

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

SPECIAL SESSION, THURSDAY, NOVEMBER 16, 2017

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Session, Thursday, November 16, 2017, with eight members present: Bynum, Commissioner At-Large First District; Walker, Commissioner At-large Second District; McKiernan, Commissioner Second District; Johnson, Commissioner Fourth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; Philbrook, Commissioner Eighth District and Holland, Mayor/CEO, presiding. Townsend, Commissioner First District; Murguia, Commissioner Third District; and Kane, Commissioner Fifth District; were absent. The following officials were also in attendance: Ken Moore, Chief Legal Counsel; Melissa Sieben and Gordon Criswell; Assistant County Administrators; Carol Godsil, Deputy Unified Government Clerk; Jon Stephens, Interim Director of Economic Development; Alan Howze, Chief Knowledge Officer; Wendy Green, Attorney II; Wilba Miller, Director of Community Development; Reginald Lindsey, Budget Manager; Ryan Carpenter, Assistant Counsel; Kathleen VonAchen, Chief Financial Officer; Debbie Jonscher, Deputy Finance Director; Tib Laughlin, Director of General Services; Greg Talkin, Neighborhood Resource Director; Jud Knapp, IT; Chris Slaughter, Land Bank Manager; Maddie Waldeck, Manager of the Delinquent Real Estate Department; Kristen Love, Parks & Recreation Dept.; Logan Masenthin, Intern in Administrator'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: Walters, Philbrook, Bynum, Walker, McKiernan, Johnson, Markley, Holland.

NOTICE OF SPECIAL MEETING of the Unified Government of Wyandotte County/Kansas City, Kansas, to be held Thursday, November 16, 2017, at 5:00 p.m. in the 5th floor conference room of the Municipal Office Building for a Library & SOAR Update/Envisio.

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 we have two presentations. One is on the Library and one on SOAR and we're going to start off with the Library presentation and we're turning it over to Kathleen VonAchen to begin the presentation. I want to welcome the folks from the Library that are here today.



Kathleen VonAchen, Chief Financial Officer, said with me are representatives from the Kansas City, Kansas Public Library System. I'm going to have them introduce themselves. Dave Hanson, Assistant Director; Carol Levers, Director of Libraries; and Pat Pettey, Chair of the Wyandotte County Library Board; Jack Granath, Director of Bonner Springs City Library.

Ms. VonAchen said tonight we're going to talk about the libraries within Wyandotte County, their legal structure, the patrons that go to the libraries, and how they're funded.

Library Governance Structure in Wyandotte County

- There are two library systems within Wyandotte County:
 - the Kansas City Kansas Public Library (KCKPL)
 - the Bonner Springs City Library (BSCL)
- The Wyandotte County Library Board contracts with the KCKPL system so that library patrons can go to libraries throughout the entire County.
- The Wyandotte County Library Board was originally created by the County Commission in 1965 under the authority of State statute to provide library service for *areas of the County not already served by a library system*.
 - Section 6 of the Unified Government CR-01-00 states the Powers and Duties of the Board:
"The library board shall have the power and duty to contract with any library for the furnishing of library service to Wyandotte County and such other powers and duties conferred by statute or not otherwise prohibited."



Main Library
625 Minnesota Avenue, KCK



West Wyandotte Library
1737 N. 82nd Street, KCK

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Ms. VonAchen said we're going to start off with the Library Governance Structure and there are two systems in Wyandotte County. There is the Kansas City, Kansas Public Library system, KCKPL; and then there is the Bonner Springs City Library. The Wyandotte County Library Board contracts with KCKPL system so that the library patrons that go to all the libraries can go to all the libraries throughout the county regardless of the system.

The Wyandotte County Library Board was originally created by the County Commission back in 1965 under the authority of state statute in order to provide library services for areas throughout the county that are not already in a library system and we will talk more about that in a little bit.

Section 6, as you can see here, of the Unified Government CR-01-00 states the Powers and Duties of the County Library Board shall have the authority and duty to contract with any library for the furnishing of library services to Wyandotte County and such powers and duties conferred by statute or otherwise prohibited.

In addition, we have provided some pictures of some of our libraries. Here is the Main Library at 6th & Minnesota and then the West Library at 1737 N. 82nd St.

