 6218 LEAV. RD. 7-22-17

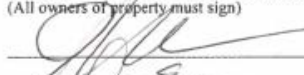
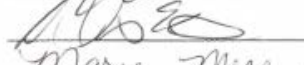
9

PETITION NUMBER: _____

LEGAL SIGNATURE OF OWNER
(All owners of property must sign)

PROPERTY DESCRIPTION
(Address and/or lot and block number)

DATE

	3253 N 1st St	7/18/17 out
	6269 May Ln	7/18/17 out
Maria Mesa	3209 N 63rd Ave	7/18/17 out
Dorothy Johnson	3105 N 63rd St KCKS	7/18/17 Not Owner
Mary Burdette	3115 N. 63rd St KCK	7/18/17 -
Michael Burdette	3115 N. 63rd KCK	7/18/17 -
Therese	6210 Leavenworth Rd KCK	7/18/17 Not Owner
Swift Jacobic	6220 Leavenworth Rd KCK	7-18-17 Not Owner
Dennis	3314 N 53rd St KCKS66104	7-18-17 out
Brussell	5202 Parkview KCK	7/19/17 OK

PETITION NUMBER: _____

	<u>LEGAL SIGNATURE OF OWNER</u> (All owners of property must sign)	<u>PROPERTY DESCRIPTION</u> (Address and/or lot and block number)	<u>DATE</u>
out	Karen + Craig Leese	6410 Oak Dr. KC KS 66104	7/18/17
out	Kimberly + Eric Pinner	6417 Oak Dr. KC KS 66104	7/18/17
out	Eddie + Maricla	6 3260 N 63rd St KC KS 66104	7/18/17
out	Jane Isakovs	3331 N 66th St KC KS 66104	7/18/17
out	Donna Johnson	3236 N. 63rd St. KC KS 66104	7/18/17
out	Shonda Burdick	3218 N 63rd St KC KS 66104	7-18-17
out	Roy + Joyce Wadge	3125 N 63rd St KC KS 66104	7-18-17
-	Paul Redmond	3042 N 63rd St KC KS 66104	7-18-17
-	Kathy Fitch	6233 Leavenworth R 66104	7-18-17
-	Henry Brown	6240 Leavenworth Rd 66104	7/18/17

PETITION NUMBER: SP 17402-00036

LEGAL SIGNATURE OF OWNER
(All owners of property must sign)

PROPERTY DESCRIPTION
(Address and/or lot and block number)

DATE

Out	Enj Bick	6336 Roswell Kansas City KS	7/23/17
Out	Virginia Farris	2935 No 64 th K.C.Ks	7-23-17
Out	Barbara Shivers	2935 No 64 th K.C.K.	7-23-17

9

PETITION NUMBER: SP 17402-00030

LEGAL SIGNATURE OF OWNER
(All owners of property must sign)

PROPERTY DESCRIPTION
(Address and/or lot and block number)

DATE

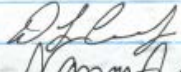
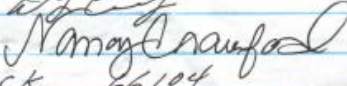
 Tim Magill	6310 Leavenworth	7/23/17
 Dan Magill	6310 Leavenworth RD.	7-23-17
	2948 N 67th	
 Thomas Arent	3020 N 63 st	7-23-17
Valerie Rynjick	3020 N 63 st	7-23-17

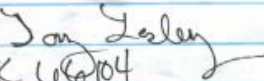
PETITION NUMBER: _____

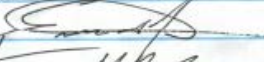
<u>LEGAL SIGNATURE OF OWNER</u> (All owners of property must sign)	<u>PROPERTY DESCRIPTION</u> (Address and/or lot and block number)	<u>DATE</u>
<i>Dijon L. Kaster</i>	3131 N. 51 st ST.	7-18-17 out
<i>Carl Kaster</i>	3135 N. 51 st street	7/18/17 out
<i>Larrea Mosser</i>	5665 Seneca	7-18-2017 out
<i>Lyle Billings</i>	3044 N. 51 st	7-20-2017 out
<i>Vonch L. Billings</i>	3044 N. 51 st	7-20-17 out
<i>James H. H. H.</i>	2630 N 64 th Terr	7/20/17 out
<i>Mark Kullback</i>	6115 Longwood Ave	7/20/17 out

NO Land Use case# SP-2017-36

SP17402-00030

Dona Crawford 
Nancy Crawford 
6309 Roswell Ave KCK 66104

Don Lesley 
6333 Roswell KCK 66104

Crik Mender 
Shannon Mender 
6317 Roswell Ave KCKs 66104

X
Wah McCray & Noah
6301 Roswell Ave KCK 66104

DAVID CHAFFIN 6328 Roswell AVE KCK 66104
Delores Chaffin 6328 Roswell Ave KCK, 66104

Sean Phelps 6341 Roswell Ave. KCK 66104 ✓

Duane Beth 2937 No 64th Street KCK
Gayle Beth 2937 N 64 St
Bill Buoy 2945 N 64th St. KCK

Lastranda Mitchell 2940 N 64th St KCK
Matthew E. Blum 6310 Roswell Ave.

#53 Res

SP17402-00030

X
9/27

Phil Morris Phil Morris 6526 Farrow Ave
Corrine Riley Corrine Riley 6526 Farrow Ave kick

Not Owner
Not Owner

SP 17402-00030

Vincent Cooper 3032 N. 63rd St. KCKS 66104

Emory Ruffin & SERIAL Ruffin 3025 N 63RD ST KC KS 66104

gnt Betty Shannon 2946 N. 63rd St KCKS 66104

MICHAEL & MARY BURDETTE

3115 N. 63RD ST.

KANSAS CITY, KS 66104

Kathleen Litke

6233 Leavenworth Rd

KCK 66104 620-412-6696

Henry Brown

6240 Leavenworth Rd

Kansas City, KS 66104

Dorothy Johnson

3105 N 63rd St

Kansas City, KS 66104

Not
OWNER

Alvin King

6300 Lv. Rd

K.C. KS 66104

2

SP17402-00030

John J. Bolden 6421 Roswell Ave

GARY A. PAGE 6431 ROSWELL AVE.

JASON HOLST 2920 N. 64th TERRACE

Rev. Madeline McCown, Jr. 2930 N. 64th Terr.

Delmina Wagner 6412 Spring Ave

Angie 6412 Spring Ave.

Shirley 6417 Spring Ave.

Don 6417 Spring Ave KCKS

Shirley 6401 Roswell - KCKS

Uma: Stephan Strada 2936 N. 638 KCKS

RAYMOND FREEMAN 6249 LATHROP

Jerome Bunker 6233 LATHROP AVE.

Mr. & Mrs. Nathan Johnson SR. 6225 Lathrop Ave

MIKE POPE 6219 LATHROP

Mandi Hensley 6220 Lathrop Ave

Lidia Oslin 6215 Lathrop Ave

Tatiana Cheaton 6232 Lathrop Ave

Ilya Polovin 6140 Leavenworth Rd

Jean Cai 6245 May Lane

Kimberly 6259 May Lane

May Ln 6213 May Ln

Georgia 6133 Georgia

Lindsay 6228 May Lane

Mark 6228 May Lane

James Johnson 6215 May Ln

Lach Teejo 6218 May Ln

SP 17402-00030

OK
Roy Hodge
3125 N 63 St
Kansas City, MO 66104

Jim Chestnut
6345 Farrow Ave
KCK 66104

Jesse Williams
6452 Farrow Ave
KCK 66104

OK
Ashley Gregerson
6521 Farrow Ave
KCK 66104

Deb; Stroud-Vider
6501 Farrow Ave
Kansas City, KS 66104

Heather DeWitt
6511 Farrow Ave
Kansas City, KS 66104

John P Holland
6520 Farrow Ave
Kansas City, KS 66104



Urban Planning and Land Use

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

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

To: Unified Government Board of Commissioners
From: City Staff
Date: August 31, 2017
Re: Petition #SP-2017-46

GENERAL INFORMATION

Applicant:
Brian Arbelaez

Status of Applicant:
Representative
Northland Imaging, LLC

Requested Action:
Special Use Permit

Date of Application:
May 26, 2017

Purpose:
To keep a mobile MRI trailer on site

Property Location:
9201 Parallel Parkway

Existing Zoning:
CP-0 Planned Non-Retail
Business District



Existing Surrounding Zoning: **North:** AG Agricultural District across Parallel Parkway
South: R-1 Single Family District
East: R-1 Single Family District/AG Agricultural District
West: AG Agricultural Districts

Existing Uses: **North:** Grace Christian Fellowship of Wyandotte County
South: Single Family homes
East: Undeveloped parcels
West: Single Family Home/Oak Ridge Baptist Church

Total Tract Size: 3.29 acres

Master Plan Designation: The City-Wide Master Plan classifies this property for low density residential use.

Major Street Plan: The City-Wide Master Plan classifies Parallel Parkway as a Class A Thoroughfare.

Advertisement: The Wyandotte Echo – June 15, 2017
Letters to Property Owner – June 14, 2017, June 29, 2017 and August 24, 2017

Public Hearings: August 14, 2017 and August 31, 2017

Public Opposition: No one appeared in opposition at the August 14, 2017 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Bran Arbelaiez of Northland Imaging, LLC, is seeking approval for the use of a temporary trailer MRI unit.

City Ordinance Requirements: 27-592 through 27-606

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The area is sparsely developed, primarily residential, though Providence Medical Center is one block to the East.

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

The zoning and their uses are set out above; because the trailer is to be temporary it could be seen as compatible.

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

The property is suitable for the proposed use and the removal of the restrictions will not detrimentally affect nearby properties.

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

The property is not vacant.

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

Special use permits are not addressed in the Master Plan.

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

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

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

The proposed use is reasonably necessary for the applicant as well as the community, by providing additional capacity for MRIs, and will not substantially injure the appropriate use, visual quality, or marketability of adjoining property.

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

The proposed use should not create problems for near-by properties.

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

The proposed use will not pollute the air, land or water.

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

This is not applicable.

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

The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the landowners is minimal.

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

This is not applicable.

PREVIOUS ACTIONS

None

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on July 19, 2017, one person was in attendance. No opposition was recorded.

KEY ISSUES

None

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 8 to 0 to recommend **APPROVAL** of Special Use Permit Application #SP-2017-46, subject to:

Urban Planning and Land Use Comments:

1. How long are you planning to utilize this trailer on the site?
Applicant Response: *12 months*

Planning Commission Approval: 2 years

Public Works Comments:

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

STAFF COMMENTS AND SUGGESTIONS

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

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition #**SP-2017-46** subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

August 14, 2017 City Planning Commission Minutes
Zoning map
Aerial image
Site plan/image submitted by applicant

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	August 14, 2017	August 31, 2017
Special Use	Approval	

STAFF CONTACT: **Jamie Hickey**
 jhickey@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #**SP-2017-46** as meeting all the requirements of the City Code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition #**SP-2017-46**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

AUGUST 14, 2017 CITY PLANNING COMMISSION MINUTES:

Hearing Starts: 42:00

SPECIAL USE PERMIT APPLICATION #SP-2017-46 – BRIAN ARBELAEZ WITH NORTHLAND IMAGING LLC– SYNOPSIS: Special Use Permit for a mobile MRI unit at 9201 Parallel Parkway. **Detailed Outline of Requested Action:** The applicant, Bran Arbelaez of Northland Imaging, LLC, is seeking approval for the use of a temporary trailer MRI unit.

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

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated August 14, 2017;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo dated June 15, 2017; and
7. The Notices to property owners dated June 14 and June 29, 2017.

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

Present in Support:

- ❖ Brian Arbelaez, applicant, 4909 West 144th Terrace, Leawood, Kansas

Present in Opposition:

- ❖ No one appeared

Staff Recommendation Starts: 44:00 Director Richardson stated that the staff recommends approval subject to the stipulations in the staff report.

Motion and Vote Starts: 44:10

On motion by Mr. Carson, seconded by Ms. Jones, the Planning Commission voted as follows to **recommend APPROVAL of Special Use Permit #SP-2017-46:**

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

Motion to recommend APPROVAL Passed: 8 to 0

Subject to:

Urban Planning and Land Use Comments:

1. How long are you planning to utilize this trailer on the site?

Applicant Response: *12 months*

Planning Commission Approval: 2 years

Public Works Comments:

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

1) None

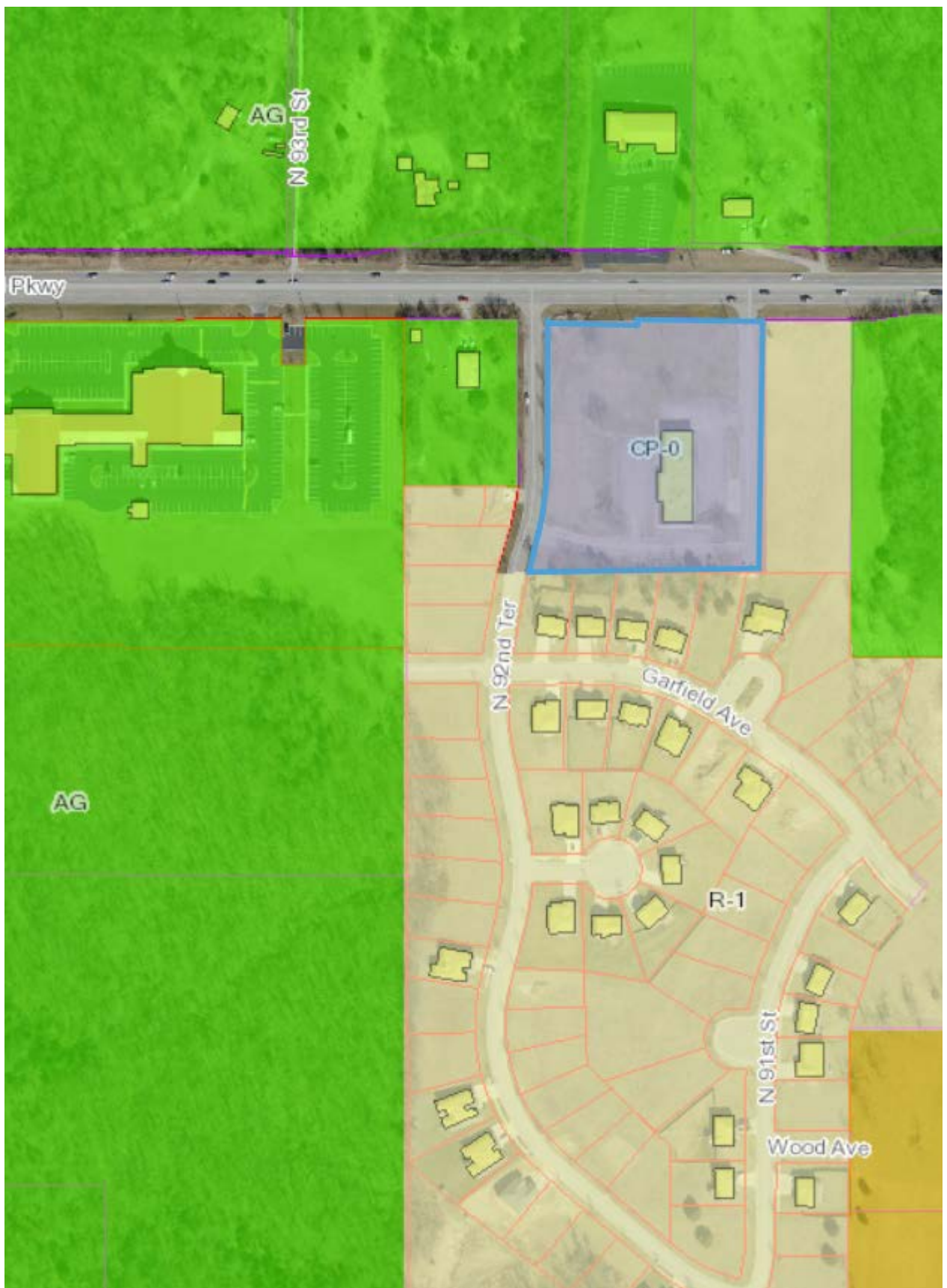
B) Items that are conditions of approval (stipulations):

1) None

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

1) None





Leavenworth Kansas City Imaging

Address:

9201 Parallel Pkwy Ste 2, Kansas City, KS 66112

Phone:

(913) 334-4110

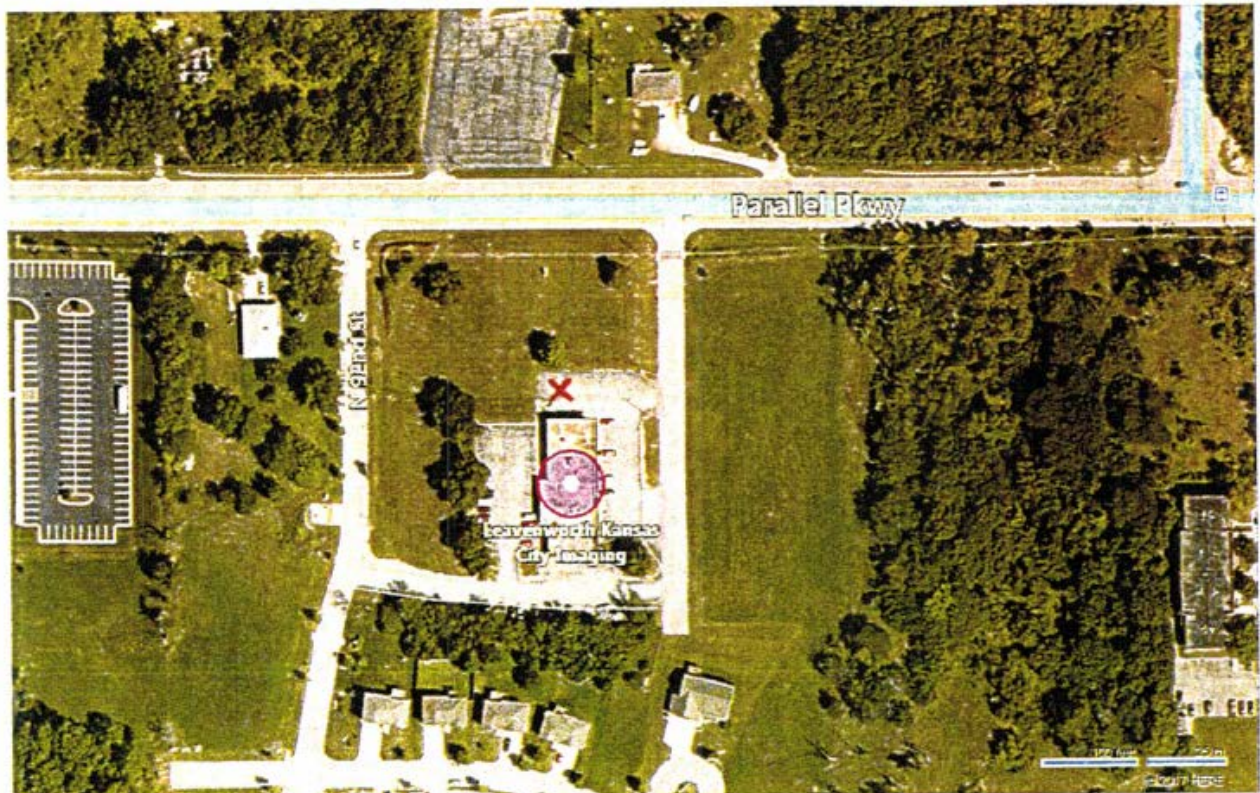
Website:

<http://www.lvkci.com/>

Hours

Monday - Friday 8:00 AM - 5:00 PM

Fully movable, 12'x60' trailer, on wheels. 12 month term (June 2017-June 2018). High-field MRI for premium low cost service from locally owned independent outpatient diagnostic facility.



Data from: Foursquare · Yelp





Urban Planning and Land Use

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

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

To: Unified Government Board of Commissioners
From: City Staff
Date: August 31, 2017
Re: Petition #SP-2017-47

GENERAL INFORMATION

Applicant:
Daryl Evers

Status of Applicant:
D&D Evers Enterprise
DBA Northwood Liquors
19715 West 105th Street
Olathe, KS 66061

Requested Action:
Approval of a special use
permit for a liquor store in
conjunction with zoning
appeal request #2255

Date of Application:
June 30, 2017

Purpose:
The applicant has submitted
this application to move an existing liquor store to a different tenant space within the
same, existing shopping center.

Property Location:
2862 West 47th Avenue



Existing Zoning: This property is zoned CP-1 Planned Limited Business District and is within the Mission Road Area Design Review Overlay District

Existing Surrounding Zoning: **North:** R-1(B) Single Family District, R-2 Two Family District, and R-2(B) Two Family District
South: City of Westwood, Kansas C-1 Commercial/Mixed Use District
East: C-1 Limited Business District and R-1(B) Single Family District
West: CP-2 Planned General Business District

Existing Uses: **North:** Single Family Residential
South: Retail (Walmart Neighborhood Market)
East: Office and Single Family Residential
West: Retail/Restaurant (Joe's Kansas City BBQ)

Total Tract Size: 4.0 acres

Master Plan Designation: The Rosedale Master Plan designates this area as Urban Mixed Use District.

Major Street Plan: The Rosedale Master Plan designates 47th Avenue as a Mixed-Use Corridor, and the City-Wide Master Plan designates 47th Avenue as a Class C Thoroughfare.

Advertisement: The Wyandotte Echo – July 19, 2017
Letters to Property Owner – July 20, 2017 and August 24, 2017

Public Hearings: August 14, 2017 and August 31, 2017

Public Opposition: No one appeared at the August 14, 2017 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant filed this special use permit application to relocate an existing liquor store from one tenant space to another within an existing shopping mall. The existing business has been at the current location since May, 2014. A different liquor store was located at the same location prior to the existing business. This application has been submitted in conjunction with a zoning variance (Petition #2255) for a zoning variance to the spacing requirements between a liquor store and a church and school.

City Ordinance Requirements:

Chapter 27 – Planning and Development
Article VI – Administration and Review Procedures
Sec. 27-214 – Special Use Permit
Article VIII – Zoning

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

This property is within a shopping center that is part of the 47th and Mission commercial area. This area has several popular restaurant and shops that serve the surrounding residential neighborhood and wider community. It is located near the border of Kansas City, Kansas; Westwood Kansas; and Roeland Park, Kansas. These municipalities work together through the 47th and Mission Roadway committee to ensure that development in this area is compatible between the three municipalities.

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

Nearby properties include commercial areas and residential uses. This use is compatible with the commercial uses and will complement the mix of businesses in the commercial area.

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

This location is suitable for a liquor store. Removal of restrictions will not detrimentally affect nearby property.

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

The property is not vacant.

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

The proposed use conforms to the Rosedale Master Plan

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

The use will not result in an increase in traffic. The use already existing, it is relocating within the same shopping center.

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

The use will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.

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

This is not an issue with the proposed use.

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

This is not an issue with the proposed use.

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

This is not an issue with the proposed use.

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

Denial of the special use permit would be a hardship on the business and the landowner. It would prevent this business from moving into a more efficient tenant space and would prevent the landowner from leasing the larger tenant space.

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

This is not an issue with the proposed use.

PREVIOUS ACTIONS

The following are actions related to the shopping center:

- November 9, 2015: The Board of Zoning Appeals approved a variance for the size of a center identification sign at 2816 West 47th Avenue. (Case # 2179)
- March 20, 2015: Building Permits were issued for a façade renovation (DRC # 14300-00868). This included a plan that indicated a proposed use of 9,000 square feet of restaurant space and 230 parking spaces.
- November 14, 2016: The Board of Zoning Appeals approved a variance for the number of off street parking spaces.
- December 1, 2016: The Board of Commissioners approved a Special Use Permit for a drinking establishment at 2820 West 47th Avenue.

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on July 31, 2017. There was no opposition expressed at the meeting. Two property owners expressed support of the petition prior to the neighborhood meeting.

KEY ISSUES

None

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 8 to 0 to recommend **APPROVAL** of Special Use Permit Application #SP-2017-47, subject to:

Subject to:

Urban Planning and Land Use Comments:

1. Approval is for two (2) years

Public Works:

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

STAFF COMMENTS AND SUGGESTIONS

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

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition #SP-2017-47 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

August 14, 2017 City Planning Commission Minutes
Floorplan
Site Plan
Neighborhood Meeting Minutes
Letter of Support

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	August 14, 2017	August 31, 2017
Special Use	Approval	

STAFF CONTACT: Zach Flanders
 zflanders@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #**SP-2017-47** as meeting all the requirements of the City code and being in the interest of the public, health safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition #**SP-2017-47**, as it is not in compliance with the City Ordinances and as it will not promote the health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

AUGUST 14, 2017 CITY PLANNING COMMISSION MINUTES:

Hearing Starts: 44:47

SPECIAL USE PERMIT APPLICATION #SP-2017-47 – DARYL EVERS– SYNOPSIS:

Special Use Permit to relocate existing liquor store in the same shopping center (Northwood Shopping Center) at 2862 West 47th Avenue. *Detailed Outline of Requested Action:* The applicant filed this special use permit application to relocate an existing liquor store from one tenant space to another within an existing shopping mall. The existing business has been at the current location since May, 2014. A different liquor store was located at the same location prior to the existing business. This application has been submitted in conjunction with a zoning variance (Petition #2255) for a zoning variance to the spacing requirements between a liquor store and a church and school.

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

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated August 14, 2017;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo dated July 19, 2017; and
7. The Notices to property owners dated July 20, 2017.

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

Director Richardson stated that he would request that audio file from the Board of Zoning Appeals meeting this evening also be included as part of this application.

Present in Support:

- ❖ Mr. Daryl Evers, 19715 West 105th Street, Olathe, Kansas

Present in Opposition:

- ❖ No one appeared

Staff Recommendation Starts: 46:50 Director Richardson stated that the staff recommends approval subject to the stipulations in the staff report and would note that initial special use permits are for two (2) years.

Motion and Vote Starts: 47:02

On motion by Mr. Mose, seconded by Dr. Serda, the Planning Commission voted as follows to **recommend APPROVAL of Special Use Permit #SP-2017-47:**

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

Motion to recommend APPROVAL Passed: 8 to 0

Subject to:

Urban Planning and Land Use Comments:

1. Approval is for two (2) years

Public Works:

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

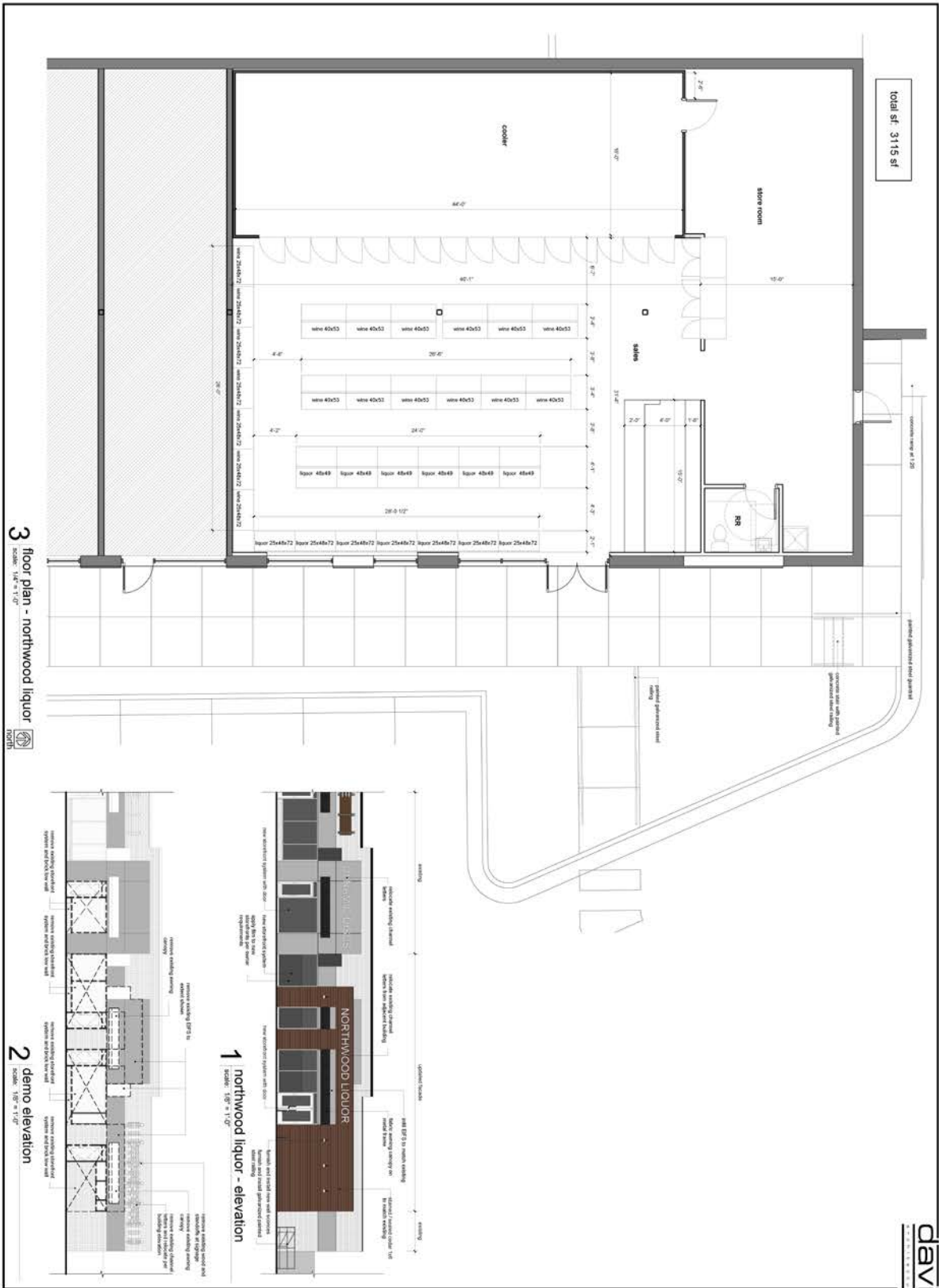
1) None

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

1) None

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

1) None



davidson
ARCHITECTS

4051 Indian Creek Parkway
Overland Park, KS 66205
Phone: 913.451.8500
Fax: 913.451.8501
www.davidsonarchitects.com

a proposed tenant finish for
Northwood Liquor
Northwood Shopping Center
Kansas City, Kansas

NOT FOR CONSTRUCTION
checked by
date
drawn by
date

A1
drawing title
project number
sheet number



Neighborhood Meeting Minutes – Northwood Liquor

Application Number BOZA #2255 and SP-17402-00041 (Ref: SP-2017-47)

Regarding relocation of liquor store within the same shopping center, distance from school and church.

July 31, 2017 6:30pm at Rosedale Development 1401 S.W. Blvd, Kansas City, KS

Meeting called to order at 6:30pm

Attendance: Devin Schuster, Debbie Evers, Daryl Evers

Daryl Evers conducted meeting. All parties at the meeting were fully informed on both BOZA #2255 and SP-2017-47 prior to attending the meeting.

Daryl Evers did cover the two inquiring contacts prior to the actual meeting.

- 1) Ryan Burrows OPS Mgr. Joes Kansas City BBQ called 7-19-17 inquired what the applications pertained to and explained he could not attend the Neighborhood Meeting. Daryl explained the purpose of the BOZA and SUP. Ryan expressed in favor of the request and full support.
- 2) John Stephenson sent a letter received 7-29-17 representing CWO LLC stating support of request with his signature. (copy attached)

Meeting adjourned at 7:10pm.

Minutes taken by Debbie Evers

July 14, 2017

CWO LLC
7200 WEST 85TH STREET
OVERLAND PARK, KS 66212

SUBJECT: Neighborhood Meeting

I have filed an application with the Department of Urban Planning and Land Use; BOZA #2255 and #SP-17402-00041 (Ref: SP-2017-47).

The purpose of this is for a special use permit at 2862 W 47th Ave, Kansas City, KS 66103.

I am having a neighborhood meeting on July 31, 2017 at 6:30p.m. at the following address Rosedale Development Assoc., 1401 S.W. Blvd., Kansas City, KS 66103.

The purpose of this meeting is to explain the proposal to relocate existing liquor store within the same shopping cent (Northwood Shopping Center) and to answer any questions/concerns you may have.

I look forward to seeing you at the neighborhood meeting. If you are unable to attend please contact me at the address/phone number listed below.

Daryl Evers
Owner – Operator

Northwood Liquor
2848 W. 47th Ave.
Kansas City, KS 66103

913-722-7742

7/21/17

CWO
Supports LLC
your request.



Urban Planning and Land Use

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

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

To: Unified Government Board of Commissioners

From: City Staff

Date: August 31, 2017

Re: **Petition #SP-2017-49**

GENERAL INFORMATION

Applicant:
Kimberly Wisener, Marcia
Cook, and Haili Wisener

Status of Applicant:
Applicants
3228 Hutton Road
Kansas City, Kansas

Requested Action:
Approve Special Use Permit

Date of Application:
June 30, 2017

Purpose:
To operate a bed and
breakfast in the home

Property Location:
3228 and 3230 Hutton
Road



Existing Zoning: A-G Agriculture District

Existing Surrounding Zoning: North: A-G Agriculture District

South: A-G Agriculture District

East: R-1 Single Family District

West: R-1 Single Family District

Existing Uses: North: Haven Baptist Church

South: Large Lot single family residences and vacant parcels

East: Single family residences

West: Single family residences

Total Tract Size: 13.54 acres

Master Plan Designation: The City Wide Master Plan designates this property for low density residential use.

Major Street Plan: Hutton Road is a local street

Advertisement: The Wyandotte Echo – July 20, 2017

Letters to Property Owner – July 19, 2017 and August 24, 2017

Public Hearings: August 14, 2017 and August 31, 2017

Public Opposition: No one appeared at the August 14, 2017 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant is seeking a special use permit in order to operate a bed and breakfast out of the four bedroom home.

City Ordinance Requirements: 27-1251 through 27-1270

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

This neighborhood is largely still undeveloped but planned for large lot residences.

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

The zoning and uses of nearby properties are set out above and are residential in nature. The bed and breakfast, while a commercial venture, would be a primarily residential use.

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

The home was built in such a manner that lends itself well to a bed and breakfast use. The property is currently secluded enough to not be a burden on adjacent property owners.

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

The property is not vacant but the home is unoccupied.

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

Special Use Permits are not specifically addressed in the Master Plan.

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

The proposed use could bring a number of cars to the property, which, though there are few neighbors, could be a burden to those in the area. Guests of the bed and breakfast would not be permitted to park anywhere but in the driveway.

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

The proposed use is not particularly necessary for the convenience and welfare of the public though the argument could be made that tourists to western Wyandotte County for various attractions need a variety of accommodation choices.

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

This should not be an issue.

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

This should not be an issue.

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

This should not be an issue.

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

There would be no significant gain to the public health, safety and welfare from the denial of this special use permit.

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

This is not expected to be an issue.

PREVIOUS ACTIONS

None

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on July 26, 2017; six (6) people were in attendance.

KEY ISSUES

Paving of driveway approach

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 8 to 0 to recommend **APPROVAL** of Special Use Permit Application #SP-2017-49, subject to:

Urban Planning and Land Use Comments

1. How do you plan to advertise your business?

Applicant Response: Internet, word of mouth, partnerships/relationships with local businesses, and sign in front.

Staff Response: No signage will be allowed on the property

2. In your estimation, how many nights do you anticipate to be booked each year?

Applicant Response: 175+ nights

3. The application states that 16 guests can be accommodated, is that individual guests or assuming some are families traveling together? Will unrelated guests be sharing bathrooms?

Applicant Response: 16 individual guests, no unrelated sharing of bathrooms

- 4. Aerial images show that there are two homes on the property, please describe the configuration of bedrooms and bathrooms and number of guests for each house and for each bedroom/bathroom.**

**Applicant Response: The West House has 3 bedrooms and 2 bathrooms (1 on-suite) that will sleep 6 adults with 2 living spaces and a kitchen
The East House has 3 bedrooms and 2 bathrooms (1 on-suite) that will sleep 8 adults with a grand living room/kitchen addition to a second living room with a sleeper sofa that will sleep 2 additional adults.**

- 5. What time will check in and check out be?**

Applicant Response: We are flexible but anticipate check-in early evening and check-out mid-morning.

- 6. Will you be hiring outside help for housekeeping, cooking, yard maintenance, etc.?**

Applicant Response: No, but maybe in the future.

- 7. Will meals be provided to the guests?**

Applicant Response: Yes

- 8. Will guests be allowed to bring pets?**

Applicant Response: To be determined on an individual basis, most likely not.

- 9. Please provide a more detailed overview of your daily operations**

Applicant Response: This will be a typical B&B... we will be providing lodging and breakfast. We do have a relaxing environment that our guest may want to explore such as our miniature farm, fishing hole, fire pit, etc. When guest are on the premises we will manage the activity and be available if any issues may arise. When we do not have guest we will be maintaining the property by completing indoor cleaning from laundry to detailed dusting etc. and outdoor yard work never ends such as pruning, mowing, and tending to our livestock.

- 10. The driveway approach must be paved**

- 11. Parking areas must be paved and landscaped**

If approved the following will apply:

1. No signage will be permitted
2. No on-street parking will be permitted
3. Owners must maintain residence in the home
4. Approval for two (2) years initially
5. All proper building permits must be obtained for any work to be done to the house
6. A Business License must be obtained.
7. The driveway approach must be paved prior to opening to guests
8. Parking areas must be paved and landscaped prior to opening to guests
9. Public Works requirements (below) must be met prior to opening to guests

Public Works Comments

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
- 1) None
- B) Items that are conditions of approval (stipulations):
- 1) Provide complete final site engineering and construction level drawings prepared by a Professional Engineer (PE) registered in the state of Kansas. The site plan and construction drawings shall include dimensions, construction notes, details, and final engineering design.
 - 2) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.
 - 3) Provide a concrete driveway approach within Hutton Road right-of-way, in accordance with UG standards and criteria.
 - 4) The existing driveway is gravel and should be at least chip and sealed.
 - 5) On a site plan, show the existing septic tank and lateral field locations. Provide a PE sealed sanitary sewer memo addressing the existing tank size and if the existing system can handle additional wastewater flows or indicate applicable improvements.
 - 6) Obtain approval from Wyandotte County Health Department regarding the existing and/or proposed septic system.
 - 7) Provide an erosion control plan in accordance with UG criteria including erosion control notes, construction sequence; indicate when BMP's are to be placed and when they are to be removed, and reference applicable UG standard details.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
- 1) None

STAFF COMMENTS AND SUGGESTIONS

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

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition #**SP 2017-49** subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

August 14, 2017 City Planning Commission Minutes
Aerial Photograph
Zoning Map
Business Plan
Photos of the property, submitted by the applicant

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	August 14, 2017	August 31, 2017
Special Use	Approval	

STAFF CONTACT: **Jamie Hickey**
 jhickey@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #**SP-2017-49** as meeting all the requirements of the City code and being in the interest of the public, health safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition #**SP-2017-49** as it is not in compliance with the City Ordinances and as it will not promote the health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

AUGUST 14, 2017 CITY PLANNING COMMISSION MINUTES:

Hearing Starts: 47:41

SPECIAL USE PERMIT APPLICATION #SP-2017-49 – KIMBERLY WISENER–

SYNOPSIS: Special Use Permit for a bed and breakfast at 3228 and 3230 Hutton Road. *Detailed Outline of Requested Action:* The applicant is seeking a special use permit in order to operate a bed and breakfast out of the four bedroom home.

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

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated August 14, 2017;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo dated July 20, 2017; and
7. The Notices to property owners dated July 19, 2017.

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

Present in Support:

- ❖ Marsha Cook, 3228 Hutton Road, Kansas City, Kansas 66109
- ❖ There were two persons present that did not speak

Present in Opposition:

- ❖ No one appeared

Staff Recommendation Starts: 52:25 Director Richardson stated that the part of the driveway that is in the public right-of-way has to be constructed to Public Works requirements. The parking area by the house where people will park should be asphalt and if they used asphalt or chip and sealed on the driveway portion that would be fine.

Motion and Vote Starts: 53:05

On motion by Dr. Serda, seconded by Mr. Carson, the Planning Commission voted as follows to **recommend APPROVAL of Special Use Permit #SP-2017-49:**

Carson	Aye
Childress	Aye
Connelly	Aye
Ernst	Aye
Gonzalez	Not Present
Huey	Chairman
Jones	Aye
Mose	Aye

Pauley Aye
Rank Not Present
Serda Aye
Motion to recommend APPROVAL Passed: 8 to 0
Subject to:

Urban Planning and Land Use Comments

1. How do you plan to advertise your business?

Applicant Response: Internet, word of mouth, partnerships/relationships with local businesses, a sign in front.

Staff Response: No signage will be allowed on the property

2. In your estimation, how many nights do you anticipate to be booked each year?

Applicant Response: 175+ nights

3. The application states that 16 guests can be accommodated, is that individual guests or assuming some are families traveling together? Will unrelated guests be sharing bathrooms?

Applicant Response: 16 individual guests, no unrelated sharing of bathrooms

4. Aerial images show that there are two homes on the property, please describe the configuration of bedrooms and bathrooms and number of guests for each house and for each bedroom/bathroom.

Applicant Response: The West House has 3 bedrooms and 2 bathrooms (1 on-suite) that will sleep 6 adults with 2 living spaces and a kitchen
The East House has 3 bedrooms and 2 bathrooms (1 on-suite) that will sleep 8 adults with a grand living room/kitchen addition to a second living room with a sleeper sofa that will sleep 2 additional adults.

5. What time will check in and check out be?

Applicant Response: We are flexible but anticipate check-in early evening and check-out mid-morning.

6. Will you be hiring outside help for housekeeping, cooking, yard maintenance, etc.?

Applicant Response: No, but maybe in the future.

7. Will meals be provided to the guests?

Applicant Response: Yes

8. Will guests be allowed to bring pets?

Applicant Response: To be determined on an individual basis, most likely not.

9. Please provide a more detailed overview of your daily operations

Applicant Response: This will be a typical B&B... we will be providing lodging and breakfast. We do have a relaxing environment that our guest may want to explore such as our miniature farm, fishing hole, fire pit, etc. When guest are on the premises we will manage the activity and be available if any issues may arise. When we do not have guest we will be maintaining the property by completing indoor cleaning from laundry to detailed dusting etc. and outdoor yard work never ends such as pruning, mowing, and tending to our livestock.

10. The driveway approach must be paved

11. Parking areas must be paved and landscaped

If approved the following will apply:

- 1. No signage will be permitted**
- 2. No on-street parking will be permitted**
- 3. Owners must maintain residence in the home**
- 4. Approval for two (2) years initially**
- 5. All proper building permits must be obtained for any work to be done to the house**
- 6. A Business License must be obtained.**
- 7. The driveway approach must be paved prior to opening to guests**
- 8. Parking areas must be paved and landscaped prior to opening to guests**
- 9. Public Works requirements (below) must be met prior to opening to guests**

Public Works Comments

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

- 1) None**

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

- 1) Provide complete final site engineering and construction level drawings prepared by a Professional Engineer (PE) registered in the state of Kansas. The site plan and construction drawings shall include dimensions, construction notes, details, and final engineering design.**
- 2) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.**

- 3) Provide a concrete driveway approach within Hutton Road right-of-way, in accordance with UG standards and criteria.
 - 4) The existing driveway is gravel and should be at least chip and sealed.
 - 5) On a site plan, show the existing septic tank and lateral field locations. Provide a PE sealed sanitary sewer memo addressing the existing tank size and if the existing system can handle additional wastewater flows or indicate applicable improvements.
 - 6) Obtain approval from Wyandotte County Health Department regarding the existing and/or proposed septic system.
 - 7) Provide an erosion control plan in accordance with UG criteria including erosion control notes, construction sequence; indicate when BMP's are to be placed and when they are to be removed, and reference applicable UG standard details.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
- 1) None





B & B Business Plan

Introduction

The long-term goal of our bed and breakfast is to provide peaceful pastoral lodging for visitors that come to the Legends for many of the activities and events our splendid city provides.

The Company

After being established we plan to have a steady flow of patrons on the weekends. We are a partnership equally owned by Marcia Cook, Kimberly Wisener, and Haili Wisener; mother, daughter, granddaughter respectively. We all three reside on the property together and will manage and maintain the business satisfying license requirements by the city.

Services

This property has been in the family for 45 years. Currently 10 acres house miniature horses and sheep where patrons will have a pleasant view of the animals. A deck on the back and a porch on the front give easy access to that activity. We want our guests to be comfortable, charmed, and enjoy their surroundings both inside and outside of our dwellings.

The property contains adequate parking for patrons and home owners alike. We have a long lane to the two homes and oversized driveways for customer parking. The lane has easy access off of Hutton Road which will not interfere with the traffic. The two homes sit in the middle of our 13 acres, not close to neighbors and completely fenced. Because of our proximity we do not feel noise volume will be a problem.

Our homes are ranch style and together consist of 6 bedrooms and 4 baths. That would accommodate approximately 16 people. Hours of operation will be early evening to late morning hours due to the needs of our customers.

We are excited about this opportunity due to the city's vision of event locations, which benefit us. We appreciate your time and consideration of this endeavor we want to undertake.

Thank you so very much!