Library Governance Structure in Wyandotte County (continued)

• Kansas City, Kansas Public Library System (KCKPL)

The Kansas City, Kansas Public Library system operates within the boundaries of the USD #500 school district and is governed by a seven-member board. This same seven-member board also governs the USD #500 school district. KCKPL through the USD #500 Library Board has its own mill rate for the *operation of the libraries within the USD #500 boundaries*.

KCKPL also receives funding from the Wyandotte County Library District through an inter-local agreement to operate and manage library services within the Wyandotte County Library District. This agreement also allows for residents residing outside of the USD #500 boundaries to utilize library services available throughout the USD #500 area.

❖ Wyandotte County Library (District) Board (PET)

Wyandotte County Library (District) Board provides services to residents in Wyandotte County who reside outside of the USD #500 school district and the City of Bonner Springs Library District. This area includes most of the City of Edwardsville and the areas of the Piper and Turner school districts. This County Library (District) board consists of 11 members appointed by the Unified Government Commissioners.

The County Library (District) Board has the authority to set the County Library District Tax Levy.

• City of Bonner Springs Library District

City of Bonner Springs Library District system operates within the boundaries of the City of Bonner Springs. While they have a Library Board, library services are governed by the Bonner Springs City Council. Bonner Springs levies its own city mill rate for library services and also receives some additional funds from the Wyandotte County Library (District) Board to cover costs of patrons going to their library who don't live in Bonner Springs.

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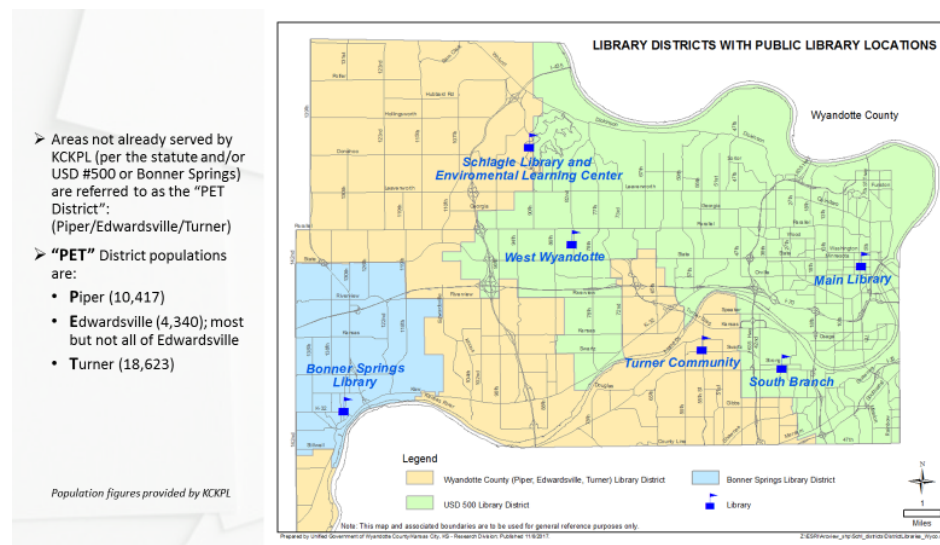
Continuing with the Governance Structure; the Kansas City, Kansas Public Library system operates within the boundaries of USD #500 School District and is governed by a seven-member board. That same seven-member also governs the USD #500 School District. KCKPL through the USD #500 School Library Board has its own mill rate for the operation of the libraries within the USD #500 boundaries. **Mayor Holland** said so the Library Board in District 500 is the School Board. **Ms. VonAchen** said it is the same members. **Mayor Holland** said same people. Like us with the—it's like the Land Bank. **Ms. VonAchen** said correct; separate legal entities but the same members.

KCKPL also receives funding from the Wyandotte County Library District through an interlocal agreement which allows for the operations and maintenance library services within the library county district. This agreement also allows for residents residing outside of USD #500 boundaries to utilize library services throughout the USD #500 area.

About the Wyandotte County Library District; we also kind of refer to it as the PET and I will show you here in a minute why. The library district provides services to residents, as we said, outside of the USD #500 School District and outside the City of Bonner Springs Library District so that area encompasses most of the city of Edwardsville as well as the areas that are included within the Piper and Turner School Districts. The school districts of Piper and Turner are not necessarily involved in this Governance, but I'm just referring to them geographically where they are.

The School District Board consists of 11 members and all of these members are appointed by the Unified Government Commissioners. The Library District Board has the authority to set their own library district taxes.

As I mentioned before, there are two systems. The second system is the City of Bonner Springs Library District and that district operates within the city of Bonner Springs and while they do have a library board, for the most part, their services are governed by the City Council of Bonner Springs. Bonner Springs levies its own mill rate for their library services, but they also receive some funds from the County Library District Board to cover costs of patrons that go to their library who don't live in Bonner Springs and we will talk more about how much that is later on in the presentation.



We're providing here a map just to show you how all these three kind of districts look. The green is the USD #500 School District Library Board. The yellow is what we're calling the “PET” District which is the district governed by the Wyandotte County Library Board and those are those areas of Piper, Edwardsville, and Turner so PET. Lastly, in blue is Bonner Springs and we've also provided here little building flags to show where the different libraries are located. You can see most of the libraries are located within USD, but there is one, the Turner Community Center which is in the PET District and then Bonner Springs has their library.

Commissioner Johnson said what about the Schlagle Library and environmental? What district—it looks like that's in the PET District also. Is that true? **Ms. VonAchen** said no, it's in

the USD #500. It's just right on the border. **Commissioner Johnson** said oh, it's just where they placed it on this map. **Ms. VonAchen** said sorry. **Commissioner Johnson** said no problem.

Legal Framework

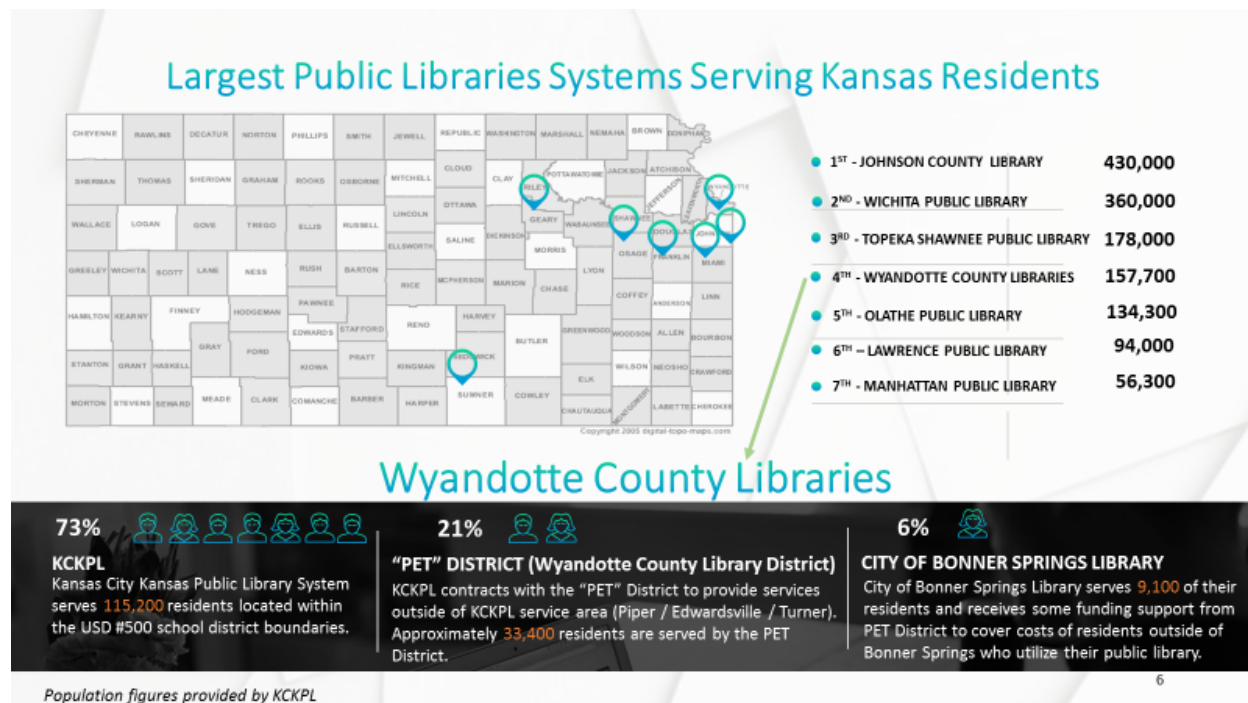
- **Wyandotte County Resolutions**
No 678, adopted in September 1964 directed an election to determine whether “a free public library in Wyandotte County” should be established.
 - The election was held November 3, 1964 and the proposition passed 7,386 to 3,226.
No 730, adopted June 28, 1965 established the library, set the mill levy, and appointed the original Board.
CR 91-1 placed a hard cap of 6 mills on the Library Board's taxing authority. Recodification Ordinance/ Resolution 01-09 adopted in 2009 repealed this hard cap, effectively granting broad taxing authority to the Library Board.
- **K.S.A. 12-1220**
 “If a majority of the votes cast at such election on such proposition shall be in the affirmative, the governing body shall forthwith establish such library and is hereby authorized to and **shall annually levy a tax** for the maintenance of such library **in such sum as the library board shall determine** within the limitations fixed by law...”
 “Such tax shall be levied and collected in like manner as other taxes of the municipality and ... shall be kept in a separate fund to be known as the library fund of such municipality.”
- **Attorney General's Opinion No. 2006-4**
 “Thus, a board of county commissioners is authorized to establish a county library, but it is the library board - not the board of county commissioners - that establishes the amount of the tax levy needed to maintain the library. The only limitation on a library board is that the tax be “within the limitations fixed by law”.