Sincerely,
Marcia Cook
Kimberly Wisener
Haili Wisener

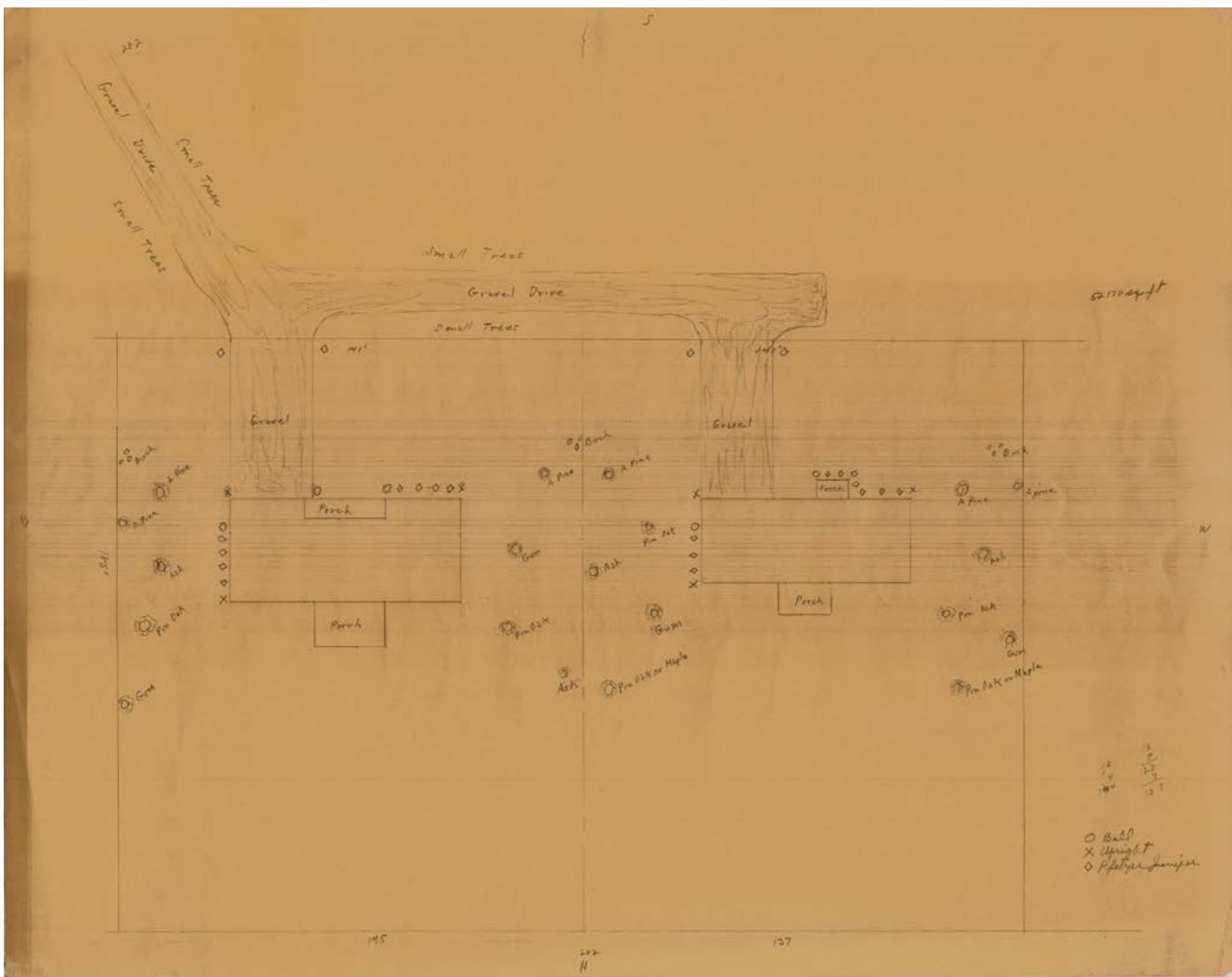


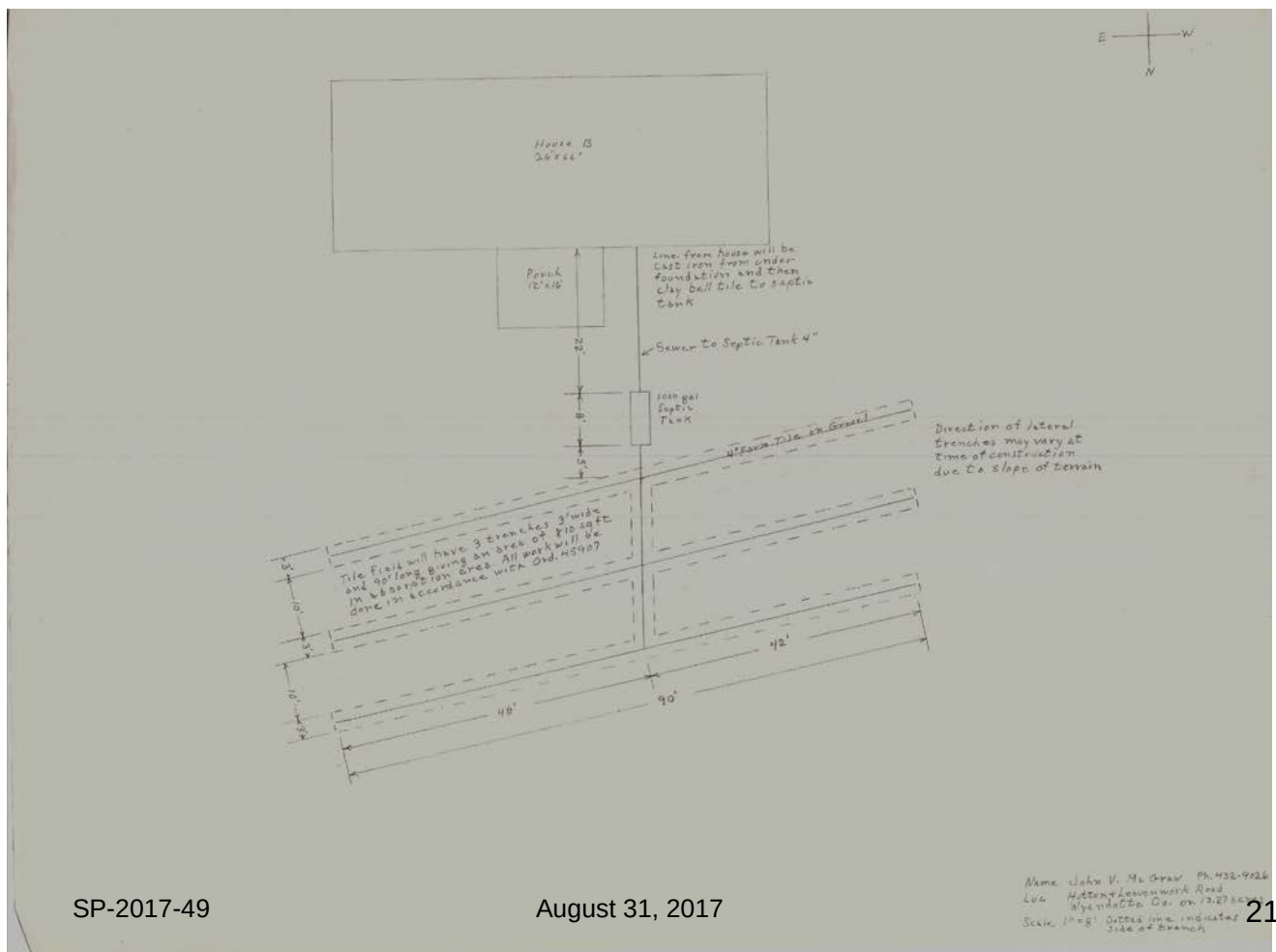
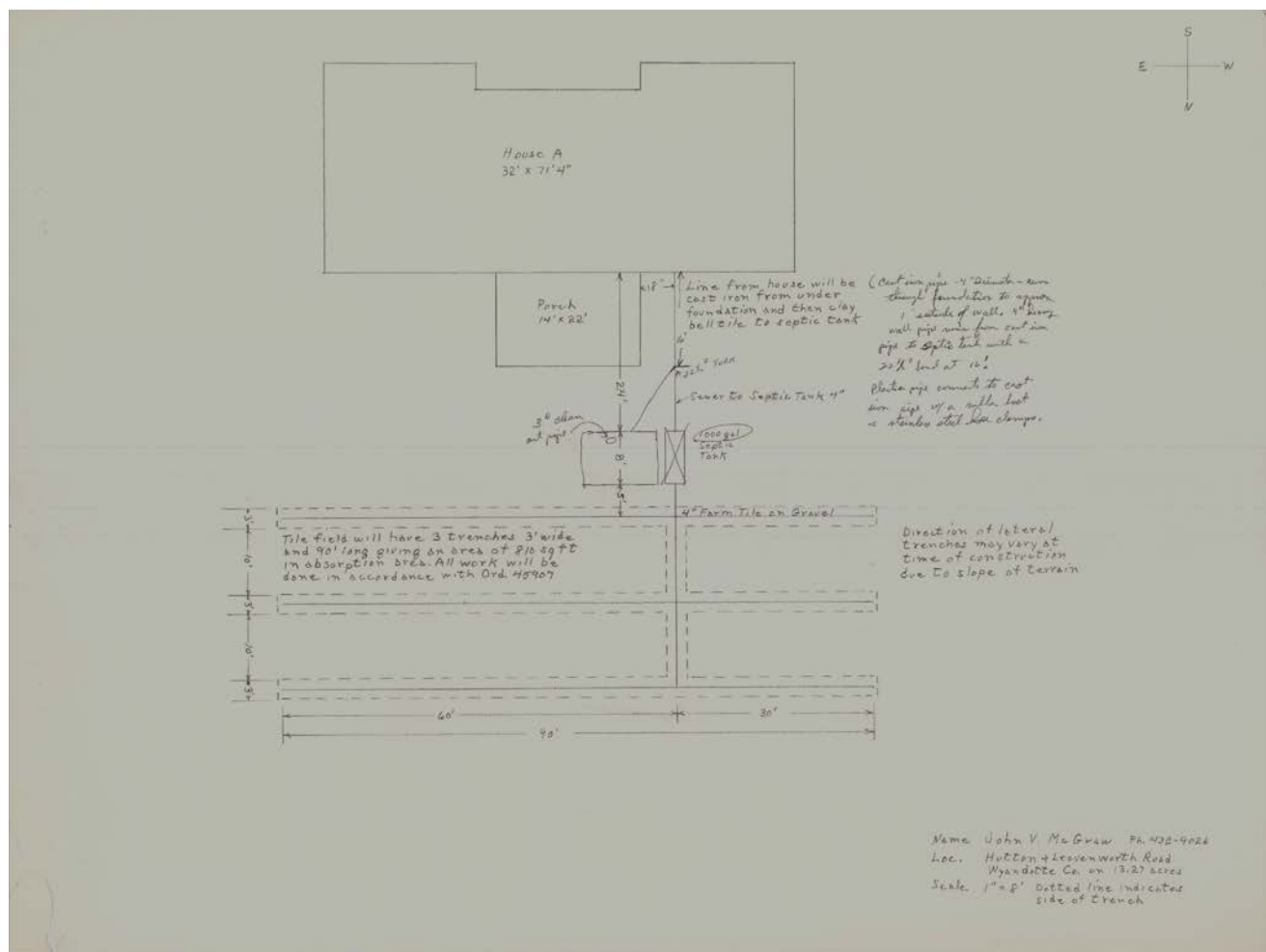














Urban Planning and Land Use

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

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

To: Unified Government Board of Commissioners
From: City Staff
Date: August 31, 2017
Re: Petition #PR-2017-24

GENERAL INFORMATION

Applicant:
Brian Hill

Status of Applicant:
Representative
MKEC Engineering, Inc.
11827 West 112th Street, Suite 200
Overland Park, KS 66210

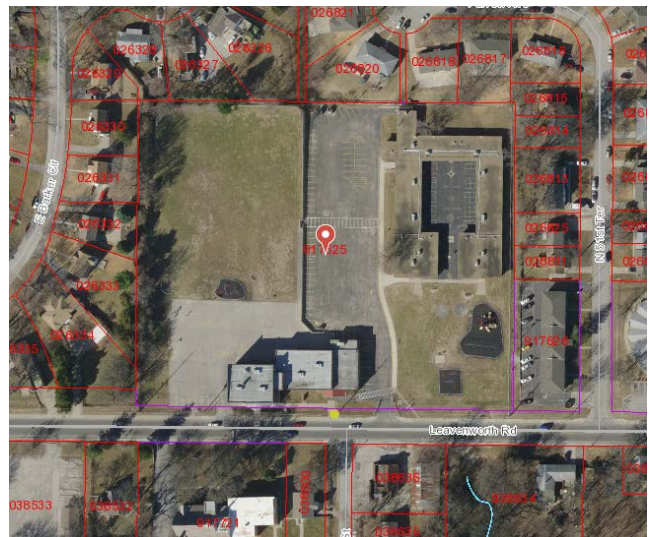
Requested Action:
Approval of Preliminary and Final Plan
Review

Date of Application:
May 26, 2017

Purpose:
To build a new elementary school (Welborn Elementary School)

Property Location:
5200 Leavenworth Road

Existing Zoning:
R-1 Single Family District



Surrounding Zoning: **North:** R-1 Single Family and R-2 Two Family Districts
 South: R-1 Single Family and CP-0 Planned Nonretail
 Business Districts
 East: R-2 Two Family and RP-5 Planned Apartment
 Districts
 West: R-1 Single Family District

Existing Uses: **North:** Single family homes and duplexes
 South: Commercial office building, a church and single family home

 East: Duplexes and an apartment building
 West: Single family homes

Total Tract Size: 6.31 acres

Master Plan Designation: The City-Wide Master Plan designates this property as Public/Semi-Public.

Major Street Plan: The City-Wide Master Plan classifies Leavenworth Road as a Parkway.

Advertisement: Property Owner Letters – June 14, 2017, July 5, 2017 and August 24, 2017
 Wyandotte Echo – June 15, 2017

Public Hearings: August 14, 2017 and August 31, 2017

Public Opposition: One person appeared with questions/concerns at the August 14, 2017 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Brian Hill with MKEC Engineering, Inc. on behalf of Kansas City Kansas Public Schools wants to demolish Welborn Elementary School and build a new 42,204 square foot elementary school on the same grounds located at 5200 Leavenworth Road.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765

FACTORS TO BE CONSIDERED

1. Neighborhood character.

Along Leavenworth Road, there is a mixture of commercial and residential uses. Immediately north and south of Leavenworth Road are established neighborhoods, predominately single family homes.

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

The proposed use should not increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems. By building a new school, these issues will correct existing issues with parking and traffic circulation.

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

The proposed use conforms to the Master Plan.

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

a. Water service

Available

b. Sanitary sewer service

Available

c. Storm water control

To be designed to meet City Code

d. Police

Police service is provided by the Midtown Patrol, District #444

e. Fire

Fire service is provided by Station #18

f. Transit

Kansas City ATA provides transit service along Leavenworth Road, Route #113.

g. Schools

Kansas City, Kansas USD 500

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

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

PREVIOUS ACTIONS

None

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on June 22, 2017. According to the applicant, those in attendance did not express opposition to the project.

KEY ISSUES

Public Works Comments

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 9 to 0 to recommend **APPROVAL** of Plan Review Application #PR-2017-24, subject to:

Urban Planning and Land Use Comments:

1. As part of the site plan, please include a site data table, listing the zoning regulations for setbacks, parking, landscaping, etc. and how the proposed development complies with each requirement.

Applicant Response: Information has been added to the cover sheet and sheet Ocs1. The information is listed in a table named site plan data, R-1 zoning requirements.

2. Staff has concerns about the lack of building articulation with the proposed concrete tilt-up panels. It should be noted that there are different material styles being used on the building, with thin brick paneling and precast concrete panels, but with the large, expansive sections of wall especially on the east and west facades, staff does not want this building to appear overly dominant at the pedestrian scale. How do you intend on breaking up the façade through recesses, articulations and incorporating different building materials?

Applicant Response: As noted, the building will be constructed of precast concrete wall panels. This material is not inherently adept to create offsets in vertical plane. However, the architect has worked diligently to provide a good deal of articulation throughout the exterior facades. The main elevation to the public is the south façade, which contains elements of red brick, dark exposed aggregate, light sandblasted texture, dark brick, glass, and metal sunshades. Additionally, there is a sculptural element facing the

street. Wall planes are pushed in and out significantly here to provide changes in scale and building massing. The east and west facades are primarily the classroom wings. As with any typical school building there are areas where classrooms are grouped together in five (5) to six (6) units. These classroom wings contain a unifying architectural language that, while not prone to major changes in height or plane, does provide articulation through the use of material changes, color changes, and a breakdown of scale around openings. There are approximately eight different finish materials proposed. It is the architect's professional opinion that the school design contains the appropriate amount of articulation, and in the absence of any arbitrary quantities assigned for such elements, is fitting for the application.

3. There are 88 parking spaces proposed. How many members are employed at the school? Additionally, the parking requirement for an assembly area is one (1) space for every four (4) seats, so please identify your assembly area with a floor plan and calculate the parking for such use.

Applicant Response: The school is anticipated to have around 50 staff. Parking will more than adequately provide for staff and visitors. The parking provided is consistent with Frank Rushton Elementary, a similar school recently built in KCK. In addition, the hard play will accommodate an additional 38 cars for overflow events. It is our understanding that there are no UG parking code requirements for schools. The parking provided is more than adequate for the building and site uses. The gym is the assembly space and is designed for 573 people. The parking provided meets nearly 90% of the 1:4 assembly space suggestion.

4. The fence that is proposed around the perimeter of the property, what is the proposed material? Fence details have not been provided. In previous applications, KCKPS has erected wrought-iron fences around the perimeter with masonry columns every 32' on center and vinyl coated, black chain-link fence within the soft play area.

Applicant Response: The 6' tall black vinyl-coated chain link fence will be provided for the play area, as well as to secure the back of the building.

5. The trash enclosure shall be constructed from the same building materials as the school. The gate shall be closed at all times, except when in service.

Applicant Response: Comment acknowledged. Trash enclosure will be the same materials as the building, and gate will be closed at all time, except when in service.

6. All wall mounted lighting shall be decorative. Wall pack lighting is not permitted.

Applicant Response: Wall pack lighting is only utilized for security purposes (i.e. security camera viewing purposes) around perimeter of

building that is not visible from the street. All wall packs are full cutoff fixtures.

- 7. All lighting, whether mounted on the wall or installed in the parking lot, shall have 90 degree cutoff fixtures.**

Applicant Response: All exterior light fixtures will have full cutoff (90 degree) shielding. Refer to light fixture schedule's description on photometric plan E02, 'Full Cutoff' is listed as a requirement under every exterior fixture description.

- 8. Utility connections (including transformer boxes) shall be screened with landscaping or an architectural screen wall. All utilities mounted on the wall shall be painted to match the building. All rooftop mechanical equipment shall be screened from public view on all sides by a parapet.**

Applicant Response: Comment acknowledged. All items will be screened, see landscape plan, sheet L01.

- 9. The landscape plan must be revised to include a legend indicating the quantity, size and species of the proposed trees and shrubs.**

Applicant Response: The information has been added to landscape plan, sheet L01.

- 10. The district requirement for trees is one tree per 7,000 square feet of site area. The site is 6.31 acres, so 39 trees are required to be planted. The total does not include trees that are required to be planted in the parking lot islands.**

Applicant Response: The information has been added to landscape plan, sheet L01. 39 trees are shown on the landscape sheet to meet UG minimum requirements.

- 11. All trees shall be at least 2" caliper when planted. Shrubs that are exterior to the site shall be 5 gallons when planted and those that are interior to the site; adjacent to the building shall be 3 gallons when planted.**

Applicant Response: Comment acknowledged. The information has been added to landscape plan, sheet L01.

- 12. All landscaping shall be irrigated.**

Applicant Response: All areas to be irrigated. The information has been added to landscape plan, sheet L01. See note 31 & 32.

- 13. Value engineering modifications that impact this approval may require additional approvals prior to authorizing construction.**

Applicant Response: Comment acknowledged.

14. Attached and detached signs must receive a sign permit prior to being installed. Staff will perform the review when a sign permit application is filed.

Applicant Response: Comment acknowledged.

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
- 1) None
- B) Items that are conditions of approval (stipulations):
- 1) Provide PACP sewer inspection report for the existing sanitary sewer service line and indicate any required improvements on construction plans prior to construction permit acquisition.
 - 2) Provide sidewalk that meets ADA requirements, north of the school property, connecting to Farrow Avenue. Further coordination with the UG may be required. The sidewalk and all associated details shall be indicated on construction plans prior to construction permit acquisition.
 - 3) Provide a copy of the signed, executed, and recorded sanitary sewer easement document prior to construction permit acquisition.
 - 4) Construction plans shall meet UG standards and criteria and shall be reviewed and approved prior to construction permit acquisition.
 - 5) Based on the current traffic study indicating that a traffic signal is not warranted, the school district shall provide appropriately trained crossing guard(s) for the proposed pedestrian crossing across Leavenworth Road. Further coordination with the UG may be needed.
 - 6) After the proposed Leavenworth Road improvements are constructed by the UG, and after the school is constructed and in operation, the school district shall provide traffic counts, pedestrian counts, queue observations, etc. with an updated traffic study regarding school pedestrian crossing, traffic signal warrants, turn lane warrants, etc. If the traffic study indicates that a traffic signal is warranted at the vehicle drive entrance & North 52nd Street with Leavenworth Road, the UG will install a traffic signal as discussed with the school district.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
- 1) None

The applicant has worked with staff to resolve a majority of engineering issues, however there remain a few issues that will be rectified during building permitting at DRC.

STAFF COMMENTS AND SUGGESTIONS

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

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition #PR-2017-24 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

August 14, 2017 City Planning Commission Minutes
Applicant Response Letter
Neighborhood Meeting Minutes
Site Plan
Grading Plan
Utility Plan
Landscape Plan
Monument Sign Details
Building Elevations

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Board of Commissioners
Public Hearing	August 14, 2017	August 31, 2017
Preliminary and Final Plan	Approval	

STAFF CONTACT: **Byron Toy, AICP**
 btoy@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #PR-2017-24 as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition #PR-2017-24, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

AUGUST 14, 2017 CITY PLANNING COMMISSION MINUTES:

Planning Commissioner Gonzalez joined the Commission at 7:35 p.m.

Hearing Starts: 1:05:15

PLAN REVIEW APPLICATION #PR-2017-24 – BRIAN HILL/MKEC ENGINEERING – SYNOPSIS: Preliminary and Final Plan Review for a new school building (Welborn Elementary) at 5200 Leavenworth Road. **Detailed Outline of Requested Action:** The applicant, Brian Hill with MKEC Engineering, Inc. on behalf of Kansas City Kansas Public Schools wants to demolish Welborn Elementary School and build a new 42,204 square foot elementary school on the same grounds located at 5200 Leavenworth Road.

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

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated August 14, 2017;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file; and
6. The Notices to property owners dated June 14 and July 5, 2017.

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

Present in Support:

- ❖ Doug Clements, Director of Physical Properties for the Kansas City, Kansas School District (USD 500), 2010 North 59th Street, Kansas City, Kansas
- ❖ Brian Hill, MKEC Engineering, Inc., applicant, 11827 West 112th Street, Suite 200, Overland Park, Kansas 66210
- ❖ Don Pruitt, HTK Architects, 13816 Horton Drive, Overland Park, Kansas
- ❖ Dennis Brennan, 3127 East Barker Circle, Kansas City, Kansas 66104

Present in Opposition/Questions:

- ❖ John Kessler, 3153 North 52nd Terrace, Kansas City, Kansas

Staff Recommendation Starts: 1:40:42 Director Richardson stated that the staff recommends approval. He stated that the only significant issue is the walkway and he thinks that it is worth addressing. The kids use that path now and the driveway is on the Unified Government right-of-way and it is allowed to remain there. He thinks that they will be happy to keep their driveway and let the kids walk across it rather than remove the driveway from the right-of-way. It is a difficult issue and he would go through that in an official capacity and create the path for them there rather than having someone yelling at the kids every day for walking across their yard. He stated that providing a safe and reliable way for them to do that is the way to go. It isn't inexpensive or an easy fix but in terms of difficult engineering, it does not meet that criteria. He showed where the area will be fenced off (as the kids are getting through the hole in the fence) and circulation will be improved in the front so there will be room to queue both buses and vehicles which really does not exist well today.

Motion and Vote Starts:1:43:10

On motion by Ms. Jones, seconded by Dr. Serda, the Planning Commission voted as follows to **recommend APPROVAL of Preliminary and Final Plan Review**

Application #PR-2017-24:

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

Motion to APPROVE Passed: 9 to 0

Subject to:

Urban Planning and Land Use Comments:

1. As part of the site plan, please include a site data table, listing the zoning regulations for setbacks, parking, landscaping, etc. and how the proposed development complies with each requirement.

Applicant Response: Information has been added to the cover sheet and sheet Ocs1. The information is listed in a table named site plan data, R-1 zoning requirements.

2. Staff has concerns about the lack of building articulation with the proposed concrete tilt-up panels. It should be noted that there are different material styles being used on the building, with thin brick paneling and precast concrete panels, but with the large, expansive sections of wall especially on the east and west facades, staff does not want this building to appear overly dominant at the pedestrian scale. How do you intend on breaking up

the façade through recesses, articulations and incorporating different building materials?

Applicant Response: As noted, the building will be constructed of precast concrete wall panels. This material is not inherently adept to create offsets in vertical plane. However, the architect has worked diligently to provide a good deal of articulation throughout the exterior facades. The main elevation to the public is the south façade, which contains elements of red brick, dark exposed aggregate, light sandblasted texture, dark brick, glass, and metal sunshades. Additionally, there is a sculptural element facing the street. Wall planes are pushed in and out significantly here to provide changes in scale and building massing. The east and west facades are primarily the classroom wings. As with any typical school building there are areas where classrooms are grouped together in five (5) to six (6) units. These classroom wings contain a unifying architectural language that, while not prone to major changes in height or plane, does provide articulation through the use of material changes, color changes, and a breakdown of scale around openings. There are approximately eight different finish materials proposed. It is the architect's professional opinion that the school design contains the appropriate amount of articulation, and in the absence of any arbitrary quantities assigned for such elements, is fitting for the application.

3. There are 88 parking spaces proposed. How many members are employed at the school? Additionally, the parking requirement for an assembly area is one (1) space for every four (4) seats, so please identify your assembly area with a floor plan and calculate the parking for such use.

Applicant Response: The school is anticipated to have around 50 staff. Parking will more than adequately provide for staff and visitors. The parking provided is consistent with Frank Rushton Elementary, a similar school recently built in KCK. In addition, the hard play will accommodate an additional 38 cars for overflow events. It is our understanding that there are no UG parking code requirements for schools. The parking provided is more than adequate for the building and site uses. The gym is the assembly space and is designed for 573 people. The parking provided meets nearly 90% of the 1:4 assembly space suggestion.

4. The fence that is proposed around the perimeter of the property, what is the proposed material? Fence details have not been provided. In previous applications, KCKPS has erected wrought-iron fences around the perimeter with masonry columns every 32' on center and vinyl coated, black chain-link fence within the soft play area.

Applicant Response: The 6' tall black vinyl-coated chain link fence will be provided for the play area, as well as to secure the back of the building.

5. The trash enclosure shall be constructed from the same building materials as the school. The gate shall be closed at all times, except when in service.

Applicant Response: Comment acknowledged. Trash enclosure will be the same materials as the building, and gate will be closed at all time, except when in service.

6. All wall mounted lighting shall be decorative. Wall pack lighting is not permitted.

Applicant Response: Wall pack lighting is only utilized for security purposes (i.e. security camera viewing purposes) around perimeter of building that is not visible from the street. All wall packs are full cutoff fixtures.

7. All lighting, whether mounted on the wall or installed in the parking lot, shall have 90 degree cutoff fixtures.

Applicant Response: All exterior light fixtures will have full cutoff (90 degree) shielding. Refer to light fixture schedule's description on photometric plan E02, 'Full Cutoff' is listed as a requirement under every exterior fixture description.

8. Utility connections (including transformer boxes) shall be screened with landscaping or an architectural screen wall. All utilities mounted on the wall shall be painted to match the building. All rooftop mechanical equipment shall be screened from public view on all sides by a parapet.

Applicant Response: Comment acknowledged. All items will be screened, see landscape plan, sheet L01.

9. The landscape plan must be revised to include a legend indicating the quantity, size and species of the proposed trees and shrubs.

Applicant Response: The information has been added to landscape plan, sheet L01.

10. The district requirement for trees is one tree per 7,000 square feet of site area. The site is 6.31 acres, so 39 trees are required to be planted. The total does not include trees that are required to be planted in the parking lot islands.

Applicant Response: The information has been added to landscape plan, sheet L01. 39 trees are shown on the landscape sheet to meet UG minimum requirements.

11. All trees shall be at least 2" caliper when planted. Shrubs that are exterior to the site shall be 5 gallons when planted and those that are interior to the site; adjacent to the building shall be 3 gallons when planted.

Applicant Response: Comment acknowledged. The information has been added to landscape plan, sheet L01.

12. All landscaping shall be irrigated.

Applicant Response: All areas to be irrigated. The information has been added to landscape plan, sheet L01. See note 31 & 32.

13. Value engineering modifications that impact this approval may require additional approvals prior to authorizing construction.

Applicant Response: Comment acknowledged.

14. Attached and detached signs must receive a sign permit prior to being installed. Staff will perform the review when a sign permit application is filed.

Applicant Response: Comment acknowledged.

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:**
 - 1) None**
- B) Items that are conditions of approval (stipulations):**
 - 1) Provide PACP sewer inspection report for the existing sanitary sewer service line and indicate any required improvements on construction plans prior to construction permit acquisition.**
 - 2) Provide sidewalk that meets ADA requirements, north of the school property, connecting to Farrow Avenue. Further coordination with the UG may be required. The sidewalk and all associated details shall be indicated on construction plans prior to construction permit acquisition.**
 - 3) Provide a copy of the signed, executed, and recorded sanitary sewer easement document prior to construction permit acquisition.**
 - 4) Construction plans shall meet UG standards and criteria and shall be reviewed and approved prior to construction permit acquisition.**
 - 5) Based on the current traffic study indicating that a traffic signal is not warranted, the school district shall provide appropriately trained crossing guard(s) for the proposed pedestrian crossing across Leavenworth Road. Further coordination with the UG may be needed.**
 - 6) After the proposed Leavenworth Road improvements are constructed by the UG, and after the school is constructed and in operation, the school district shall provide traffic counts, pedestrian counts, queue observations, etc. with an updated traffic study regarding school pedestrian crossing, traffic signal warrants, turn lane warrants, etc. If the traffic study indicates that a traffic signal is warranted at the vehicle drive entrance & North 52nd Street with Leavenworth Road, the UG will install a traffic signal as discussed with the school district.**
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:**
 - 1) None**

The applicant has worked with staff to resolve a majority of engineering issues, however there remain a few issues that will be rectified during building permitting at DRC.

- 20) Visually illustrate the overflow paths and cross-sections for each path in the plan set.

Response: *The information was added to the Grading Plan, Sheet G02. Swale cross-sections are provided with flow, n-value, velocity, and depth of each swale for the 100-yr storm event.*

- 21) Final development plans will have to be approved before going to planning commission with approval to obtain permits. This will include complete drawings of the pipe systems, and drainage areas with tables, final detention calculations, and details.

Response: *Comment acknowledged.*

- 22) All of the City comments have been addressed. A revised set of plans has been electronically submitted along with this letter.

Response: *Comment acknowledged. A revised set of plans will be electronically submitted along with this letter for resubmittal.*

Urban Planning and Land Use Comments:

- 1) As part of the site plan, please include a site data table, listing the zoning regulations for setbacks, parking, landscaping, etc. and how the proposed development complies with each requirement.

Response: *Information has been added to the Cover, Sheet Ocs1. The information is listed in a table named Site Plan Data, R-1 Zoning Requirements.*

- 2) Staff has concerns about the lack of building articulation with the proposed concrete tilt-up panels. It should be noted that there are different material styles being used on the building, with thin brick paneling and precast concrete panels, but with the large, expansive sections of wall especially on the east and west facades, staff does not want this building to appear overly dominant at the pedestrian scale. How do you intend on breaking up the façade through recesses, articulations and incorporating different building materials?

Response: *As noted, the building will be constructed of precast concrete wall panels. This material is not inherently adept to create offsets in vertical plane. However, the Architect has worked diligently to provide a good deal of articulation throughout the exterior facades. The main elevation to the public is the south façade, which contains elements of red brick, dark exposed aggregate, light sandblasted texture, dark brick, glass, and metal sunshades. Additionally there is a sculptural element facing the street. Wall planes are pushed in and out significantly here to provide changes in scale and building massing. The east and west facades are primarily the classroom wings. As with any typical school building there are areas where classrooms are grouped together in 5 to 6 units. These classroom wings contain a unifying architectural language that, while not prone to major changes in height or plane, does provide articulation through the use of material changes, color changes, and a breakdown of scale around openings. There are approximately eight different finish materials proposed. It is the Architect's professional opinion that the school design contains the appropriate amount of articulation, and in the absence of any arbitrary quantities assigned for such elements, is fitting for the application.*



- 3) There are 88 parking spaces proposed. How many members are employed at the school? Additionally, the parking requirement for an assembly area is one (1) space for every four (4) seats, so please identify your assembly area with a floor plan and calculate the parking for such use.

Response: *The school is anticipated to have around 50 staff. Parking will more than adequately provide for staff and visitors. The parking provided is consistent with Frank Rushton Elementary, a similar school recently built in KCK. In addition, the hard play will accommodate an additional 38 cars for overflow events. It is our understanding that there are no UG parking code requirements for schools. The parking provided is more than adequate for the building and site uses. The gym is the assembly space and is designed for 573 people. The parking provided meets nearly 90% of the 1:4 assemble space suggestion.*

- 4) The fence that is proposed around the perimeter of the property, what is the proposed material? Fence details have not been provided. In previous applications, KCKPS has erected wrought-iron fences around the perimeter with masonry columns every 32' on center and vinyl coated, black chain-link fence within the soft play area.

Response: *6ft. tall black vinyl-coated chain link fence will be provided around the play area, as well as to secure the back of the building.*

- 5) The trash enclosure shall be constructed from the same building materials as the school. The gate shall be closed at all times, except when in service.

Response: *Comment acknowledged. Trash enclosure will be same materials as the building, and gate will be closed at all time, except when in service.*

- 6) All wall mounted lighting shall be decorative. Wall pack lighting is not permitted.

Response: *Wall pack lighting is only utilized for security purposes (i.e. security camera viewing purposes) around perimeter of building that isn't visible from the street. All wall packs are full cutoff fixtures.*

- 7) All lighting, whether mounted on the wall or installed in the parking lot, shall have 90 degree cutoff fixtures.

Response: *All exterior light fixtures will have full cutoff (90 degree) shielding. Refer to light fixture schedule's description on photometric plan E02, 'Full Cutoff' is listed as a requirement under every exterior fixture description.*

- 8) Utility connections (including transformer boxes) shall be screened with landscaping or an architectural screen wall. All utilities mounted on the wall shall be painted to match the building. All rooftop mechanical equipment shall be screened from public view on all sides by a parapet.

Response: *Comment acknowledged. All items will be screened, See Landscape Plan, Sheet L01*

- 9) The landscape plan must be revised to include a legend indicating the quantity, size and species of the proposed trees and shrubs.

Response: *The information has been added to Landscape Plan, Sheet L01.*

- 10) The district requirement for trees is one tree per 7,000 square feet of site area. The site is 6.31 acres, so 39 trees are required to be planted. The total does not include trees that are required to be planted in the parking lot islands.

Response: *The information has been added to Landscape Plan, Sheet L01. 39 trees are shown on the landscape sheet to meet UG minimum requirements.*

- 11) All trees shall be at least 2" caliper when planted. Shrubs that are exterior to the site shall be 5 gallons when planted and those that are interior to the site; adjacent to the building shall be 3 gallons when planted.

Response: *Comment acknowledged. The information has been added to Landscape Plan, Sheet L01.*

- 12) All landscaping shall be irrigated.

Response: All areas to be irrigated. The information has been added to Landscape Plan, Sheet L01. See note 31 & 32.

- 13) Value engineering modifications that impact this approval may require additional approvals prior to authorizing construction.

Response: Comment acknowledged.

- 14) Attached and detached signs must receive a sign permit prior to being installed. Staff will perform the review when a sign permit application is filed.

Response: Comment acknowledged.

Public Works Comments:

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

- 1) Provide UG node numbers for existing storm and sanitary sewer structures and line sizes, which may be obtained from the Sewer Maintenance Department at (913) 573-5535.

Response: The information has been added to Sheet C01. Other utility sheets with existing storm and sanitary sewer structures were updated with UG node number information.

- 2) The existing fence along a portion of the west side of the property appears to be outside of the property line. If there is not an agreement or easement, please relocate fence to the property line.

Response: The existing west fence will remain along the west property line between Leavenworth Rd. and the building. Fence will be replaced (or new fence provided adjacent) along the west and north property lines.

- 3) Revise the erosion control plans (i.e. modify plans, add notes, reference and/or provide standard details, etc.) to meet the UG standards and criteria as applicable.

Response: Information has been added accordingly to Erosion Control Sheets G01, G03-G05. See section Preliminary and Final Erosion Control Review No. 1 comment responses in this letter.

- 4) Will there be construction fence and/or a barrier at the start of construction in order to keep the work area separate from where students will have access?

Response: Yes. The information has been added to Phase I – Erosion Control Plan, See Sheet G01. Labeled on the plan is a Phase 1 building construction limits/orange construction fence.

- 5) It appears that portions of the proposed building wall and "learning stairs" will act as retaining wall. Please provide plans and calculations for the retaining walls meeting the UG standards and criteria. Please reference the retaining wall checklist.

Response: The learning star will be limestone blocks built into the slope. No on-site retaining walls anticipated.

- 6) Please submit the architectural plans as referenced with details of the "learning stairs".

Response: A cross section of the learning stair is provided on the grading plan.

- 7) Provide a Sanitary Sewer memorandum, signed, dated and sealed by a State of Kansas Professional Engineer, which meets the requirements of the UG Sanitary Sewer Design Criteria.

Response: A sanitary sewer memorandum will be included with this resubmittal.

- 8) Provide video and report of the existing 30" storm sewer that runs across the site for UG staff to assess the condition of the pipe.

Response: A video of the existing 30" storm sewer pipe has been ordered and will be submitted to Unified Government as soon as possible, before planning commission.

- 9) Revise the storm drainage plans, calculations, and drainage report to meet UG standards and criteria as applicable. It appears that Emergency Overflow #2 does not provide the required freeboard in the 100-year storm event and Emergency Overflow #3 exceeds the required freeboard in the 100-year storm event.

Response: Emergency Overflow #3 has been updated to meet a minimum 1' of freeboard at the building, See Appendix H. Emergency Overflow #2 will not be able to provide 1' of freeboard at the building, because of grading constraints. As a precaution, the storm sewer system in the outdoor learning space (courtyard) has been designed for the 100-yr storm event. The flow through the overflow spillway assumes the inlets are completely clogged. See the drainage report for further information.

- 10) On the grading plan, provide cross sections for each overflow swale with applicable channel information.

Response: The information was added to the Grading Plan, Sheet G02. Cross-Sections were provided for each overflow path as well as flow, n-value, velocity, and depth of each swale for the 100-yr storm event.

- 11) Construction plans shall meet UG standards and criteria and shall be reviewed and approved prior to construction permit acquisition.

Response: Comment acknowledged.

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

- 1) None

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

- 1) None

All of the City comments have been addressed. A revised set of plans have been electronically submitted along with this response letter, and supporting documents.

Please let me know if you have any questions,

Sincerely,

MKEC ENGINEERING, INC.



Brian Hill, P.E.

CC: Gordon Kimble – HTK Architects
Doug Clements – USD 500



Welborn Elementary School Neighborhood Meeting Notes

A neighborhood meeting was held at Welborn Elementary School, 5200 Leavenworth Road, on June 22, 2017 regarding Unified Government Petition #PR-2017-24.

A presentation was made by HTK Architects, USD 500, and MKEC Engineering and covered the following:

- Building location selection.
- Existing site conditions.
- Proposed site plan, including vehicle / bus / pedestrian circulation.
- Existing buildings to remain during construction of new building.
- Overview of new building function and layout.

Questions were taken from the attendees. The following topics were addressed:

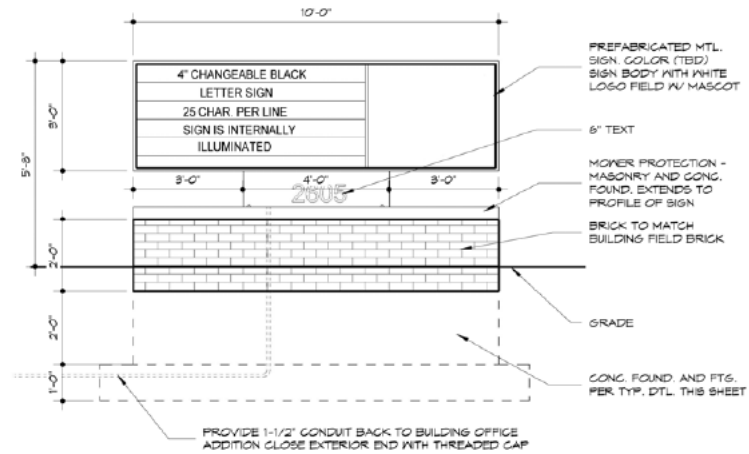
- No work will be done outside the school property.
- Vehicle and bus circulation during construction.
- Overall construction schedule. March 2018 start, Summer 2019 completion.
- Concern over electrical service power surges in the area. School will have electrical service from Leavenworth Road and not from the adjacent neighborhoods.
- Kindergarten connected classrooms.
- Can solar energy be used? No solar proposed at this time.
- Construction hours. Construction hours will be limited to UG ordinances.
- JE Dunn to handle site security and background checks for workers.
- Current enrollment up to 540 students.
- Use of flex classrooms.
- Abatement of existing buildings.
- Location of proposed building utility entrances

11827 W. 112th St., Ste. 200 • Overland Park, KS 66210 • T 913.317.9390 • F 913.317.9385 • MKEC.COM

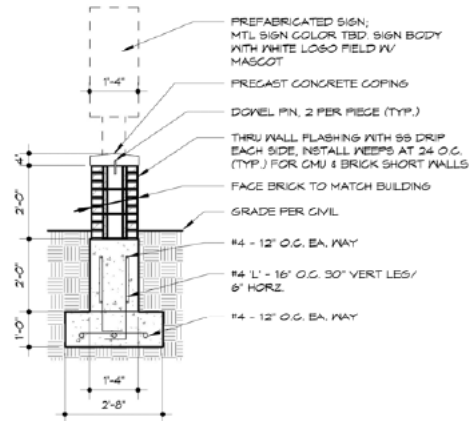




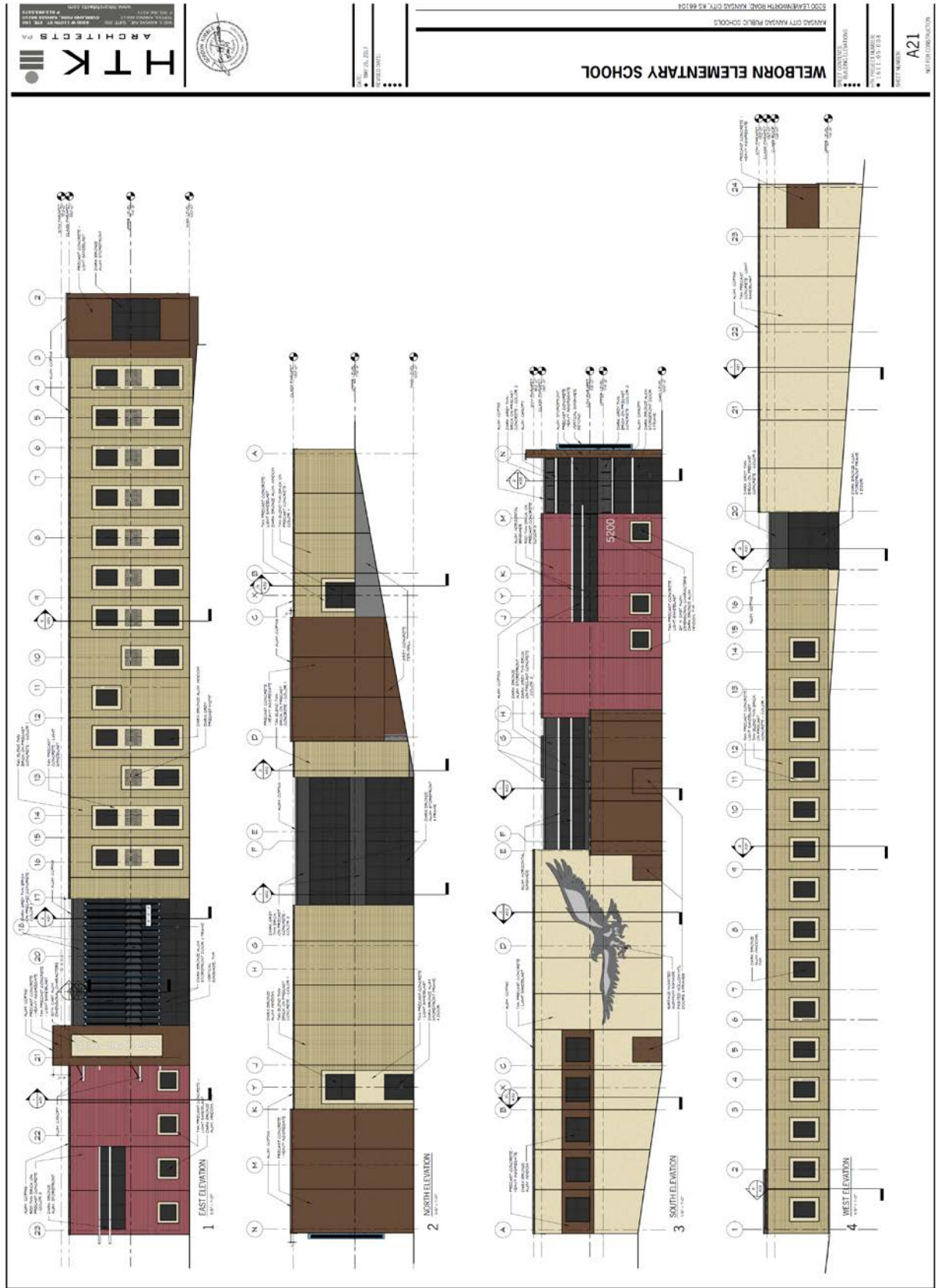
SIGN DETAILS

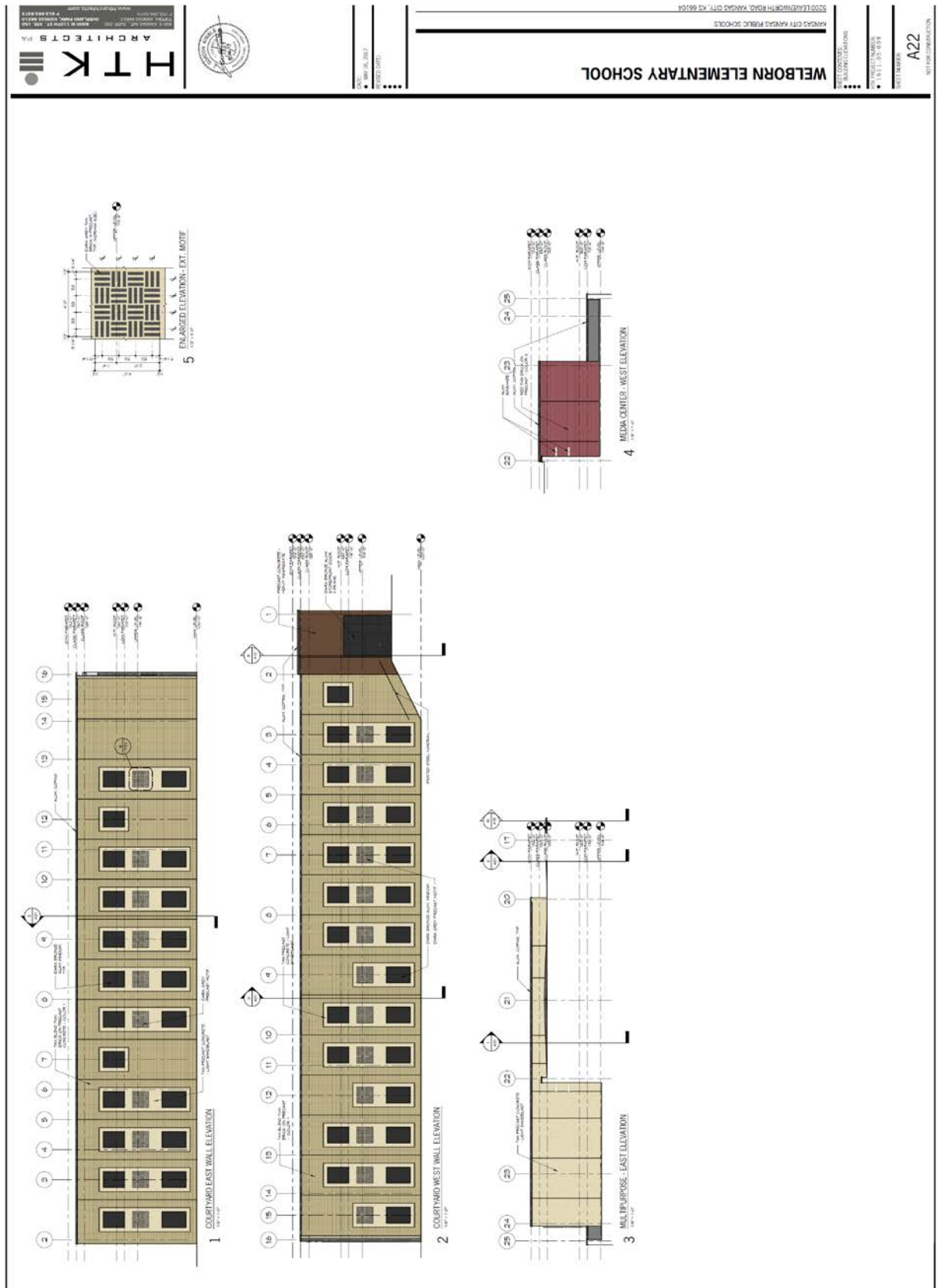


MONUMENT SIGN ELEVATION



MONUMENT SIGN SECTION







Urban Planning and Land Use

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

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

To: Unified Government Board of Commissioners
From: City Staff
Date: August 31, 2017
Re: Petition #PR-2017-31

GENERAL INFORMATION

Applicant:
Ron Shaffer

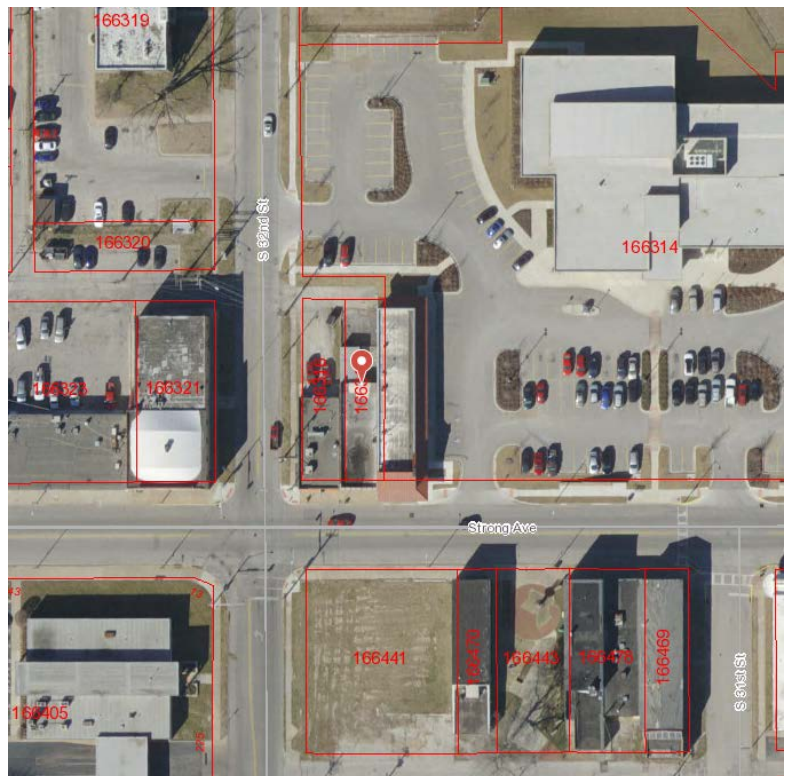
Status of Applicant:
Representative
RLS Architects
4011 Homestead Drive
Prairie Village, KS 66208

Requested Action:
Approval of a preliminary and
final development plan

Date of Application:
June 30, 2017

Purpose:
The applicant has filed this
application in order to renovate
an existing office building and
construct a private living unit.