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Ms. VonAchen said here is some legal framework and I will go over this, but I'm happy to pass this on to Legal if they want to chime in. Resolution No. 678 adopted back in September of 1964 directed an election to determine whether a free public library in Wyandotte County should be established. The election was held in November, a few months later, and it passed by 7,300 to 3,200 votes. Then about a year later Resolution No. 730 adopted in 1965 established the library and set the mill levy and appointed the original Board. CR 91-1 placed a hard cap of 6 mills on the Library Board's taxing authority. That was passed back in 1991. Recodification of our UG Ordinance and Resolution 01-09 adopted back in 2009 repealed this hard 6 mill cap, effectively granting broad taxing authority to the library board that they currently have.

State Statute has established this kind of special library governance that we have and it's basically Kansas Statute 12-1220. If a majority of the votes cast at such election on such proposition shall be in the affirmative, the governing body shall forthwith establish such library and is hereby authorized to and shall annually levy a tax for the maintenance of such libraries in such sum as the library board shall determine within the limitations fixed by law. Such tax shall be levied and collected in a like manner as other taxes of the municipality and shall be kept in a separate fund to be known the Library Fund of such municipality so that's the law we're working under.

We wanted to share with you that there is an Attorney General's Opinion handed down in 2006. It stated the Board of County Commissioners is authorized to establish a county library, but is the Library Board, not the Board of the County Commissioners and that establishes the amount of the tax levy needed to maintain the library. The only limitation on the library board is that the tax be within the limitations fixed by law.



At this point we wanted to demonstrate to you that our library structure in Wyandotte County is one of the largest in the state. Here we've listed six or seven of the larger municipalities in Kansas. You can see that Wyandotte County is one of the largest. These are roughly population figures provided by the Kansas City, Kansas Public Library System. The Johnson County Library has 430,000 residents that are served by their library system. Wichita is second at 360,000, Topeka and Shawnee Public Library has 178,000 and Wyandotte County in total has 157,000.

As I mentioned there is kind of three components to the library systems that work collaboratively together in Wyandotte County. The first one is this Kansas City, Kansas Public Library System. They serve 115,200 residents located within the USD #500 borders. Then there is the PET District which is Piper, Edwardsville, Turner area that is governed by the

Library County Library Board and we contract with KCKPL to provide services outside the KCKPL service area. Approximately 33,400 residents are served by the PET District.

Finally, the Bonner Springs Library System serves about 6% of the total population and they serve their own residents, but as I mentioned, they also receive some funding from the Wyandotte County Library District.

"PET" District partnership with KCKPL

BENEFITS OF BEING IN A LARGER LIBRARY SYSTEM

The primary service provider for the PET District is the Kansas City Kansas Public Library system. The PET District currently enjoys big library services at a much lower cost. If KCKPL district services went away and a stand alone library system was formed, the following services would be impacted or lost.