Property Location:
3120 Strong Avenue



Existing Zoning: C-1 Planned Limited Business District

Surrounding Zoning:

North:	CP-1 Planned Limited Business District
South:	CP-1 Planned Limited Business District
East:	CP-1 Planned Limited Business District
West:	CP-1 Planned Limited Business District

Existing Uses:

North:	Kansas City, Kansas Public Library South Branch
South:	Commercial Buildings
East:	Commercial Buildings, Kansas City, Kansas Public Library
West:	Commercial Buildings

Total Tract Size: 0.07 acre

Master Plan Designation: The City-Wide Master Plan designates this property as Community Commercial.

Major Street Plan: Strong Avenue is classified as a collector street.

Advertisement: Property Owner Letters – July 19, 2017 and August 24, 2017
Wyandotte Echo – July 20, 2017

Public Hearings: August 14, 2017 and August 31, 2017

Public Opposition: No one appeared at the August 14, 2017 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Ron Shaffer, has applied for a preliminary and final development plan to renovate an existing office building on Strong Avenue and add a private dwelling unit to the building. The renovation includes improvements to the building such as adding a ramp to access to the building. The renovation adds a partial second floor to the building for the dwelling unit and expands the footprint of the building.

City Ordinance Requirements:

Chapter 27 – Planning and Development

Article VI – Administration and Review Procedures

Sec. 27-212 – Development Plan

Article VIII – Zoning

Division 4 – District Regulations

Sec. 27-464 – C-1 Limited Business District

Division 5 – Overlay Districts

Subdivision IV – Commercial Development Guidelines

Overlay District Sec. 27-573 – Sec. 27-591

Division 9 – Parking and Loading

Division 10 – Landscaping and Screening

FACTORS TO BE CONSIDERED

1. *Neighborhood character.*

This property is located in the Argentine neighborhood, which is comprised of a mix of commercial, institutional, and residential uses. The neighborhood is characterized by a walkable street grid, a diversity of uses and housing types, and historic properties.

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

Typically, office uses require four parking spaces per 1,000 square feet of floor area, but the lack of parking for this office is a legal non-conforming condition of the site. The addition of the dwelling unit requires 2 parking spaces (1.5 parking spaces for each dwelling unit with one bedroom or less.) The proposed use provides four off-street parking spaces, which increases the parking on the site beyond what would be required for the dwelling unit. This property is located in a traditional, walkable commercial district, which mitigates traffic and parking concerns.

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

The proposed use conforms to the Master Plan.

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

a. *Water service*

Available

b. *Sanitary sewer service*

Available

c. *Storm water control*

To be designed to meet City Code

d. *Police*

Police service is provided by the South Patrol, District #331

e. Fire

Fire service is provided by Station #7, located off 27th Street and Strong Avenue.

f. Transit

Kansas City ATA provides transit service along Strong Avenue, Route #104.

g. Schools

Kansas City USD 500

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

The proposed use has the capability to meet applicable ordinance and other requirements with the possible exception of parking discussed in factor #2.

PREVIOUS ACTIONS

None

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on July 26, 2017 with two (2) residents present. According to the applicant, no one was in opposition.

KEY ISSUES

Exterior Building Materials

STAFF COMMENTS AND SUGGESTIONS

The Planning Commission voted 9 to 0 to recommend **APPROVAL** of Plan Review Application #PR-2017-31, subject to:

Urban Planning and Land Use Comments:

None

Public Works Comments:

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

- 1) None
- B) Items that are conditions of approval (stipulations):
 - 1) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
 - 1) None

STAFF COMMENTS AND SUGGESTIONS

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

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition #PR-2017-31 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

August 14, 2017 City Planning Commission Minutes
Existing Site Plan
Proposed Site Plan
Existing Floor Plans
Proposed Floor Plans
Existing Elevations
Proposed Elevations
Neighborhood Meeting Minutes and Sign in Sheet

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>Board of Commissioners</u>
Public Hearing	August 14, 2017	August 31, 2017
Pre/Final Plan	Approval	

STAFF CONTACT: Zach Flanders
zflanders@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #PR-2017-31 as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition #PR-2017-31, as it is not in compliance with the City Ordinances and as it will not promote the health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

AUGUST 14, 2017 CITY PLANNING COMMISSION MINUTES:

Hearing Starts: 1:43:50

PLAN REVIEW APPLICATION #PR-2017-31 – RON SHAFFER – SYNOPSIS:

Preliminary and Final Plan Review for an office renovation with second floor living unit at 3120 Strong Avenue. **Detailed Outline of Requested Action:** The applicant, Ron Shaffer, has applied for a preliminary and final development plan to renovate an existing office building on Strong Avenue and add a private dwelling unit to the building. The renovation includes improvements to the building such as adding a ramp to access to the building. The renovation adds a partial second floor to the building for the dwelling unit and expands the footprint of the building.

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

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated August 14, 2017;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file; and
6. The Notices to property owners dated July 19, 2017.

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

Present in Support:

- ❖ Ramon Murguia, member of the LLC that owns the property, 2500 Strong Avenue, Kansas City, Kansas 66103
- ❖ Sally Murguia, 2500 Strong Avenue, Kansas City, Kansas 66103
- ❖ Ron Shaffer, RLF Architects, 4011 Homestead Drive, Prairie Village, KS 66208

Present in Opposition:

❖ No one appeared

Staff Recommendation Starts: 1:45:37 Director Richardson stated that the staff recommends approval.

Motion and Vote Starts: 1:45:44

On motion by Mr. Carson, seconded by Dr. Serda, the Planning Commission voted as follows to **recommend APPROVAL of Preliminary and Final Plan Review**

Application #PR-2017-31:

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

Motion to APPROVE Passed: 9 to 0

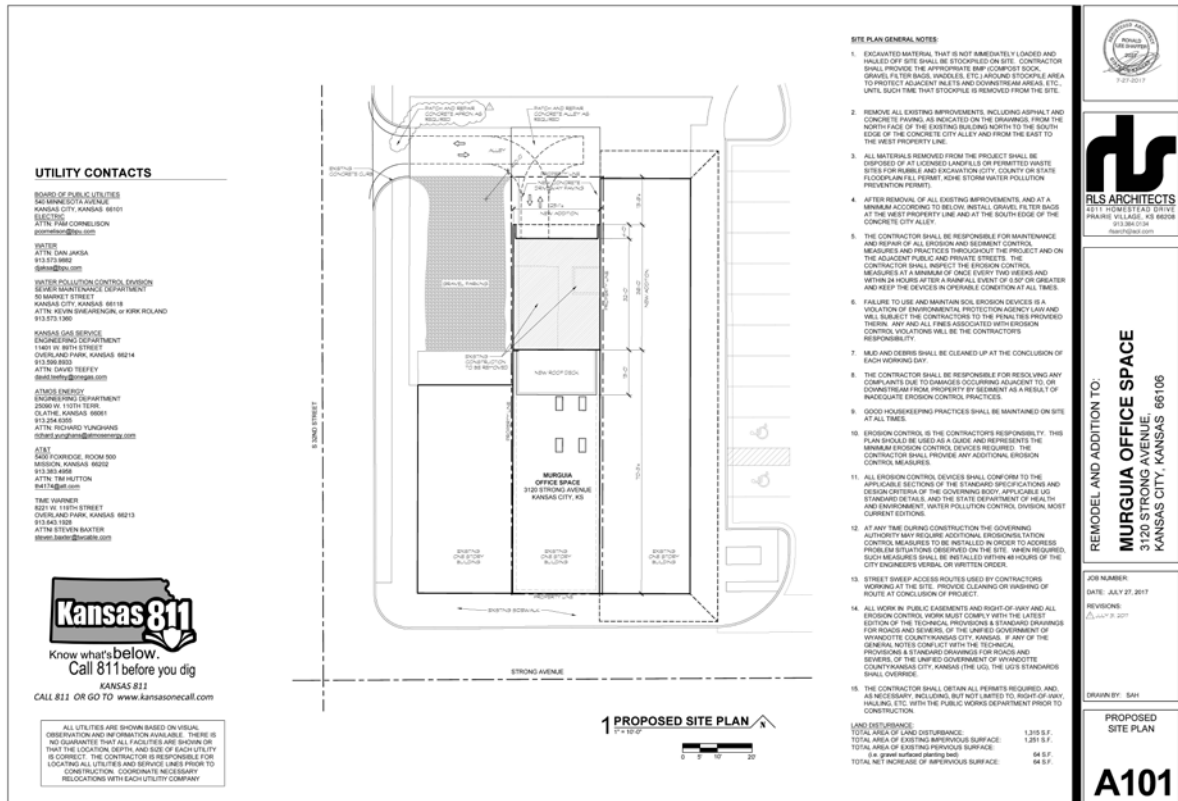
Subject to:

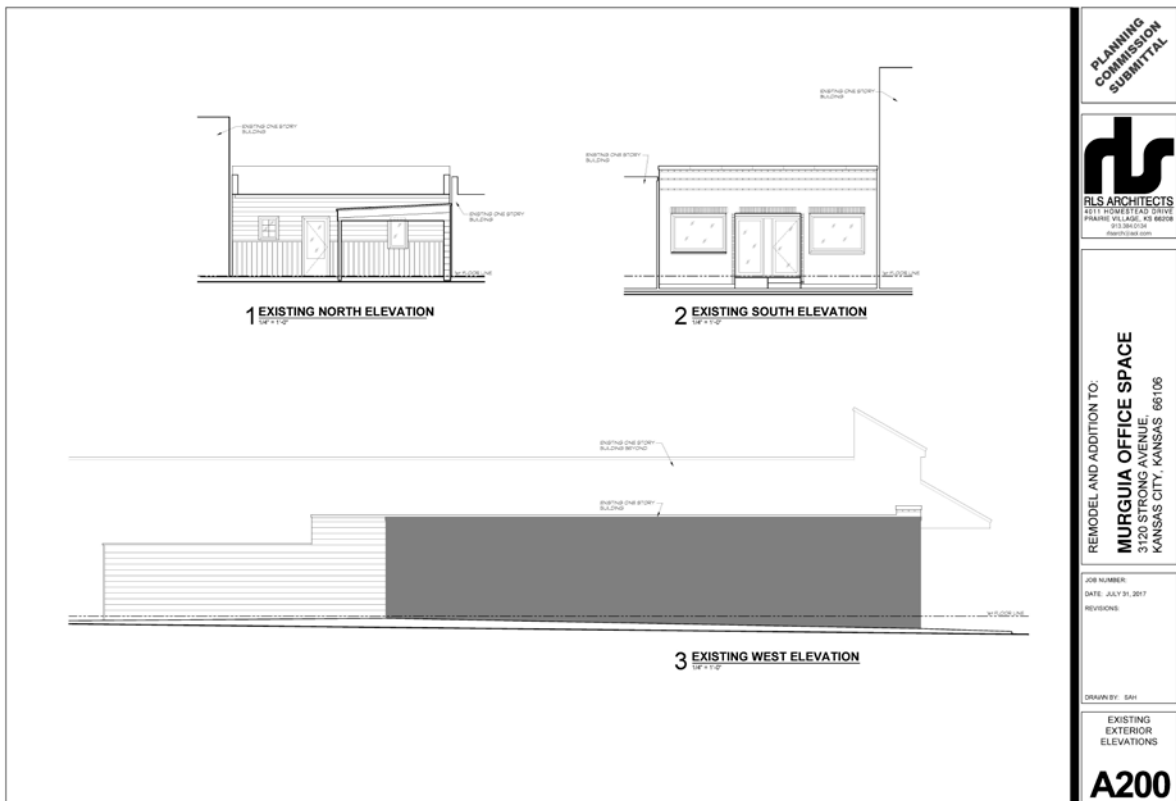
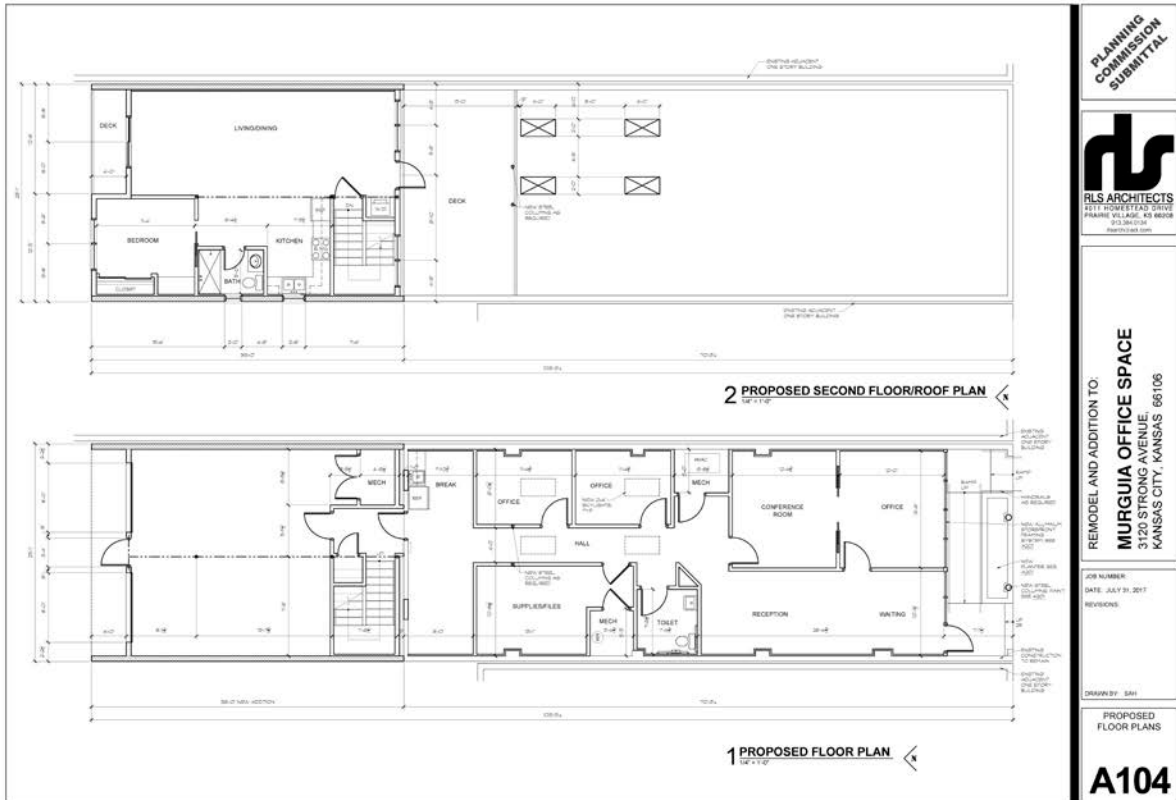
Urban Planning and Land Use Comments:

None

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) None
- B) Items that are conditions of approval (stipulations):
 - 1) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
 - 1) None





MINUTES OF
NEIGHBORHOOD MEETING

Preliminary and Final Plan Review for an office renovation
with second floor living unit at 3120 Strong Ave, KC, KS 66106

Application Number: #PR-17405-00024 (Ref: PR-2017-31)

Date and Location: 5:00 PM, Wednesday July 26, 2017
South Branch Library, Meeting Room B
3104 Strong Ave, KC, KS 66106

Meeting called to order at: 5:05 pm

Names of people in attendance:

Sally Murguia, Argentine Development LC
Ramon Murguia, Argentine Development LC
Ron Shaffer, RLS Architects
C. Albert Herdoiza, 3111 Strong Ave.
Mario Escobar, Villa Argentina Neighborhood Group president

Introductions:

Sally & Ramon Murguia, representing Argentine Development LC, property owner
Ron Shafer, RLS Architects

Presentation by Ramon Murguia:

Argentine Development LC is a limited liability company with two members. Sally and Ramon Murguia. It has owned this building since 2010. It has been rented out from time to time, but we have determined that its highest use can only come with a complete renovation.

Our proposal is to gut the interior, reconfigure the front façade to make it ADA compliant and reconfigure the floor plan ending up with 3 offices, a reception area, a conference room, and ADA compliant restroom, storage and a break area. Behind the building, we propose to replace the dilapidated carport with a 2-car garage that has a small apartment above. The apartment will be used from time to time for out-of-town guests. Behind the garage will be 2 additional parking spaces, bringing the total to 4, which is more than we have now. We anticipate that the offices will be used by either individual lawyers or nonprofit organizations who desire an office presence in Argentine. Full sized copies of the architectural drawings were posted on the wall. And each person attending received a smaller set to take with them.

Questions and answers:

Mario Escobar asked whether the restaurant next door would have people parking in the office's spot. Ramon Murguia responded that it has not been a problem so far. Mr. Escobar expressed his support for the proposal.

Albert Herdoiza expressed enthusiasm for the project saying, "It's the first big thing in 20 years. The library is different." Mr. Herdoiza offered to write a letter of support for the proposal.

Meeting adjourned at: 5:30 pm

Minutes taken by: Sally Murguia

ATTENDANCE AT
NEIGHBORHOOD MEETING

Preliminary and Final Plan Review for an office renovation
with second floor living unit at 3120 Strong Ave, KC, KS 66106

Application Number: #PR-17405-00024 (Ref: PR-2017-31)

Date and Location: 5:00 PM, Wednesday July 26, 2017
South Branch Library, Meeting Room B
3104 Strong Ave, KC, KS 66106

PLEASE PRINT

Sally Murguia Argentine Development LLC, 2500 Strong Ave, KCK
Name Address

MARIA ESCOBAR 1438 S. 25th St. K.C.K. 66106
Name Address

C. Albert Herdoiza 3111 Strong Ave. KCK 66106
Name Address

RON SINGER PLS ARCHITECTS
Name Address

Ramon Murguia Argentine Devel. LLC 2500 Strong KCK
Name Address

Name Address

Name Address

Name Address

Name Address

Name Address

Name Address

Page 1 of 1

Urban Planning and Land Use

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

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

To: Unified Government Board of Commissioners

From: City Staff

Date: August 31, 2017

Re: **Petition #PR-2017-33**

GENERAL INFORMATION

Applicant:
Brian Hill

Status of Applicant:
Representative
MKEC Engineering, Inc.
11827 West 112th Street, Suite 200
Overland Park, KS 66210

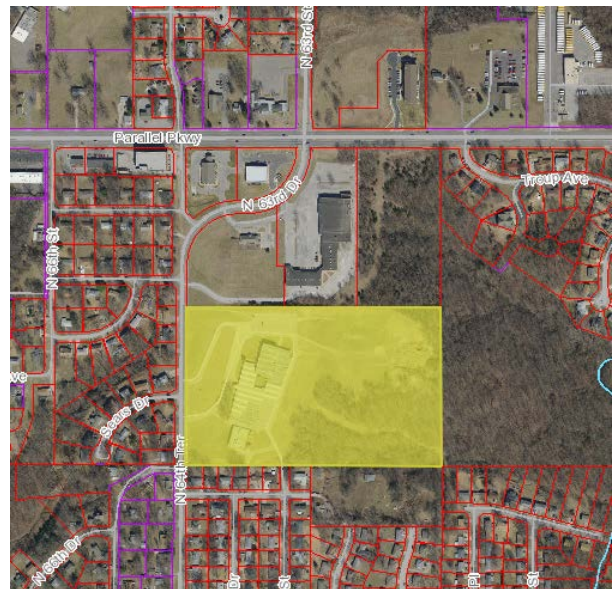
Requested Action:
Approve Preliminary Plan Review

Date of Application:
June 30, 2017

Purpose:
To build a Coronado Middle School

Property Location:
1735 North 64th Terrace

Existing Zoning: R-1 Single Family District



Surrounding Zoning:

North:	CP-1 Planned Limited Business District
South:	R-1 Single Family District
East:	R-1 Single Family District
West:	R-1 Single Family District

Existing Uses:

North:	Commercial strip center
South:	Single family homes
East:	Undeveloped land
West:	Single family homes

Total Tract Size: 24.56 acres

Master Plan Designation: The City-Wide Master Plan designates this property as Public/Semi-Public.

Major Street Plan: The City-Wide Master Plan classifies North 64th Terrace as a local street.

Advertisement: Property Owner Letters – June 19, 2017 and August 24, 2017
Wyandotte Echo – None Required

Public Hearings August 14, 2017 and August 31, 2017

Public Opposition: None to date

PROPOSAL

Detailed Outline of Requested Action: The applicant, Brian Hill with MKEC Engineering, Inc. on behalf of Kansas City Kansas Public Schools wants to demolish Coronado Middle School and build a new, 82,142 square foot middle school on the same grounds located at 1735 North 64th Terrace.

City Ordinance Requirements: Article VII Sections 27-245 – 27-339 and Article VIII Sections 27-340 – 27-765

FACTORS TO BE CONSIDERED

1. Neighborhood character.

Along North 64th Terrace, there are predominately single family homes to the south and west. There are commercial businesses along Parallel Parkway which is north of the commercial property that abuts this property.

2. The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems. Streets are designed so as to provide a safe, convenient and functional system for vehicular traffic, and having such width, gradient, location and structural quality as to accommodate prospective

traffic as determined by existing and probable future land and building uses.

The proposed use should not increase traffic or parking demands in ways that would adversely affect road capacity, safety, or create parking problems. By building a new school, these issues will correct existing issues with parking and traffic circulation.

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

The proposed use conforms to the Master Plan.

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

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

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

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

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

a. Water service

Available

b. Sanitary sewer service

Available

c. Storm water control

To be designed to meet City Code

d. Police

Police service provided by Midtown Patrol #441

e. Fire

Fire service provided by Station #2 located at 62nd and State Avenue

f. Transit

Kansas City ATA provides transit service near this property along Parallel Parkway, Route #116

g. Schools

Kansas City, Kansas USD 500

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

The building and lot is so arranged as to afford adequate light, open space, or air to facilitate fire protection and to provide for long-term sustained real estate values.

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

Development patterns are designed with due regard to topography.

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

This is not an issue.

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on July 27, 2017. According to the applicant, those in attendance were not opposed to the project.

KEY ISSUES

Landscaping
Public Works comments

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 8 to 0 to recommend **APPROVAL** of Plan Review Application #PR-2017-33, subject to:

Urban Planning and Land Use:

- 1. While the preliminary plat shows the existing conditions, the preliminary plat must also show the proposed development, per Sec. 27-215(e)(8).
Revise the preliminary plat to include a second sheet.**

Applicant Response: The information proposed development has been added to a second sheet. The information will be included in the PDP resubmittal.

2. As part of the site plan, please include a site data table, listing the zoning regulations for setbacks, parking, landscaping, etc. and how the proposed development complies with each requirement.

Applicant Response: The site plan table has been added to the cover sheet listing the required information, see sheet 0CS1.

3. There are 118 parking spaces proposed. How many staff members are employed at the school? Additionally, the parking requirement for an assembly area is one (1) space for every four (4) seats, so please identify your assembly area with a floor plan and calculate the parking for such use.

Applicant Response: The calculated assembly area in the school seats 470. 470 seats/4 seats equal 117.5 seats. 118 seats are provided. See attachment.

4. The fence that is proposed around the perimeter of the property, what is the proposed material? Fence details have not been provided.

Applicant Response: The proposed fence shall be galvanized chain link to match existing.

5. The trash enclosure shall be constructed from the same building materials as the school. The gate shall be closed at all times, except when in service.

Applicant Response: The trash enclosure shall be constructed to provide the same appearance as the materials on the school, with a gate system to remain closed when not in service.

6. All wall mounted lighting shall be decorative. Wall pack lighting is not permitted.

Applicant Response: Wall pack lighting is only utilized for security purposes (i.e. security camera viewing purposes) around perimeter of building is not visible from the street. All wall packs are full cutoff fixtures.

7. All lighting, whether mounted on the wall or installed in the parking lot shall have 90 degree cutoff fixtures.

Applicant Response: All exterior light fixtures will have full cutoff (90 degree) shielding. Refer to light fixture schedule's description on photometric plan E02, 'Full Cutoff' is listed as a requirement under every exterior fixture description.

8. Utility connections (including transformer boxes) shall be screened with landscaping or an architecturally screen wall. All utilities mounted on the wall shall be painted to match the building. All rooftop mechanical equipment shall be screened from public view on all sides by a parapet.

Applicant Response: Comment acknowledged. All items will be screened, see landscape plan, sheet L01.

9. All trees shall be at least 2" caliper when planted. Shrubs that are exterior to the site shall be 5 gallons when planted and those that are interior to the site; adjacent to the building shall be 3 gallons when planted.

Applicant Response: Comment acknowledged. The information has been added to landscape plan, sheet L01.

10. All parking lot islands shall be curbed and landscaped. Please revise the landscape plan to include trees in the three islands that do not have trees in them.

Applicant Response: Trees provided. See landscape plan, sheet L01.

11. All landscaping shall be irrigated.

Applicant Response: All areas to be irrigated. The information has been added to landscape plan, sheet L01. See note 31 & 32.

12. Value engineering modifications that impact this approval may require additional approvals prior to authorizing construction.

Applicant Response: Comment acknowledged.

13. Attached and detached signs must receive a sign permit prior to being installed. Staff will perform the review when a sign permit application is filed.

Applicant Response: Comment acknowledged.

Public Works:

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

1) None

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

1) N. 64th Terrace is classified as a collector street which requires sidewalks on both sides of the road. In lieu of a sidewalk along the west side of the road, crosswalks shall be shown on final plans and installed in accordance with a revised traffic study, MUTCD, ADA, and UG standards and criteria, and shall be reviewed and approved by UG.

- 2) Provide a revised traffic study to include an expanded scope area along N. 64th Terrace to address school/pedestrian traffic counts, safe route to school, and coordination with the UG. The traffic study shall be submitted prior to or with final development plans for review and approval by the UG.
 - 3) Provide a minimum of 3' green space buffer between the back of curb and proposed sidewalk along the east side of N. 64th Terrace. The sidewalk shall be a minimum of 5' width and can transition to a 6' wide sidewalk at the back of curb at each of the two proposed school entrances.
 - 4) In accordance with the above comment, provide an additional 12' of right-of-way for a total of 42' from the centerline of N. 64th Terrace to be dedicated on the final plat. The adjacent 20' Water One easement can be dedicated from the proposed right-of-way.
 - 5) The County Surveyor makes separate technical review of the plat, and submits comments directly to the preparer of the plat. Provide preliminary and final plats in accordance with engineering and County Surveyor comments.
 - 6) Final development plans shall include final engineering, calculations, studies, and complete construction level drawings with construction notes and details, in accordance with UG standards and criteria and shall be reviewed and approved by UG.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
- 1) None

The applicant has worked with staff to resolve a majority of engineering issues, however there remain a few issues that will be rectified during the final plan review.

STAFF COMMENTS AND SUGGESTIONS

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

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition #PR-2017-33 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

August 14, 2017 City Planning Commission Minutes
Applicant Response Letter
Neighborhood Meeting Minutes
Preliminary Plat
Site Plan
Grading Plan
Landscape Plan
Building Elevations
Floor Plan
Sign Details
Proposed Crosswalk Locations

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Board of Commissioners
Public Hearing		
Preliminary Plan Approval	August 14, 2017	August 31, 2017

STAFF CONTACT: **Byron Toy, AICP**
 btoy@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #**PR-2017-33** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition #**PR-2017-33** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

AUGUST 14, 2017 CITY PLANNING COMMISSION MINUTES:

Hearing Starts: 53:45

NEW MIDDLE SCHOOL 01 - SYNOPSIS: Preliminary Plat for one (1) lot at 1735 North 64th Terrace

PLAN REVIEW APPLICATION #PR-2017-33 – BRIAN HILL WITH MKEC ENGINEERING, INC. – SYNOPSIS: Preliminary Plan Review for a new school at 1735 North 64th Terrace

Detailed Outline of Requested Action: The applicant, Brian Hill with MKEC Engineering, Inc. on behalf of Kansas City Kansas Public Schools wants to demolish Coronado Middle School and build a new, 82,142 square foot middle school on the same grounds located at 1735 North 64th Terrace.

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

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated August 14, 2017;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file; and
6. The Notices to property owners dated June 19, 2017.

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

Present in Support:

- ❖ Doug Clements, Director of Physical Properties for the Kansas City, Kansas School District (USD 500), 2010 North 59th Street, Kansas City, Kansas
- ❖ Brian Hill, MKEC Engineering, Inc., applicant, 11827 West 112th Street, Suite 200, Overland Park, Kansas 66210
- ❖ Karen Opplinger, Hollis and Miller Architects, 1812 Walnut Street, Kansas City, Missouri

Present in Opposition:

- ❖ No one appeared

Staff Recommendation Starts: 1:03 Director Richardson stated that the staff recommends approval subject to the stipulations in the staff report. He further stated that at some other schools they have used black chain-link fence but they are not going to replace much of the fence at this location so that is why they have gone back to galvanized.

Motion and Vote Starts: 1:03:30

On motion by Ms. Jones, seconded by Mr. Carson, the Planning Commission voted as follows to **APPROVE New Middle School 01 Preliminary Plat:**

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

Motion to APPROVE Passed: 8 to 0

Subject to:

Urban Planning and Land Use:

1. While the preliminary plat shows the existing conditions, the preliminary plat must also show the proposed development, per Sec. 27-215(e)(8). Revise the preliminary plat to include a second sheet.

Applicant Response: The information proposed development has been added to a second sheet. The information will be included in the PDP resubmittal.

2. As part of the site plan, please include a site data table, listing the zoning regulations for setbacks, parking, landscaping, etc. and how the proposed development complies with each requirement.

Applicant Response: The site plan table has been added to the cover sheet listing the required information, see sheet 0CS1.

3. There are 118 parking spaces proposed. How many staff members are employed at the school? Additionally, the parking requirement for an assembly area is one (1) space for every four (4) seats, so please identify your assembly area with a floor plan and calculate the parking for such use.

Applicant Response: The calculated assembly area in the school seats 470. 470 seats/4 seats equal 117.5 seats. 118 seats are provided. See attachment.

4. The fence that is proposed around the perimeter of the property, what is the proposed material? Fence details have not been provided.

Applicant Response: The proposed fence shall be galvanized chain link to match existing.

5. The trash enclosure shall be constructed from the same building materials as the school. The gate shall be closed at all times, except when in service.

Applicant Response: The trash enclosure shall be constructed to provide the same appearance as the materials on the school, with a gate system to remain closed when not in service.

6. All wall mounted lighting shall be decorative. Wall pack lighting is not permitted.

Applicant Response: Wall pack lighting is only utilized for security purposes (i.e. security camera viewing purposes) around perimeter of building is not visible from the street. All wall packs are full cutoff fixtures.

7. All lighting, whether mounted on the wall or installed in the parking lot shall have 90 degree cutoff fixtures.

Applicant Response: All exterior light fixtures will have full cutoff (90 degree) shielding. Refer to light fixture schedule's description on photometric plan E02, 'Full Cutoff' is listed as a requirement under every exterior fixture description.

8. Utility connections (including transformer boxes) shall be screened with landscaping or an architecturally screen wall. All utilities mounted on the wall shall be painted to match the building. All rooftop mechanical equipment shall be screened from public view on all sides by a parapet.

Applicant Response: Comment acknowledged. All items will be screened, see landscape plan, sheet L01.

9. All trees shall be at least 2" caliper when planted. Shrubs that are exterior to the site shall be 5 gallons when planted and those that are interior to the site; adjacent to the building shall be 3 gallons when planted.

Applicant Response: Comment acknowledged. The information has been added to landscape plan, sheet L01.

10. All parking lot islands shall be curbed and landscaped. Please revise the landscape plan to include trees in the three islands that do not have trees in them.

Applicant Response: Trees provided. See landscape plan, sheet L01.

11. All landscaping shall be irrigated.

Applicant Response: All areas to be irrigated. The information has been added to landscape plan, sheet L01. See note 31 & 32.

12. Value engineering modifications that impact this approval may require additional approvals prior to authorizing construction.

Applicant Response: Comment acknowledged.

13. Attached and detached signs must receive a sign permit prior to being installed. Staff will perform the review when a sign permit application is filed.

Applicant Response: Comment acknowledged.

Public Works:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
- 1) None
- B) Items that are conditions of approval (stipulations):
- 1) N. 64th Terrace is classified as a collector street which requires sidewalks on both sides of the road. In lieu of a sidewalk along the west side of the road, crosswalks shall be shown on final plans and installed in accordance with a revised traffic study, MUTCD, ADA, and UG standards and criteria, and shall be reviewed and approved by UG.
 - 2) Provide a revised traffic study to include an expanded scope area along N. 64th Terrace to address school/pedestrian traffic counts, safe route to school, and coordination with the UG. The traffic study shall be submitted prior to or with final development plans for review and approval by the UG.
 - 3) Provide a minimum of 3' green space buffer between the back of curb and proposed sidewalk along the east side of N. 64th Terrace. The sidewalk shall be a minimum of 5' width and can transition to a 6' wide sidewalk at the back of curb at each of the two proposed school entrances.
 - 4) In accordance with the above comment, provide an additional 12' of right-of-way for a total of 42' from the centerline of N. 64th Terrace to be dedicated on the final plat. The adjacent 20' Water One easement can be dedicated from the proposed right-of-way.
 - 5) The County Surveyor makes separate technical review of the plat, and submits comments directly to the preparer of the plat. Provide preliminary and final plats in accordance with engineering and County Surveyor comments.
 - 6) Final development plans shall include final engineering, calculations, studies, and complete construction level drawings with construction notes and details, in accordance with UG standards and criteria and shall be reviewed and approved by UG.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
- 1) None

The applicant has worked with staff to resolve a majority of engineering issues, however there remain a few issues that will be rectified during the final plan review.

On motion by Ms. Jones, seconded by Ms. Pauley, the Planning Commission voted as follows to **recommend APPROVAL of Plan Review Application #PR-2017-33:**

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

Motion to recommend APPROVAL Passed: 8 to 0

Subject to the above stipulations

- 4) Provide a cross section of the proposed retaining wall on the north side of the site.

Response: *The retaining wall will be cast-in-place wall and will need to be structurally designed. In Final Development Plans a cross-section with structural details will be included within the plans.*

- 5) For future reference final development plans shall include retaining wall calculations, details, and construction plans signed and sealed by a Professional structural engineer registered in the state of Kansas, in accordance with UG criteria. Please review and comply with the on-line retaining wall checklist. These requirement(s) are for all types of retaining walls, including modular block or pre-manufactured walls.

Response: *Comment acknowledged.*

- 6) For future reference, additional comments regarding proposed retaining wall(s) include the following: geotechnical soil borings, data, and global stability analysis may be needed, retaining walls shall be designed for all applicable types of loading, and factors of safety i.e., construction surcharge loading, pedestrian/guardrail, post & foundation design, etc. Further discussion with staff may be needed.

Response: *Comment acknowledged.*

- 7) Final plans, calculations, complete construction drawings, and details of proposed retaining wall(s) shall be reviewed and approved before going to planning commission with approval to obtain permits. Only preliminary drawings have been submitted at this time.

Response: *Comment acknowledged.*

Urban Planning and Land Use Comments:

- 1) While the preliminary plat show the existing conditions, the preliminary plat must also show the proposed development, per Sec. 27-215(e)(8). Revise the preliminary plat to include a second sheet.

Response: *The information proposed development has been added to a second sheet. The information will be included in the PDP resubmittal.*

- 2) As part of the site plan, please include a site data table, listing the zoning regulations for setbacks, parking, landscaping, etc. and how the proposed development complies with each requirement.

Response: *The Site Plan Table has been added to the Cover Sheet listing the required information, See Sheet 0CS1.*

- 3) There are 118 parking spaces proposed. How many staff members are employed at the school? Additionally, the parking requirement for an assembly area is one (1) space for every four (4) seats, so please identify your assembly area with a floor plan and calculate the parking for such use.

Response: *The calculated assembly area in the school seats 470. $470/4 = 117.5$ spaces. 118 are provided. See attachment.*

- 4) The fence that is proposed around the perimeter of the property, what is the proposed material? Fence details have not been provided.

Response: *The proposed fence shall be galvanized chain link or to match existing.*

- 5) The trash enclosure shall be constructed from the same building materials as the school. The gate shall be closed at all times, except when in service.

Response: *The trash enclosure shall be constructed to provide the same appearance as the materials on the school, with a gate system to remain closed when not in service.*

- 6) All wall mounted lighting shall be decorative. Wall pack lighting is not permitted.

Response: *Wall pack lighting is only utilized for security purposes (i.e. security camera viewing purposes) around perimeter of building that isn't visible from the street. All wall packs are full cutoff fixtures.*

- 7) All lighting, whether mounted on the wall or installed in the parking lot shall have 90 degree cutoff fixtures.

Response: *All exterior light fixtures will have full cutoff (90 degree) shielding. Refer to light fixture schedule's description on photometric plan E02, 'Full Cutoff' is listed as a requirement under every exterior fixture description.*

- 8) Utility connections (including transformer boxes) shall be screened with landscaping or an architecturally screen wall. All utilities mounted on the wall shall be painted to match the building. All rooftop mechanical equipment shall be screened from public view on all sides by a parapet.

Response: *Comment acknowledged. All items will be screened, See Landscape Plan, Sheet L01.*

- 9) All trees shall be at least 2" caliper when planted. Shrubs that are exterior to the site shall be 5 gallons when planted and those that are interior to the site; adjacent to the building shall be 3 gallons when planted.

Response: *Comment acknowledged. The information has been added to Landscape Plan, Sheet L01.*

- 10) All parking lot islands shall be curbed and landscaped. Please revise the landscape plan to include trees in the three islands that do not have trees in them.

Response: *Trees provided. See Landscape Plan, Sheet L01.*

- 11) All landscaping shall be irrigated.

Response: *All areas to be irrigated. The information has been added to Landscape Plan, Sheet L01. See note 31 & 32.*

- 12) Value engineering modifications that impact this approval may require additional approvals prior to authorizing construction.

Response: *Comment acknowledged.*

- 13) Attached and detached signs must receive a sign permit prior to being installed. Staff will perform the review when a sign permit application is filed.

Response: *Comment acknowledged.*

Public Works Comments:

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

1) Provide a PE sealed sanitary sewer memo with flow calculations and sewer analysis for the development in accordance with the UG Minimum Design Standards for Sanitary Sewers.

Response: *A sanitary sewer memo will be attached with this resubmittal.*

2) All proposed sanitary sewer on site shall be private as it is only serving the school property and any outside drops to the public system shall be avoided as there is abundant area on site to make grade adjustments.

Response: *The information was discussed in the meeting with UG on Friday, July 21st, and was agreed to the solution of the outside drop at the proposed manhole. MKEC has had multiple utility coordination meetings with WaterOne to discuss utility crossings at the 60" transmission main. The flow line of the sanitary sewer main along 64th Terrace is higher than the flow line of the transmission main. The sanitary sewer service line in to the proposed manhole at 64th Terrace will have to cross above the 60" Transmission Main. Due to the circumstances of where the 60" WaterOne transmission main runs adjacent to the public sanitary sewer main the best solution is to have an outside drop at the proposed new manhole to provide a minimum of 2ft. of cover above WaterOne's 60" Transmission main.*

3) The proposed relocated public curb inlet adjacent to the proposed North driveway appears to be located on top of the existing sanitary sewer line. This is not acceptable and shall be re-evaluated. Further discussion with staff is required prior to a resubmittal. In addition, further discussion and coordination with Water One may be required in order to confirm the change of grades along the existing water transmission main will provide adequate cover.

Response: *Widening the roadway to 12 ft. lanes has moved the public curb inlet further to the East. The curb inlet adjacent to the proposed North driveway no longer is located on top of the existing sanitary sewer line. The information has been added to Phase 2 – Utility Plan, See Sheet C04.*

4) The proposed Bio-retention and detention basin doesn't meet the MARC manual. Provide stormwater quality BMP's and detention in accordance with MARC BMP manual, UG standards and criteria. Further discussion with staff may be needed prior to a resubmittal.

Response: *The BMPs shown within the design documents have been revised to propose additional areas of storm water quality remediation and alter the plans from the initial submittal. Per our meeting Friday July 21st, the Final Development Plans will ultimately detail the design and installation of a revised BMP solution. Within the time available for response we have identified and located the additional facility to the southeast of the building. This BMP will be a bioretention facility capable of handling the impervious area runoff that was bypassing our rain garden facility in the previous submittal. High level calculations have been completed to show that we have achieved the required level of service and details will be revised per UG requests including documenting BMPs on MARC worksheets and refining the exhibits. We believe the revisions shown illustrate a strong feasible solution but further documentation and coordination with the UG will be needed prior to our Final Development Plan submittal.*

5) Preliminary plans shall include locations of proposed retaining wall(s), approximate heights, cross section, and type of retaining wall (i.e., reinforced concrete wall or modular/segmental/masonry block wall). Show preliminary dimension(s) from property line to proposed retaining wall(s).

Response: *The information has been added to the Phase 2 – Paving Plan, See Sheet C05.*

6) Revise the erosion control plans (i.e. modify plans, add notes, reference and/or provide standard details, etc.) to meet the UG standards and criteria as applicable.

Response: *The information has been added to the Erosion Control Plans, See Sheets G01 & G03 per comments in erosion control review #01. Standard Details will be provided in Final Development Plans.*

7) Preliminary plat shall illustrate proposed development in accordance with UG standards and criteria.

Response: *The preliminary plat has two documents that illustrates existing development and the proposed development.*

8) The County Surveyor makes separate technical review of the plat, and submits comments directly to the preparer of the plat. Provide revised plat in accordance with engineering and County Surveyor comments.

Response: *Comment acknowledged. Plat will be in accordance with the engineering and county surveyor comments.*

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

Response: *Comment acknowledged.*

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

1) None

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

1) None

New Middle School #01 (PR-2017-33)
Preliminary Development Plans

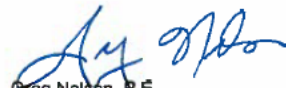
July 27, 2017
Page 11

All of the City comments have been addressed. A revised set of plans have been electronically submitted along with this response letter, and supporting documents.

Please let me know if you have any questions.

Sincerely,

MKEC ENGINEERING, INC.



Greg Nelson, P.E.

CC: Karen Oppliger – H+M Architects
Doug Clements – USD 500

August 31, 2017

17



KCKPS New Middle School #01 Neighborhood Meeting Notes

A neighborhood meeting was held at Coronado Middle School on July 27, 2017 regarding Unified Government Petition #PR-2017-33.

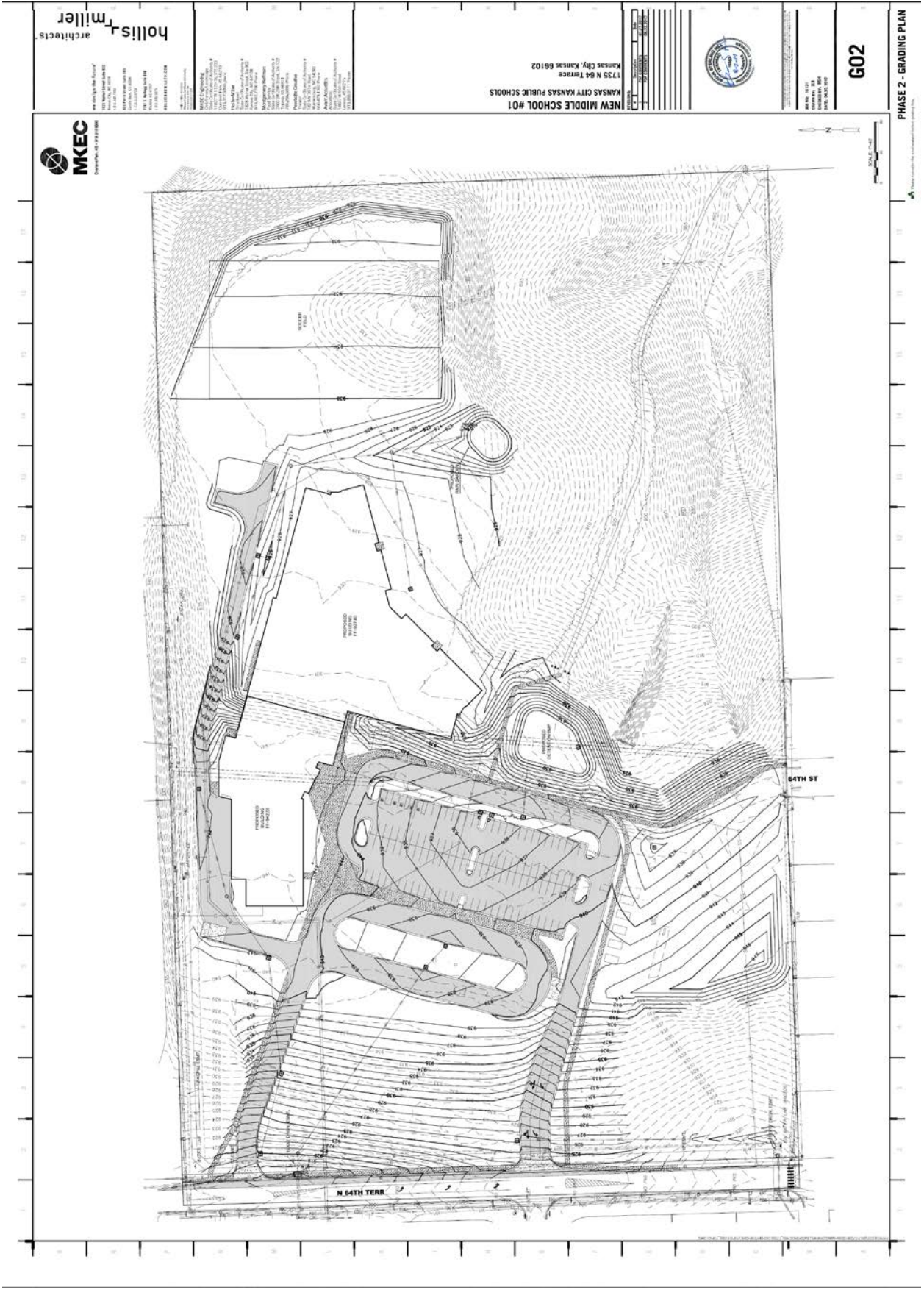
A presentation was made by Hollis + Miller Architects, USD 500, and MKEC Engineering and covered the following:

- Construction timeline.
- Existing site conditions.
- Proposed site plan, including vehicle / bus / pedestrian circulation.
- Existing buildings to remain during construction of new building.
- Overview of new building function and layout.
- Exterior building views.
- 64th Terrace improvements.

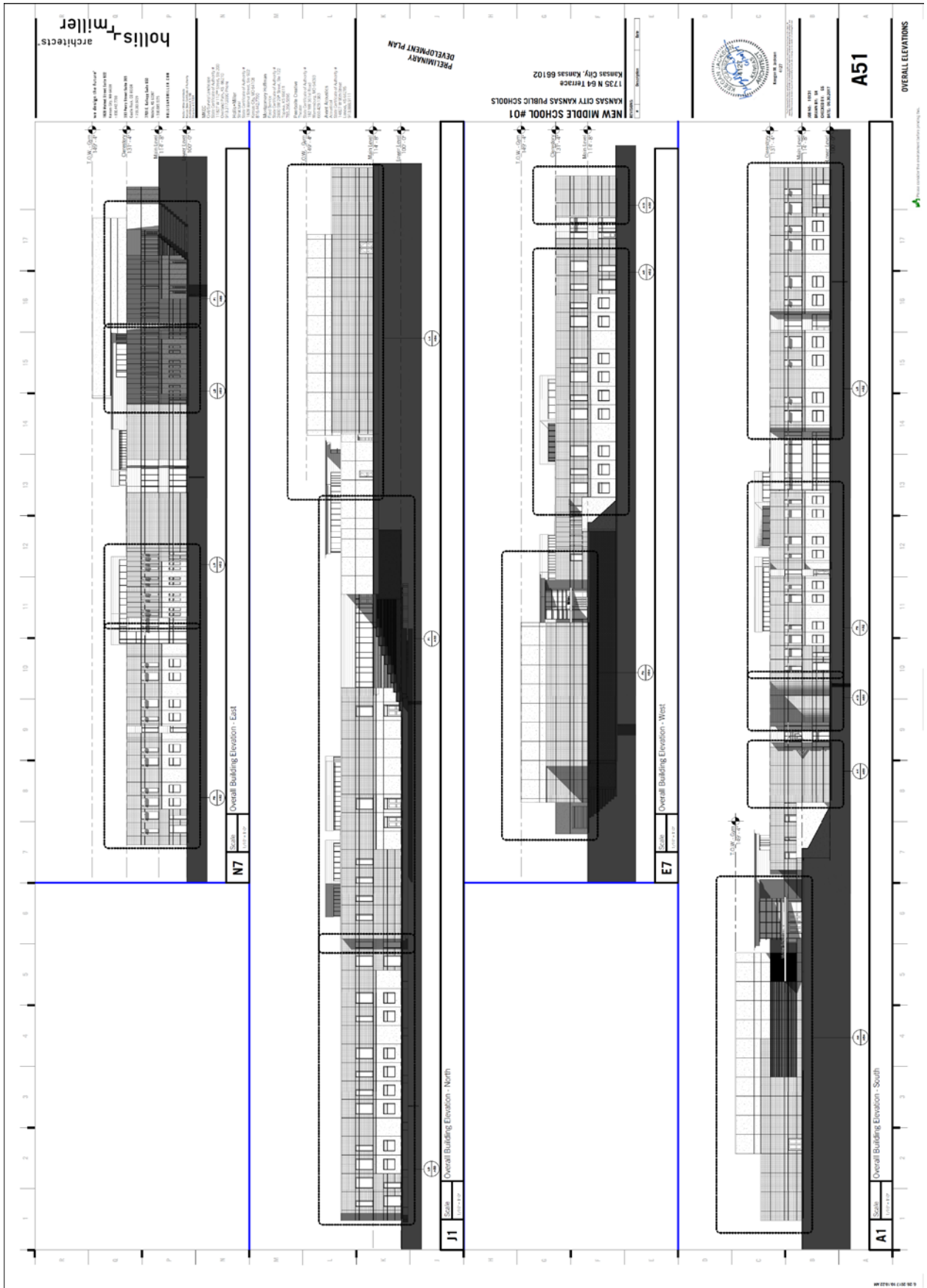
Questions were taken from the attendees. The following topics were addressed:

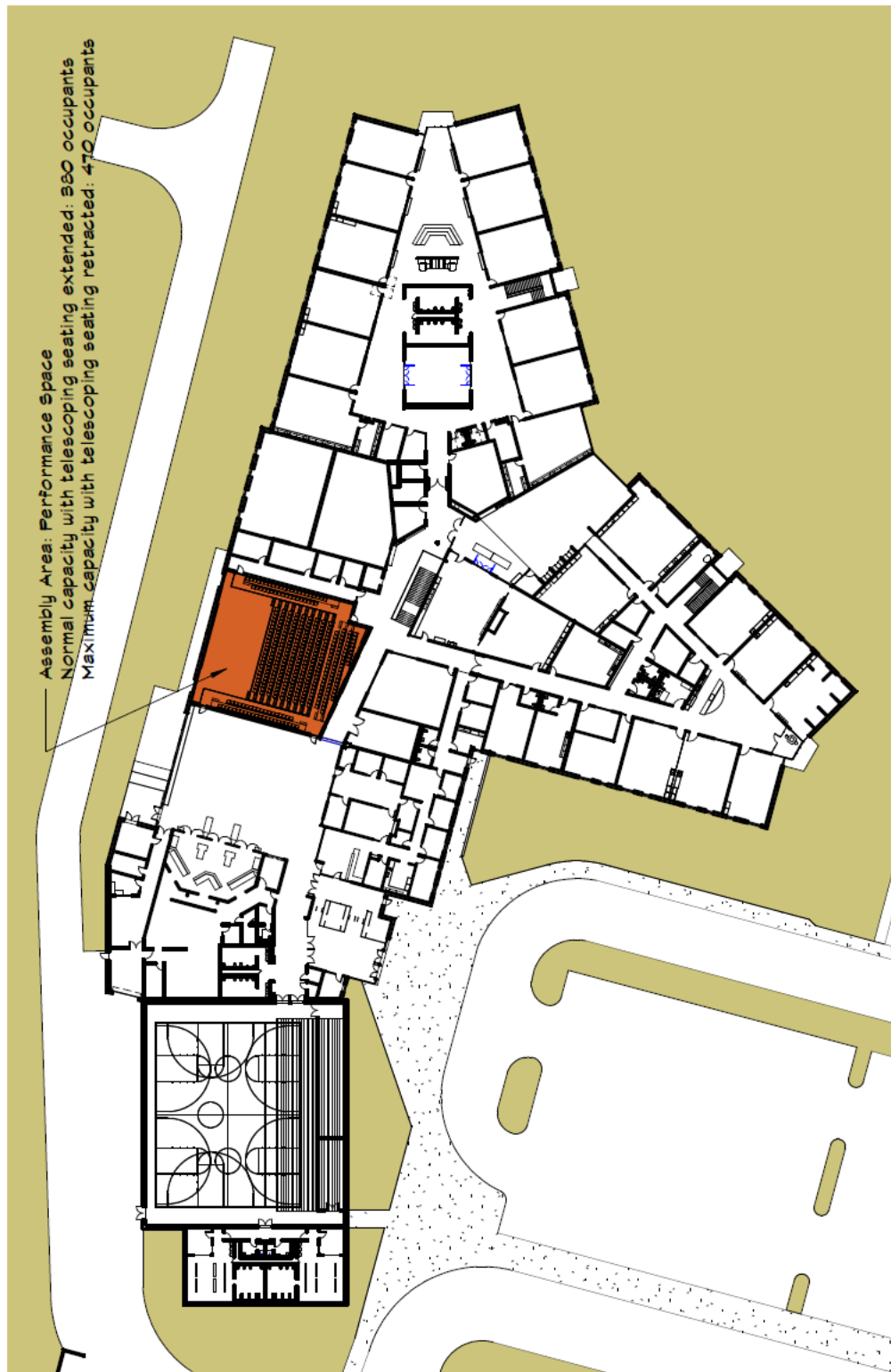
- No work will be done outside the school property.
- Discussed vehicle and bus circulation during construction.
- Positive feedback from attendees on drive access to 64th Street / Freeman being removed.
- Positive feedback on the proposed sidewalk connection to the neighborhood to the south.
- Question on whether existing fence on south property line was to remain. Existing fence to remain.
- Question on project and bond information. District informed attendees information will be updated on the District website as the project progresses.





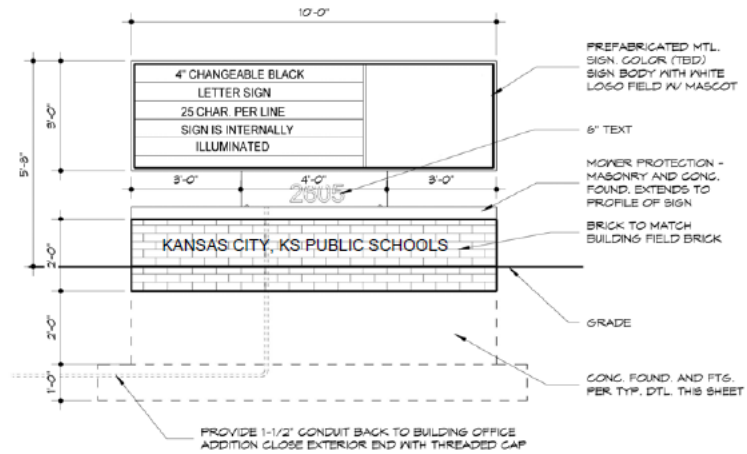




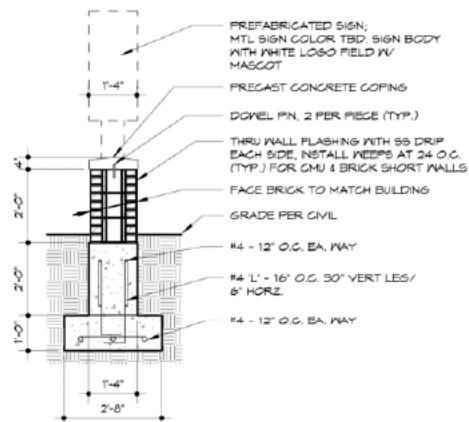


A1	Scale	Assembly Area Floor Plan
	1" = 60'-0"	

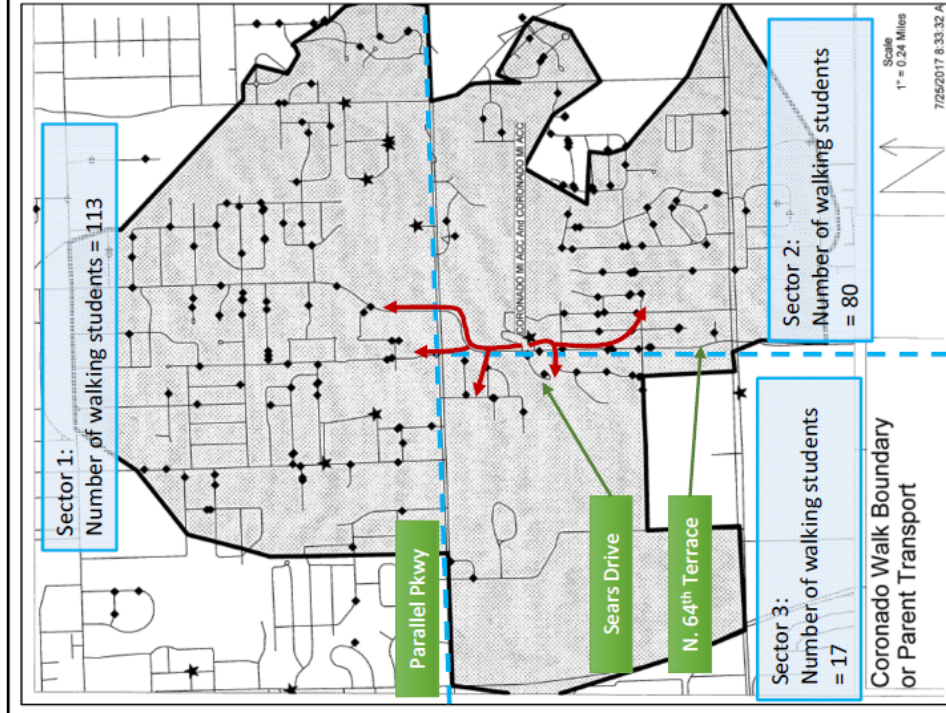
SIGN DETAILS



MONUMENT SIGN ELEVATION



MONUMENT SIGN SECTION



- Total students in Walk Boundary = 210
- Number of students north of Parallel Parkway (Sector 1) = 113
 - Probable walking path north and east is 64th Terrace to 63rd Drive and cross Parallel Parkway
 - Probable walking path north and west is 64th Terrace to Parallel Parkway and cross Parallel Parkway
- Number of students south of Parallel Parkway and east of 64th Terrace (Sector 2) = 80
 - Probable walking path is south on 64th Terrace
- Number of students south of Parallel Parkway and west of 64th Terrace (Sector 3) = 17
 - Probable walking path south and west of school is south on 64th Terrace and cross 64th Terrace at a convenience location
 - Probable walking path north and west of school (but south of Parallel Parkway) is Garfield Avenue.



Source: Kansas City Kansas Public Schools

Image source: Google Earth



Project:
MS#01 (formerly) Coronado Middle
School, Kansas City, Kansas



Exhibit A2:
Available sight distance

(First published _____)

#2792

ORDINANCE NO. _____

AN ORDINANCE rezoning property hereinafter described located at approximately 929 and 923 South Coy, 922, 926, 928, and 930 South Pyle in Kansas City, Kansas, by changing the same from its present zoning of R-2(B) Two Family and CP-3 Planned Commercial Districts to MP-2 Planned General Industrial District.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF
THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY,
KANSAS, AS FOLLOWS:

Section 1. It is hereby found and determined that a petition was filed on June 9, 2004, by the owners of property to have the zoning of said property changed from its present zoning of R-2(B) Two Family and CP-3 Planned Commercial Districts to MP-2 Planned General Industrial District.

It is likewise found and determined that the Planning Commission published notice, mailed notices, held public hearing(s), prepared recommendations and followed the procedures provided by law.

Section 2. In compliance with recommendations of the Planning Commission, it is hereby ordained that the zoning of the following described property:

Armourdale Blocks 61-63, and 70-72, Block 63, Lots 18 to 23 and Lot 35 to 42, located at approximately 929 and 923 South Coy, 922, 926, 928, and 930 South Pyle, Kansas City, Kansas,

be changed from its present zoning of R-2(B) Two Family and CP-3 Planned Commercial Districts to MP-2 Planned General Industrial District.
as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. Pursuant to the Code of City Ordinances, Section 27-469, the Governing Body approves the preliminary development plans, incorporated herein by reference, marked as the certified preliminary development plan, and maintained in the Urban Planning and Land Use Department as submitted to the Governing Body and received by the Unified Clerk.

Section 4. The Urban Planning and Land Use Department of Kansas City, Kansas, is hereby ordered and directed to cause such designation to be made on the official District Map of said City in its custody and to show the property herein described to be now zoned for MP-2 Planned General Industrial District. Said District Map, previously incorporated by reference by Section 27-408 of the Code of Ordinances of Kansas City, Kansas, is hereby reincorporated as part of the Zoning Ordinance as amended.

Section 5. This ordinance shall be in full force and effect from and after its passage, approval and publication in the Wyandotte Echo.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS _____
DAY OF _____, 2017.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY,
KANSAS

BY: _____
MARK HOLLAND
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

UNIFIED GOVERNMENT CLERK

(First published _____)

#3121

ORDINANCE NO. _____

AN ORDINANCE rezoning property hereinafter described located at approximately 2001-2015 North 5th Street in Kansas City, Kansas, by changing the same from its present zoning of RP-5 Planned Apartment District to TND Traditional Neighborhood Design District.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF
THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY,
KANSAS, AS FOLLOWS:

Section 1. It is hereby found and determined that a petition was filed on July 29, 2016, by the owners of property to have the zoning of said property changed from its present zoning of RP-5 Planned Apartment District to TND Traditional Neighborhood Design District.

It is likewise found and determined that the Planning Commission published notice, mailed notices, held public hearing(s), prepared recommendations and followed the procedures provided by law.

Section 2. In compliance with recommendations of the Planning Commission, it is hereby ordained that the zoning of the following described property:

Block 4, Fowler Park, a subdivision of land in Kansas City, Wyandotte County, Kansas, Lot 9 to Lot 10, also right-of-way adjacent; all of Lot 11 and the North 7 feet of Lot 12; the North 34 feet of the South 43 feet of Lot 12, right-of-way adjacent; the South 9 feet of Lot 12, also right-of-way adjacent; the North 25 feet of Lot 13; the South 75 feet of Lot 13, right-of-way adjacent, located at approximately 2001 to 2015 North 5th Street, Kansas City, Kansas,

be changed from its present zoning of RP-5 Planned Apartment District to TND Traditional Neighborhood Design District as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. Pursuant to the Code of City Ordinances, Section 27-471, the Governing Body approves the preliminary development plans, incorporated herein by reference, marked as the certified preliminary development plan, and

maintained in the Urban Planning and Land Use Department as submitted to the Governing Body and received by the Unified Clerk.

Section 4. The Urban Planning and Land Use Department of Kansas City, Kansas, is hereby ordered and directed to cause such designation to be made on the official District Map of said City in its custody and to show the property herein described to be now zoned for TND Traditional Neighborhood Design District. Said District Map, previously incorporated by reference by Section 27-408 of the Code of Ordinances of Kansas City, Kansas, is hereby reincorporated as part of the Zoning Ordinance as amended.

Section 5. This ordinance shall be in full force and effect from and after its passage, approval and publication in the Wyandotte Echo.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS _____
DAY OF _____, 2017.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY,
KANSAS

BY: _____
MARK HOLLAND
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

UNIFIED GOVERNMENT CLERK

(First published _____)

#3112

ORDINANCE NO. _____

AN ORDINANCE rezoning property hereinafter described located at approximately 2931 South 78th Street in Kansas City, Kansas, by changing the same from its present zoning of R-1 Single Family District to A-G Agriculture District.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF
THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY,
KANSAS, AS FOLLOWS:

Section 1. It is hereby found and determined that a petition was filed on April 29, 2016, by the owners of property to have the zoning of said property changed from its present zoning of R-1 Single Family District to A-G Agriculture District.

It is likewise found and determined that the Planning Commission published notice, mailed notices, held public hearing(s), prepared recommendations and followed the procedures provided by law.

Section 2. In compliance with recommendations of the Planning Commission, it is hereby ordained that the zoning of the following described property:

The South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 33, Township 11 South, Range 24 East of the 6th Principal Meridian in Kansas City, Wyandotte County, Kansas, being more particularly described as follows: Beginning at the Southwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 33, said point being 1328.82 feet South of the Northwest corner of the Southwest $\frac{1}{4}$ of Section 33; thence North 0 degrees 00 minutes 00 seconds East 664.41 feet along the West line of the Southwest $\frac{1}{4}$; thence South 89 degrees 35 minutes 09 seconds East 1321.10 feet to a point on the East line of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 33; thence South 0 degrees 02 minutes 34 seconds East 663.87 feet to the Southeast corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 33; thence North 89 degrees 36 minutes 35 seconds West 1321.59 feet to the Point of Beginning, located at approximately 2931 South 78th Street, Kansas City, Kansas,

be changed from its present zoning of R-1 Single Family District to A-G Agriculture District as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. The Urban Planning and Land Use Department of Kansas City, Kansas, is hereby ordered and directed to cause such designation to be made on the official District Map of said City in its custody and to show the property herein described to be now zoned for A-G Agriculture District. Said District Map, previously incorporated by reference by Section 27-408 of the Code of Ordinances of Kansas City, Kansas, is hereby reincorporated as part of the Zoning Ordinance as amended.

Section 4. This ordinance shall be in full force and effect from and after its passage, approval and publication in the Wyandotte Echo.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS _____
DAY OF _____, 2017.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY,
KANSAS

BY: _____
MARK HOLLAND
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

UNIFIED GOVERNMENT CLERK

(First published _____)

#3100

ORDINANCE NO. _____

AN ORDINANCE rezoning property hereinafter described located at approximately 1205 North 90th Street in Kansas City, Kansas, by changing the same from its present zoning of R-1 Single Family District to CP-O Planned Nonretail Business District.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF
THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY,
KANSAS, AS FOLLOWS:

Section 1. It is hereby found and determined that a petition was filed on September 25, 2015, by the owners of property to have the zoning of said property changed from its present zoning of R-1 Single Family District to CP-O Planned Nonretail Business District.

It is likewise found and determined that the Planning Commission published notice, mailed notices, held public hearing(s), prepared recommendations and followed the procedures provided by law.

Section 2. In compliance with recommendations of the Planning Commission, it is hereby ordained that the zoning of the following described property:

Parcel #934516 - Beginning at a point 528 feet North of the Southwest Corner of the Southeast Quarter of Section 6, Township 11, Range 24; thence 330 feet East; thence 132 feet South; thence 330 feet West; thence 132 feet North to the Beginning; Less that part taken for Road Purposes, located at approximately 1205 North 90th Street, Kansas City, Kansas,

be changed from its present zoning of R-1 Single Family District to CP-O Planned Nonretail Business District as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. Pursuant to the Code of City Ordinances, Section 27-463, the Governing Body approves the preliminary development plans, incorporated herein by reference, marked as the certified preliminary development plan, and maintained in the Urban Planning and Land Use Department as submitted to the Governing Body and received by the Unified Clerk.

Section 4. The Urban Planning and Land Use Department of Kansas City, Kansas, is hereby ordered and directed to cause such designation to be made on the official District Map of said City in its custody and to show the property herein described to be now zoned for CP-O Planned Nonretail Business District. Said District Map, previously incorporated by reference by Section 27-408 of the Code of Ordinances of Kansas City, Kansas, is hereby reincorporated as part of the Zoning Ordinance as amended.

Section 5. This ordinance shall be in full force and effect from and after its passage, approval and publication in the Wyandotte Echo.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS _____
DAY OF _____, 2017.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY,
KANSAS

BY: _____
MARK HOLLAND
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

UNIFIED GOVERNMENT CLERK

(First published _____)

#3138

ORDINANCE NO. _____

AN ORDINANCE rezoning property hereinafter described located at approximately 925 South 89th Street in Kansas City, Kansas, by changing the same from its present zoning of A-G Agriculture District to R-1 Single Family District.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF
THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY,
KANSAS, AS FOLLOWS:

Section 1. It is hereby found and determined that a petition was filed on January 29, 2017, by the owners of property to have the zoning of said property changed from its present zoning of A-G Agriculture District to R-1 Single Family District.

It is likewise found and determined that the Planning Commission published notice, mailed notices, held public hearing(s), prepared recommendations and followed the procedures provided by law.

Section 2. In compliance with recommendations of the Planning Commission, it is hereby ordained that the zoning of the following described property:

All that part of the Northeast $\frac{1}{4}$ Section of 19, Township 11, Range 24, in Wyandotte County, Kansas, described as follows: Beginning at the Southwest corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ Section of 19, Township 11, Range 24; thence West 30 Rods; thence North 80 Rods; thence East 30 rods; thence South 80 Rods to the Point of Beginning; EXCEPT any part thereof in public roads. Containing 15.0 acres $\pm$ including the right-of-way, located at approximately 925 South 89th Street, Kansas City, Kansas,

be changed from its present zoning of A-G Agriculture District to R-1 Single Family District as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. The Urban Planning and Land Use Department of Kansas City, Kansas, is hereby ordered and directed to cause such designation to be made on the official District Map of said City in its custody and to show the property herein described to be now zoned for R-1 Single Family District. Said District Map,

previously incorporated by reference by Section 27-408 of the Code of Ordinances of Kansas City, Kansas, is hereby reincorporated as part of the Zoning Ordinance as amended.

Section 4. This ordinance shall be in full force and effect from and after its passage, approval and publication in the Wyandotte Echo.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS _____
DAY OF _____, 2017.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY,
KANSAS

BY: _____
MARK HOLLAND
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

UNIFIED GOVERNMENT CLERK

(First published _____)

#3140

ORDINANCE NO. _____

AN ORDINANCE rezoning property hereinafter described located at approximately 13300 Donahoo Road in Kansas City, Kansas, by changing the same from its present zoning of A-G Agriculture District to R-1 Single Family District.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF
THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY,
KANSAS, AS FOLLOWS:

Section 1. It is hereby found and determined that a petition was filed on February 24, 2017, by the owners of property to have the zoning of said property changed from its present zoning of A-G Agriculture District to R-1 Single Family District.

It is likewise found and determined that the Planning Commission published notice, mailed notices, held public hearing(s), prepared recommendations and followed the procedures provided by law.

Section 2. In compliance with recommendations of the Planning Commission, it is hereby ordained that the zoning of the following described property:

DESCRIPTION (TRACT B): A tract of land in the Southeast Quarter of Section 19, Township 10 South, Range 23 East of the 6th P.M., in Kansas City, Wyandotte County, Kansas, and being more particularly described as follows: Commencing at the Southeast Corner of the Southeast Quarter of said Section 19, thence South 88°08'59" West, along the South line of said Southeast Quarter, a distance of 1018.14 feet (1018.31 feet by deed); thence continuing South 88°08'59" West 818.31 feet along the South line of the Southeast Quarter to the Point of Beginning of the following described tract: thence continuing South 88°08'59" West 200.00 feet along the South line of the Southeast Quarter; thence North 01°49'14" West 640.00 feet parallel with the West line of the Southeast Quarter; thence North 88°08'59" East 200.00 feet parallel with the South line of the Southeast Quarter; thence South 01°49'14" East 640.00 feet parallel with the West line of the Southeast Quarter to the Point of Beginning, LESS the South 40 feet taken for road right-of-way. Subject to any easements, restrictions, or reservations of record or fact, Containing 127,999.98

square feet or 2.9335 acres, more or less (gross), 119,999.98 square feet or 2.7548 acres, more or less (net), located at approximately 13300 Donahoo Road, Kansas City, Kansas,

be changed from its present zoning of A-G Agriculture District to R-1 Single Family District as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. The Urban Planning and Land Use Department of Kansas City, Kansas, is hereby ordered and directed to cause such designation to be made on the official District Map of said City in its custody and to show the property herein described to be now zoned for R-1 Single Family District. Said District Map, previously incorporated by reference by Section 27-408 of the Code of Ordinances of Kansas City, Kansas, is hereby reincorporated as part of the Zoning Ordinance as amended.

Section 4. This ordinance shall be in full force and effect from and after its passage, approval and publication in the Wyandotte Echo.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS _____
DAY OF _____, 2017.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY,
KANSAS

BY: _____
MARK HOLLAND
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

UNIFIED GOVERNMENT CLERK

(First published _____)

#3126

ORDINANCE NO. _____

AN ORDINANCE rezoning property hereinafter described located at approximately 1601 North 98th Street in Kansas City, Kansas, by changing the same from its present zoning of A-G Agriculture and CP-O Planned Non-Retail Business Districts to CP-2 Planned General Business District.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF
THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY,
KANSAS, AS FOLLOWS:

Section 1. It is hereby found and determined that a petition was filed on August 26, 2016, by the owners of property to have the zoning of said property changed from its present zoning of A-G Agriculture and CP-O Planned Non-Retail Business Districts to CP-2 Planned General Business District.

It is likewise found and determined that the Planning Commission published notice, mailed notices, held public hearing(s), prepared recommendations and followed the procedures provided by law.

Section 2. In compliance with recommendations of the Planning Commission, it is hereby ordained that the zoning of the following described property:

Lot 6 of Schlitterbahn Vacation Village 2nd Plat, a subdivision of land in Kansas City, Wyandotte County, Kansas, located at 1601 North 98th Street, Kansas City, Kansas,

be changed from its present zoning of A-G Agriculture and CP-O Planned Non-Retail Business Districts to CP-2 Planned General Business District.
as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. Pursuant to the Code of City Ordinances, Section 27-466, the Governing Body approves the preliminary development plans, incorporated herein by reference, marked as the certified preliminary development plan, and maintained in the Urban Planning and Land Use Department as submitted to the Governing Body and received by the Unified Clerk.

Section 4. The Urban Planning and Land Use Department of Kansas City, Kansas, is hereby ordered and directed to cause such designation to be made on

the official District Map of said City in its custody and to show the property herein described to be now zoned for CP-2 Planned General Business District. Said District Map, previously incorporated by reference by Section 27-408 of the Code of Ordinances of Kansas City, Kansas, is hereby reincorporated as part of the Zoning Ordinance as amended.

Section 5. This ordinance shall be in full force and effect from and after its passage, approval and publication in the Wyandotte Echo.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS _____
DAY OF _____, 2017.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY,
KANSAS

BY: _____
MARK HOLLAND
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

UNIFIED GOVERNMENT CLERK

(First published _____)

#3114

ORDINANCE NO. _____

AN ORDINANCE rezoning property hereinafter described located at approximately 350 South 59th Lane in Kansas City, Kansas, by changing the same from its present zoning of R-M Mobile Home Park District to MP-2 Planned General Industrial District.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF
THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY,
KANSAS, AS FOLLOWS:

Section 1. It is hereby found and determined that a petition was filed on April 29, 2016, by the owners of property to have the zoning of said property changed from its present zoning of R-M Mobile Home Park District to MP-2 Planned General Industrial District.

It is likewise found and determined that the Planning Commission published notice, mailed notices, held public hearing(s), prepared recommendations and followed the procedures provided by law.

Section 2. In compliance with recommendations of the Planning Commission, it is hereby ordained that the zoning of the following described property:

BEGINNING 1127.2FT SOUTH OF NW COR E1/2 SW1/4; SOUTH 400.9FT, EAST 543.05FT, N30E-269FT, EAST 161.92FT, N30E-197.6FT, W 924.21FT TO POB CON, located at 350 South 59th Lane, Kansas City, Kansas,

be changed from its present zoning of R-M Mobile Home Park District to MP-2 Planned General Industrial District as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. Pursuant to the Code of City Ordinances, Section 27-469, the Governing Body approves the preliminary development plans, incorporated herein by reference, marked as the certified preliminary development plan, and maintained in the Urban Planning and Land Use Department as submitted to the Governing Body and received by the Unified Clerk.

Section 4. The Urban Planning and Land Use Department of Kansas City, Kansas, is hereby ordered and directed to cause such designation to be made on the official District Map of said City in its custody and to show the property herein described to be now zoned for MP-2 Planned General Industrial District. Said District Map, previously incorporated by reference by Section 27-408 of the Code of Ordinances of Kansas City, Kansas, is hereby reincorporated as part of the Zoning Ordinance as amended.

Section 5. This ordinance shall be in full force and effect from and after its passage, approval and publication in the Wyandotte Echo.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS _____
DAY OF _____, 2017.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY,
KANSAS

BY: _____
MARK HOLLAND
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

UNIFIED GOVERNMENT CLERK

(First published _____)

#3120

ORDINANCE NO. _____

AN ORDINANCE rezoning property hereinafter described located at approximately 1111 North 98th Street in Kansas City, Kansas, by changing the same from its present zoning of CP-1 Planned Limited Business District to CP-2 Planned General Business District.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF
THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY,
KANSAS, AS FOLLOWS:

Section 1. It is hereby found and determined that a petition was filed on July 29, 2016, by the owners of property to have the zoning of said property changed from its present zoning of CP-1 Planned Limited Business District to CP-2 Planned General Business District.

It is likewise found and determined that the Planning Commission published notice, mailed notices, held public hearing(s), prepared recommendations and followed the procedures provided by law.

Section 2. In compliance with recommendations of the Planning Commission, it is hereby ordained that the zoning of the following described property:

This is a replat of all of Lots 7, 8 & 9, and Tract C, Schlitterbahn Vacation Village, Second Plat, recorded as Document No. 2016R-09097 in Book 45 at Page 20, and being a subdivision in Section 01, Township 11 South, Range 23 East in Kansas City, Wyandotte County, Kansas, and being more particularly described as follows: COMMENCING at the Northeast corner of the Fractional Northwest Quarter of Section 01, Township 11 South, Range 23 East; thence South 01 degrees 58 minutes 52 seconds East, a distance of 50.00 feet, to a point on the South Right-of-Way line of Parallel Parkway, as now established, said point also being on the Northerly line of said Schlitterbahn Vacation Village, Second Plat, hereinafter referred to as "SVV, 2nd Plat", said point also being the POINT OF BEGINNING; thence North 88 degrees 00 minutes 23 seconds East, along the South Right-of-Way line of said Parallel Parkway and along the Northerly line of said "SVV, 2nd Plat", a distance of 769.78 feet; thence South 02 degrees 19 minutes 21 seconds East, departing the South Right-of-Way line of Parallel Parkway, and continuing along the Northerly line of

said "SVV, 2nd Plat", a distance of 416.00 feet; thence North 88 degrees 00 minutes 23 seconds East, continuing along the Northerly line of said "SVV, 2nd Plat", a distance of 208.00 feet; thence North 02 degrees 19 minutes 21 seconds West, continuing along the Northerly line of said "SVV, 2nd Plat", a distance of 115.84 feet; thence North 88 degrees 00 minutes 23 seconds East, continuing along the Northerly line of said "SVV, 2nd Plat", a distance of 160.00 feet; thence North 02 degrees 19 minutes 21 seconds West, continuing along the Northerly line of said "SVV, 2nd Plat", a distance of 300.16 feet, to a point on the South Right-of-Way line of said Parallel Parkway; thence North 88 degrees 00 minutes 23 seconds East, along the South Right-of-Way line of said Parallel Parkway and continuing along the Northerly line of said "SVV, 2nd Plat", a distance of 1,096.79 feet; thence South 63 degrees 51 minutes 10 seconds East, continuing along the South Right-of-Way line of said Parallel Parkway and along the Northerly line of said "SVV, 2nd Plat", a distance of 27.44 feet, to the Northeasterly corner of said "SVV, 2nd Plat"; thence South 02 degrees 11 minutes 59 seconds East, departing the South Right-of-Way line of said Parallel Parkway and along the Easterly line of said "SVV, 2nd Plat", a distance of 366.56 feet; thence South 88 degrees 00 minutes 23 seconds West, continuing along the Easterly line of said "SVV, 2nd Plat", a distance of 208.80 feet; thence South 02 degrees 11 minutes 59 seconds East, continuing along the Easterly line of said "SVV, 2nd Plat", a distance of 340.72 feet, to the point of intersection of the Southerly line of said Tract C with the Easterly line of said "SVV, 2nd Plat"; thence South 33 degrees 18 minutes 42 seconds West, departing the Easterly line of said "SVV, 2nd Plat" and along the Southerly line of said Tract C, a distance of 239.38 feet; thence South 65 degrees 53 minutes 15 seconds East, continuing along the Southerly line of said Tract C, a distance of 96.55 feet; thence South 04 degrees 00 minutes 44 seconds East, continuing along the Southerly line of said Tract C, a distance of 365.33 feet; thence South 75 degrees 11 minutes 47 seconds West, continuing along the Southerly line of said Tract C, a distance of 582.71 feet; thence North 42 degrees 49 minutes 19 seconds West, continuing along the Southerly line of said Tract C, a distance of 129.95 feet; thence South 55 degrees 24 minutes 02 seconds West, continuing along the Southerly line of said Tract C, a distance of 167.33 feet; thence South 73 degrees 51 minutes 51 seconds West, continuing along the Southerly line of said Tract C, a distance of 344.51 feet; thence North 89 degrees 04 minutes 12 seconds West, continuing along the Southerly line of said Tract C, a distance of 534.52 feet; thence South 00 degrees 55 minutes 48 seconds West, continuing along the Southerly line of said Tract C, a distance of 76.76 feet; thence South 87 degrees 23 minutes 59 seconds West, continuing along the Southerly line of said Tract C, a distance of 189.44 feet; thence South 55 degrees 45 minutes 24 seconds West, continuing along the Southerly line of said Tract C, a distance of 175.54 feet; thence North 15 degrees 36 minutes 38 seconds West, continuing along the Southerly line

of said Tract C, a distance of 244.54 feet, to a point on the Southerly line of said Lot 7; thence North 84 degrees 24 minutes 15 seconds West, along the Southerly line of said Lot 7, a distance of 29.95 feet, to the Southwesterly corner of said Lot 7, said point also being on the East Right-of-Way line of N. 98th Street, as established with said "SVV, 2nd Plat", said point also being on a non-tangent curve; thence Northeasterly, Northerly and Northwesterly, along the East Right-of-Way line of said N. 98th Street, and along a curve to the left, whose initial tangent bearing is North 05 degrees 35 minutes 39 seconds East, having a radius of 650.00 feet and through a central angle of 20 degrees 00 minutes 06 seconds, an arc length of 226.91 feet, to a point of reverse curvature; thence Northwesterly and Northerly, continuing along the East Right-of-Way line of said N. 98th Street, and along a curve to the right, having a radius of 5,654.58 feet and through a central angle of 11 degrees 47 minutes 39 seconds, an arc length of 1,163.97 feet, to a point on a non-tangent line; thence North 38 degrees 58 minutes 29 seconds East, continuing along the East Right-of-Way line of said N. 98th Street, a distance of 68.72 feet, to the point of intersection of the East Right-of-Way line of said N. 98th Street and the South Right-of-Way line of said Parallel Parkway, said point also being on the North line of said "SVV, 2nd Plat"; thence North 88 degrees 01 minutes 07 seconds East, along the South Right-of-Way line of said Parallel Parkway and along the North line of said "SVV, 2nd Plat", a distance of 173.67 feet, to the POINT OF BEGINNING, containing 3,165,624 square feet or 72.6727 acres, more or less, located at 1111 North 99th Street, Kansas City, Kansas,

be changed from its present zoning of CP-1 Planned Limited Business District to CP-2 Planned General Business District. as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. Pursuant to the Code of City Ordinances, Section 27-466, the Governing Body approves the preliminary development plans, incorporated herein by reference, marked as the certified preliminary development plan, and maintained in the Urban Planning and Land Use Department as submitted to the Governing Body and received by the Unified Clerk.

Section 4. The Urban Planning and Land Use Department of Kansas City, Kansas, is hereby ordered and directed to cause such designation to be made on the official District Map of said City in its custody and to show the property herein described to be now zoned for CP-2 Planned General Business District. Said District Map, previously incorporated by reference by Section 27-408 of the Code of Ordinances of Kansas City, Kansas, is hereby reincorporated as part of the Zoning Ordinance as amended.

Section 5. This ordinance shall be in full force and effect from and after its passage, approval and publication in the Wyandotte Echo.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS _____
DAY OF _____, 2017.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY,
KANSAS

BY: _____
MARK HOLLAND
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

UNIFIED GOVERNMENT CLERK

(Published _____)

#A-2004-9

ORDINANCE NO. _____

AN ORDINANCE vacating the North/South alley lying between Lots 12 through 23 and Lots 35 through 46, Block 63, Armourdale Blocks 61-63 and 70-72, a subdivision of land in Kansas City, Wyandotte County, Kansas, located at approximately 929 South Coy and 920 South Pyle, Kansas City, Kansas.

BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. That the following described alley in Kansas City, Kansas be and the same is hereby vacated:

Vacate North/South alley lying between Lots 12 through 23 and Lots 35 through 46, Block 63, Armourdale Blocks 61-63 and 70-72, a subdivision of land in Kansas City, Wyandotte County, Kansas, located at approximately 929 South Coy and 920 South Pyle, Kansas City, Kansas.

Section 2. The City of Kansas City, Kansas, reserves to itself the right to, at any time after the effective date of this ordinance, reenter or permit a public utility to reenter that portion of said tract of land hereby vacated for the purpose of repairing, installing, constructing or reconstructing any public utilities, such as sewers, conduits, electric light pole lines, etc. that are now or may hereafter be installed in the tract of land hereby vacated.

Section 3. This ordinance shall take effect and be in force from and after its passage, approval, and publication in the WYANDOTTE COUNTY ECHO.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF
_____, 2017

UNIFIED GOVERNMENT OF WYANDOTTE
COUNTY/KANSAS CITY, KANSAS

BY: _____
MARK HOLLAND
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

UNIFIED GOVERNMENT CLERK

(Published _____)

#R/W-2015-5

ORDINANCE NO. _____

AN ORDINANCE vacating A”: ALLEN AVENUE, A 60.00 FEET WIDE-UNIMPROVED RIGHT OF WAY, AS ESTABLISHED BY THE PLAT OF ROCK-ISLAND PLACE, LYING BETWEEN THE WEST RIGHT OF WAY LINE OF 12TH STREET ON THE EAST SIDE AND THE EAST RIGHT OF WAY LINE OF VALLEY STREET ON THE WEST SIDE, KANSAS CITY, WYANDOTTE COUNTY, KANSAS.

“B”: A 15.00 FEET WIDE-UNIMPROVED ALLEY, IN BLOCK 5, AS ESTABLISHED BY THE PLAT OF ROCK-ISLAND PLACE, LYING BETWEEN THE WEST RIGHT OF WAY LINE OF 12TH STREET ON THE EAST SIDE AND THE EAST RIGHT OF WAY LINE OF VALLEY STREET ON THE WEST SIDE, KANSAS CITY, WYANDOTTE COUNTY, KANSAS.

“C”: RAY AVENUE, A 60.00 FEET WIDE-UNIMPROVED RIGHT OF WAY, AS ESTABLISHED BY THE PLAT OF ROCK-ISLAND PLACE, LYING BETWEEN THE WEST RIGHT OF WAY LINE OF 12TH STREET ON THE EAST SIDE AND THE EAST RIGHT OF WAY LINE OF VALLEY STREET ON THE WEST SIDE, KANSAS CITY, WYANDOTTE COUNTY, KANSAS.

“D”: A 15.00 FEET WIDE-UNIMPROVED ALLEY, IN BLOCK 6, AS ESTABLISHED BY THE PLAT OF ROCK-ISLAND PLACE, LYING BETWEEN THE WEST RIGHT OF WAY LINE OF 12TH STREET ON THE EAST SIDE AND THE EAST RIGHT OF WAY LINE OF VALLEY STREET ON THE WEST SIDE, KANSAS CITY, WYANDOTTE COUNTY, KANSAS.

“E”: MONTANA AVENUE, A 60.00 FEET WIDE-UNIMPROVED RIGHT OF WAY, AS ESTABLISHED BY THE PLAT OF ROCK-ISLAND PLACE, LYING BETWEEN THE WEST RIGHT OF WAY LINE OF 12TH STREET ON THE EAST SIDE AND THE EAST RIGHT OF WAY LINE OF VALLEY STREET ON THE WEST SIDE, KANSAS CITY, WYANDOTTE COUNTY, KANSAS.

“F”: A 15.00 FEET WIDE-UNIMPROVED ALLEY, IN BLOCK 7, AS ESTABLISHED BY THE PLAT OF ROCK-ISLAND PLACE, LYING BETWEEN THE SOUTH RIGHT OF WAY LINE OF MONTANA AVENUE ON THE NORTH SIDE AND THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 1-70 ON THE SOUTH SIDE, KANSAS CITY, WYANDOTTE COUNTY, KANSAS.

“G”: 12TH STREET, A 60.00 FEET WIDE RIGHT OF WAY, AS ESTABLISHED BY THE PLATS OF ROCK-ISLAND PLACE. THE RESURVEY OF BLOCK 8 ARMOURDALE HEIGHTS AND ARMOURDALE HEIGHTS, LYING BETWEEN THE CENTERLINE OF ALLEN AVENUE ON THE NORTH SIDE AND THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 1-70 ON THE SOUTH SIDE, KANSAS CITY, WYANDOTTE COUNTY, KANSAS. LESS THAT PART PREVIOUSLY VACATED BY ORDINANCE NO. 50072, DATED 11-09-1971.

“H”: RAY AVENUE, A 60.00 FEET WIDE RIGHT OF WAY, AS ESTABLISHED BY THE PLATS OF THE RESURVEY OF BLOCK 8 ARMOURDALE HEIGHTS AND ARMOURDALE HEIGHTS, LYING BETWEEN THE WEST RIGHT OF WAY LINE OF BETHANY STREET ON THE EAST SIDE AND THE EAST RIGHT OF WAY LINE OF 12TH STREET ON THE WEST SIDE, KANSAS CITY, WYANDOTTE COUNTY, KANSAS.

“I”: THE SOUTHERN HALF OF ALLEN AVENUE, A 20.00 FEET WIDE UNIMPROVED-RIGHT OF WAY, AS ESTABLISHED BY THE PLAT OF THE RESURVEY OF BLOCK 8 AMOURDALE HEIGHTS, LYING BETWEEN THE WEST RIGHT OF WAY LINE OF BETHANY STREET ON THE EAST SIDE AND THE EAST RIGHT OF WAY LINE OF 12TH STREET ON THE WEST SIDE, KANSAS CITY, WYANDOTTE COUNTY, KANSAS.

BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. That the following described right-of-way in Kansas City, Kansas be and the same is hereby vacated:

A”: ALLEN AVENUE, A 60.00 FEET WIDE-UNIMPROVED RIGHT OF WAY, AS ESTABLISHED BY THE PLAT OF ROCK-ISLAND PLACE, LYING BETWEEN THE WEST RIGHT OF WAY LINE OF 12TH STREET ON THE EAST SIDE AND THE EAST RIGHT OF WAY LINE OF VALLEY STREET ON THE WEST SIDE, KANSAS CITY, WYANDOTTE COUNTY, KANSAS.

“B”: A 15.00 FEET WIDE-UNIMPROVED ALLEY, IN BLOCK 5, AS ESTABLISHED BY THE PLAT OF ROCK-ISLAND PLACE, LYING BETWEEN THE WEST RIGHT OF WAY LINE OF 12TH STREET ON THE EAST SIDE AND THE EAST RIGHT OF WAY LINE OF VALLEY STREET ON THE WEST SIDE, KANSAS CITY, WYANDOTTE COUNTY, KANSAS.

“C”: RAY AVENUE, A 60.00 FEET WIDE-UNIMPROVED RIGHT OF WAY, AS ESTABLISHED BY THE PLAT OF ROCK-ISLAND PLACE, LYING BETWEEN THE WEST RIGHT OF WAY LINE OF 12TH STREET ON THE EAST SIDE AND THE EAST RIGHT OF WAY LINE OF VALLEY STREET ON THE WEST SIDE, KANSAS CITY, WYANDOTTE COUNTY, KANSAS.

“D”: A 15.00 FEET WIDE-UNIMPROVED ALLEY, IN BLOCK 6, AS ESTABLISHED BY THE PLAT OF ROCK-ISLAND PLACE, LYING BETWEEN THE WEST RIGHT OF WAY LINE OF 12TH STREET ON THE EAST SIDE AND THE EAST RIGHT OF WAY LINE OF VALLEY STREET ON THE WEST SIDE, KANSAS CITY, WYANDOTTE COUNTY, KANSAS.

“E”: MONTANA AVENUE, A 60.00 FEET WIDE-UNIMPROVED RIGHT OF WAY, AS ESTABLISHED BY THE PLAT OF ROCK-ISLAND PLACE, LYING BETWEEN THE WEST RIGHT OF WAY LINE OF 12TH STREET ON THE EAST SIDE AND THE EAST RIGHT OF WAY LINE OF VALLEY STREET ON THE WEST SIDE, KANSAS CITY, WYANDOTTE COUNTY, KANSAS.

“F”: A 15.00 FEET WIDE-UNIMPROVED ALLEY, IN BLOCK 7, AS ESTABLISHED BY THE PLAT OF ROCK-ISLAND PLACE, LYING BETWEEN THE SOUTH RIGHT OF WAY LINE OF MONTANA AVENUE ON THE NORTH SIDE AND THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 1-70 ON THE SOUTH SIDE, KANSAS CITY, WYANDOTTE COUNTY, KANSAS.

“G”: 12TH STREET, A 60.00 FEET WIDE RIGHT OF WAY, AS ESTABLISHED BY THE PLATS OF ROCK-ISLAND PLACE. THE RESURVEY OF BLOCK 8 ARMOURDALE HEIGHTS AND ARMOURDALE HEIGHTS, LYING BETWEEN THE CENTERLINE OF ALLEN AVENUE ON THE NORTH SIDE AND THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 1-70 ON THE SOUTH SIDE, KANSAS CITY, WYANDOTTE COUNTY, KANSAS. LESS THAT PART PREVIOUSLY VACATED BY ORDINANCE NO. 50072, DATED 11-09-1971.

“H”: RAY AVENUE, A 60.00 FEET WIDE RIGHT OF WAY, AS ESTABLISHED BY THE PLATS OF THE RESURVEY OF BLOCK 8 ARMOURDALE HEIGHTS AND ARMOURDALE HEIGHTS, LYING BETWEEN THE WEST RIGHT OF WAY LINE OF BETHANY STREET ON THE EAST SIDE AND THE EAST RIGHT OF WAY LINE OF 12TH STREET ON THE WEST SIDE, KANSAS CITY, WYANDOTTE COUNTY, KANSAS.

“I”: THE SOUTHERN HALF OF ALLEN AVENUE, A 20.00 FEET WIDE UNIMPROVED-RIGHT OF WAY, AS ESTABLISHED BY THE PLAT OF THE RESURVEY OF BLOCK 8 AMOURDALE HEIGHTS, LYING BETWEEN THE WEST RIGHT OF WAY LINE OF BETHANY STREET ON THE EAST SIDE AND THE EAST RIGHT OF WAY LINE OF 12TH STREET ON THE WEST SIDE, KANSAS CITY, WYANDOTTE COUNTY, KANSAS.

Section 2. The City of Kansas City, Kansas, reserves to itself the right to, at any time after the effective date of this ordinance, reenter or permit a public utility to reenter that portion of said tract of land hereby vacated for the purpose of repairing, installing, constructing or reconstructing any public utilities, such as sewers, conduits,

electric light pole lines, etc. that are now or may hereafter be installed in the tract of land hereby vacated.

Section 3. This ordinance shall take effect and be in force from and after its passage, approval, and publication in the WYANDOTTE COUNTY ECHO.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF
_____, 2017

UNIFIED GOVERNMENT OF WYANDOTTE
COUNTY/KANSAS CITY, KANSAS

BY:

MARK HOLLAND
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

UNIFIED GOVERNMENT CLERK

(Published _____)

ORDINANCE NO. _____

AN ORDINANCE vacating a tract of land for the purpose of the vacation of a platted public alleyway bounded on the North by the South Right-of-Way line of Central Avenue, bounded on the southwest by Lot 10, VAN FOSSEN'S SUBDIVISION and Lots 88 and 90, PLAN OF KANSAS CITY, KANSAS, and bounded on the northeast by Lot 3, ARMOUR, subdivisions of land in Kansas City, Wyandotte County, Kansas, said Tract being more particularly described as follows: (Note: For course orientation the bearings in this description are based on the westerly Right-of-Way line of Ewing Street having a bearing of South 30° 39' 09" East as determined by Global Positioning System observations and referenced to the Kansas State Plane Coordinate System, North Zone, NAD83.) Beginning at the northeast corner of said Lot 10, VAN FOSSEN'S SUBDIVISION; Thence North 89° 59' 34" East 18.60 feet (18.85 feet platted) on said South Right-of-Way line, to the northwest corner of said Lot 3, ARMOUR; Thence South 30° 39' 09" East 254.72 feet on the westerly lines of said Lot 3, and Lots 85, 83, 81, 79 and 77, Ewing Street, PLAN OF KANSAS CITY, KANSAS, and parallel to the westerly Right-of-Way line of Ewing Street, to a point on said westerly line of said Lot 77; Thence South 59° 20' 51" West 16.00 feet perpendicular to the last described course, to a point on the northeasterly line of Lot 78, James Street, PLAN OF KANSAS CITY, KANSAS; Thence North 30° 39' 09" West 264.20 feet on the northeasterly lines of Lots 78, 80, 82, 84, 86, 88 and 90, James Street, PLAN OF KANSAS CITY, KANSAS, and the northeasterly line of said Lot 10, VAN FOSSEN'S SUBDIVISION and parallel to the westerly Right-of-Way line of Ewing Street, to the POINT OF BEGINNING, said Tract containing 4,151 square feet or 0.0953 acres, located at approximately 17 South James Street, Kansas City, Kansas.

BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. That the following described alley in Kansas City, Kansas be and the same is hereby vacated:

A Tract of land for the purpose of the vacation of a platted public alleyway bounded on the North by the South Right-of-Way line of Central Avenue, bounded on the southwest by Lot 10, VAN FOSSEN'S SUBDIVISION and Lots 88 and 90, PLAN OF KANSAS CITY, KANSAS, and bounded on the northeast by Lot 3, ARMOUR, subdivisions of land in Kansas City, Wyandotte County,

Kansas, said Tract being more particularly described as follows; (Note: For course orientation the bearings in this description are based on the westerly Right-of-Way line of Ewing Street having a bearing of South 30° 39' 09" East as determined by Global Positioning System observations and referenced to the Kansas State Plane Coordinate System, North Zone, NAD83.) Beginning at the northeast corner of said Lot 10, VAN FOSSEN'S SUBDIVISION; Thence North 89° 59' 34" East 18.60 feet (18.85 feet platted) on said South Right-of-Way line, to the northwest corner of said Lot 3, ARMOUR; Thence South 30° 39' 09" East 254.72 feet on the westerly lines of said Lot 3, and Lots 85, 83, 81, 79 and 77, Ewing Street, PLAN OF KANSAS CITY, KANSAS, and parallel to the westerly Right-of-Way line of Ewing Street, to a point on said westerly line of said Lot 77; Thence South 59° 20' 51" West 16.00 feet perpendicular to the last described course, to a point on the northeasterly line of Lot 78, James Street, PLAN OF KANSAS CITY, KANSAS; Thence North 30° 39' 09" West 264.20 feet on the northeasterly lines of Lots 78, 80, 82, 84, 86, 88 and 90, James Street, PLAN OF KANSAS CITY, KANSAS, and the northeasterly line of said Lot 10, VAN FOSSEN'S SUBDIVISION and parallel to the westerly Right-of-Way line of Ewing Street, to the POINT OF BEGINNING, said Tract containing 4,151 square feet or 0.0953 acres, located at approximately 17 South James Street, Kansas City, Kansas.

Section 2. The City of Kansas City, Kansas, reserves to itself the right to, at any time after the effective date of this ordinance, reenter or permit a public utility to reenter that portion of said tract of land hereby vacated for the purpose of repairing, installing, constructing or reconstructing any public utilities, such as sewers, conduits, electric light pole lines, etc. that are now or may hereafter be installed in the tract of land hereby vacated.

Section 3. This ordinance shall take effect and be in force from and after its passage, approval, and publication in the WYANDOTTE COUNTY ECHO.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF
_____, 2017

UNIFIED GOVERNMENT OF WYANDOTTE
COUNTY/KANSAS CITY, KANSAS

BY: _____
MARK HOLLAND
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

UNIFIED GOVERNMENT CLERK

(Published _____)

#A-2017-2

ORDINANCE NO. _____

AN ORDINANCE vacating all of a 15 foot alley between Block 7, Lot 10 and Block 7 Lot 6 through 9, PACIFIC PLACE a subdivision in the City of Kansas City, Wyandotte County, Kansas, located at approximately 1110 Shawnee Avenue, Kansas City, Kansas.

BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. That the following described alley in Kansas City, Kansas be and the same is hereby vacated:

All of a 15 foot alley between Block 7, Lot 10 and Block 7 Lot 6 through 9, PACIFIC PLACE a subdivision in the City of Kansas City, Wyandotte County, Kansas, located at approximately 1110 Shawnee Avenue, Kansas City, Kansas.

Section 2. The City of Kansas City, Kansas, reserves to itself the right to, at any time after the effective date of this ordinance, reenter or permit a public utility to reenter that portion of said tract of land hereby vacated for the purpose of repairing, installing, constructing or reconstructing any public utilities, such as sewers, conduits, electric light pole lines, etc. that are now or may hereafter be installed in the tract of land hereby vacated.

Section 3. This ordinance shall take effect and be in force from and after its passage, approval, and publication in the WYANDOTTE COUNTY ECHO.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF _____, 2017

UNIFIED GOVERNMENT OF WYANDOTTE
COUNTY/KANSAS CITY, KANSAS

BY: _____

MARK HOLLAND
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

UNIFIED GOVERNMENT CLERK

(Published _____)

ORDINANCE NO. _____

AN ORDINANCE vacating a tract of land being all of the dedicated Existing East/West Alley, 15 feet in width, lying in Block 73, ARMOURDALE, a subdivision of land in Kansas City, Wyandotte County, Kansas, adjoining the North lines of Lots 21 through 30 (inclusive) and the South lines of Lot 20 and Lot 31, said Block 73, AND being a portion of Lots 21 through 30 (both inclusive) said Block 73, being a "Potential Alley" per an agreement recorded February 24, 1943 as Document Number 387595 in Book 969 at Pages 340 and 341, AND being portions of dedicated Road or Street Right-of-Ways being a part of Pawnee Avenue (originally platted as Railroad Avenue) and a part of South 9th Street (originally platted as Seventeenth Street), said Right-of-Ways adjoining said Block 73 and Block 85, said ARMOURDALE, said Tract including all aforesaid being more particularly described as follows: (Note: For course orientation, the bearings in this description are based on Grid North, Kansas State Plane Coordinate System.) BEGINNING at the Southwest corner of Lot 20, said Block 73, monumented by a found 1/2 inch iron bar with an aluminum cap marked MLS76D KLS3, said corner also being on the East Right-of-Way line of said South 9th Street; Thence North 87° 30' 35" East 250.00 feet on the South lines of Lot 20 and Lot 31, said Block 73, also being the North line of said Existing Alley, to the Southeast corner of said Lot 31 being the Northeast corner of said Existing Alley; Thence South 02° 49' 38" East 30.00 feet, on the East line of said Block 73 to the Southeast corner of said Potential Alley; Thence South 87° 30' 35" West 250.00 feet, parallel with and 15.00 feet South of (as measured perpendicular to) the South line of said Existing Alley, to the East Right-of-Way line of said South 9th Street; Thence South 02° 49' 38" East 150.00 feet, on said East Right of Way line, to a found plus cut located on the South Right-of-Way line of said Pawnee Avenue; Thence South 87° 30' 35" West 335.30 feet on said South Right-of-Way line; Thence North 02° 29' 25" West 50.00 feet to the Southwest corner of Lot 22, said Block 85, said corner being on the North Right-of-Way line of said Pawnee Avenue; Thence North 87° 30' 35" East 275.00 feet on said North Right-of-Way line to the Southeast corner of Lot 32, said Block 85, said corner being on the West Right-of-Way line of said South 9th Street; Thence North 02° 49' 38" West 130.00 feet on said West Right-of-Way line to the Southeast corner of Lot 33, said Block 85; Thence North 87° 30' 35" West 60.00 feet to the POINT OF BEGINNING, said Tract containing 32,059 square feet or 0.7360 acres, located at approximately 1101 South 9th Street, Kansas City, Kansas.

**BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT
OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:**

Section 1. That the following described street and alley in Kansas City, Kansas be and the same is hereby vacated:

A tract of land being all of the dedicated Existing East/West Alley, 15 feet in width, lying in Block 73, ARMOURDALE, a subdivision of land in Kansas City, Wyandotte County, Kansas, adjoining the North lines of Lots 21 through 30 (inclusive) and the South lines of Lot 20 and Lot 31, said Block 73, AND being a portion of Lots 21 through 30 (both inclusive) said Block 73, being a "Potential Alley" per an agreement recorded February 24, 1943 as Document Number 387595 in Book 969 at Pages 340 and 341, AND being portions of dedicated Road or Street Right-of-Ways being a part of Pawnee Avenue (originally platted as Railroad Avenue) and a part of South 9th Street (originally platted as Seventeenth Street), said Right-of-Ways adjoining said Block 73 and Block 85, said ARMOURDALE, said Tract including all aforesaid being more particularly described as follows: (Note: For course orientation, the bearings in this description are based on Grid North, Kansas State Plane Coordinate System.) BEGINNING at the Southwest corner of Lot 20, said Block 73, monumented by a found 1/2 inch iron bar with an aluminum cap marked MLS76D KLS3, said corner also being on the East Right-of-Way line of said South 9th Street; Thence North 87° 30' 35" East 250.00 feet on the South lines of Lot 20 and Lot 31, said Block 73, also being the North line of said Existing Alley, to the Southeast corner of said Lot 31 being the Northeast corner of said Existing Alley; Thence South 02° 49' 38" East 30.00 feet, on the East line of said Block 73 to the Southeast corner of said Potential Alley; Thence South 87° 30' 35" West 250.00 feet, parallel with and 15.00 feet South of (as measured perpendicular to) the South line of said Existing Alley, to the East Right-of-Way line of said South 9th Street; Thence South 02° 49' 38" East 150.00 feet, on said East Right of Way line, to a found plus cut located on the South Right-of-Way line of said Pawnee Avenue; Thence South 87° 30' 35" West 335.30 feet on said South Right-of-Way line; Thence North 02° 29' 25" West 50.00 feet to the Southwest corner of Lot 22, said Block 85, said corner being on the North Right-of-Way line of said Pawnee Avenue; Thence North 87° 30' 35" East 275.00 feet on said North Right-of-Way line to the Southeast corner of Lot 32, said Block 85, said corner being on the West Right-of-Way line of said South 9th Street; Thence North 02° 49' 38" West 130.00 feet on said West Right-of-Way line to the Southeast corner of Lot 33, said Block 85; Thence North 87° 30' 35" West 60.00 feet to the POINT OF BEGINNING, said Tract containing 32,059 square feet or 0.7360 acres, located at approximately 1101 South 9th Street, Kansas City, Kansas.

Section 2. The City of Kansas City, Kansas, reserves to itself the right to, at any time after the effective date of this ordinance, reenter or permit a public utility to reenter that portion of said tract of land hereby vacated for the purpose of repairing, installing, constructing or reconstructing any public utilities, such as sewers, conduits, electric light pole lines, etc. that are now or may hereafter be installed in the tract of land hereby vacated.

Section 3. This ordinance shall take effect and be in force from and after its passage, approval, and publication in the WYANDOTTE COUNTY ECHO.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF
_____, 2017

UNIFIED GOVERNMENT OF WYANDOTTE
COUNTY/KANSAS CITY, KANSAS

BY: _____

MARK HOLLAND
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

UNIFIED GOVERNMENT CLERK

(Published _____)

ORDINANCE NO. _____

AN ORDINANCE vacating the east (5) feet of the following: Beginning at the southwest corner of the Southeast Quarter (SE1/4) of Section Twenty-six (26), Township Ten (10), Range Twenty-four (24), Thence east two-hundred thirteen (213) feet, Thence north two hundred eighty (280) feet, thence west two hundred thirteen (213) feet, thence south two hundred eighty (280) feet to the point of beginning all in Wyandotte County, Kansas, located at approximately 5420 Leavenworth Road.

BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. That the following described utility easements in Kansas City, Kansas be and the same is hereby vacated:

The east (5) feet of the following: Beginning at the southwest corner of the Southeast Quarter (SE1/4) of Section Twenty-six (26), Township Ten (10), Range Twenty-four (24), Thence east two-hundred thirteen (213) feet, Thence north two hundred eighty (280) feet, thence west two hundred thirteen (213) feet, thence south two hundred eighty (280) feet to the point of beginning all in Wyandotte County, Kansas, located at approximately 5420 Leavenworth Road.

Section 2. The City of Kansas City, Kansas, reserves to itself the right to, at any time after the effective date of this ordinance, reenter or permit a public utility to reenter that portion of said tract of land hereby vacated for the purpose of repairing, installing, constructing or reconstructing any public utilities, such as sewers, conduits, electric light pole lines, etc. that are now or may hereafter be installed in the tract of land hereby vacated.

Section 3. This ordinance shall take effect and be in force from and after its passage, approval, and publication in the WYANDOTTE COUNTY ECHO.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF
_____, 2017

UNIFIED GOVERNMENT OF WYANDOTTE
COUNTY/KANSAS CITY, KANSAS

BY: _____
MARK HOLLAND
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

UNIFIED GOVERNMENT CLERK



Staff Request for Commission Action

Tracking No. 171283

Full Commission Meeting Date: 8/31/17

Committee:

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

Publication Required: Yes 09/07/2017

<u>Date:</u>	<u>Contact Name:</u>	<u>Contact Phone:</u>	<u>Contact Email:</u>	<u>Department/Division:</u>
08/25/2017	Ryan Haga	x5075	rhaga@wycokck.org	Legal

Item Description:

Project Name: UG Juvenile Center Complex/Memorial Hall and attendant parking area Project – CMIP #8690

As part of the UG Juvenile Center Complex/Memorial Hall and attendant parking area Project – CMIP #8690, the Commission adopted Resolution No. R-28-17 declaring the project to be necessary, valid public improvement project and authorizing a survey to identify and describe the property to be acquired. The Ordinance directs the Chief Counsel to commence legal proceedings to acquire the property described in the survey and necessary for project.

Action Requested:

To approve the ordinance.

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

UG Juvenile/Memorial parking Ord.

First Published: _____

ORDINANCE NO. _____

AN ORDINANCE condemning land for the construction, maintenance, operation, use and repair of Unified Government Juvenile Center complex and attendant parking area, CMIP 8690, and directing the Chief Counsel to institute eminent domain proceedings as provided by law to acquire the tract and parcel of land described in this ordinance.

**BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY, KANSAS:**

1. The following described land is hereby condemned and appropriated to the Unified Government of Wyandotte County/Kansas City, Kansas to-wit:

EXHIBIT "A"

Tract No. 1

Fee Owner: Ted C. Carey
726 Tauromee Ave.
Kansas City, Kansas 66101

Interests to be acquired:

Fee Simple Interest In:

Lots 35 and 35, Block 159, Northrup's Part of Wyandotte City, now Kansas City, Wyandotte County, Kansas

Subject to survey and all easements and restrictions of record.

Tract No. 2

Fee Owner: Terra Hulett-Siebert and Darren Siebert
736 Tauromee Ave.
Kansas City, Kansas 66101

Interests to be acquired:

Fee Simple Interest In:

The East 10 feet of Lot 29, all of Lots 30 and 31, Block 159, Northrup's Part of Wyandotte City, now in and a part of Kansas City, Wyandotte County, Kansas

Subject to survey and all easements and restrictions of record.

Tract No. 3

Fee Owner: William L. Bushue
744 Tauromee Ave.
Kansas City, Kansas 66101

Interests to be acquired:

Fee Simple Interest In:

The East 50 Feet Lot 25 to Lot 27, Less 9 North East of Lot 25, Block 159, in and part of Wyandotte City Addition

Subject to survey and all easements and restrictions of record.

Tract No. 4

Fee Owner: Metroplex Properties, LLC
752 Tauromee Ave.
Kansas City, Kansas 66101

Interests to be acquired:

Fee Simple Interest In:

The West 32.5 feet of lot 25, 26, 27 in Block 159, in Northrup's Part of Wyandotte City, an addition in and now Kansas City, Wyandotte County, Kansas

Subject to survey and all easements and restrictions of record.

2. It is hereby found that the costs of this project will be paid from Public Building Commission Revenue Bonds of Wyandotte County, Kansas City, Kansas for the Unified Government Juvenile Center Complex and attendant parking area.
3. The Chief Counsel of the Unified Government of Wyandotte County/Kansas City, Kansas is hereby ordered and directed forthwith to commence proceedings for the acquisition of the above described property and to do and perform all things which might be necessary and required by law to acquire the aforementioned rights in and to said property.
4. This ordinance shall take effect and be in force after its passage, approval and publication.

**PASSED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT
OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS ____ DAY OF
_____, 2017.**

Honorable Mark R. Holland
Mayor/CEO
Wyandotte County/Kansas City, Kansas

ATTEST:

Unified Government Clerk

Approved as to Form:

Ryan Haga, Assistant Counsel



Staff Request for Commission Action

Tracking No. 171253

Full Commission Meeting Date: 8/31/17

Committee:

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

Publication Required: No

<u>Date:</u>	<u>Contact Name:</u>	<u>Contact Phone:</u>	<u>Contact Email:</u>	<u>Department/Division:</u>
08/22/2017	Emerick Cross	x6784	ecross@wycokck.org	Commission Liaison

Item Description:

Nominations for Boards and Commissions:

UG Park Board, John McTaggart, 8/31/17 to 3/31/18, submitted by Commissioner Jim Walters

Law Enforcement Advisory Board, Maria C. Ysaac, 8/31/17 to 3/31/18, submitted by Commissioner Philbrook

Wyandotte/Leavenworth Advisory Council on Aging, Linda Johnson, 8/31/17 to 3/31/18, submitted by Commissioner Philbrook

Golf Board, Tom Cooley, 8/31/17 to 3/31/18, submitted by Commissioner Walker

Drug & Alcohol Advisory Board, Louise Crabble, 9/17/17 to 3/31/18, submitted by Commissioner Walker

Landmarks Commission, Loren Taylor, 9/1/17 to 3/31/18, submitted by Commissioner Walker

Planning Commission, Eric Gonzales, 9/1/17 to 3/31/18, submitted by Commissioner Walker

UG Park Board, Jeffery Sachen, 8/31/17 to 3/31/18, submitted by Commissioner Walker

Law Enforcement Advisory Board, Carol Diehl, 8/31/17 to 3/31/18, submitted by Commissioner Walker

Action Requested:

8/31/17

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

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

SPECIAL SESSION, MONDAY, JULY 24, 2017
6:35 p.m.

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Session, Monday, July 24, 2017, with ten members present: Bynum, Commissioner At-Large First District; Walker, Commissioner At-Large Second District; Townsend, Commissioner First District; McKiernan, Commissioner Second District; Johnson, Commissioner Fourth District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; Philbrook, Commissioner Eighth District; and Holland, Mayor/CEO, presiding. Murguia, Commissioner Third District; was absent. The following officials were also in attendance: Doug Bach, County Administrator; Ken Moore, Chief Legal Counsel; Melissa Sieben and Joe Connor; Assistant County Administrators; Carol Godsil, Deputy Unified Government Clerk; Kathleen VonAchen, Chief Financial Officer; Debbie Jonscher, Deputy Finance Director; Reginald Lindsey, Budget Manager; Greg Talkin, Neighborhood Resource Director; Erin Downing, NRC; Chief Deputy Damon Mitchell, Sheriff's Office; Maureen Mahoney, Asst. to Mayor/Chief of Staff; and Officer Doug Bailey, Sergeant-at-Arms.

MAYOR HOLLAND called the meeting to order.

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

NOTICE OF SPECIAL MEETING of the Unified Government of Wyandotte County/Kansas City, Kansas, to be held Monday, July 24, 2017, at 6:35 p.m. in the 5th floor conference room of the Municipal Office Building for a Budget Workshop.

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

Mayor Holland said this is anticipated to be our final budget workshop although we do have one slated for Thursday night if necessary. If there are issues we don't resolve tonight, we do have an opportunity on Thursday. Just know we don't have to do it on Thursday, we can complete our work tonight. You can look at our agenda. We're going to walk through the Budget Workshop and go through our budget actions. We're going to look at a follow-up to the DA Office discussion from last time, clerical corrections to the budget document, a yellow sheet and then we're going to look at the budget actions that we will be taking on Thursday and the votes that will be needed.

Doug Bach, County Administrator, said since you've overviewed what we're doing for the agenda tonight I will jump right into our first topic and the first one is really as it pertains to the follow-up from the presentation that we heard from our DA last week.

DISTRICT ATTORNEY STAFF COMPENSATION PLAN



In leaving that meeting I was left with some direction to go back and work on a plan and have some communication with the District Attorney about how we could affect pay within his department and be one that could be something lasting going forward.

July 24, 2017

UNIFIED GOVERNMENT COMPENSATION STUDY – OCTOBER 2015

- **COMPENSATION ACTIONS TAKEN TO DATE:**
 - SHERIFF COMMAND
 - JUVENILE DETENTION CENTER
 - APPRAISER'S OFFICE
 - PUBLIC WORKS/ENGINEERING
- **COMPENSATION CURRENTLY UNDER EVALUATION**
 - DISTRICT ATTORNEY
 - WATER POLLUTION CONTROL

In starting this I felt like I wanted to go back and address exactly where we were on the Compensation Study. This was a study that came back in October of 2015. As you recall from that point we were funding into actions to start looking at some changes we could make toward these compensation things in 2016. Clearly by the comments of the Commission it was clear I take this away and start working on these different areas. I probably should have these in my Quarterly Reports and have them noted but there are four different areas that we have taken or addressed since that time. We did that with the Sheriff Command area which was really a compression pay issue that was pointed out in comparisons that we were having in that regard. In the Juvenile Detention Center, the Appraiser's Office, and also within Public Works and Engineering so these were areas identified in the Compensation Plan as one where we were under in terms of our pay and we needed to make some impact in order for one of the biggest areas of retention.

Two other areas that we were working on; one was the District Attorney's Office and the other is Water Pollution Control and that's probably more within the Water Pollution Control Management area where we also have some compression issues and that was pointed out. The line staff in Water Pollution actually was pointed out to be in good shape from a pay perspective but that was causing some of the compression issues and we're working on that now.

July 24, 2017

DISTRICT ATTORNEY'S OFFICE

STEPS TAKEN

- CREATED ATTORNEY CLASSIFICATIONS TO ALLOW FOR PROMOTION
 - STAFF ATTORNEY I, II, III
 - SPECIAL ASSIGNMENT
 - DEPUTY & CHIEF DEPUTY
- EXISTING PAY SCALE ALLOWS FOR HIRING AND MOBILITY AT VARIOUS PAY STEPS
 - 9 HIRED JANUARY 2017
- CLERICAL PAY IS IN LINE WITH OTHER UG DEPARTMENTS
 - HIRED EXISTING UG EMPLOYEES

In the District Attorney's Office is another one as I continue on you will understand where we go. I just wanted to point out we didn't just take the Compensation Plan Program and put it on a shelf. We took it and started engaging it as we went through and looked at areas we have to work on.

Commissioner Philbrook said would you tell us what you mean when you say compression issues? **Mr. Bach** said compression issues—it happened a lot when you date back over the years in the years when we were doing consistent increases with our union pay groups and then we were not giving the management pay the same thing. There were a series of years particularly as we came into the 2000 where we would enter into contracts that were—you would say four, four and four so the three year contract 4% every year, but during that same term we may give the management no increase one year, 2% that next increase and then maybe 4 so just by that there is a 6% compression of what happened in the pay raise difference. Then we would get to the point of the higher steps amongst the union employee groups would almost be on top of the management group that was supervising them and without overtime pay moving up to that supervisor we would have very few people that would even be willing to put in for those jobs.

July 24, 2017

We had to take a look at that and it's been one that's setting because we haven't had any real compression since around 2010 when we last did the raises like that because we kind of held everybody's pay for the last several years and then just started in the last couple years. That's where that comes from. **Commissioner Philbrook** said thank you for explaining what compression means.

Mr. Bach said in the District Attorney's Office I will just note points we've gone through here is there is a created a classification system within the Attorney's Office that does allow for promotion of attorneys so you have the Staff Attorney I, II and III positions, Special Assignment Attorney, the Deputy and the Chief Deputy positions that all report under the District Attorney. This by itself did allow for a creation of a ladder in place so when the District Attorney determined that the opportunity was there or that somebody had gained the knowledge to move from let's say the entry level of Attorney I to handling more difficult cases to move to Attorney II, then we could come over and put in for a promotion activities and move them through the different ranges that are in there.

The issue that the DA presented was not one that he didn't feel like he had this ability to move people through and obviously he has only been in the position for six months so this isn't really something I'm ready to start stepping people through the steps yet. What he compared was looking at the salaries where they had within each classification and that if you were an Attorney I that you're \$10K below what that range of attorneys is for other people doing similar type of work to where you are. Looking at that piece we do have an existing pay scale that does provide for a fair amount of mobility and this is some of the discussion I had with Mr. Dupree so making sure we were on the same page. The result though is currently we have a lot of employees that are at the lower level or the entry level on the salary scale so you may have a salary scale for Attorney I that actually moves from \$50K I think close to \$80K, but all of our employees are right there around \$52K or \$53K. When he came into the position he was working within a budget that we had in place for him so he had some adjustments he wanted to make overall, but also had already some Attorney Is, Attorney IIs and Attorney IIIs so he didn't hire people in and bump them way over those that were existing which he would have the authority as a department head to hire people up to midpoint as all department heads do.

However, he didn't want to put them over existing employees so that kind of boxed him in a little bit to hire everybody at the lower levels of those pay scales.

What I will offer is as a long-term plan for hiring new employees if we correct what's there now, the opportunity there is to maintain him at a pay scale that works within the system that we already have in place. We just have to kind of get away from where we're hiring them at today.

In going through and looking at the clerical pay we feel that is in line with other Unified Government employees. What I noted on the previous slide, we had started to do this analysis and this is one we did after the Compensation Plan came in. We did this with the former District Attorney and had looked at where this was at, discussed it in more detail with Mr. Dupree, but when you look at the type of work that is done by the Administrative Assistants at the various classifications, that is in line with what those Administrative Assistants are making in the other classifications across the Unified Government. In fact, he hired a couple of existing Unified Government employees to come over and work for him over in his office so that is not really the issue that is on the table. What his issue is what impacts can be made to the Attorneys.

DISTRICT ATTORNEY'S OFFICE

FUNDING TO ADVANCE

- UG COMPENSATION PLAN IMPLEMENTATION BUDGET – \$150,000
- DEPARTMENT EFFICIENCIES (ATTORNEY-CLERICAL RATIO) – CURRENTLY 3 CLERICAL VACANCIES

The next step was what do I have to address this. Well as we do the Compensation Plan, as you will recall, we put some money in the budget so when I do make a change or whatever I have a pot of money to reach over and grab and make some adjustments to pay. With the Compensation Plan we have about \$150K that's in the County budget to work with adjustment to them and also in talking to the District Attorney though he was not wide open about this, but there are three clerical positions within his budget right now that are vacant. I noted the fact that the Attorney/Clerical ratio within the Wyandotte County District Attorney's Office was the highest ratio of Clerk Clerical support to attorneys of any of those he put on the chart to us the other night. However, he pointed out to me that it's the high workload that his attorneys have and that allows them to be able to stay up with this by having that ratio though we had some discussion that there may be some efficiencies within these three individuals, a position or so, that we could hold open and create some savings in that regard. I do have some money to reach into to try to effect some change within this area. **Mayor Holland** said it's already in the existing budget. **Mr. Bach** said yes, it's in the existing budget today.

DISTRICT ATTORNEY'S OFFICE

- FLEXIBILITY TO ADJUST PAY RANGES UP TO 10% FOR ATTORNEYS
 - STAFF ATTORNEY I, II, III
 - SPECIAL ASSIGNMENT
 - DEPUTY & CHIEF DEPUTY
- DISTRICT ATTORNEY REQUEST TO COMMISSION
 - PAY ADJUSTMENT – \$134,000 TO \$150,000

This gets me to the recommendation that I have so flexibility to adjust the pay ranges for up to 10% for the attorneys and that would be the Attorney I, II and III, Special Assignments, Deputy

and Chief Deputy. In the discussions with Mr. Dupree he was in agreement with that and that he thought if we could sit down together and look at those classifications and be able to do some wholesale moves within those categories with an up to in any category for that regard, then we could probably effectuate the change that he is after so he feels like he is more competitive from that standpoint and what those attorneys are making.

The last item on this list was one he had requested, a pay adjustment for his own pay. I told him this was not something I would bring forward. As an elected official this was not one I would recommend to the governing body. It is something that if he wanted to have the request to you as you're looking at his entire department, he felt like his pay should be looked at, at the same time. I would probably offer that it would be more in line to look at all elected officials probably across the board and do that in a future year though he felt like as his department was being looked at now, he wanted this addressed now so I said I would put that out there.

I guess what I'm offering to move forward with is, and I believe this is all within my authority as the County Administrator, just as I have done with the other departments and as we were moving into the Attorney's Office, our District Attorney's Office, that I will probably make some pay changes with the DA. We will sit down and work through that so there can be some movement amongst all his attorneys and put them more in line with where we are with the Compensation Program. That money is in the existing budget and then I would leave it to you whether you want to offer the direction on his pay. That's my presentation regarding that Mayor.

Commissioner Walker said I guess I had assumed that the District Attorney would be here tonight. Are one of you authorized to speak on his behalf? **Damon Mitchell, Chief Deputy District Attorney**, said I am. **Commissioner Walker** said I guess I would say that with what I understand to be the flexibility he has in the existing ranges plus the additional funding he can create that potential for retention of Assistant District Attorneys. I mean \$82K is not bad and if you're going to walk away from that job; there aren't a lot of jobs out there on the market right now that are going to start you at \$85K unless you're a real topnotch individual. I think the potential to create the dynamic and if I understood Mr. Bach correctly and in our own discussions this was acceptable to Mr. Dupree. **Mr. Mitchell** said that's correct. I had a discussion with Mr. Dupree and this is in line with what his request is. I would note; however, that he strongly believes that this is the time the Commission has the numbers and he presented

those on our last occasion before this Commission. He would like this Commission to make a decision regarding his level of salary as well so it is in line with comparable counties and with other officials within this Unified Government.

Commissioner Walker said I created this I guess so I'm going to take the lead on it. The previous District Attorney had been there for 11 years and when he left office he was making \$133K-\$134K. I'm not opposed to a reasonable increase for Mr. Dupree. I don't believe the Wyandotte County District Attorney should be the lowest paid District Attorney nor do I believe that he should be the highest paid in this state simply from the nature of the work and quite candidly his limited experience in the job at this point. I believe an increase of, well I'm going to do the math in my head, somewhere around 15% for six months' worth of work is really not reasonable. I do think that it should have been higher than it was and I'm not sure why it was never pursued by the previous District Attorney's over the years to move it up higher than it was. We all know what the State Statute says. I don't know what the right number is but it would be no more than \$8K for me, \$6K to \$8K at this point, and then since I won't be here next year I'll leave it to these good folks to decide as part of the partial of the elected officials study what the right number is. Frankly, I'm more concerned—you know District Attorneys come and go and people are fickle and you never know who will be here four years from now and who won't. I want a plan in place that creates a District Attorney's Office that has continuity and professionalism. I'm not saying it doesn't have professionalism, but the kind of experience base that a new District Attorney can come in and say I've got two first-class murder case lawyers and I can have them try these cases and not worry about it. Most of the District Attorney Offices with which I'm familiar when the top changes, the administrative top moves around, people come and go; but the core people stay and that's what I'm looking for that it isn't money that drives them out.

As for the other I think highly of the job you've done so far, but I don't know I'm not highly—I don't think highly enough of it to increase his salary 16% after four months on the job or six months on the job; although I'm not opposed to the idea that it be part of a study next year for the complete amount, but I'm just one individual.

Commissioner Walters said I note that from 2016 to 2017 we increased the Personnel cost in the District Attorney's Office by \$344K and when I asked about that last Thursday I didn't really

feel like I got a satisfactory explanation of why last year we increased the amount of money available for Personnel cost so much and then consequently why we're having to have this discussion this year. When you were reviewing this, Doug, did you find any further explanation as to why we increased the 2017 Personnel cost so much, 8% of the budget was the increase? **Mr. Bach** said I don't believe I saw anything other than it was being adjusted for actual salaries being paid and then the increases we did within the area. Reggie, did you note any additional information on that? **Reginald Lindsey, Budget Manager**, asked, Commissioner Walters, are you looking at the 2016 Actuals in the budget document. **Commissioner Walters** said yes I am. **Mr. Lindsey** said at that point and time District Attorney Gorman he wasn't running a full staff so not all the salaries were getting spent at that time, but District Attorney Dupree has all the positions filled. **Commissioner Walters** said when we made this decision it was a year ago. **Mr. Lindsey** said those numbers in the budget document in 2016 that was what was actually spent that year. It wasn't the budget that was set-aside. **Commissioner Walters** said no, the 2016 Actual, 2017 Original Budget was \$344K higher.

Mayor Holland said but you're saying, Mr. Lindsey, if I'm correct; that the budget for 2016 and the budget for 2017 were very similar. **Mr. Lindsey** said yes, as far as the Personnel. **Mayor Holland** said the budget was the same, but they had empty positions so they did not spend all of their budget that was allocated to them. **Mr. Lindsey** said yes.

Commissioner Philbrook so they did spend the \$344K? **Mr. Bach** said right. If we go through the year and you have a couple of attorney positions that are open as you move through it—good point to that as we went into the later months as you recall, the election happened during the Primary so that was an August timeframe so Mr. Gorman was not filling his attorney positions coming into the end of the year as rapidly as he normally would have or that I would anticipate Mr. Dupree will do if he has someone leave his department. That's where you create a little unnatural salary vacancies that probably happened in the course of 2016. **Mayor Holland** asked, Commissioner, does that answer your question. **Commissioner Walters** said yes, I guess.

Commissioner Philbrook said I'm going to follow-up because it doesn't totally answer mine since you asked it. We allow for the \$344K, didn't use it, did we automatically put it back in and now we're adding even on top of that for this budget? **Mr. Bach** said yes, we did put it into the

2017 Budget. Yes, we anticipated full staffing so we looked at what would be there for a whole year considering that all the positions were filled liked they are—well today we have three clerical positions that are vacant right now. We put it all back in to build that up for the year anticipating that they will fill all their positions. **Mayor Holland** said I just want to ask it a different way. Does the \$344K from 2016 to 2017 is that a change in the FTE in the fulltime equivalent positions in the office? Was there an increase in fulltime equivalents or was that kept the same? **Mr. Lindsey** said there was an increase of 1.5 FTEs. **Mayor Holland** said so 1.5 FTEs were increased but the budget that came in was similar to what it was in 2016. Is that right? **Mr. Lindsey** said yes. Also, it's not just Personnel cost, there were some Operating expenses that were not all used in District Attorney Gorman's budget also in 2016.

Commissioner Philbrook said I'm going to go back to some percentages on raises sort of concept. If we look at 5% which would be \$6K for the DA and we're talking about pay ranges changing giving more leeway up to 10% more in each range for each of these positions, what kind of pay raises are we looking at for some of these people or is he intending to that? **Mr. Bach** said if you're talking about somebody that's making \$53K and you give them a 10% pay change, that's amount \$5,300 a year. **Commissioner Philbrook** said this is kind of directed at the District Attorney's representative right now because I'm just trying to understand. How many of these people would get these increases? What does that really look like you know in dollars and cents by the time we get through figuring it out? I don't have a problem with them getting what they should have. I just don't want to see it unequitable among the herd, so to speak. **Mr. Bach** said the top half of this chart if you didn't include the District Attorney in it, if you gave all the way up to 10% for all of them, you would be looking at a number just shy of \$150K for the department on an annual basis, \$145K.

Commissioner Johnson said to our Deputy District Attorney, I mentioned this at the last meeting and I'm still hoping to get this information. In terms of workload, caseload per Assistant District Attorney; that to me is an important factor that we need to consider. I think the District Attorney is doing a fine job. Again, I agree with Commissioner Walker, it's been a very short period of time but I believe he is doing a fine job in the time that he has been here. I think for me what will be most telling is the number of cases that our Assistant District Attorneys handle relative to other municipalities in terms of caseload.

I can only suspect and I'm sure it will be validated, but by that time we will have passed the budget but I can only suspect that the caseload on average per attorney is at least comparable if not higher than it would be in other municipalities. I think that would be, again, something that I would ask that you all would try to see if you could get that to us sooner than later because that means a lot to me. I think that I support the increase in pay. I think we need to make sure that for the vital work that District Attorneys do in any municipality it's important to have the best personnel that you can have. With all the things that have been going on in our nation that we have witnessed I'm glad to know that we don't necessarily share in all of those atrocities that we see, but I do think what helps that in addition to good law enforcement is to have a well, capable District Attorney's Office that is motivated and that motivation often times is tied to their level of compensation.

I certainly would be in favor of the increase with the District Attorneys' request, whatever is the right number and, again, that's a very loose term to be interpreted but I'm certainly open to a pay adjustment. I think from the perspective again that I look at the overall workload, caseload that our District Attorney has or responsibility for relative to peers as well as staff relative to their peers I think that's something that should be considered as we make this decision.

Commissioner Townsend said I just wanted to make sure I understood where the money is coming from. If we're going to adjust the Attorney's through the Staff Attorney's, through the Deputy and Chief ranks, we're talking \$150K that was already in the budget? **Mr. Bach** said yes. Well I'm going to say it's a combination between that and then creating some efficiency I believe within the District Attorney's Office. It's my hope not to use the entire amount I have for all my County employees on one office so that's why I engaged with him about the vacancies that he did have and looking at those for the long-term. **Commissioner Townsend** said I was looking at the handout that DA Dupree gave us I guess it was a week ago and comparing it, for instance, to the different sections. For instance the ADA I position I think it was \$53K currently. The desired increase say for that was \$62K so with what you're planning it won't get it to \$62K, but it will get it to about what \$58K? **Mr. Bach** said yes. **Commissioner Townsend** said this is what the DA had agreed to is acceptable in your discussion with him. **Mr. Bach** said yes, I mean we had some good discussion about this and I think he would have liked it to be higher but I'm

trying to work within I think what—in the end I don’t get out there and hit all the comparable cities we have in contrast. We are typically a little lower than some of them but it gets us more in the ballpark of where we’re at and Mr. Dupree I think in the end thought that would be acceptable. **Commissioner Townsend** said okay, I just wanted to follow the numbers on that and I feel like similar to Commissioner Walker I’m not sure what the right number is. I will defer to Commissioner Walker and—**Commissioner Walker** said I don’t know what the right number is.

Commissioner Townsend said I don’t know what the right number is, something but I know I was focusing on comparability and competitiveness getting these ranks in a more competitive position and I think it would be appropriate maybe at some later day also to look again at the DA compensation. Going back to something he mentioned I think something added to his base pay would be warranted based on the approach he is taking now and just not sitting back and waiting for alleged crime to come to us so to speak, but also actively engaging proactively with his staff and what he is expecting of them.

Commissioner McKiernan said I’ll just go back and mention something that I said the other night. It does concern me a little bit if we take one department in isolation and because they came to the table and said hey there is an inequity here that we’re jumping to try to fix that. I don’t dispute the fact that there are adjustments that need to be made but it worries me that when we take one in isolation when we have documentation that there are other departments in which our employees are similarly or worse out of balance with peers at least according to the study that we had done in 2015. **Mr. Bach** said I would agree, but as I noted on that first slide, we started working through different departments. Our analysis on it is my HR staff is only going to handle so much at a time. One of the biggest factors we look and where we do that analysis is where we’re at from a turnover perspective so when I have a department that’s witnessing 25% turnover, that got our attention first. I could tie that back to the date that we had in our Compensation Program.

When I had a department that couldn’t get promotions done, and we had compression issues and some we were almost paying the money anyway because we had to do a compression paid thing in there that we had been working with for a decade and we just corrected the scales, it really didn’t even cost us anything, we just corrected where it’s at. We work through them as we

go through and do the analysis and we look at different factors that cause us to say okay this one requires attention. We have the data from the Compensation Study, sometimes departments bring that to us and they point that out and say here's the issue we have, can we address this. Then I will send my HR staff back out and they will go through and dust off and do a little bit more detail analysis on the classifications we're concerned about. **Commissioner McKiernan** said based on what you just said, would you characterize this as just another step in a process that has already begun and is ongoing across really the whole organization? **Mr. Bach** said yes. **Commissioner McKiernan** said then if that is the case then I have much less reservation about doing that than if this was a case in isolation. If it's part of an overall strategy, we've already made movement on some departments, we plan to make movements on others; then I'm okay with it.

Commissioner Kane said there has been a big change—I mean I was looking at YouTube the other day where the DA was out at Piper and had the kids screaming and stuff and he is involved in his staff in the community, but he is also involved with the community himself. What does our top legal—what does Kenny make ballpark? **Mr. Bach** said he makes a little over \$140K. **Commissioner Kane** said in my mind it would be more palatable to be equal to what Kenny is making and I know that's a little bit less than what he wants, a little bit more than some people want to give him, but I think that kind of sets the tone so the two should stay at the same and one not making more than the other. I think that's a good compromise for what he's looking for and I like the first part about the other employees as well. **Commissioner Philbrook** said that would be about 5%.

Commissioner Markley said I thought Commissioner Townsend was going to ask my question. She was on the just of it and then she didn't. If we agree to a pay increase for the District Attorney I think the one thing we haven't touched on is where does that money come from. Is the idea that it would also come out of the \$150K that we allocated or would that have to come from somewhere else? As you all know I don't like adding money to the budget at the end of the road here so I want to know if that's what your thinking was in terms of where that money would come from. **Mr. Bach** said as I noted the three vacancies within his position and I have agreement from Mr. Dupree to at least look at one of those if not more from a salary savings

perspective to help create this in looking at the ratios of what they have for clerical to attorney. While he's not happy about that he acknowledges that could be a solution to make this work. So, yes, that would allow me to work within the department efficiencies and my compensation money. **Commissioner Philbrook** said so one less FTE to cover. **Mr. Bach** said at least. **Commissioner Markley** said I'll just say and maybe a little less kind than some of you, maybe because I run with a lot of attorneys and I know what they all make, but I'll support whatever everyone else supports in terms of that request. I was just interested in where the money would come from.

Commissioner Bynum said so the \$150K that you had budgeted for adjustments in the Comp & Class that you're suggesting we use for this portion and you said that taking the DA's salary out and adjusting for the top half of the slide would be about \$145K. **Mr. Bach** said yes. **Commissioner Bynum** said 5% for the DA would be \$6,700 so now we're within \$1,700 of the \$150K. **Mayor Holland** said and that's without adjusting FTE's. **Commissioner Bynum** said correct.

Commissioner Walker asked do you need a motion on this. **Mayor Holland** said I think we want a consensus because I think—I don't think we want to get—I mean there is also a philosophical issue...

Commissioner Kane said motion to make where he makes the exact same thing that our head Legal Counsel makes. **Commissioner Walker** said if that's the consensus. **Mayor Holland** said hang on, let me finish my sentence. I think the issue is--there is no question I think there is consensus around the table that the District Attorney based on the comparables to other District Attorney's is making less and significantly less in some cases. There is some interest here in increasing that. We have a solution that Mr. Bach has come up with, with existing money to accomplish all of this both within the other attorneys and the District Attorney. I've heard a consensus around to do a 5% for the District Attorney which would bring him to about \$140K. If there is a consensus to do that, then I don't think we need—if there is just a straw poll of people willing to do that—I see a consensus to do that. **Commissioner Markley** said can we add to that consensus so long as it doesn't take us above this \$150K threshold total. **Mayor**

Holland said sure. Do people feel comfortable with that? I see a lot of heads nodding so if we're comfortable with we will go ahead with that and move forward but I appreciate the District Attorney's Office being here and I appreciate the new District Attorneys creativity in working with the budget and with Mr. Bach and Mr. Bach's creativities. He has put a lot of work in over the weekend to make this work and I appreciate that very much. That concludes the DA's Office. Mr. Bach, do you need any further direction from this Commission? **Mr. Bach** said thank you very much.

BUDGET CHANGES (YELLOW SHEET)						
Department/Expenditures:	Fund	CITY		BOND & INTEREST		
		2017	2018	2017	2018	2019
1. Demolition						
Increase debt funding	Debt				1,000,000	1,000,000
Decrease contractual services	General		(300,000)			
Increase transfer to debt fund	General		250,000			
Increase staffing (Contract/temporary)	General		50,000			
2. Recreation Facility						
Casino funding - Playground (move to 2018)	Parks	(100,000)				
Increase recreation center(s) design	Parks	50,000				
Increase park design (Piper area)	Parks	50,000				
Casino funding - Undesignated 2018	Parks		(100,000)			
Casino funding - Playground (move from 2017)	Parks		100,000			
2. Body Camera Maintenance						
Decrease capital (fiber network)	Sales Tax		(75,000)			
Increase personnel (1 FTE)	Sales Tax		75,000			
Net Change to Proposed Expenditures		\$0	\$0	\$0	\$1,000,000	\$1,000,000

Mr. Bach said as we do each year you have given me direction to go and work on a couple different items for the yellow sheet and the item we just had is not on the yellow sheet because it's within the existing budget so here it is. I have Demolition, Recreation Facilities and the last one is on Body Camera Maintenance and that's just kind of a cleanup from how we have that budget spelled out.

In the Demolition area the request was our ability to go out and spend \$2M additionally in 2018 to do more demolition work. After review of this with staff we believe that would be a tall order for us to go out and get \$2M done additional to what we have in one year. What we're asking or what we're looking at is that we would go out and we would basically do a \$1M bond

and then follow with another \$1M bond once we spend the first \$1M. There is no reason to go issue the money, start paying interest on it until we can get past the point of doing it so that will be a debt finance type thing. In order to cover that debt what we've done is for 2017 we increased our demolition cash money by \$300K so we decreased that. Effectively what we're doing is we're bumping up this \$2M but we're taking away money from our General Operating in order to service the debt and we put the \$2M out over about a 10-year time period. By using \$300K we can service that debt and fund that, pay that back off in probably a little less time than that especially by doing it one at a time and the money will still be there in the demolition area, but we're just using it for servicing the debt now.

We're moving \$250K over to service the debt. In order to do this our Demolition Coordinator borrows an Administrative Assistant in the office today to work with her and go through that. We would need to move more fulltime staffing into that. She also may need to do some contract inspection work but that can come from the debt money as well in order to get that done and follow this kind of rapid pace. I put it up here for the staffing person to be contract or temporary because we're only looking at this for a two year time period. I don't want to go hire somebody and say well you're only here—you know it's a two-year job so I put it on there from a temporary basis. It might be we find efficiencies within some other department which will probably be our first look and see if there is somebody we can transfer out there fulltime working that. If not, then I would allow for it in the budget. That's the offset, \$2M worth of bonds that we're expecting to payout over the next '18 and '19. We would service that within the cash funding go toward that program in those existing years.

Mayor Holland said let's stop with this one and evaluate this one as a Commission and then move on to the other two.

Commissioner Walker said I brought up this idea and of course it's not addressed in the budget. I'm afraid if we don't address it as part of a policy in the budget that it will never be done because every time it has been brought up I get a sense of resistant's from staff to want to undertake it. The idea that I do not believe that the way we do demolition is the most efficient or cost-effective. By that I mean we hand these awards out to individual contractors. I don't currently know how many are still doing it. At one time there were a half dozen and they would

bid on these jobs and we would have to evaluate them and then determine which was the best bid but the long and short is all six of them got some business during the course of the year. The unit price—I mean you know typically in a business operation if I know I’ve got a \$2M contract for two years that when the UG picks up the phone that I need to be out at—well one in particular, 1014 Tenny, the one I’ve been talking about for four years, three years; that house is going to be down because this guy is on where his primary source of business or one of the principal businesses and he has to meet our contract guidelines. Are we giving any thought to that or just blow that off again? **Mr. Bach** said no, I will say especially if we go to doing this many more we will look at probably package opportunities. I will say I haven’t had a lot of opportunity to sit down and look at how we do our overall bidding. However, as we do have representatives from our Neighborhood Resource Center here this evening, I’m glad they were here to hear you mention it firsthand and I think we will look at what opportunities we have to go out to a larger company and say they wanted to pick off 10 or 15 houses or something like that if that’s practical, then we definitely should try to do it.

Commissioner Walker said I believe there is a cost and also if I am going to have a certain amount of guaranteed demolitions; I’m going to make sure I have the correct equipment available. I won’t go out and start a job and because I don’t have my forklift or my ditch witch or my sledgehammer, my sledgehammer truck, my tank to run it down, whatever it might be; that I have to quite the job for a two or three week period of time.

Mayor Holland said I think your point of looking—if we’re going to get these backlogs down, the 200 units down, backlog; we ought to bid them as a group and get them down. I like your recommendation and I think we ought to move on that.

Commissioner Markley said I just want to voice my support for that as well. I also would like to say I would like to have a Commission workshop with the sledgehammers and maybe we could pick a house like the Tenny one. **Mayor Holland** said some groups do a house build for a team building. We could do a house demolition. **Commissioner Markley** said one of our blight projects. **Mayor Holland** said I like it.

Commissioner McKiernan said, Erin, how many are we taking down a year roughly now? **Erin Downing, NRC**, said averaging about 75. **Commissioner McKiernan** said averaging about 75 so this would add at ten grand a pop; this would add 100 more in the first year and 100 more in the second year after that. I will say what I said the other night; this is great, I endorse it, I support this. We've got to stop the inflow of properties coming in because if we don't stop the inflow, we're going to spend this money; we're going to tear down those extras only to find them replaced by even more. While I endorse this completely and it will make a tremendously positive impact in our neighborhoods and it will certainly keep Erin busier than she has ever been. If we don't stop the inflow of houses into the demolition status it won't buy us anything but a short-term feel good.

Mayor Holland said I want to say too one of the reasons I support this is a blighted house on a block takes down the value of every house around it on that entire city block. It takes down the value on all of them, ask a realtor, 20-50-80%. No one wants to live next to a house that needs to be torn down. If you're in a position where you have to sell your house and you can't wait for it to be torn down, you're going to lose major value and I think one of the reasons we continue to lose value on the residential side is we've not protected our neighborhoods. Is your house the one that needs to be torn down Commissioner? **Commissioner McKiernan** said no, I'm losing value. **Mayor Holland** said there are a lot of folks in our community who are living nextdoor to a rat trap that needs to be torn down, there is no fixing it, the roof is gone and there is no recovery possible and there is no rehab possible, it has to come down and it's just sitting there vacant attracting animals, attracting homeless people and we need to have better housing for homeless people. I don't want them looking for vacant houses. We need real housing for our homeless but these vacant houses have got to come down and it's going to clean up our neighborhoods and increase value. I think ultimately, and I believe this, and we've seen the results already; the SOAR Program is going to pay for itself by growing value in our community so I think this is a good aggressive move to get our backlog down.

Commissioner Philbrook said I would suggest that we put out the information on our website as to what exactly consists blighted. We deal with this all the time and talk about it all the time, but sometimes people think because a house is boarded up that it's considered blighted. It could

be a house that is boarded up and is going through conversation in court, there is nothing wrong with it other than it has boards on the windows, it's taken care of, the grass is mowed; but people look at that and go oh it's a condemned home or it's blight. I think we need to have a better understanding in the community what are regulations and what we call blight is if you don't mind. **Mr. Bach** said that's a good point Commissioner, and quite frankly, with our boarding policy and our rehab policy our initiative is to get on homes and board them up right away so they will not continue to deteriorate and we can rehab them. You're definitely right, just because we put boards on them doesn't mean we intend to demo it. In fact it's better for us, the ones we're going to demo, if we can get to demo them before we have to spend a lot of money boarding them up that's better. **Commissioner Philbrook** said I've seen quite a few houses in my own district that yes they're boarded, but they are by no means blighted. They look like they're in suspended animation waiting for a new owner, a lot of them, and so that's why I'm making that comment. I just want people to understand the difference between that and if we could get that definitely out there so folks do understand.

Commissioner Townsend said I support this wholeheartedly, your recommendation to get rid of this backlog. Right at this point just so I'm clear how many homes do we have on the demolition list because my expectation from what we're doing tonight is to hear that number less 200 this time next year. **Mr. Bach** said I believe our number is a little over 200 if we can include the commercial and I think that's where the Mayor came with this number initially that we're bringing in around 70 some a year, 75 average and we had 200 backlogged so we were never quite catching up. In affect this would allow us to catch up; however, I will say on our intake side we're being a little more efficient now so that may cause us to bring more houses in but our goal there is not to bring homes in for demolition, it's to bring them in and rehab so we're trying to point them in that direction. If we were statuesque like we've been working for past years, and Erin correct me if I'm wrong, this kind of thing would allow us to take out the 200 backlog and then be able to take out what we get in each year. **Commissioner Townsend** said theatrically then about this time next year we should have about 72 to 75. **Mayor Holland** said we'll have about 100 because we will get half of them down in '18 and we will get the next half down in '19 for the backlog.

Mayor Holland said it sounds like there is consensus for this section of the yellow sheet. Let's move on the next section Recreation Facilities.

Mr. Bach said the request was to look at Recreation Facilities for plans for the future and also to look for park and designs for that going forward. The two areas I looked at or what I looked at was where do I have funding available to make this happen. What we have is \$100K that comes from our Casino funding towards Parks & Recreation. In 2017 that money is designated toward our Accessible Playground. I didn't stop that program but where we looked at in 2018 we had not designated that money so if you will note up here on my chart, this is the \$100K here and then Undesignated in 2018. We're working now and with—we have some grant fund money that's in this program and we have some money that's been allocated to it from some other sources. We have enough money to start this playground in 2017 if we need to thus I can move this source to 2018 and we will have it available for use in this year so I can keep the Accessible Playground Program moving just as we had anticipated. Nothing about this change will slow it down from making it happen because we have all the cash we need to in 2017 in order to advance it. At this point we haven't even identified for sure where we're going with it so we have the money in place to make it happen.

This frees up money in 2017 to work with and what I'm recommending is that we put \$50K toward the planning and design of rec centers and the same thing the planning and design toward the Park Project in the Piper area. There are a couple different breakouts on these. When you come into a rec center and you want to look at it and say okay what do we want to do for change differences, you do have design money that you will come in and you will spend. If you just holistically look at and let's say we were talking about JFK or B. Lee Rec Center as it's going to be renamed to, how would you look at a complete design change and that's kind of the things we did down in the Argentine Rec. You can spend \$15K or \$20K and we did that down there to say this would be a whole new layout and then you need to look at the whole mechanical systems and understand how you would reprogram all those and what those can come in—and that can add another \$10K or \$15K. I'm hoping we could get that and maybe this is enough money to do two rec centers in the planning process where we set it but we can definitely do one and then move to the next one for that programming.

In the park design it's a little bit different in that you go out to that and you would probably spend \$2K or \$3K doing some really in-depth look into the park to see what cost you have in the ground because there are just some things to it. You might identify some things that are going to come out and need to be worked. Then when it comes back to the design side of it, you know you can spend \$25K or \$30K—I mean you can design various things and you can come up with a \$100K Park Plan or a \$2M Park Plan, there are a lot of variables that can come about when you're working with a wide open slate for things like that. This allows for money to do that in that area and whether you want to continue within that park or do a different kind of park somewhere else. **Mayor Holland** said that's in 2017 so we would get those two design areas underway this year. **Mr. Bach** said yes.

Commissioner Johnson said I don't dare increase Recreation Center Design, is that holistically or is that—what is your idea for that? Is that for all or just specific ones because I would like to have that dedicated towards the B. Lee Center. **Mr. Bach** said I think I need to have the priority of which one we wanted to do first because like I said, we may be able to do two, but would want to know where we're starting and I know you definitely said that about that one. **Commissioner Johnson** said the B. Lee Center would be one. **Mayor Holland** said I think there is consensus on that. **Mr. Bach** said I would say before we would start a second I would probably finish that or move it along and then come back and talk to the Commission about that.

Commissioner Bynum said could you explain that very last line again? Casino funding playground—oh we're moving from 2017—give that to me again one more time. **Mr. Bach** said in 2018 that money was undesignated for the Casino funding as far as any type of program so we will just be moving that to the Accessible Playground.

Mayor Holland said it looks like there are some heads nodding for consensus on the yellow sheet item. We will move on to the last one, the Body Camera Maintenance.

Mr. Bach said this is really more of a staff cleanup. As we went through this and worked on it we recognized that we had anticipated funding maintenance within the money that was set for the fiber, that it was all just laid out as maintenance and I need that FTE position pointed out

within it. There is no increase in the budget. I'm just moving the money from one area down over to Personnel. As Chief Zeigler pointed out when he was here if we're going to do this type of program he needs to have all the staff in there to keep it going and operating. As we were going back after his comments I realized that FTE wasn't there and Mr. Howze pointed out to me we've got it all on the maintenance money, but I just want to make sure we have the FTE person to move it in in 2018. **Mayor Holland** said I also want to note I thought it was compelling when we did the body camera presentation the increased workload in the DA's Office and I intended to say this when we were working with the DA that in '19 because we're not going to have this—I mean these cameras aren't going to come out January 1, 2018. It's going to be a planning process and a rollout into all of '18 to get them fully operational and everybody using them. Looking at the 2019 Budget we may need to increase one FTE for the DA's Office specifically around—whether it's an IT person or whether it's an additional Assistant DA who is going to specialize in evaluating this data, but every court case from here on out in 2019 is going to have video. We're going to have to have the capacity for the DA's Office technology to be able to utilize that. It's not going to affect this budget but I think in 2019 we're going to need to—in working with our technology folks and working with the Police Department and working with the DA we may need to be adding an FTE to the DA's Office in '19, anyway, just looking down the road.

Commissioner Philbrook said since you said that does that mean that we're going to make sure that the DA has the money to make sure everything is electronic with the old records and all that stuff by the time that rolls out? **Mayor Holland** said that's underway. **Commissioner Philbrook** said I know we talked about it. **Mr. Bach** said we have Capital Budget money in it for the 2018 Budget for him to start to go into electronic records. We've built it in. It's kind of that go forward process as he talked about what was there and how we're going to identify the stuff that's already there, but yes, that's the movement he is moving to.

Commissioner Walker said I guess I'm going to ask this question of my fellow commissioners, am I the only one unpersuaded that we even need—well first of all, given that perhaps the body camera on a very limited basis do serve some beneficial purpose. Do we have to spend \$1M for a separate network for them? Wasn't that my understanding? I'm unpersuaded. Honestly I'm

sure you all got Mr. Church's letter. I thought it was persuasive. I don't know Mr. Church other than from his communications and the fact he was pointed out to me in one of the meetings. He makes a lot of sense to me and was a lot more persuasive especially if a million bucks is involved. We're talking about the retention of and docketing of and putting information into a separate system as I understand it. I'm just saying I don't want to do that. I don't want to spend that money. I think that's a waste of money until we're somewhere down the road and we can justify it by evidence that the other way is not working.

Mayor Holland said I would say I am persuaded by it because based on the presentation we're leveraging the investment with the Police Department fiber network for a much more global fiber network for our community, for economic development and other things. I believe that by putting in this fiber network and leveraging the spend we need to do on the Police side, we're going to have an asset that is going to pay us back through economic development and other efficiencies we're going to gain as a municipality.

If we were just investing that money for the Police network and it wasn't a broader vision, I think it would be a bigger challenge but I think based on the presentation that we saw it's very cutting edge and a lot of communities are doing it that are forward thinking. We saw the presentation that Omaha, Des Moines, Oklahoma City; these are all cities that we compete with for business talent that I think is very persuasive to me to buildout that network and just smarter that we're going to leverage this project to get that broader network done. I am persuaded that there is a better benefit and that it's not simply a sink of a million into a no return project. I think it's an investment, a leveraged investment for the future that makes good sense so I am persuaded and I think it's a good idea.

Any other comments about this \$75K exchange? That completes our yellow sheet.

CLERICAL CORRECTIONS TO BUDGET DOCUMENT

Mr. Bach said as we put together a 500 page document we typically find a number of corrections to the budget document that we just want to point out that are being changed. I am paid to say there are very few with that so I'll turn that over to Mr. Lindsey and let him point those out to us.

Mr. Lindsey said we did find one on page 245 which is our favorite topic tonight, the District Attorney. We had a half FTE that we shorted it and then also on page 530 which is where the Personnel Inventory is it carries to that also so that same half FTE was shorted. **Commissioner Walker** asked are any of these substantive? **Mr. Bach** said it does reference an FTE and it's the only thing we have so one change. I felt pretty good about it. **Commissioner Walker** said I would say if that's the extent of it. I don't need to know every T and I that wasn't crossed or dotted. **Mayor Holland** said I think that just speaks to the excellence of our Budget Department. **Commissioner Markley** said we used to have pink sheets, blue sheets, yellow sheets and I think one year there was even a tan sheet because we ran out of colors so this is good. **Commissioner Philbrook** said it's just transparency on any kind of changes we made so thanks for mentioning it.

Kathleen VonAchen, Chief Financial Officer, said just so you know part of the accuracy is a result of implementing new budget software which streamlined the whole process.

BUDGET ACTIONS



Mr. Bach said our next section is Budget Actions and this is just a quick review. These are the items that went out in your agenda package today and they will be the actions you will be taking on Thursday night in order to approve our budget. As you know it's not just one action. We have several that go with that so I will turn this over to Debbie Jonscher our Deputy Finance Director.

Debbie Jonscher, Deputy Finance Director, said as Mr. Bach said these are the resolutions that you will be approving on Thursday night and we put them in the order that you will be asked to approve them. There are six total.

LIBRARY MILL

I. RESOLUTION

A resolution expressing the property taxation policy of the Unified Government with respect to financing of the 2018 annual budget for the Wyandotte County Library; approving and adopting the 2018 budget of the Wyandotte County Library; levying a tax for the Library to fund the budget set by the Wyandotte County Library Board within the Wyandotte County Library District (Piper, Edwardsville, and Turner); and appropriating the funds on behalf of the Wyandotte County Library.

Ms. Jonscher said the first one is the Library resolution. This will just set the mill levy and approve the resolution for the Wyandotte County Library that we discussed at the previous workshop. **Mayor Holland** said I think we have a better understanding of it now. I did hear that folks would like a Special Session on Library in the future so we can go more deeply into that matter in the future.

SSMID MILL RATE

2. ORDINANCE

An ordinance expressing the property taxation policy of the Unified Government with respect to financing of the 2018 annual budget for the Self-Supported Municipal Improvement District (SSMID) and approving, adopting, and appropriating the budget of the SSMID and levying a tax for the year beginning January 1, 2018.

Ms. Jonscher said the next one is the approval of the ordinance for the Self-Supported Municipal Improvement District and approving and adopting their budget tax levy beginning January 1, 2018.

WPC SEWER RATE +6%

3. ORDINANCE

An ordinance adopting a regulation establishing the rate for sewer service charges effective January 1, 2018.

The next one is the Sewer Rate Ordinance. This establishes a 6% increase starting in 2018. **Commissioner Walker** asked is this the one where we tell the people it's the requirements of the federal government that are increasing our Water Pollution Control rate. **Mr. Bach** said yes sir. **Commissioner Walker** said that seems to be the standard thing we tell them every year when we increase it so is that going to be the story we're going with? **Mr. Bach** said yes it is and it is a true story. **Commissioner Walker** said then I think we should have been able to see just how the federal regulations that are in place have cost us 6% more. Don't you? **Mr. Bach** said run the project list that we went over in May? **Commissioner Walker** said well yes. I'm sorry, Doug, I don't have the kind of memory where I can tell you what you said in May. **Ms. VonAchen** said those project lists can be found in the CMIP which begins on page 395 and that goes all the way to page 425.

Commissioner Walker said so 6% for the average—what do we call the average homeowner in sewage, \$100K homes, \$50K homes or what do we give it? How do we put out to the public what the average increase will be for the average homeowner of Wyandotte County? **Mayor Holland** said we usually put this number out—**Ms. VonAchen** said we usually have an average bill, sewer bill, based on the consumption level. **Commissioner Walker** asked what is that. **Ms. VonAchen** said I don't know offhand.

Ms. Jonscher said I know in the resolution we did—all these resolutions are included in your packet for Thursday and there is a sheet in there that details what the rates will increase to for both commercial and residential. **Commissioner Walker** asked are you talking about this book. **Mr. Jonscher** said no, it's going to be in your packet for Thursday. **Mr. Bach** said yes, but then he has the agenda. You're talking about the agenda book, right for Thursday. **Ms. Jonscher** said yes, the agenda packet. We will have a copy of all the resolutions and there is a page in here that details the rates and what the increases will be for each one of those, for each of the classes. **Mayor Holland** said I think that would be helpful for us to be able to know what that will mean for the average home in Wyandotte County. **Commissioner Walker** asked when will I get this packet. **Mayor Holland** said you got it today. **Commissioner Walker** said I don't have any service from Spectrum and have not had any since Saturday so I have no emails. I hate to be a burden, but could I get a printed copy of that? **Mr. Bach** said you sure can. **Commissioner Walker** said I'm sorry because the guy is not coming out until Friday. **Ms.**

Jonscher said I will just say the sheet that's included here shows the unit charges so this is not going to show what an average cost per homeowner—I guess it would be based on consumption.

Mayor Holland said I would ask, that's information we have. Can you email that out to the whole Commission tomorrow? Can you send out to all of us tomorrow so we can let people know what that is going to cost the average homeowner? **Ms. Jonscher** said okay. **Ms. VonAchen** said I will be happy to. **Mr. Bach** said I will say that is really our big debate with the Environmental Protection Agency about what the total cost will be on a monthly basis to our homeowners. Their argument has been at a much higher percent that they feel that we should tolerate and pay for this and we have continually argued with them and it's a basis and that's why I'm not going into the percentages in public because that is part of our lawsuit case we get to them. Based on the average income of our residents if you look at a couple of percent, it's a much larger portion of what someone pays for their day-to-day expenses than what it is if you're in a community where your average household income is double which it is to the south of us or more and what you have to use for daily expenses. That's really the biggest argument we have with the EPA and we have won a lot of ground in that regarding how rapidly they make us change things according to those regulations.

Mayor Holland said I would say our Legal team has done a tremendous job of articulating the fact that yes a \$10 increase a month in the home making \$150K a year is a blip on the screen, but in a home where people are scrapping to get by it matters. We're working to keep—from what the EPA wants us to do and what we have done I just give our Legal team and our negotiating team a lot of credit because we've held these rates far below—if you look at Kansas City, MO for instance, we've held them far below the rapid increases they're having in Kansas City, MO to meet their Consent Decree. We refused to sign, and this Commission will remember when we brought this before you, we refused the same model that Kansas City, MO used and our team went back and has negotiated lower. We're continuing to fight for our residents because—we all agree we shouldn't flush raw sewage down the river. I'm against it too, but we need more time to fix it and it's only during major flood events, it's not a daily activity. We just need to make sure we have the time necessary to make these changes but this 6% is a part of that plan. Commissioner, it's a good question and I think we will get that information tomorrow.

Mr. Bach said just a slight comment on what you said Mayor, I'll just note too to our constituency watching the water we put into the river is cleaner than the water that goes down the river. It's a regulation they're putting on us that is pretty steep.

BPU PILOT

4. RESOLUTION

A resolution setting the percentage of gross revenues to be set over by the Board of Public Utilities to the Unified Government for 2018 (the PILOT).

Ms. Jonscher said the next resolution is the BPU PILOT. This resolution would set the PILOT rate for 2018 which that rate did not change from 2017. **Commissioner Walker** said my annual speech; once again we have done nothing over the course of the last year to reduce our dependence on PILOT. We pay one of the highest PILOT fees in the United States of America. The PILOT fee is really a franchise fee. They call it different things in different places, but it's a percentage of gross revenues. Every percent I am told and I was told today is \$3.3M. **Mr. Bach** said I believe that's accurate. **Commissioner Walker** said when it was first raised to that because we were in such a crisis in 2008 we made a commitment that after three years we would begin the process of reducing it back to what it had been which was by no means cheap even then. Here we are once again we have become dependent on—just like an addict, we cannot break our addiction to this revenue stream and we're not willing to suffer the pain or the consequences that go with it because now we're hooked. We're in the throes of a monetary opioid addiction.

I will not vote in favor of this again and I have not voted in favor of it any year that we've been here so be that as it may I made my speech.

Mayor Holland said I do want to go on record to educate a little bit about the PILOT. It's a Payment In Lieu of Taxes. If you're a KCP&L customer, you have a franchise fee that is typically 5%. KCP&L also pays property taxes on all their buildings and equipment. That is something that the BPU does not pay and they also pay dividends to their shareholders, something the BPU does not pay because the public are the shareholders. If you add all of those up the franchise fee, the property taxes paid and the dividends paid to shareholders at KCP&L, it actually totals more than 12%. The BPU PILOT is not too high. It's too high as a franchise fee. If it were just franchise fee I would agree but 12% is higher than the typical 5% but when you take in the adjustment for property taxes and dividend shareholders, the customers for BPU with this PILOT are paying a commensurate component that the other utility customers are paying.

The other piece I want to say is there are major entities in this city that do not pay property taxes but count on public services, Police and Fire. The schools, the churches and entities like KU Med; none of them pay property taxes but when they call 911 they want services. They want roads, they want sewers, they need services as well and this is a way that the non-property tax paying entities contribute to the overall services of our city.

The final thing I want to say is 65% of this PILOT is paid by businesses, 65%; 35% is paid by residential customers. On our property tax side it's 50/50. Commercial pays 50% and the residential pays 50%. When this body made the decision to lower the mill levy 2 mills to reduce our property taxes 2 mills last year and 2 mills this year that is relief that is going to be better seen on the residential side than if we lowered the PILOT. In terms of reaching out to our residences the decision this group has made to reduce property taxes is the right decision. The PILOT is not too high. It's misunderstood and it is representative of what other customers of other utilities are paying so I think for a lot of reasons—I know it's the favorite punching bag of people in terms of what it stands for, but when we break it down realistically I just want people to have a better understanding. I'm not asking people to like it, I'm just asking people to understand it and so that's my speech.

Commissioner Bynum said I would request that maybe at a later date in the fall sometime as we're beginning looking at 2019 planning, a couple of things, could we see comparisons in franchise to other entities that charge them other than just KCP&L. 2) Could we get information on whether it's legal to charge a different percentage of PILOT for our residential versus a commercial? Is it even legal to set two tiers of PILOT fees? By residential I would mean strictly single-family owned houses, nothing else. **Mayor Holland** said I think the PILOT is a great topic for our Strategic Plan and we should analyze it more deeply during our Strategic Plan this fall.

Commissioner Markley said, Hal, you can come just for fun. **Commissioner Walker** said I understand the Mayor's arguments on it. I also understand that for 80 years of the BPU's existence that response to what that supposedly covers was sufficient with 5, 6, and 7%. It was only because we were in economic straits that we decided to catapult it and now we say it's justified because of taxes and the other things he alluded to. Also, what's not said and what troubles me even more is, if the BPU as they are empowered to do raises rates, we don't lower our PILOT. We don't say—he gave us enough last year. We take whatever percentage is—whatever they increase their rates we get a percentage of that and that has no relationship to the taxation issue, which has no relationship to contribution, there is no mention of the fact that we have delegated the responsibility either in whole or in part to them to hydrants, maintaining those hydrants, to signal lights. I think it's an issue that merits a lot of discussion and there is no reason that we should benefit from an increase in their rates by an increase in our PILOT because it isn't the BPU paying this; this is not a corporation paying it. It's you and me and everybody else. Maybe you're not troubled by that but there are a lot of people who can't pay their light bill. Just go over to the BPU on any day and see them standing in line trying to work out payment arrangements and part of what that light bill is, is the PILOT. I'm not going to change it for this purpose. You all know how I feel about it. I'm not going to make the same speech at the meeting, but I think we need to discuss it at a Strategic Plan and I honest to God think you all ought to be considering how you're going to wean yourself off of that.

Mayor Holland said okay, Commissioner, against my better judgment I'm going to help your argument for reviewing this on two bases. The Unified Government receives electricity at no

cost from the BPU. I've never seen that number quantified and I've actually asked for it and I've never seen it quantified. I think we need to quantify what that is so we know what it is and I think it would be worth looking at instead of taking a percentage to cover the services for the non-taxpaying entities to look at a flat fee. I think that's an option we should look at as well so I do think there is reason to review this. I think we do need to get a handle on what the total benefit to the Unified Government is from the BPU and to do a cost comparison to multiple entities. I'm very committed to doing that review and if we can do some of that analysis ahead of our Strategic Plan, I think that would give us some information that we could actually talk through at our Strategic Plan. **Mr. Bach** said I would actually recommend you dedicate a Special Session just to be informed about this and then at your Strategic Plan you talk more in line—**Mayor Holland** said how to deal with it. **Mr. Bach** said yes. **Mayor Holland** said that's an excellent idea. **Mr. Bach** said that way we don't spend an hour just learning about it.

CDBG BUDGET

5. RESOLUTION

A resolution approving and authorizing submission of the 2017-2021 Five Year Consolidated Plan and the 2017 Annual Action Plan for Community Development Block Grant (CDBG) to the U.S. Department of Housing and Urban Development.

Ms. Jonscher said the next resolution is for the Community Development Budget. This would be a resolution approving their 2017-2021 Five Year Consolidated Plan and their 2017 Annual Action Plan.

APPROVAL OF PROPOSED BUDGET W/YELLOW SHEET

6. RESOLUTION AND ORDINANCE

A resolution and an ordinance approving, adopting, and appropriating the budget of the Unified Government of Wyandotte County/Kansas City, Kansas, for the amended 2017 budget and the 2018 budget for the year beginning January 1, 2018, as submitted by the County Administrator and amended by Attachment A.

The final action for the Budget would be the resolution and ordinance for the Unified Government Budget for the 2017 Amended and 2018 Proposed Budget. **Mayor Holland** said each of these take a separate motion, a separate second and a separate vote. **Ms. Jonscher** said yes. **Mr. Bach** said and assuming they are all approved above then we can bring this before you as it sets.

Commissioner Walters said I think Item 6 here is where we actually approve a mill levy for the County and the City. I know we had a discussion of the mill levy, the maximum mill levy a few weeks ago and it just seems logical that at some point after we've gathered all this information that we've been subjected to for the past several weeks that we have a discussion of what we should set the mill levy at and I would like to have that discussion now if possible. I've been thinking about that and I would like to have the Commission consider an addition 2 mill reduction on the City mill levy.

Here are sort of several reasons I've come to that recommendation. Last year at this time we were talking about the \$12M sales tax windfall as some people were categorizing as—**Mayor Holland** said I like return on investment better. **Commissioner Walters** said return on

investment is probably better term and we were counseled that we couldn't do a sizable tax reduction at that time because we really needed to replenish a lot of the Reserves so we needed to be cautious and only do a 2 mill levy reduction last year so we could build up the Reserves. Our Auditor did report to us a couple weeks ago that we had attained a 10% Reserve level that we had identified as important so that's good and that was as of last year 2016 and it looks like 2017 is going very well. We've already noted in the 2017 Original to the 2017 Amended a \$4M increase to what we had expected our ending fund balance to be so I'm assuming that might even grow more. For that reason I think we should take a little bit bigger bite of that \$12M return on investment and have a 4 mill reduction this year.

Secondly, if you look at the 2016 Budget, the 2016 Actual, the 2017 Original and 2018 Budget, last year we approved a budget that had a projected ending fund balance of \$11.2M. The 2018 Budget has a projected ending fund balance of \$14.975 almost \$15M so my suggestion is if we do the 2 mill reduction and just eliminate \$2M from the ending fund balance we will still be over \$2M ahead of the budget that we approved last year. Those are the reasons that I've come to the conclusion I think we can be a little bit more aggressive on cutting taxes and I think it was a few weeks ago we had a discussion about how many people actually are getting tax reductions. I think the answer was between 25% and 40%, somewhere in there, we couldn't get it any closer than that. Having a 4 mill reduction would increase perhaps to maybe over 50% of the Wyandotte County taxpayers might actually see a tax reduction as a return on their investment instead of the majority of the taxpayers seeing another tax increase next year. I would like to have the discussion.

My motion or my suggestion is another 2 mill reduction. **Commissioner Walker** said if that's a motion, I will second it.

Commissioner McKiernan said Commissioner Walters brought this up to me and so I went back and I looked at '15, '16, '17 and '18 Budgets and it's interesting that our Original 2015 Budget City General Fund only, we projected a half percent of fund balance. I mean as fund balances a percent of total expenditures in the City General Fund we projected a half percent. The Amended got better, the Actual was even better. In '16 we projected Original Budget of 1.6 so we raised our projection up to 1.6%. The Amended was better and the Actual was even better. The '17 Original we had projected 7.3% fund balance so fund balance has a percent of

expenditures in the City General Fund and the Original '18, the '18 initial Budget projects a 9.7% fund balance as a percent of expenditures. Commissioner Walters suggestion would lower that to 8.5% so fund balance as a percent of expenditures would be 8.5% and so it would still be higher than our '17 Original Budget which we approved last year at this time only a projected 7.3% at the end of this year. His suggestion based on our best calculations of incoming expenses would leave us with still a net increase in terms of fund balance as a percent of expenditures in the City General Fund. Although it's not as much as the current '18 Original Budget contemplates, it is an increase over what we budgeted for the current year that we're in which makes it for me a very interesting proposal to consider. We don't project a decrease in our fund balance as a percent of expenses. We simply don't project as much of an increase as we might otherwise really like to have, but by doing that we do return a little bit of money to the taxpayers through a further property tax reduction so it's a very intriguing proposal.

Mayor Holland said I think it's intriguing as well. I think one of the concerns I have is the State of Kansas passing a tax lid on us and the challenge that we have with our balance that we've been fairly conservative, well I think we've been very conservative, in our budgeting to make sure that we're being as responsible as possible moving forward. I know there was a season when right after consolidation there was a zeal to reduce taxes and there was a dramatic cut in the mill levy only a couple years later to realize there was some unforeseen problem and they had to go do a big raise in the mill levy. If something were to happen—we know that in 2008 and 2009 we saw a major downturn in the economy and since then we have been on about a eight or nine year boom in the economy. Most believe there will be some kind of recession, we don't know to what degree that will happen, but we do know that the economy ebbs and flows and so our income ebbs and flows with the economy. If we're in a position to raise the mill levy because of some kind of recession we would not actually be allowed to do that without doing a vote of the whole county to come back and say we have to come back and raise the mill levy.

My caution to that is—and I've also seen the State of Kansas—the State of Kansas what I would term and, Commissioner, I'm not going to say your 2 mill recommendation is a crazy idea, the State of Kansas had a crazy idea and dramatically cut taxes and then couldn't fund it and put the State in a state of drama that's only been partially relieved recently. I just want to caution. I do think that a steady reduction in the mill levy is the right way to go. I think

2 mills last years, 2 mills this year, I would love to do 2 mills next year and continue that steady decrease and preserve the capacity that if there is a downturn, and what got us in our—we got partially downgraded several years ago in one of our financial rankings was because of our low fund balance. If we were in a position where insurance is continuing to go up 14% and I don't know about reading the paper, but it looks like the insurance crisis is not over in this country. The different costs that we can't predict I would just want to be cautious and say we did 2 mills last year, 2 mills this year. This Commission has been dead set committed to continue mill levy reduction and I would love to see that again next year. I would just want to error on the side of caution this year of saying in the tax lid environment we're in if something goes wrong and we need to bump our mill levy because we cut it too far this year, that wouldn't even be an option under the State of Kansas law.

My caution would be I like the idea. I want to hold our feet to the fire. I think this Commission has been very committed to the long-term reduction and I would like to stay the course that we're on now of doing slow steady reduction over time. I don't know if others would like to comment on it as well.

Mr. Bach said I recognize this is a big point of input as you go through and look at it and I've been an advocate of when you do make changes and adjustments to your revenue that you should also make adjustments and exchanges to your expenditures. As commissioners have pointed out, each year we look at the expenditures we put on there, that's the maximum we expend. I can't spend over that so the variables will always be somewhat less. As noted in this years' budget I've tried to get the expenditures down and maintain where we're at so we're close to the revenues coming in, but we're still about a half million over in projected expenditures more than where we come in. My position on prudent good fiscal expenditure is to look at what your revenues are and if you want to keep reducing the mill rate, we adjust our expenditures to match that on an annual basis and make it so it's sustainable at something we can maintain from year to year. I appreciate the Mayor pointing out some historical points and it's one that I was here when we did it, we made those mill rate reductions based on our ability to adjust through how much we had in fund balance anticipating we would go make the changes to our Operations, but if you don't make the Operations at the same time it puts you upside down real fast. I will also note that if something happens in your economy and speaking—when you look at your economy

we have to become a little more volatile in the way things will adjust to us year to year. We set a 10% minimum for where we should be because we've been more reliant on property tax previously so when we had the downturn in the recession, it took a couple years before we really felt the impact of that. It was an '08 activity, it's about '10, '11 before you get there so when you set contracts in place with your employees and you have things out there you know you have a little bit of time to adjust to that. When you become more reliant on sales tax, we have some reliance on Casino revenue that's coming in; those are volatile so if there is a change in the economy that happens you feel that not two years from now, we will feel it next month so making sure we're in a position.

Our target as we look at that change really needs to be 15% going forward and I know that's one point Ms. VonAchen has pointed out to me as we looked at the distribution of our revenues coming in. I will just point those out as key points. I know the direction of this Commission and you all have pointed out to me and driven it into me that we want to maintain and reduce the mill rate. I just recommend that you do it on a steady basis year after year and each year we make conscious changes to our expenditures and keep that in line because every year all of you also look at new projects we would like to add to our budget and so we have to balance that out.

Commissioner Philbrook spoke but did not have her microphone on. **Mayor Holland** said I will give her an opportunity to jump in as well.

Commissioner Johnson said this is a provocative thought. This is really a provocative thought. It makes me think about how that translates from the income statement over to the balance sheet. Obviously, I have been a proponent of increasing our fund balance since I've got here. I continue to be an advocate for that but not just how that impacts our assets and our ability to have monies set-aside. I also think about what Ms. VonAchen has said as well in terms of the likelihood of a recession in the near future. That could occur. We don't have a crystal ball. We don't know so for me I like a more methodical approach keeping in mind not only fund balance but also our ability to service debt. I like to believe that if we exceed our goals, our strategies for a particular year, then that puts enough money in there for us to have the discussion before it, should we cash fund or should we finance debt projects. I think if we are being very strategic in

terms of building up our fund balance that gives us more wherewithals to make very intellectual strategic decisions about the entirety of the County/City. So, a more methodical approach helps to mitigate any volatility that may come whether it is now or in the near future or in the moderate future. As long as we are committed to methodically lowering the mill levy I'm committed to that. I would like to see us continue to do that as often as possible but I would prefer to do it over time as opposed to taking too big a bite and then if we do find that we continue to build up our fund balance and we're able to reach those goals, then we are in a better position also to be in a position to reduce debt and improve our overall financial ratings as well.

Ms. VonAchen said I would like to point you to page 3 of the County Administrator's budget message and on there is a consolidated view of the fund balance position of the entire General Fund which includes the City and the County together. Commissioner McKiernan had mentioned that the budgeted or proposed ending fund balance percentage or Reserve for the City General Fund was around 9.5 you said, but actually we need to fold in that County General Fund which isn't doing as well as the City. If you combine both of them including the Parks, what we're proposing is a 9.1% Reserve for the General Fund. If you were to drop it down two more million that would be around I don't know probably eight. That's my guess. I don't have my calculator with me. So, now that would leave you \$16M, \$16.8M. Now \$16.8M you can go through that pretty quick if you had a disaster or some kind of natural disaster at the Legend's and I don't mean to be a doomsday, but at the Legend's and we weren't able to collect that money, payroll every month for the UG it's around \$16M a month. We need to have that money set-aside.

Another point I wanted to remind you is that when you reduce the mill that is an ongoing cost. You want to match ongoing costs with ongoing revenues so if you're dropping the mill and you're taking it out of the fund balance, fund balance is a one-time thing. You just take that money right out of your checking account and you don't have any way of replenishing it next year. This is an ongoing decision and so we will go back and look at the long-range plan but our revenues are more sensitive because we are more reliant on sales tax so just a couple things to think about.

Mayor Holland said let me ask a clarification in terms of ongoing; if we took \$2M out this year without making corresponding cuts to Operations, it would be unfunded next year and the only resource would either be to cut the Operating next year or take it out of fund balance again next year. Is that right? **Ms. VonAchen** said that's right or if you want a balanced budget where revenues equal expenditures, you would have to cut twice. You would have to make up for the money that you—so your fund balance would be permanently—**Commissioner Walters** said well that assumes that our projections are accurate and as Brian has said they're always conservative. Just last year we projected—we're currently projecting in the '17 Amended \$4M more than we thought we were going to have 12 months ago. **Ms. VonAchen** said the one thing I wanted to point out is that the Original '17 Budget is \$4.5M over spends the—the expenditures are \$4.5M higher than the revenue estimate. **Commissioner Walters** said I'm aware of that. We approved that budget. **Ms. VonAchen** said right. We righted the budget by realigning our expenditures in the current year and then revisited our revenues so that's why there is that difference between the Original and the Amended. **Commissioner Walters** said well I'm assuming that you do fulfill the commissioner's directions when they approve a budget, right? You don't just ignore that and modify the expenditures as you see fit. **Ms. VonAchen** said no.

Commissioner Walters said my last point I guess 2016 Actual expenditures \$134M, 2018 Budget expenditures is \$154M, a \$20M increase in expenditures from 2016 to 2018 and as Doug just said, the process is you look at your revenues then you match your expenditures to revenues so we're going to spend all the money we take in. If we want to achieve tax relief, we've got to change that formula.

Ms. VonAchen said one thing to note in 2016 those Actuals do not include a \$10M annual appropriation debt reserve which is budgeted every year so when you compare the '16 Actuals with budget for '17 you need to take out \$10M which is a Reserve that is required by our bond document. I just wanted to point that out. **Commissioner Walters** said well we're slaves to the numbers we have in front of us. **Ms. VonAchen** said it looks like a \$20M difference but it's actually around \$10M.

Commissioner Kane said when I got here 12 years ago we had money and we reduced the mill and then the economy with in the tank and this goes into the comment about what could happen at the State level. Governor Sebelius took away the Machinery & Equipment Tax which was

\$12M a year and it's a gift that keeps on giving because we don't get a dime from it. In fact the slider that was with that was a one-year slider and they took the rest of them away. To Commissioner Johnson's comment about I agree that we've got to walk this slow because we don't know what's going to happen from the State. Even when we talked to Sebelius she said it's going to save Wichita and it didn't so not being sure, and I'm in Topeka four or five days a week during the session, we're never sure what those folks are going to do to us. Even with the change they made that money isn't just going to boom, it won't because then it will have to fund the students. So, be very cautious with lowering it any more than the 2 mills which is what I've said from the jump because I don't want to have what has happened in the past because they've got a track record up there of hurting the municipalities. I don't want to stick my neck out any further than I have to because I want to be able to reel it back once they chop some of it.

I want to do what you want to Commissioner Walters, I would love to, but dealing with the people I deal with in Topeka and they've already stung us more than we care to count, I think that wouldn't be the appropriate thing to do.

Commissioner Walker said you know I like caution myself. I just have a hard time believing that 4 mills is reckless, daring, that we're headed for the ultimate catastrophe if we reduce 4 mills. The more staff pushes back on this the more I'm convinced this is the right thing to do. Absolutely convinced because they don't want to be making the tough budgetary decisions either. What happened to New Orleans when Katrina hit it? Do you suppose they had a sunny day fund for that? I mean natural catastrophes do happen, we cannot plan our life around what if's, maybe's. The legislature is never going to change. What do you think is going to happen? After next year it's going to be a whole different game and a new kind of Governor is going to be in there and we will never have to worry about a tax lid again? You must be out of your minds to think that's going to happen in Kansas. You've got to be crazy. This is going to be a story that you are going to hear every year about why we don't reduce the mill levy because the legislature might put a tax lid on us or there might be a tornado that wipes out the Legend's and we don't have any money. What, four is not reckless; four by many standards would be a very conservative one.

Mayor Holland said we've had speeches for and against. I would say we need to take a straw poll to see if folks want to reduce two more mills. We've already committed to two and let's see where people are. My recommendation would be this though, I am persuaded that if we're going to take 2 mills out we don't just do it out of fund balance, we go after expenses and we're going to have to look at reductions in expenses because it's going to come back next year. That 2 mill revenue is gone next year again and we're either going to have to cut the expenses next year or we're going to have to cut it this year and I think it's more responsible to cut it this year.

Commissioner Philbrook asked are you saying if we take an addition 2 and make it 4. **Mayor Holland** said yes, if we take an additional 2 and it would take Commissioners Walters and Walkers recommendation, then I would recommend that we need to go back to this budget document and ask the Administrator to come back with \$2M in cuts because I don't think taking it out of the fund balance is—I think we have to lower expenses. If we're going to lower revenue, we've got to lower expenses. **Commissioner Walker** said that's a decision we have to make. **Mayor Holland** said that's my recommendation. **Commissioner Walker** said that's fine, but as a Commission we have to decide where the money is going to come from. **Mayor Holland** said that's right.

Is there consensus to lower by 2 additional mills and then we can talk about how we do it? If you are in consensus that you would like to lower by 2 additional mills what we've already agreed to, I would say raise your hand. (Walker and Walters raised their hand). **Mayor Holland** said I think that answers the question. **Commissioner Walker** said I think it certainly will answer the question.

Mayor Holland asked is there any other discussion for this years' budget. We have a slot next week that we can do additional budget topics if we need to—I mean this Thursday to stay on track with the State requirement.

Commissioner Townsend said I think this goes more in the category of just a correction with the Fairfax discussion we had some weeks ago. I would just like to see if it's shown in there the TDD that we talked about that may have been shown at \$100K, but in fact it's not \$100K. I would just like to make sure that where we would be showing in the budget reflects the actual amount of money that's in there. **Mr. Bach** said, Debbie, what was the actual amount we're

projecting? **Mr. Jonscher** said I think we determined that the second building is going to go on—will be assessed so next year we believe that balance will actually exceed the \$100K in the TDD for 2018. **Commissioner Townsend** said just so there is no confusion about what it is now that's what I wanted to make sure that we're reflecting. It's not \$100K now. **Ms. Jonscher** said we currently have in the budget the TDD as starting in 2018 at \$100K annually and so there will be in excess of \$100K next year in the TDD. Currently this year there is only \$30K in the TDD. **Mr. Bach** asked can you reference the page on that or would you look at that real quick so the Commissioner can find that. **Mayor Holland** said Fairfax has no idea how good they have it with their advocate and their First District Commissioner. **Ms. Jonscher** said its page 404. We don't have any budget for the TDD in 2017, it's only 2018, but we do have debt funding of \$100K for 2017 and that's on page 408. Page 404 was the TDD and page 408 is the debt funding. **Commissioner Townsend** asked which line is that on. **Ms. Jonscher** said on 404 it's the very last fund listed, it says Fairfax Industrial TDD and it starts \$100K in—**Commissioner Townsend** said let me ask it this way, we're in '18 and it's not that. Would that be the appropriate time to make that adjustment to actually reflect what it is, okay in the Amended? **Mr. Bach** said, Debbie, just our projections on that TDD with that building come on line we will have the \$100K in revenue coming from the two buildings that are open for the next 10 years. **Ms. Jonscher** said that's correct. **Mr. Bach** said so that TDD it shows these five years here, it will continue forward for the next 10 years and then the one building drops off a year or two before so about eight years—**Ms. Jonscher** said right, I think this is the third year the first building was assessed so it's the end of year three already. **Mr. Bach** said there is room for them to open up additional in that space so providing they fill it up and they do a good job of that, we may exceed \$100K for a couple of years and then the one building will drop-off.

Mayor Holland said I want to thank the Finance team, the Budget team, Administrator Bach and really all the commissioners. This has been a year long journey and I think it has been a good process. Some agreements, some disagreements, but by and large I think it's been a good process and I just appreciate everyone's involvement with every step of the way, not just this week but this Commission has been very committed to the Strategic Planning Sessions too that we've had. I want to thank the public for the public input both in February and tonight. I think we're moving in the right direction so thank you all for your work.

**MAYOR HOLLAND ADJOURNED
THE MEETING AT 8:29 p.m.**

dt

Carol Godsil
Deputy Unified Government Clerk

July 24, 2017

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

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

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in regular session Thursday, July 27, 2017, with ten members present: Bynum, Commissioner At-Large First District; Walker, Commissioner At-Large Second District; Townsend, Commissioner First District; McKiernan, Commissioner Second District; Johnson, Commissioner Fourth District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; Philbrook, Commissioner Eighth District; and Holland, Mayor/CEO, presiding. Murguia, Commissioner Third District; was absent. The following officials were also in attendance: Doug Bach, County Administrator; Gordon Criswell and Joe Connor, Assistant County Administrators; Ken Moore, Chief Legal Counsel; Carol Godsil, Deputy Unified Government Clerk; Maureen Mahoney, Assistant to Mayor/Chief of Staff; Rob Richardson, Director of Planning; Patrick Waters, Senior Attorney; Reginald Lindsey, Budget Manager; Budget Staff, Jon Stephens, Director of Economic Development; Chris Slaughter, Land Bank Manager; Debbie Jonscher, Deputy Finance Director; Rocki Mayes, Executive Assistant to County Administrator; Logan Masenthin, Intern in County Administrator's Office and Greg Lawson, Sergeant-at-Arms.

MAYOR HOLLAND called the meeting to order.

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

INVOCATION was given by Dr. Clarence Miller III of Sound of Worship Ministries.

Mayor Holland said before we get started I will take note that we have an elected official here tonight, Mr. J. D. Rios from the community college. I will now ask the clerk if there were any revisions to tonight's agenda. **Carol Godsil, Deputy UG Clerk**, said yes, Mayor, we have one change under the Administrator's Agenda, Item No. 1f. We have the attachment A, which is the yellow sheet indicating changes to the budgets. **Mayor Holland** said there is a yellow sheet for

the budget that has blue sheeted which makes perfect sense to us and maybe no one else. Tonight we have two distinct parts to our meeting. The Planning and Zoning portion will be handled first followed by the regular Commission meeting. I'll ask the clerk to read the statement governing this meeting. It is required by state law followed by the items on the Planning and Zoning Consent Agenda. **Carol Godsil, UG Deputy Clerk**, read the statement.

PLANNING AND ZONING CONSENT AGENDA

Ms. Godsil asked if any members of the Commission wished to disclose contact with proponents or opponents on any item on the Planning and Zoning Agenda. **Commissioner Bynum** said I've had contact with opponents of #SP-2017-38. **Mayor Holland** said let the record show I'm seeing no other disclosures.

Ms. Godsil read the items on the Planning and Zoning Consent Agenda.

Mayor Holland asked I'd like to ask any person in attendance, any Commissioner or a member of the staff who would like to step forward and to remove an item from the Consent Agenda. Any item not removed will remain on and be voted on by a single vote.

Dan Welch, 6221 Armstrong, said 812 Waterway Drive. I believe that's part of the park. **Mayor Holland** said so you want to remove one of these items. **Mr. Welch** said yes, the 812 Waterway Drive, the right-of-way. **Mayor Holland** said that's B1. **Mr. Welch** said I don't have a list of the numbers. **Mayor Holland** said that's fine. It is removed.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Johnson to approve all the remaining items on the Planning and Zoning Consent Agenda.** Roll call was taken on the motion and there were nine "Ayes," Johnson, Kane, Markley Walters, Philbrook, Bynum, Walker, Townsend, McKiernan.

SPECIAL USE PERMIT APPLICATIONS

ITEM NO. 1 – 171214...SPECIAL USE PERMIT APPLICATION #SP-2017-38 – RUSSELL PILE WITH R&R ENTERPRISES

SYNOPSIS: Special Use Permit to sell produce on-site at 2911 North 81st Street, submitted by Robin H. Richardson, Director of Planning. The Planning Commission voted 7 to 0 to recommend approval of Special Use Permit Application #SP-2017-38 for two years, subject to the stipulations:

Urban Planning and Land Use Comments:

1. Auto body repair is not permitted on residential property. A special use permit is required. This application must be held over in order to republish the notice to include vehicle repair.

Staff will not support such operations in residential districts.

Applicant Response: There is no auto body repair being done on site. My tenant had two vehicles that had been wrecked on site. Those vehicles are no longer on the property.

2. Per Business Licensing Department:

a. Is this for storage of work related equipment? Our office does not have any business filed as operating from this address. We do have on file, a tree trimming business owned by Russell Pile/R&R Enterprises, though they are delinquent and have not filed their occupation tax for this year.

Applicant Response: The storage container is to store all of my gardening equipment (tractor, tiller, weed eaters, log splitter). My company will not be using this property to store equipment. The application states that it is your intent to sell produce, primarily to get locally grown, organic vegetables in the community.

Are you planning on selling at farmer's markets, at your residence, and/or roadside stands?

Applicant Response: I intend to sell the produce on the property.

3. Please describe the day-to-day operation of your garden operation? Once the produce is picked, how will you sell them within the community?

Applicant Response: Once the produce is picked, I plan on washing the produce then placing it in a basket to sell on the property.

4. Based on the site plan, 25 trees are proposed to be planted. What species are you going to plant?

Applicant Response: I have planted 5 pear trees, 5 apple trees, 5 cherry trees, 5 peach trees, and 5 plumcot trees.

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5. Additionally, the applicant stated on the phone to staff that they will sell produce during the weekends, Saturdays and Sundays for 5-6 hours. There is simply not enough time during the week. Mr. Pile will erect a 10' x 10' tent and place a temporary sign on the tent to indicate the vegetable stand is open. The tent will be promptly removed when he is not selling produce.

Public Works Comments: None

Action: Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve Special Use Application #SP-2017-38, subject to the stipulations. Roll call was taken on the motion and there were nine "Ayes," Johnson, Kane, Markley, Walters, Philbrook, Bynum, Walker, Townsend, McKiernan.

ITEM NO. 2 – 17-1...SPECIAL USE PERMIT APPLICATION #SP-2017-43 – SAMOY MAINDA WITH THIS LITTLE LIGHT OF MINE

SYNOPSIS: Special Use Permit for a child day care at 2818 Wood Avenue, submitted by Robin H. Richardson, Director of Planning. The property is a residential structure, but it will be solely used for the day care (as opposed to an in-home day care). According to the applicant, the day care will mainly serve families, parents, and children who receive benefits from the Department of Children and Family Services. Some of these families will receive assistance to cover most if not all of the child day care payments while the parents take ESL (English Second Language) Classes at DCF. This way the parents can have time to quickly learn English and be absorbed into the workforce to be financially independent. The day care is targeting families from other countries that have been able to come to the country legally to have a better quality of life. The Planning Commission voted 7 to 0 to recommend approval of Special Use Permit Application #SP-2017-43 for two years, subject to the stipulations:

Urban Planning and Land Use Comments:

1. The existing asphalt is in poor condition. Please apply an asphalt overlay to the parking area.

Applicant Response: The business owner cannot afford to repave the lot and wants to defer the accessible ramp and accessible parking to a later date when they will have the funds to complete. They need to get their business going. Would it be possible to patch the pavement versus a full overlay?

Staff Response: This is acceptable.

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2. Approval would be for two years.

Public Works Comments:

- A. Items that require plan revision or additional documentation before engineering can recommend approval: None
- B. Items that are conditions of approval (stipulations):
 - 1. Parents shall not park vehicles in the street where there is an existing bus stop on Wood Ave.
- C. Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents: None

Action: Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve Special Use Permit #SP-2017-43, subject to the stipulations. Roll call was taken on the motion and there were nine "Ayes," Johnson, Kane, Markley, Walters, Philbrook, Bynum, Walker, Townsend, McKiernan.

VACATION APPLICATIONS

ITEM NO. 1 – 171215... VACATION APPLICATION #R/W-2017-7- CHWC, INC.

SYNOPSIS: Vacation of right-of-way at 812 Waterway Drive, submitted by Robin H. Richardson, Director of Planning. The applicant wants to vacate 0.08 acre of Waterway Drive right-of-way in order to build a single family home to the west. The vacated right-of-way will be a side yard extension for 812 Waterway Drive. The Planning Commission voted 5 to 0 to recommend approval of Right-Of-Way Vacation Application #R/W-2017-7, subject to:

Urban Planning and Land Use Comments:

- 1. The Kansas Gas Service has a conflict with vacating on the right-of-way at 812 Waterway Drive. There is currently a gas main running in the west right-of-way along Waterway Drive; coming from Armstrong, and going south in order to serve the customer at 810 Waterway Drive. If the right-of-way is vacated at 812 Waterway Drive, we have no way to serve existing customers at 810 Waterway Drive.
- 2. If approved, the right-of-way will be vacated, but the utility easement shall be retained for any and all public utility.

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3. How will this property be used in the future? Explain the purpose of the right-of-way vacation.

Applicant Response: The property will be used to expand the corner side yard. There is no intention on building the home in the vacated right-of-way.

Public Works Comments:

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

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

1. The County Surveyor may make separate technical review of easement vacation, and submit comments directly to the preparer of the vacation. Provide easement vacation and exhibit(s) in accordance with County Surveyor comments.

C. Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents: None

Staff Conclusion:

The applicant has indicated that the intent of vacating a portion of right-of-way is to expand the corner side yard. Staff has no objections to the yard expansion subject to approval of the following stipulations:

1. The utility easement shall be retained for any and all public utilities.
2. No building or accessory structure may be constructed within the easement.
3. Subject to approval, a \$50.00 ordinance publication fee must be submitted to the Urban Planning and Land Use Department following the Unified Government Board of Commissioners meeting.



Robin H. Richardson, Director of Planning, said the portion of Waterway Drive that's being requested to be vacated, I'm going to draw on the screen with a mouse. It's a triangular shaped piece right here on the corner. The street won't go away. It's just to make this lot more buildable they're going to add some area to that lot. The applicant, I believe is here, and they can add to this if they wanted but that's the basic request. It won't close Waterway Drive or anything like that.

Mayor Holland said I will ask if the applicant would like to come forward. You're welcome to do so at this time. No one came forward. I will go ahead and open up the public hearing. Anyone who would like to speak in favor of this application is invited to come forward at this time. Let the record show no one is coming to speak in favor. If you would like to speak in opposition, please come forward at this time.

Dan Welch, 6221 Armstrong, said I was unaware that this was coming up so I don't have my documents with me, but I believe this is dedicated park and it should go through the park process.

Mayor Holland said I will ask our staff. Are we aware whether or not this is dedicated park land?

Mr. Richardson said Mayor, no, I don't believe so. It's on the other side of Waterway Drive. We can check that before we publish the ordinance. You can vote on it with a stipulation that we would verify that it's not park land before the ordinance is published. **Mayor Holland** said okay, fair enough. If it was and did realize it was park land, what would be the process after that? **Mr. Richardson** said they would have to go through a different process through—if it is part of the park it may not be able to be vacated whatsoever. We'll have to figure that out first. If it could be and it's not dedicated specifically for the park then it would go through the Park's Board before it would be published. **Mayor Holland** said so there's three possible outcomes. One, it could be part of the park in which case it might not be able to be vacated. Two, it could be part of the park but not so designated, in which case the Park Board would need to approve it and the third option is it's not connected to the park in any way and it could move forward as presented. **Mr. Richardson** said correct. **Mayor Holland** said I will accept the—well we probably need a motion to make that amendment.

Mayor Holland asked if anyone else would like to speak in opposition to this.

Mayor Holland closed the public hearing.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve as submitted by the Planning Commission with the amendment of the Right-Of-Way Vacation Application #R/W-2017-7, subject to the stipulations pending exploration.** Roll call was taken on the motion and there were nine "Ayes," Johnson, Kane, Markley, Walters, Philbrook, Bynum, Walker, Townsend, McKiernan.

ITEM NO. 2 – 171216... VACATION APPLICATION #U/E-2017-8- RANDY E. GEORGE

SYNOPSIS: Vacation of utility easements at 9000 Haskell Avenue, submitted by Robin H. Richardson, Director of Planning. The applicant has submitted an application for an administrative subdivision of land in conjunctions with this utility easement vacation application. The purpose of these applications is to enlarge the proposed lot for a single family house. The

Planning Commission voted 6 to 0 to recommend approval of Utility Easement Vacation Application #U/E-2017-8, subject to:

Planning and Land Use Comments

1. No new homes shall be constructed on any lots with the exception of Lot 1A until future Right-Of-Way has been dedicated and new road improvements have been completed.

Applicant Response: I agree with this sentence.

2. Subject to approval, a \$50.00 ordinance publication fee must be submitted to the Urban Planning and Land Use Department following the Unified Government Board of Commissioners meeting.

Public Works Comments

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

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

1. The County Surveyor may make separate technical review of easement vacation, and submit comments directly to the preparer of the vacation. Provide easement vacation and exhibit(s) in accordance with County Surveyor comments.

C. Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents: None

Action: Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve Utility Easement Vacation Application #U/E-2017-8, subject to the stipulations. Roll call was taken on the motion and there were nine "Ayes," Johnson, Kane, Markley, Walters, Philbrook, Bynum, Walker, Townsend, McKiernan.

ITEM NO. 3 – 171217... VACATION APPLICATION #U/E-2017-9- LAVERT MURRAY WITH MURRAY AND ASSOCIATES, LLC

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SYNOPSIS: Vacation of utility easements at 5420 Leavenworth Road, submitted by Robin H. Richardson, Director of Planning. The applicant wants to vacate a utility easement along the rear of the building and the east wall in order to build a cooler addition onto Happy Foods North grocery store at 5420 Leavenworth Road. The Planning Commission voted 6 to 0 to recommend approval of Utility Easement Vacation Application #U/E-2017-9, subject to:

Urban Planning and Land Use Comments:

1. Can you verify that this easement has been abandoned?

Applicant Response: See the letter from Matt Kreig with Board of Public Utilities - Electric.

Staff Response: The letter from BPU – Electric indicates the easement serves no purpose in the future.

2. Subject to approval, a \$50.00 ordinance publication fee must be submitted to the Urban Planning and Land Use Department following the Unified Government Board of Commissioners meeting.

Public Works Comments:

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

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

1) The County Surveyor may make separate technical review of easement vacation, and submits comments directly to the preparer of the vacation. Provide easement vacation and exhibit(s) in accordance with County Surveyor comments.

C. Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents: None

Action: Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve Utility Easement Vacation Application #U/E-2017-9, subject to the stipulations. Roll call was taken on the motion and there were nine "Ayes," Johnson, Kane, Markley, Walters, Philbrook, Bynum, Walker, Townsend, McKiernan.

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PLAN REVIEW APPLICATION

ITEM NO. 1 – 171218...PLAN REVIEW APPLICATION #PR-2017-27 – LEON ROBERTS WITH CATHOLIC ARCHDIOCESE OF KANSAS CITY

SYNOPSIS: Preliminary and Final Plan Review for a monastery at 919 and 921 Homer Avenue, submitted by Robin Richardson, Director of Planning. Leon Roberts of the Catholic Archdiocese of Kansas City, Kansas is requesting a preliminary and final plan to build a monastery and chapel for the Little Brothers of the Community of the Lamb. The Planning Commission voted 6 to 0 to recommend approval of Plan Review Application #PR-2017-27, subject to:

Urban Planning and Land Use Comments:

Is the garage the only parking provided? Please show all parking areas as well as counts of residents and peak number of guests anticipated.

Applicant Response: Parking provided at garage and driveway. There will be approximately 3-5 residents. This facility is primarily a residence; it may host small gatherings of community members from the immediate neighborhood.

2. What is the square footage of the building?

Applicant Response: Total enclosed area of building is 4576 sq. ft.

3. Please provide information on the exterior cedar materials; how it is treated, its expected lifespan, etc.

Applicant Response: Solvent borne oil-based semi-transparent penetrating stains penetrate the wood surface, are porous, and do not form a surface film like paints. These finishes are the best choice for Western Red Cedar, which is fully exposed to the weather when a natural look is desired. Although these stains can be used on both smooth and textured Western Red Cedar, they will perform much better and last longer when applied to a textured surface. These stains contain pigments which provide color, including cedar tones, and greatly increase the durability of the finish by protecting the cedar surface, to some extent, from the damaging effects of the sun's ultraviolet rays. Service life on siding applications may vary from 3-6 years depending on the cedar surface texture, quantity of stain applied, and the intensity of the sunlight on the wood surface. Stain requires reapplication every 5 years.

Public Works Comments:

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

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

1. Provide global stability analysis for tiered retaining wall(s) prior to construction permit acquisition.
2. Due to the alley vacation of only 10' instead of 15', south of Church Ave, provide a letter from CHCW, Inc. regarding agreement of the proposed alley vacation.
3. The County Surveyor makes separate technical review of the plat and submits comments directly to the preparer of the plat. Provide plat in accordance with County Surveyor comments.
4. Construction plans shall meet UG standards and criteria and shall be reviewed and approved prior to construction permit acquisition.

C. Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents: None

Action: Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve Plan Review Application #PR-2017-27, subject to the stipulations. Roll call was taken on the motion and there were nine "Ayes," Johnson, Kane, Markley, Walters, Philbrook, Bynum, Walker, Townsend, McKiernan.

MISCELLANEOUS ORDINANCE (Final action on previously approved items)

ITEM NO. 1 – 171219...ORDINANCE – VACATING THE UTILITY EASEMENTS

SYNOPSIS: An ordinance vacating utility easements at 4907 and 4909 North 126th Street and 12456 and 13458 Meadow Lane (#U/E-2017-4), submitted by Robin H. Richardson, Director of Planning.

Action: **ORDINANCE NO. O-16-17**, "An ordinance vacating Canaan Lake West, Phase 1, a subdivision of land in Kansas City, Wyandotte County, Kansas:

- 1) 140 feet between Lots 24 and 25
- 2) 80 feet at the back of Lot 25 that adjoins the back of Lots 75 and 76
- 3) 146.79 feet between Lots 75 and 76

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4) 16.91 feet between the back of Lots 24 & 25 located at approximately 4907 and 4909 North 126th Street and 12456 and 12458 Meadow Lane.

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

MAYOR’S AGENDA

No items

NON-PLANNING CONSENT AGENDA

Mayor Holland asked if anyone in attendance tonight or a member of the audience, staff or Commissioner would like to remove any item from the Consent Agenda. Any item not removed will be voted on with a single vote. Let the record show no one has moved forward to remove an item.

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

ITEM NO. 1 – 171168...RESOLUTION: WHOLESALE WASTEWATER TREATMENT SERVICE CONTRACT WITH EDWARDSVILLE, KS

SYNOPSIS: A resolution authorizing the Unified Government to enter into a Wholesale Wastewater Treatment Service Contract with the city of Edwardsville, KS, submitted by Misty Brown, Deputy Chief Counsel. On June 26, 2017, the Public Works and Safety Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.

July 27, 2017

Action: **RESOLUTION NO. R-30-17**, “A resolution authorizing the approval of the Wholesale Wastewater Treatment Service Contract between the Unified Government of Wyandotte County/Kansas City, Kansas and the city of Edwardsville, Kansas.” **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to adopt the resolution.** Roll call was taken on the motion and there were nine “Ayes,” Johnson, Kane, Markley, Walters, Philbrook, Bynum, Walker, Townsend, McKiernan.

ITEM NO. 2 – 171206... NOMINATION: BOARDS AND COMMISSIONS

SYNOPSIS: Nomination for Boards and Commissions:

Deloris Pinkard to the Wyandotte/Leavenworth Area Wide Advisory Council on Aging, 7/27/2017 to 3/31/18, submitted by Commissioner Kane

Ida Pryor to the Wyandotte/Leavenworth Area Wide Advisory Council on Aging, 7/27/17 to 3/31/18, submitted by Commissioner Townsend

Tim Ryan to Self-Supported Municipal Improvement District, 7/27/17 to 3/31/18, submitted by Commissioner Kane

Deidra Tolan to Drug and Alcohol Advisory Board, 7/27/17 to 3/31/18, submitted by Commissioner Philbrook

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

ITEM NO. 3 – 171223... PLAT: RONNEBAUM ACRES

SYNOPSIS: Plat of Ronnebaum Acres located east of Hutton Road along Nelson Lane, being developed by Michael Ronnebaum, submitted by Brent Thompson, Engineering Division Manager/County Surveyor, and Troy Shaw, County Engineer.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve and authorize Mayor to sign said plat.** Roll call was

taken on the motion and there were nine “Ayes,” Johnson, Kane, Markley, Walters, Philbrook, Bynum, Walker, Townsend, McKiernan.

ITEM NO. 4 - MINUTES

SYNOPSIS: Minutes from regular sessions of June 15 and 29, 2017; and special sessions of June 29, July 6 and 10, 2017.

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

ITEM NO. 5 – WEEKLY BUSINESS MATERIAL

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

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

PUBLIC HEARING AGENDA

No items

STANDING COMMITTEES' AGENDA

ITEM NO. 1 – 171203...GRANT: VICTIMS OF CRIME ACT (VOCA)

SYNOPSIS: Request permission to apply for and accept the FY18 Federal Victims of Crime Act (VOCA) grant in the amount of \$270,672 to fund salaries and benefits for four full-time staff, office training, office supplies, and emergency assistance for victims, submitted by Kristen Czugala, Victim Services Unit/Police Dept. The grant period runs October 1, 2017 - September 30, 2018. A 20% match is required which will consist of in-kind services and funds already included in the budget. This item was scheduled to appear before the Public Works and Safety

Standing Committee, chaired by Commissioner Bynum, on July 24, 2017. It was requested, and approved by the Mayor, to fast track this item to the July 27, 2017 full commission meeting due to it being time sensitive.

Mayor Holland said this was an item to accept a grant that was unanimously approved though because it is fast tracked it is not on the Consent Agenda. Commissioner Bynum would you like to make a motion, make a statement or both.

Commissioner Bynum said it's a very important grant. Its multi years that we have applied for and received this. The money that funds this does really important work for victims of crime in our community.

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

ADMINISTRATOR'S AGENDA

ITEM NO. 1 – 171220... BUDGET ITEMS: UNIFIED GOVERNMENT 2017 AMENDED BUDGET AND 2018 PROPOSED BUDGET, AND THE NEW 2017-2021 FIVE YEAR CONSOLIDATED PLAN AND 2017 ANNUAL ACTION PLAN FOR COMMUNITY DEVELOPMENT BLOCK GRANT

SYNOPSIS: Adoption of the following resolutions and ordinances regarding the Unified Government 2017 Amended Budget and 2018 Proposed Budget, and the new 2017-2021 Five Year Consolidated Plan and 2017 Annual Action Plan for Community Development Block Grant, submitted by Kathleen VonAchen, Chief Financial Officer, and Ken Moore, Chief Legal Counsel.

Doug Bach, County Administrator, said I do not have a presentation tonight Mayor. We have presented I think quite a bit of information about the budget as we've worked this for the past several months and then more intensely in the last month digging into a few items. We're now

to the point of having six different items which require action by the governing body in order to move forward with the budget. I would recommend the approval of all of these with separate action.

a. **RESOLUTION: LIBRARY BOARD TAX RATE**

A resolution expressing the property taxation policy of the Unified Government with respect to financing of the 2018 annual budget for the Wyandotte County Library; approving and adopting the 2018 budget of the Wyandotte County Library; levying a tax for the Library to fund the budget set by the Wyandotte County Library Board within the Wyandotte County Library District (Piper, Edwardsville, and Turner); and appropriating the funds on the behalf of the Wyandotte County Library.

Action: **RESOLUTION NO. R-31-17**, “A resolution expressing the property taxation policy of the Unified Government of Wyandotte County/Kansas City, Kansas, with respect to financing the 2018 Annual Budget for the Wyandotte County Library and approving, adopting, and appropriating the budget of the Wyandotte County Library Board and levying a tax for the year beginning January 1, 2018.” **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to adopt the resolution.** Roll call was taken on the motion and there were nine “Ayes,” Johnson, Kane, Markley, Walters, Philbrook, Bynum, Walker, Townsend, McKiernan.

b. **ORDINANCE: DOWNTOWN SSMID**

An ordinance expressing the property taxation policy of the Unified Government with respect to financing of the 2018 annual budget for the Self-Supported Municipal Improvement District (SSMID) and approving, adopting, and appropriating the budget of the SSMID and levying a tax for the year beginning January 1, 2018.

Action: **ORDINANCE NO. O-17-17**, “An ordinance expressing the property taxation policy of the Unified Government with respect to financing of the 2018 annual budget for the Self-Supported Municipal Improvement District

(SSMID) and approving, adopting, and appropriating the budget of the SSMID and levying a tax for the year beginning January 1, 2018.” **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve the ordinance.** Roll call was taken on the motion and there were nine “Ayes,” Johnson, Kane, Markley, Walters, Philbrook, Bynum, Walker, Townsend, McKiernan.

c. ORDINANCE: SEWER SERVICE RATE

An ordinance adopting a regulation establishing the rate for sewer service charges effective January 1, 2018.

Action: **ORDINANCE NO. O-18-17**, “An ordinance relating to sewer service charges, approving the regulation establishing the rate, effective January 1, 2018, as authorized by Section 30-96 of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, and repealing any previously adopted regulations establishing such rates.” **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve the ordinance.** Roll call was taken on the motion and there were nine “Ayes,” Johnson, Kane, Markley, Walters, Philbrook, Bynum, Walker, Townsend, McKiernan.

d. RESOLUTION: BPU PILOT RATE

A resolution setting the percentage of gross revenues to be set over by the Board of Public Utilities to the Unified Government for 2018 (the PILOT).

Action: **RESOLUTION NO. R-32-17**, “A resolution setting the percentage of gross revenues to be set over by the Board of Public Utilities to the Unified Government for 2018 (the PILOT).” **Commissioner McKiernan made a motion, seconded by Commissioner Philbrook, to adopt the resolution.** Roll call was taken on the motion and there were eight “Ayes,” Johnson, Kane, Markley, Walters, Philbrook, Bynum, Townsend, McKiernan and one “No,” Walker.

- e. RESOLUTION: THE NEW 2017-2021 FIVE YEAR CONSOLIDATED PLAN AND THE 2017 ANNUAL ACTION PLAN FOR COMMUNITY DEVELOPMENT BLOCK GRANT

A resolution approving and authorizing submission of the 2017-2018 Five Year Consolidated Plan and the 2017 Annual Action Plan (CDBG) to the U.S. Department of Housing and Urban Development.

Action: **RESOLUTION NO. R-33-17**, “Be it resolved by the Board of Commissioners of the Unified Government of Wyandotte/Kansas: that the Mayor/Chief Executive Officer of the Unified Government of Wyandotte County/Kansas City, Kansas is hereby authorized and directed to execute in the name of the Unified Government, and the Unified Government Clerk is hereby authorized and directed to attest the signature of the said Mayor/Chief Executive Officer and to attach the seal of the Unified Government thereto as the voluntary act of the Unified Government to the 2017-2021 Five Year Consolidated Plan and the 2017-2018 Annual Action Plan which includes the Affirmatively Furthering Fair Housing Plan, the Lead Based Paint Grant, Community Development Block Grant Program, the HOME Investment Partnership Program, and the Emergency Solutions Grant Program along with Certifications for Entitlement Grantees by the City of Kansas City, Kansas to the U.S. Department of Housing and Urban Development and to implement the 2017-2018 Annual Action Plan upon approval.” **Commissioner McKiernan made a motion, seconded by Commissioner Philbrook, to adopt the resolution.** Roll call was taken on the motion and there were nine “Ayes,” Johnson, Kane, Markley, Walters, Philbrook, Bynum, Walker, Townsend, McKiernan.

- f. RESOLUTION AND ORDINANCE: AMENDED BUDGET AND 2018 ANNUAL BUDGET

A resolution and ordinance approving, adopting and appropriating the budget of the Unified Government of Wyandotte County/Kansas City, Kansas, for the Amended 2017

Budget and the 2018 Budget for the year beginning January 1, 2018, as submitted by the County Administrator and amended by Attachment A.

Commissioner Kane said under the Administrator's Agenda, Item f, is where the Board of the Commissioners would approve the funds for the Police Department which includes the dignitary security. I've never been for the dignitary security. I won't be now so I'll be voting no on this issue.

Action: **RESOLUTION NO. R-34-17 AND ORDINANCE NO. O-19-17**, "A resolution and ordinance approving, adopting and appropriating the Operating and Capital Maintenance Improvement Project budgets of the Unified Government of Wyandotte County/Kansas City, Kansas, as submitted and amended by attachment A, for the fiscal years beginning January 1, 2017 and the fiscal year beginning January 1, 2018; approving the Five Year Capital Maintenance Improvement Program for fiscal years 2017 through 2022." **Commissioner McKiernan made a motion, seconded by Commissioner Philbrook, to adopt the resolution.** Roll call was taken on the motion and there were eight "Ayes," Johnson, Markley, Walters, Philbrook, Bynum, Walker, Townsend, McKiernan and one "No," Kane.

Mayor Holland said alright, that concludes our budget. Congratulations to the Commission on an outstanding job over the last nine months and to our Administrator and your staff; excellent job putting together an outstanding budget. We appreciate all of your hard work. **Doug Bach, County Administrator**, said thank you Mayor. We appreciate the work of all of you.

ITEM NO. 2 – 171224...COMMUNITY INPUT: INDIAN SPRINGS PLANNING PROCESS

SYNOPSIS: Indian Springs community input and planning process, submitted by Doug Bach, County Administrator.

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Doug Bach, County Administrator, said a few months ago as we concluded a few forms within the community we came back before this governing body and stated that we would come back by this timeframe, at the end of July, to provide a process to recommend and move forward with in the community regarding community input on Indian Springs. Tonight we're ready to do that so I'm going to recognize Jon Stephens, our Director of Economic Development, to review what we've put together.



History



Jon Stephens, Director of Economic Development, said as Mr. Bach said, we said we would come back in the 90-day timeframe, end of July, with a plan for community engagement for the future of the former Indian Springs Mall. Before we do that, I think it's important that we look at a little bit of the history and contextualize the site and the space.

History

- Indian Springs Mall opened in 1971
- One of the largest indoor malls in the Midwest
- By 1977 Metcalf South was the top shopping center in sales
- Indian Springs was 8th in sales in the KC metro
- Sales declined in the late 1980s as competition grew and trends changed
- By 1997 Indian Springs had high vacancy and proposals for new uses were being discussed
- Indian Springs lost last anchor store in 2001
- In 2007 the Unified Government acquired Indian Springs
- In 2014 the Unified Government Hired Lane4 to market the site and develop proposals
- Unified Government demolished Indian Springs in 2016



The mall opened in 1971 and it opened as one of the largest indoor malls in the Midwest; however, by 1977 Metcalf South was the number one shopping center in the metro area, so six years later and Indian Springs was eighth in sales in the metro area. So that shows you that even in the 70s the retail and retail sales market was changing.

Sales declined in the late 80s as competition grew and trends changed. By 1997 Indian Springs had a high vacancy rate and there were already proposals for adaptive reuse occurring. Indian Springs lost its anchor store in 2001 and in 2007 the Unified Government acquired Indian Springs. In 2014 the Unified Government hired Lane4 Property Group to market the site and develop proposals. Then in 2016 the Unified Government demolished what is now the former Indian Springs Mall and cleared the land for development.

Current



Transit Center & Police Substation Constructed



Land Cleared



Previously Considered Development

Additionally, the Transit Center and the Police Substation has been developed on the site. As I said the land was cleared for redevelopment and then as we know through the process in April there was a previously considered development that was brought forward by Lane4 Group and then withdrawn.

Previous Community Forums



- Public Meeting Dates: April 12th & April 19th
- Forum Process
 - Open Public Comment (April 12th & 19th)
 - Small Group Discussion & Feedback (April 19th)
 - Small Group Presentations to Entire Group (April 19th)
- Feedback provided to Commission: May 24, 2017

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Here's a little bit of a summary of the previous community forums, April 12th and 19th. These were forum process opened to public comment. On April 19th we also held, additionally after the presentations, held breakout groups and small group presentations, and discussions where we

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elicited and received a lot of feedback that we summarized and provided to the Commission on May 24th with notes from all of those breakout sessions. There were in excess of 150 attendees at that meeting.

Previous Community Forums

Summary

- Local community stores & restaurants are needed
- A farmer's market or other food options
- New retail/food services (grocery/food sales)
- Retail should include a fitness center
- Residential should be included. Possibly a hotel.
- Public ideas included: walking trails, youth fields, 'Loose Park' style, skate park, water park
- Create a green space that encourages micro-businesses, and other development
- If FlexTech, development should be announced and proposed retail guaranteed



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Just a very top line summary of some of the recap of what came out of that public session; what the public at these forums and many commissioners were in attendance as well. They can speak to this, but the summary was majority of the attendees of those public sessions that they wanted local community stores on the site, they wanted restaurants, they wanted a farmer's market or other food options and they wanted new retail food service. They specifically said over and over grocery or retail sales or food sales. Many said a fitness center or other retail components related with a fitness center. Many said residential should be included with the possibly of a hotel.

Public ideas included walking trails, youth fields, a Loose Park style design. I assume that means with lakes and all the associated amenities like in Loose Park in Kansas City, MO. A skate park, a water park and then many others said that they wanted green space that could potentially encourage micro-businesses or other developments around a centralized green space. Then finally since this was in the context of what Lane4 was presenting with the FlexTech proposal many said that if it is FlexTech or if a portion of the property is used utilized for FlexTech or something similar to that that it should be announced and the proposed proposal for

retail and many of these other amenities should be announced in conjunction with that as a guaranteed piece of that project, not as a potential future phase.

Previous Community Forums

Summary

- Preferred Site Development Ideas:
 - Neighborhood Retail
 - Jobs
 - Dining



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In summary, the preferred site development ideas centered. When we asked specifically beyond ideas for restaurants, beyond ideas for this what are the top issues related to this idea that you would like to see; neighborhood retail, jobs and dining. Those were the three top items that floated to the top across all sectors as we looked at the public input.

Community Stakeholder Planning

- Utilize an aggressive, yet thorough 60-day stakeholder process
 - Four working sessions with public & community stakeholders
 - Utilize previous planning and data
 - Build on previous public forums and work sessions
 - Stakeholders selected from interested parties, geographic adjacency, Commission recommendation, business leaders, community leaders



Session 1
Town Hall

Session 2
Neighborhood
Leaders

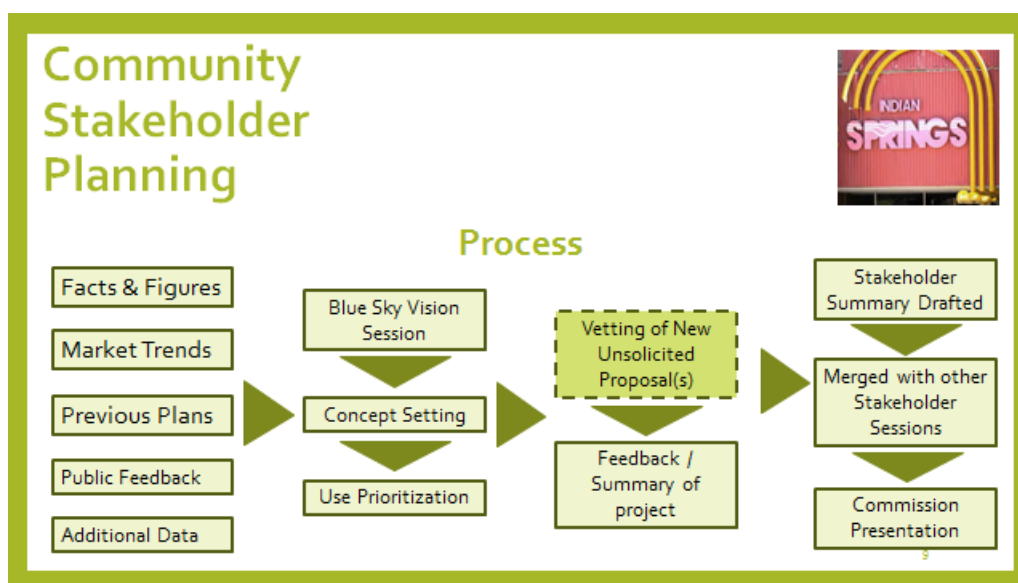
Session 3
Business
Leaders

Session 4
Civic Leaders

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Where do we propose going from here? We propose an aggressive, yet thorough 60-day stakeholder process. This would include four working sessions with public and community stakeholders. It would utilize all the previous planning and the previous data that's been solicited already. We don't want to recreate the wheel. We want to build on the public input that has already been out there and already been brought to the table. Additionally we want to select stakeholders and work with stakeholders from interested parties, geographic adjacency, Commission recommendations of parties to participate, business leaders and community leaders.

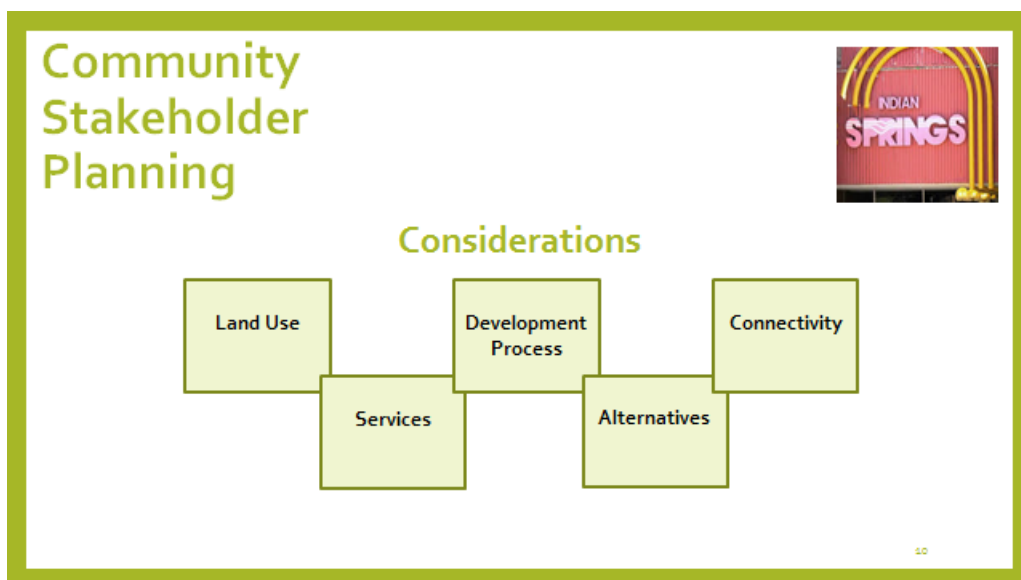
How would this flow? It would open with Session 1 which would be a comprehensive town hall meeting. It would move to a neighborhood leader session that would focus on neighborhood leaders, then it would move to Session 3 which would be primarily business leaders in the community and then finally Session 4 would be civic leaders.



To dive a little deeper on how each of these sessions would function; the process as you see here from the left to the right would be to bring the current facts and figures. Let's put the data out there, let's put maps out, let's look at acreage, let's look at all the pieces of this, let's bring in the market trends. We know retail restaurant has changed not just locally, not just regionally, but nationally. Let's look at those and let's contextualize the future of this site based on those realities and those factors of what is possible on this site given national trends and factors and then let's look at the previous plans. Let's discuss those; let's build those into the process. Let's

take the existing public feedback that we already have and then let's take any additional data that we feel is pertinent to discuss.

Then we will go through a process with the stakeholders at each of these public sessions. We will do a blue sky vision session which is to start with this open acreage and just start laying out what would this really look like. Then we would move into concept setting of what this—you know a little more detail given some of these contextual markers and then finally what is the use prioritization. Are we still consistent with jobs, with dining, with local grocery, with all of these things; what fits in there within that? Then additionally, we've added one more piece that I think is very, very important in this process since we're already you know almost 90-days in; we're looking at another 60-day process. External developers calling and inquiring about this site has not stopped. There are interested parties that are inquiring at various levels and various interest levels to this site. Then we would like to add in a process that is vetting of any new unsolicited proposals that we feel are able to be brought into this discussion, if any, that are at a point where they can be discussed in any detail and in vetted against this so that the public has an input process in that piece and can evaluate a real proposal or a real idea of a proposal against their blue sky strategy and the vision when we come back. Then we would take that create feedback and a summary of the project taking all this together. Then we would develop a stakeholders summary draft of all of this information collected from the stakeholder meetings and then we would bring it back to the Commission for a full commission presentation. What is the timeline on this 60-day aggressive thorough process? I'm jumping ahead here.



A couple of things, some considerations to be had on this are land use, the services on the site, the development process as we would look at it. What is the realistic timeframe to bring developments to bear? What are the alternatives to the site and then finally connectivity?



So then the goals will be to arrive at a majority consensus on the following, what are the next steps. The next steps could include further study of the site. It can include a master planning development of the site. It could include a direct solicitation of other developers or it could include moving forward to negotiate with a current developer that may be out there that has

already reached out to us to develop a project. So, any one of those is sort of what a majority consensus could include.

Then we would look at the prioritization of the project elements on site. That includes the south side; the north side and how all that would work together in a master plan process and then look at the desired timing of development. Are stakeholders willing to wait five years, ten years or do they want something more immediate. What is the timeframe that is comfortable and agreeable to people that we could try to work towards?

And then finally if public amenities are desired, as I mentioned, many public amenities were thrown out there from rec facilities to sports facilities to waterparks to ice skating, to all of those things. If we do that we would like to start identifying what are the sources of funding for those public amenities if those are sought.

Community Stakeholder Planning



Timing

August 11 th	Create Stakeholder List
August 14 th	Invitations to Sessions
Sept. 5 th – Sept. 29 th	Host Four Stakeholder Sessions
October	Present Findings to Commission

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So then what does the timing look like? We would like to move forward by August 11th with creating this initial stakeholder invitation list, getting invitations out the week of August 14th then between September 5th and September 29th is when we would plan and host these stakeholder sessions, four of them to the public. In October we would be back before the Commission in a public forum to present our findings to the Commission. With that, that is the end of our public engagement plan.

Mayor Holland said we had asked the Administrator after the last proposal came before and was withdrawn by the developer, we had asked the Administrator's Office to come up with a process plan for public feedback. That is what has been presented today and what I want to do is check with the Commission to see if this is in keeping with what you had hoped it would be. If there are changes you'd like to see in it, but we want to come out with a consensus tonight about our next steps moving forward so we can get at if this plan is completely not what the Commission wants then we can send them back to the drawing board. Let's get some feedback from the Commission to see where you are.

Commissioner Walters asked are we planning to hire a professional facilitation firm to conduct these meetings. **Mr. Stephens** said yes, Commissioner. What we're looking at is myself and Rob Richardson would coordinate that and we would bring on an outside facilitator to work with us to host these. **Commissioner Walters** asked what would the outside facilitator do if you guys are going to be coordinating. **Mr. Stephens** said they would assist in coordinating just the process at the roundtables and the assemblage of the data as we move forward with that. That's our plan.

Mayor Holland asked are there any other questions or comments about this. Do people feel generally good about this? I see a couple thumbs up.

Commissioner Bynum said I just have a question a couple slides back. One of the stumbling blocks I think in the first round of community meetings that we held was there was a lot of frustration around the inability to name the occupant. I know that that is around confidentiality issues. I'm wondering if for the public's purposes you could explain why sometimes it is we've got to keep things like that confidential and secondarily given that, how would we deal with vetting of new unsolicited proposals. **Mr. Stephens** said that's a very good question Commissioner and from a historic perspective, as many developers such as Lane4; I'll use them as the example since they are the most present example, many of them as they are soliciting projects, they are developing or bringing projects to bear, they've identified a tenant. They may have a LOI but most of those tenants are unwilling to go public with their tenancy because they're also leveraging potentially one, two or three other locations that they are considering.

Many of them feel they would lose their negotiating ability should they come out specifically saying this is the site, this is all we're doing, this is the only place we want to be. Many times they will pull that back.

I will tell you here, as I've said we have heard from several people. Some have been simply is this site available for development, thumbs up or thumbs down so there is really no plan. Some are a little bit further down the road that have brought us a little bit more. I can speak a little bit to potentially one of them that's maybe a little further down the road in this process should it get to the point of strong public engagement. They have indicated that they are an interested party that would be willing to go public pretty early in the process to say this is who we are, this is what we want to do on this site and this is how we would like to move forward. Tonight, I don't want to say that because they are not that far the road in committing to this but if—when it gets to that point, if they are still a very interested party, I do know of one party that has indicated they would be willing to be public and be named and I think that would be a positive for the community.

Commissioner Philbrook said I want to thank the Administration for coming forward with this detailed opportunity for us because I know it's pretty much a quagmire or at least it was. I haven't had a chance to sit and mull over this and I'm a muller. I'm one of those people I don't like to go yeah this is great, no this is perfect. I like to think about it so I appreciate what you've put forward and I just haven't had time to think about it long enough to say oh yes, this is wonderful so I'll just put that out there. **Mr. Bach** said and Commissioner, I would offer that as you mull it over and think about it and any of you if there are other thoughts in the process that you would like us to consider and work into it, please give me a call or Jon and work through it. **Commissioner Philbrook** said so it's not written in stone yet. **Mr. Bach** said now this is the process we'll start down the road with, but as you can see as Jon's laid it out you know our key one is we're going to go through and start setting up these different public meetings and looking at different stakeholder groups. It would probably be in the really two three and four. The first one's more of just that public invite group to start with. **Commissioner Philbrook** said so basically this is just a loose concept of the direction we're going to go and we can make some changes in it. **Mr. Bach** said well, I'd probably define it a little tighter than loose. **Commissioner Philbrook** said okay, mediocre. **Mr. Bach** said this is the process we're going

to work with but we're still open to your input and ideas recognizing you just see it now. **Commissioner Philbrook** said yes. I would appreciate that because I know I'm definitely going to get some input from others.

Mayor Holland said one of the key areas too that I think is important that we have this visioning before we consider another proposal. I don't want another developer to bring a proposal forward and we haven't—and we're not talking about the proposal, we're talking about the vision for Indian Springs. I think I want to make sure we've got our vision for Indian Springs down and then we can talk about proposals that fit that. The good news is and this is one of the fears last time is the whole argument of a bird in the hand, we hate to lose a development. We do have other properties that that development could use, the previous one. We have a lot of property that we're working on developing for commercial, even light commercial. It is encouraging to know that that one hadn't been gone a week and people started inquiring again about this site. That says something about how robust of a site this is, particularly for FlexTech and Light Industrial. When word got out that that was a possibility, the proposals started coming and so we're going to need to decide is that what we want and if it is proposals will come. If we want something different we may have a tougher road to hoe to get there, but I think we need to hear the feedback from the community and if the community wants something different then what the proposals are then we need to go get them. Are there any other comments or conversation about this? Mr. Bach, thank you. Mr. Stephens, thank you. I appreciate you working on this. That is not an item that we need to vote on.

Action: For information only.

COMMISSIONERS' AGENDA

No items

Mayor Holland said we are now adjourned as the Board of Commissioners and reconvened as the Land Bank Board of Trustees.

LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

ITEM NO. 1 – 171201... LAND BANK BUSINESS

SYNOPSIS: Request approval of the following applications, submitted by Chris Slaughter, Land Bank Manager. The Land Bank Advisory Board has recommended approval.

Applications (yard extension unless noted otherwise)

2201 N. Hallock St. - Dan Gaines, III, property acquisition

2213 N. Hallock St. - Dan Gaines, III

1518 S. 8th St. - Diana Davila

1214 Orville Ave. - Larry Brown

3044 N. 32nd St. - John Randolph

3205 Wood Ave. - Andre Hampton

903 Osage Ave. - Oliver Small Engine

905 Scott Ave. - Carlos Nava, Jr.

2946 S. 36th St. - Brian Roberts

1872 N. 28th St. - Christian Castro-Perez

Donation to Land Bank

244 Highway Ave. from William & Emma Rehm Trust

On July 10, 2017, the Neighborhood and Community Development Standing Committee, chaired by Commissioner Walker, voted unanimously to approve and forward to the Land Bank Board of Trustees.

Mayor Holland said all items are on the Consent Agenda. If any person in the audience tonight would like to come forward and remove an item, please come forward at this time. Let the record show no one is moving to remove an item. It is properly before us.

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

July 27, 2017

PUBLIC ANNOUNCEMENTS

No items

**MAYOR HOLLAND
ADJOURNED THE MEETING AT 7:42 P.M.
July 27, 2017**

tpl

Carol Godsil
Deputy Unified Government Clerk

July 27, 2017



Unified Government Clerk's Office

Bridgette D. Cobbins

Unified Government Clerk

701 North 7th Street, Suite 323
Kansas City, Kansas 66101-3070

Phone: 913-573-5260
Fax: 913-573-5299
<http://www.wycokck.org>

Memorandum

To: Doug Bach
County Administrator

From: Bridgette Cobbins
UG Clerk

Date: August 17, 2017

Re: Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

tpl

Attachment

Weekly Business Material for August 17, 2017

1. AFFILIATE AGREEMENT:

Adult Health Services, to provide services to eligible persons in compliance with the Developmental Disabilities Reform Act, K.S.A. 39-1801.

Action: Approved by County Administrator and received and filed.

2. REPORT:

Financial report for the Self-Supporting Municipal District/Downtown Improvement District (SSMID) for the month of July 2017.

Action: Received and filed.

3. PUBLIC NOTICE:

Alandon Tow, 6224 Kansas Ave., held a public auto auction on August 8, 2017 at 10:00 a.m.

Action: Received and filed.

4. LAKE QUIVIRA ORDINANCE:

Ordinance No. 295 approving the annexation of a portion of Holliday Drive in Lake Quivira.

Action: Received and filed.

5. COMMUNICATIONS:

Richard Mikesic, Accounting Manager, regarding warrant cancellations:

Warrant #	Issue Date	Amount	Fund	Reason	Vendor	Reissue Date
766380	5/15/2015	\$19.46	160	Stale Dated	Scott, S	8/18/2017
815046	5/26/2017	\$94.03	160	Lost Warrant	Barraza, V	8/18/2017
816941	6/27/2017	\$844.63	791	Lost Warrant	Dixon, D	8/18/2017

Action: Received and filed.

6. PERSONNEL ACTION COMMUNICATION, DATED AUGUST 15, 2017:

Section I - Appointments

Name	Department/Division	Eff. Date	Job Title
Michael S Galvan	PW/WPC	9/7/17	General Maint Worker
Amy L Schwartz	Municipal Court	8/24/17	Probation Officer

Section II - Transfers

Name	Department/Division	Eff. Date	Former Job Title	New Job Title
Allison N Burris	DA's Office	8/10/17	Admin Supt Asst	Admin Supt Spec
Tenisha Nimrod	Municipal Court	8/24/17	Clerk I	Probation Officer

Section III - Separations

Name	Department/Division	Eff. Date	Job Title
Elissa M Garrett	Sheriff/Detention	8/2/17	Deputy
Melissa S Iannone	Sheriff/JIAC	8/16/17	Program Specialist
Dillon B Williams	Pretrial Services	8/9/17	ISO

Action: Received and filed. Copy previously forwarded to Payroll.

7. PERSONNEL ACTION COMMUNICATION, DATED AUGUST 17, 2017:

Section II - Transfers

Name	Department/Division	Eff. Date	Former Job Title	New Job Title
Jack H Andrade	Fire	8/17/17	Battalion Chief	Asst Chief
Devlin L Brown	Fire	8/17/17	Training Instructor I	Fire Captain
John F Droppelmann	Fire	8/17/17	Battalion Chief	Asst Chief
Byron K Jayne	Fire	8/17/17	Sr Captain	Battalion Chief
Oriton L Shumate Jr	Fire	8/17/17	Master Driver	Fire Captain
Jeffrey T Stroud	Fire	8/17/17	Master Captain	Battalion Chief
Thomas D Stark	Fire	8/3/17	Sr Fire Captain	Battalion Chief
Daniel J Trehey	Fire	8/17/17	Master Captain	Battalion Chief
Tonya R Wells	Police	8/10/17	Public Safety Dispatcher	Lead Dispatcher

Section III - Separation

Name	Department/Division	Eff. Date	Job Title
Bruce W Coffman	Fire	7/16/17	Battalion Chief

Section IV - Leave of Absence

Name	Department/Division	Lv. Beg	Lv. Ends	Leave/Pay
Emma C Lee	HR	8/22/17	9/21/17	unpaid

Action: Received and filed. Copy previously forwarded to Payroll.

8. CLAIMS FOR DAMAGES:

Leticia Macias, 1101 S. 39th, KCK, alleging damages to due to city pumps not working causing damage to the house, air conditioning unit, cars and several personal items.

Elizabeth Magaña, 1101 S. 38th St., KCK, alleging damage to property due to city pumps not working properly causing flooding to the house, garage, basement, fence, air conditioning unit and cars.

Robert Rice, 3011 W. 44th Ave., KCK, alleging damage to property due to city pumps not working properly causing flooding to the house, basement, furnace, water heater, electrical box and many personal items.

Timothy White, 333 S. Walker Street, Olathe, KS, alleging damage to property at 1106 S. 38th St. due to city pumps not working properly causing flooding to the house, basement, HVAC unit, hot water tank, electrical fuse box, fencing and shed.

Action: Received and filed. Copies previously forwarded to Legal.

9. TRAVEL REQUESTS:

Nathaniel Banks, Shakila Stewart and Fareeda Washington, Community Corrections/Juvenile, travel to Milwaukee, WI, September 24 – 27, 2017, to attend Healing Justice Alliance (HJA) Annual Conference, JISP/CM Travel/Training.

Jamie A. Hickey, Urban Planning & Land Use, travel to Chicago, IL, November 13 – 17, 2017, to attend 2017 PastForward Conference, Employee Training & Travel.

Angelina Sanchez-Vinson, Health/PHS/HFW, travel to Omaha, NE, November 12 – 17, 2017, to attend Healthy Families America PSCO Training, MIECHV.

Mike Taylor, CAO/Public Relations, travel to Wichita, KS, September 16 – 18, 2017, to attend the League of Kansas Municipalities Conference, Employee Training & Travel.

Mike Taylor, CAO/Public Relations, travel to Wichita, KS, November 14 – 16, to attend the KS Association of Counties Conference, Employee Training & Travel.

Action: Approved by County Administrator's Office and received and filed.

10. CERTIFICATES OF INSURANCE:

American Homeland Security/Carl Gould
Clean Sweep Tree Service, LLC
Command Security Services, Inc.
Custom Tree Care, Inc.
FPK Security Inc., Mark David DBA FPK Investigations
Kansas City Taxi, LLC
MVM, Inc.
Norred & Associates, Inc.
Protective & Investigative Services, LLC
Securitas Holdings, Inc., et al
Simmons Security & Protection Services
Calvin Stevenson, DBA A-Alpha Tree Company
Trevecca Security, Inc.
U.S. Security Associates, Inc.
Yonts Lawn Care, LLC

Action: Referred to License.

11. BUSINESS BONDS:

Electrical Contractor's Bonds:

AD's Team Electric, LLC
DEA Electric, LLC
Gerber Electric, Inc.
M & M Electric
Mark One Electric Co., Inc.

Electrical Contractor/Electrician/Electrical Inspector's Bond:

American Legacy Construction Group, Inc

HVAC Bond:

Alex Heating & Cooling, LLC

Mechanical Contractor's/HVAC Bond:

4Sight Group, LLC DBA 4Sight Construction

Plumber's Bonds:

4Sight Group, LLC DBA 4Sight Construction
Allen S. Evans DBA Home Town Handyman
Haley's Plumbing, LLC
Kansas City Plumbing Company, LLC
Plumbing KC, Inc.

Sanders Management, Inc.
Vogel Plumbing, Inc.

Sign Hanger's Bonds:
Coast Graphics & Signs, Inc.
Ron's Sign Company

Action: Referred to License.

12. CONTINUATION CERTIFICATES:

Electrical Contractor's Bonds:
A & A Electrical, Inc.
Fusion Electric, LLC
Rex Ingelse
J. Warren Co., Inc.
Young Sign Company

Mechanical Contractor's Bond:
Besel Roofing & Heating, Inc./Randy Kenton Mechanical Contractor

Plumber's Bonds:
Arnaldo Electric, LLC
Besel Roofing & Heating, Inc./Brett Peters Master Plumber
Blue River Plumbing, Inc.
Kastl Plumbing, Inc.
Kenneth Crosby DBA Plumber Time

Sign Installation & Service Contractor's Bond:
Roderick Advertising Co., Inc.

Action: Referred to License.

13. REINSTATEMENT NOTICE:

Septic Tank/Cess Pool Installer & Cleaner Bond:
D & M Plumbing, LLC

Action: Referred to License.



Unified Government Clerk's Office

Bridgette D. Cobbins

Unified Government Clerk

701 North 7th Street, Suite 323
Kansas City, Kansas 66101-3070

Phone: 913-573-5260
Fax: 913-573-5299
<http://www.wycokck.org>

Memorandum

To: Doug Bach
County Administrator

From: Bridgette Cobbins
UG Clerk

Date: August 31, 2017

Re: Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

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tpl

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Section II - Transfers

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Devlin L Brown	Fire	8/17/17	Training Instructor I	Fire Captain
John F Droppelmann	Fire	8/17/17	Battalion Chief	Asst Chief
Byron K Jayne	Fire	8/17/17	Sr Captain	Battalion Chief
Oriton L Shumate Jr	Fire	8/17/17	Master Driver	Fire Captain
Jeffrey T Stroud	Fire	8/17/17	Master Captain	Battalion Chief
Thomas D Stark	Fire	8/3/17	Sr Fire Captain	Battalion Chief
Daniel J Trehey	Fire	8/17/17	Master Captain	Battalion Chief
Tonya R Wells	Police	8/10/17	Public Safety Dispatcher	Lead Dispatcher

Section III - Separation

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Section IV - Leave of Absence

Name	Department/Division	Lv. Beg	Lv. Ends	Leave/Pay
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Mike Taylor, CAO/Public Relations, travel to Wichita, KS, September 16 – 18, 2017, to attend the League of Kansas Municipalities Conference, Employee Training & Travel.

Mike Taylor, CAO/Public Relations, travel to Wichita, KS, November 14 – 16, to attend the KS Association of Counties Conference, Employee Training & Travel.

Action: Approved by County Administrator's Office and received and filed.

10. CERTIFICATES OF INSURANCE:

American Homeland Security/Carl Gould
Clean Sweep Tree Service, LLC
Command Security Services, Inc.
Custom Tree Care, Inc.
FPK Security Inc., Mark David DBA FPK Investigations
Kansas City Taxi, LLC
MVM, Inc.
Norred & Associates, Inc.
Protective & Investigative Services, LLC
Securitas Holdings, Inc., et al
Simmons Security & Protection Services
Calvin Stevenson, DBA A-Alpha Tree Company
Trevecca Security, Inc.
U.S. Security Associates, Inc.
Yonts Lawn Care, LLC

Action: Referred to License.

11. BUSINESS BONDS:

Electrical Contractor's Bonds:

AD's Team Electric, LLC
DEA Electric, LLC
Gerber Electric, Inc.
M & M Electric
Mark One Electric Co., Inc.

Electrical Contractor/Electrician/Electrical Inspector's Bond:

American Legacy Construction Group, Inc

HVAC Bond:

Alex Heating & Cooling, LLC

Mechanical Contractor's/HVAC Bond:

4Sight Group, LLC DBA 4Sight Construction

Plumber's Bonds:

4Sight Group, LLC DBA 4Sight Construction
Allen S. Evans DBA Home Town Handyman
Haley's Plumbing, LLC
Kansas City Plumbing Company, LLC
Plumbing KC, Inc.

Sanders Management, Inc.
Vogel Plumbing, Inc.

Sign Hanger's Bonds:

Coast Graphics & Signs, Inc.
Ron's Sign Company

Action: Referred to License.

12. CONTINUATION CERTIFICATES:

Electrical Contractor's Bonds:

A & A Electrical, Inc.
Fusion Electric, LLC
Rex Ingelse
J. Warren Co., Inc.
Young Sign Company

Mechanical Contractor's Bond:

Besel Roofing & Heating, Inc./Randy Kenton Mechanical Contractor

Plumber's Bonds:

Arnaldo Electric, LLC
Besel Roofing & Heating, Inc./Brett Peters Master Plumber
Blue River Plumbing, Inc.
Kastl Plumbing, Inc.
Kenneth Crosby DBA Plumber Time

Sign Installation & Service Contractor's Bond:

Roderick Advertising Co., Inc.

Action: Referred to License.

13. REINSTATEMENT NOTICE:

Septic Tank/Cess Pool Installer & Cleaner Bond:

D & M Plumbing, LLC

Action: Referred to License.



Staff Request for Commission Action

Tracking No. 171284

Full Commission Meeting Date: 8/31/17

Committee: Public Works & Safety

Date of Standing Committee Action: 8/28/17

(If none, please explain):

Publication Required: No

<u>Date:</u> 08/25/2017	<u>Contact Name:</u> Laura Cromwell	<u>Contact Phone:</u> x5856	<u>Contact Email:</u> ldcromwell@wycokck.org	<u>Department/Division:</u> Public Safety Business Office (PSBO)
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Item Description:

The Police Department is seeking approval to apply for and accept the FY17 Edward Byrne Memorial Justice Assistance Grant in the amount of \$106,511. This funding will be used to send senior command staff within the Police Department to advanced leadership training through the Senior Management Institute for Police (SMIP). Additionally, funding will be used to replace out-of-date software within the Internal Affairs Unit in order to adequately and efficiently monitor and manage data with respect to internal affair complaints.

The grant will begin October 1st, 2017 and end September 30th, 2020. There is no match required for this grant.

It is requested that this item be fast tracked to the August 31, 2017 full commission meeting to meet the application deadline.

Action Requested:

Approval to apply for and accept grant.

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

Project Abstract

Project Abstract

Applicant's Name: Wyandotte County and Kansas City Unified Government

Project Title: Training, Internal Affairs Software Upgrade

Amount Requested: \$106,511

Problems to be addressed:

- 1.) Gap in leadership training
- 2.) Inadequate/antiquated software in the Internal Affairs Unit

Targeted area/population: Wyandotte County/Kansas City, KS

Program Goal(s):

- 1.) The Police Department wants to provide intensive leadership training to its senior command staff so that they will be better equipped to face the ever-changing challenges impacting law enforcement. The goal of the training is to provide command staff with the latest management practices and concepts to ensure that they are providing the best leadership possible to their sergeants and patrol officers. With fewer resources available but a wider scope of service needed, there is a definite need for superior leadership training. Ultimately, this training will offer better officer and community safety.
- 2.) The Police Department wants to also provide up-to-date software to handle the everyday tasks associated with monitoring and managing internal affair complaints. Currently, the Internal Affairs Unit houses all of its data and statistics in an Access Database that was created in-house in 2007. As such, the program no longer fits the needs or demands of the Internal Affairs Unit. More effective and efficient service could be provided with the implementation of a more current software program.

Description of Strategies to be Used:

- 1.) Funding will be used for travel/training expenses for select command staff members to attend the Senior Management Institute for Police training. Training will be sought for counter terrorism, cyber-crime, forensic science, hate crimes, law enforcement leadership, law enforcement professionalism, officer safety, and general policing.
- 2.) Implement IAPro software to better accommodate maintaining/monitoring IA complaints. IAPro software is designed to assist agencies in identifying potential problems early on so proactive action can be taken to ensure the most efficient handling of citizen complaints, administrative investigations, use of force reporting, and other types of incidents while also providing the means to analyze and identify areas of concern. IAPro has automatic reminders to ensure necessary casework is completed and documented in a timely manner. A broad range of statistical reports/charts are available, which include aggregate trend, exception, and comparative formats.

Project Identifiers:

- | | |
|--------------------------------|----------------------------------|
| 1. Conferences and Training | 6. Officer Safety |
| 2. Conflict Resolution | 7. Officer Wellness |
| 3. Evidence-Based Practices | 8. Training – De-escalation |
| 4. Justice Information Sharing | 9. Training – Racial/Ethnic Bias |
| 5. Law Enforcement Leadership | 10. Use of Force |



Board of Commissioners

Jane Winkler Philbrook, District 8

701 N. 7th Street, Room 979

Kansas City, Kansas 66101

Phone: (913) 573-5040

Fax: (913) 573-5050

MEMORANDUM

TO: Mayor/CEO Mark Holland
Board of Commissioners

FROM: Commissioner Philbrook

DATE: August 22, 2017

SUBJECT: REQUEST TO TRAVEL

I respectfully request permission, in accordance with the Unified Government Commission Resolution No. R-13-13, Current Rules of Procedure Article VII, Travel Policy, Sections 801 and 802, to travel to New York, New York [REDACTED] to attend the Summit on Financial Leadership hosted by Governing.

I hereby ask that this request be placed before the Board of Commissioners on the Thursday, August 31, 2017 agenda.

cc: Doug Bach, County Administrator
Bridgette Cobbins, County Clerk
Thomas L. Wiss, Legislative Auditor



Staff Request for Commission Action

Tracking No. 171231

Full Commission Meeting Date: 8/31/17

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 8/14/17

(If none, please explain):

Publication Required: No

<u>Date:</u>	<u>Contact Name:</u>	<u>Contact Phone:</u>	<u>Contact Email:</u>	<u>Department/Division:</u>
08/23/2017	Chris Slaughter	x8977	cslaughter@wycokck.org	Land Bank

Item Description:

The Land Bank Manager respectfully requests that the Neighborhood & Community Development Committee review the proposed packets and forward them to the Land Bank Board of Trustees for final consideration.

Item (1) - Transfers to Land Bank (3)

Item (2) - Applications (9)

Item (3) - Donations To Land Bank (2)

Item (4) - NRSA Hold Area (77)

Action Requested:

The Land Bank Manager respectfully requests that the Neighborhood & Community Development Committee approve the above requests and forward them to the Land Bank Board of Trustees for final approval.

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

Transfers to Land Bank, Donations to Land Bank, NRSA Hold Area, Land Bank Applications

TRANSFERS TO LAND BANK

Owner	Property Address	Parcel	Comments	Standing Committee Recommendation
BOARD OF COUNTY COMMISSIONERS	1714 S 15TH ST	143193	PROPERTIES PART OF BPU PROJECT	
BOARD OF COUNTY COMMISSIONERS	1720 S 15TH ST	143194		
CITY OF KANSAS CITY, KS	2016 W 36TH AVE	216002	NEIGHBOR HAS APPLIED FOR YARD EXTENSION	

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DONATIONS TO LAND BANK

Donor	Parcel #	Requested Donation Address	STANDING COMMITTEE RECOMMENDATION
ALEXIS BARRAGAN	080729	1329 WASHINGTON AVE	
DENNIS CLOUGHLEY	126608	2219 S FERREE ST	

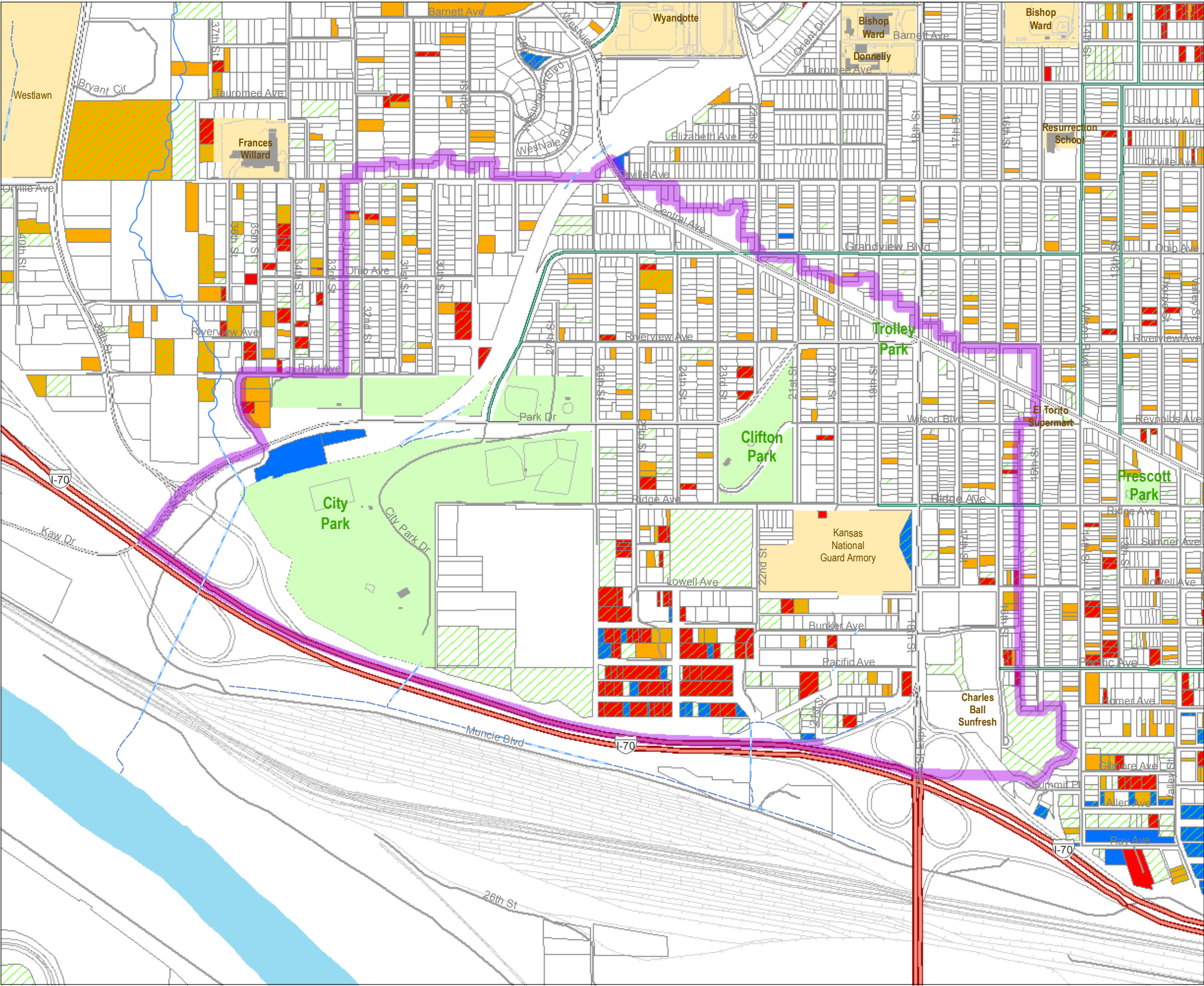
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WCLB HOLD AREA

Through the SOAR Initiative to reduce blight and promote development, an NRSA area has been identified as part of the revised Five-Year Consolidated Plan for HUD. The WCLB has been asked to hold the following properties and not make them for sale until otherwise directed. If approved by the Land Bank Board of Trustees, no property will come back to this committee for approval unless it has been identified with a SOAR recommendation.

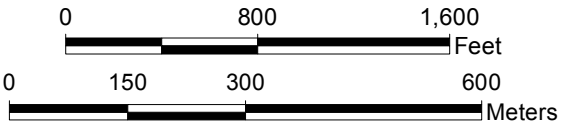
PARCEL	ADDRESS			Standing Committee Recommendation
056717	3408	FORD	AVE	
056936	339	N 32ND	ST	
057065	338	N 32ND	ST	
057604	226	N 29TH	ST	
057605	244	N 29TH	ST	
057612	211	N 29TH	ST	
058025	54	S 20TH	ST	
058930	209	N 26TH	ST	
058943	249	N 25TH	ST	
059025	16	S 22ND	ST	
059028	2204	PARK	DR	
059151	79	S 25TH	ST	
059174	81	S 24TH	ST	
065604	13	S 35TH	ST	
066328	116	S 16TH	ST	
066343	1512	LOWELL	AVE	
066718	1524	PACIFIC	AVE	
066719	1522	PACIFIC	AVE	
066749	1509	PACIFIC	AVE	
103927	49	S 16TH	ST	
132301	2001	RIDGE	AVE	
143505	2027	LOWELL	AVE	
143524	2001	BUNKER	AVE	
143721	214	S 18TH	ST	
143725	1910	VERMONT	AVE	
143811	2406	SUMNER	AVE	
143813	2402	SUMNER	AVE	
143814	2407	SUMNER	AVE	
143824	114	S 25TH	ST	
143825	118	S 25TH	ST	
143826	122	S 25TH	ST	
143827	124	S 25TH	ST	
143912	2011	PACIFIC	AVE	
143932	2250	BUNKER	AVE	
143938	2201	BUNKER	AVE	
143942	2237	BUNKER	AVE	
143943	2230	PACIFIC	AVE	

143947	2200	PACIFIC	AVE	
143949	2211	PACIFIC	AVE	
143950	2225	PACIFIC	AVE	
143951	2229	PACIFIC	AVE	
143953	2210	HOMER	AVE	
143955	2221	HOMER	AVE	
143956	2225	HOMER	AVE	
143963	2401	HOMER	AVE	
143964	2405	HOMER	AVE	
143965	2409	HOMER	AVE	
143969	2425	HOMER	AVE	
143970	2429	HOMER	AVE	
143971	2510	HOMER	AVE	
143972	2438	HOMER	AVE	
143973	2434	HOMER	AVE	
143976	2422	HOMER	AVE	
143977	2418	HOMER	AVE	
143978	2414	HOMER	AVE	
143979	2410	HOMER	AVE	
143982	2425	PACIFIC	AVE	
143983	2501	PACIFIC	AVE	
143984	2511	PACIFIC	AVE	
143985	2531	PACIFIC	AVE	
143988	2510	PACIFIC	AVE	
143989	2508	PACIFIC	AVE	
143995	2415	BUNKER	AVE	
143996	2421	BUNKER	AVE	
143997	2429	BUNKER	AVE	
143998	2507	BUNKER	AVE	
144000	2515	BUNKER	AVE	
144001	2521	BUNKER	AVE	
144003	2510	BUNKER	AVE	
144004	2508	BUNKER	AVE	
144007	2509	LOWELL	AVE	
144008	2513	LOWELL	AVE	
144014	2401	LOWELL	AVE	
144015	2403	LOWELL	AVE	
144024	2222	PACIFIC	AVE	
144025	2407	LOWELL	AVE	
144026	2417	HOMER	AVE	



NRSA Area

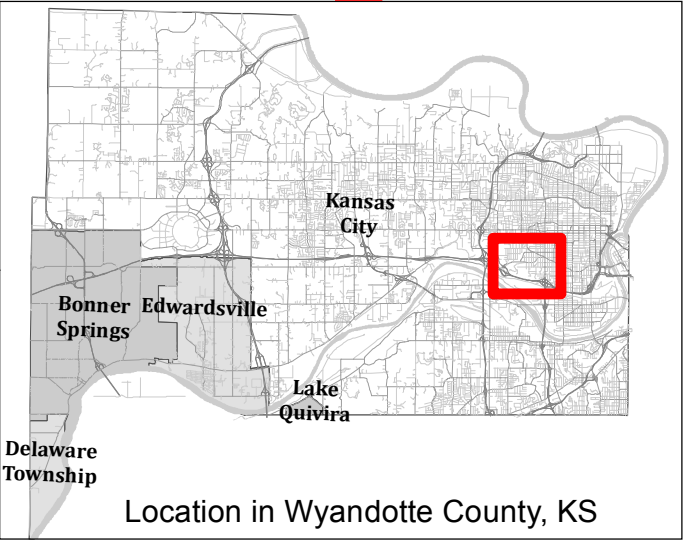
Wyandotte County, Kansas



1 inch = 800 feet 1:9,600



- NRSA Area
- Vacant
- Park
- UG Owned
- Tax Sale Eligible
- Land Bank
- Parcels



DISCLAIMER OF WARRANTY AND ACCURACY

Unified Government of Wyandotte Co./Kansas City, KS (UG) makes no representations or warranties about this map or its content, including, without limitation, accuracy, completeness, or fitness for any purpose. Users of this map document do so at their own risk; UG will not be liable to any such user for any loss or damage whatsoever.

Publication Date: March 29, 2017

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WYANDOTTE COUNTY LAND BANK - APPLICATIONS

APPLICANT	APPLICANT ADDRESS	LAND BANK ADDRESS	PROPOSED USE	STANDING COMMITTEE RECOMMENDATION
ADRAIN PINELA	1417 N 26th ST	1415 N 26th ST	YARD EXTENSION	APPROVED
RISING STAR BAPTIST CHURCH	1038 WALKER AVE	1042 WALKER AVE	YARD EXTENSION	APPROVED
ROBERT MAY	341 N 32nd ST	339 N 32nd ST	YARD EXTENSION	APPROVED
JUDY SANDERS	2705 N 9th ST	2711 N 9th ST	YARD EXTENSION	APPROVED
ISAIAS NORIEGA RODRIGUEZ	928 REYNOLDS AVE	930 REYNOLDS AVE	YARD EXTENSION	APPROVED
DONNA MARTIN	2014 W 36th AVE	2016 W 36th AVE	YARD EXTENSION	APPROVED
CAMELIA ARRIAGA	1216 TAYLOR AVE	1222 PENNSLYVANIA AVE	PROPERTY ACQUISITION	APPROVED
CAMELIA ARRIAGA	1216 TAYLOR AVE	1224 PENNSLYVANIA AVE	PROPERTY ACQUISITION	APPROVED
JUDY SANDERS	2705 N 9th ST	2719 N 9th ST	PROPERTY ACQUISITION	APPROVED
LAND BANK ADVISORY BOARD RECOMMENDATION	The Land Bank Advisory Board recommends forwarding the application(s) for final approval, to the Land Bank Board of Trustees.			

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Received 7/3/17
BM
#90

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

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- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners.
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- Closings are held at the WCLB offices. The WCLB will only accept cashier’s checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold “as-is”. The buyer agrees to accept the property in its “as is” condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys’ fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.

Adrian Puela
Sign here

Date 7-3-17

Adrian Puela
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 1415 N. 26th St.

Parcel ID Number: 066192

Applicant Information (Please Print)

Name: Adrian Pinela

Company/Organization: _____

Mailing Address: 1417 N 26 St

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: _____

Do you live in the adjacent structure above? Yes ☒ No ☐

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?

Please explain a "yes" answer on a separate attachment.

Yes _____ No ☒

2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.

Yes _____ No ☒

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Adrian Pinela Date Jul-3-17
Sign here

Adrian Pinela
Print Name

7/7/17 BM
#96

Application to Purchase a Vacant Land Bank Property as Yard Extension

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- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

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- All property is sold “as-is”. The buyer agrees to accept the property in its “as is” condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys’ fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.

Michael W McConnell

Sign here

Date 5-19-17

Michael W McConnell

Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 1042 Walker Ave, Kansas City

Parcel ID Number: 081264 Kansas
66104

Applicant Information (Please Print)

Name: Michael W. McConnell

Company/Organization: Rising Star Baptist Church

Mailing Address: 1034 Walker Ave, Kansas City, KS 66104

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 1034 Walker Ave Kansas City

Do you live in the adjacent structure above? Yes X No _____

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?

Please explain a "yes" answer on a separate attachment.

Yes _____ No X

2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.

Yes _____ No X

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Michael W. McConnell Date 06-18-2017
Sign here

Michael W. McConnell
Print Name

Rec CBS
#97 7/10/17

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

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- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys’ fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.

Robert G. May

Sign here

Date 7-10-17

Robert G. MAY

Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 339 N. 32nd St. K.C.KS. 66102

Parcel ID Number: 056936

Applicant Information (Please Print)

Name: Robert and Claudia May

Company/Organization: _____

Mailing Address: 341 N. 32nd St. K.C.KS. 66102

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 341 N. 32nd St. K.C.KS. 66102

Do you live in the adjacent structure above? Yes X No _____

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes _____ No X
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes _____ No X

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Robert G. May
Sign here

Date 7-10-17

Robert G. MAY
Print Name

7/17/17 BM
#98

Application to Purchase a Vacant Land Bank Property as Yard Extension

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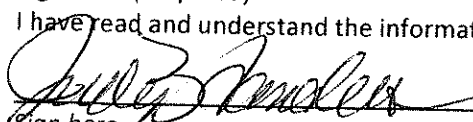
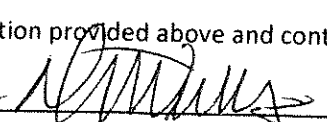
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Signature (Required)

I have read and understand the information provided above and contained in this application.

  Date 07/10/2017

Judy B. Sanders Dennis D. Williams
Print Name

Land Bank Property You Wish to Purchase: 2711 N 9th Street

Name: JUDY B. SANDERS & Dennis J. Williams

Mailing Address: 2705 N 9th Street

Address of the adjacent structure you own: 2709 N 9th Street

JUDY B. SANDERS Dennis D. Williams
Print Name

Rec 7/18/17 CBE
100

Application to Purchase a Vacant Land Bank Property as Yard Extension

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Signature (Required)

I have read and understand the information provided above and contained in this application.

Isolias No Rceso Rodriguez Date 06-15-17
Sign here

Isolias No Rceso Rodriguez
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 930 Reynolds Ave

Parcel ID Number: 093378

Applicant Information (Please Print)

Name: Isaias Noriega Rodriguez

Company/Organization: _____

Mailing Address: 926 Reynolds AV LAWRENCE CITY 66101

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 928 Reynolds Ave

Do you live in the adjacent structure above? Yes _____ No X

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes _____ No X
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes _____ No X

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Isaias NORIEGA Rodriguez Date 06-15-17
Sign here [Signature]

Isaias NORIEGA Rodriguez
Print Name [Signature]

7/26/17
BM
102

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

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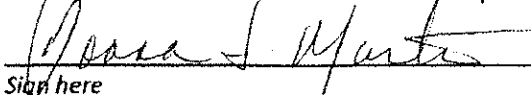
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- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.


Sign here

Date 7-26-17

Donna J. Martin
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 2016 W. 36th Avenue, Kansas City, KS 66103

Parcel ID Number: 216002

Applicant Information (Please Print)

Name: Cari & Donna Martin

Company/Organization: N/A

Mailing Address: 2014 W. 36th Avenue, Kansas City, KS 66103

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 2014 W. 36th Avenue, Kansas City, KS

Do you live in the adjacent structure above? Yes X No _____

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?

Please explain a "yes" answer on a separate attachment.

Yes _____ No X

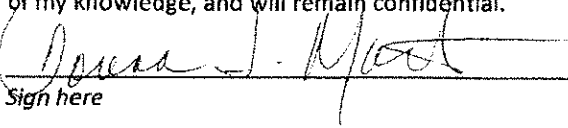
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.

Yes _____ No X

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.


Sign here

Date 7-19-2017

Donna J. Martin

Print Name

Rec 7/3/17 CSS
#93

Application for Land Bank Property Acquisition

Use this application if:

- You are purchasing an undeveloped Land Bank property that is not adjacent to any property that you own.

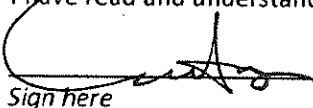
Separate applications are available to purchase property for yard extension, new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for this program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the "Hold" listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the following restrictions placed on the property.
 - Property owner must not obtain any code violations
 - Property owner must pay property taxes within the allotted time frame
 - Property owner must not sell the property for a period of 36 months
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable to the **Wyandotte County Land Bank**.
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- The WCLB will discuss the asking price for each property upon the receipt of a completed application.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.


Sign here

Date 07-03-2017

Camelia Arriaga
Print Name

Application for Land Bank Property Acquisition

Land Bank Property You Wish to Purchase: 1222 Pennsylvania Ave

Parcel ID Number: T2 068241

66105

Intended Usage of Property: _____

have been maintaining the grass cut for many years
picking up trash

Applicant Information (Please Print)

Name: Carmelita V. Arriaga

Company/Organization: _____

Mailing Address: 1216 Taylor

Phone Number(s): _____

E-mail(s): _____

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.

Yes ☒ No ☒

2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.

Yes _____ No ☒

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Carmelita Arriaga
Sign here

Date 07-03-2017

Carmelita Arriaga
Print Name

Rec 7/3/17 CSS
#94

Application for Land Bank Property Acquisition

Use this application if:

- You are purchasing an undeveloped Land Bank property that is not adjacent to any property that you own.

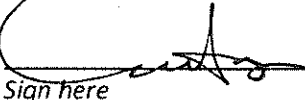
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Signature (Required)

I have read and understand the information provided above and contained in this application.


Sign here

Date 07-03-2017

Camelia Arriaga
Print Name

Application for Land Bank Property Acquisition

Land Bank Property You Wish to Purchase: 1224 Pennsylvania Ave

Parcel ID Number: 068240

6605

Intended Usage of Property: _____

having maintaining the grass cut for many years
picking up trash

Applicant Information (Please Print)

Name: Camelia V. Arriaga

Company/Organization: _____

Mailing Address: 1216 Taylor

Phone Number(s): _____

E-mail(s): _____

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.

Yes ☒ No ☒

2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.

Yes _____ No ☒

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Camelia Arriaga
Sign here

Date 07-03-2017

Camelia Arriaga
Print Name

7/17/17 BM
#99

Application for Land Bank Property Acquisition

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Signature (Required)

I have read and understand the information provided above and contained in this application.

Judy B. Sanders Date 7/19/2017
Sign here

Judy B. Sanders Dennis D. Williams
Print Name

Application for Land Bank Property Acquisition

Land Bank Property You Wish to Purchase: 2719 N 9th Street

Parcel ID Number: 156143

Intended Usage of Property: Our immediate priority is to see the lot well maintained according to the standards by which we manage our current properties/parcels. This includes keeping it free of debris and ensuring regular lawn care service. Lastly, it will help maintain our property value & keep our street

Applicant Information (Please Print)

Name: JUDY B. SANDERS & Dennis D. Williams

Company/Organization: resident/self

Mailing Address: 2705 N 9th Street

Phone Number(s): _____

E-mail(s): _____

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.

Yes _____ No X

2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.

Yes _____ No X

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Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Judy B. Sanders & Dennis D. Williams Date 07/10/2017

Sign here

Judy B. Sanders & Dennis D. Williams
Print Name