MOBILE LIBRARY	E-RESOURCES	DOUBLE YOUR BUDGET	INTERLIBRARY LOAN (ILL)	IT SERVICES	WEB PRESENCE & INTEGRATED LIBRARY SYSTEM (ILS)
Wyandotte County Board contributes to the operations of a "book mobile" service in the PET district through KCKPL.	Turner Library patrons have access to a broader array of digital resources than a typical smaller library.	Turner Library budget does not require custodial, administrative or human resources costs. Further economies are found in building maintenance costs provided by Turner Recreation.	KCKPL library patrons participate in a more robust ILL program giving patrons access to materials from around the world.	PET District libraries share IT software, hardware and IT infrastructure systems with KCKPL system saving on costs.	PET district libraries share web site and ILS with KCKPL further reducing costs. ILS is the business side of how the libraries manages its collection.

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I wanted to talk a little bit more about how the PET District partners with the KCKPL. We're going to pass that on.

Carol Levers, Director of Libraries, said the value of being a larger library system provides the user—primary service provider for the PET District is the Kansas City, Kansas Public Library. A mobile library, the Wyandotte County Board contributes to the operations of a mobile library service in the PET District through KCKPL. While the district could make the expenses of the materials and staff work, a smaller independent district would not be able to handle the support structure. For example, having to send the people for CDL training, ongoing maintenance, fuel costs, etc. It would likely have to eliminate this service.

E-Resources; the Turner Library patrons have access to a broader array of digital resources than a typical small library like Bonner Springs would enjoy. Among those I accessed

two robust databases such as Ref USA. A product that is heavily used by small business and tumble books, a resource of e-books for children zero to sixth grade. Furthermore, the skill of access is markedly different. We have a program database called Hoopla, a very popular content provider and is accessible by both Bonner Spring and KCKPL library patrons. KCKPL library patrons get 15 checkouts from this collection a month. Bonner Springs patrons and Bonner Springs (inaudible) very fine, get between 3 to 5 checkouts. Then we have the Double Your Budget. Contrary, the Turner Library budget does not require custodial, administrative or human resources costs. Bonner Springs currently employs about 11 people, Turner has 6 people, Bonner is only about 60 to 70% the actual size of Turner. Libraries of this size typically have benefits so there would be a large transition at that point as well.

The next one is a library loan. Kansas City, Kansas Public Library patrons participate in a more robust ILL, InterLibrary Loan Program, giving patrons access to materials from around the world while typically smaller libraries have InterLibrary loan capacity the system and thus the collections they have access are much smaller.

IT Services; a tenant would have to set-aside money for its IT needs. While it currently pays for any hardware used the expertise and the management of that infrastructure would be an interesting question and potentially a large expense going forward.

Web Presence & Integrated Library System, ILS, this is the business side of how the libraries manages its collections. The separate library in Turner would require a move to a new ILS or pay the full cost of using the current one and the one we use is SirsiDynix. Typically, small libraries in Kansas use the CORA system as Bonner Library does. It is a good system, but less robust than the one Kansas City, Kansas Public Library uses. Furthermore, a switch to CORA means the primary collection shared for Turner residents are those of the small libraries in northeast Kansas. Those also run CORA. It would substantially change—our materials would be moved from south library to Turner Library. Turner residents would need two cards to access both libraries and could no longer place holds to be brought to Turner from Kansas City, Kansas Public Libraries. It would have to be an ILL process.

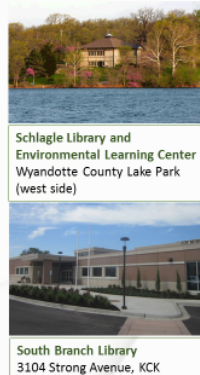
Commissioner Philbrook said on your InterLibrary Loan process, is it just the main libraries that can loan out to each other or can the school libraries loan from the big libraries? **Dave Hanson, Assistant Director**, said the short answer is it depends. Most school libraries don't

participate in a robust InterLibrary Loan Program simply because of the size of the collections and the timeliness of their need meaning they're not really going to be sharing things. In both the CORA system and any of the more robust systems primary and secondary schools might participate, but for the most part they are not part of an InterLibrary Loan. The types of systems we would talk about for an InterLibrary Loan would be a library in the State of Kansas you have a couple of choices. One is really a Kansas based system and that's what most of the smaller libraries go for. By smaller we're talking about a populations that can be under 5,000. For larger libraries that might have needs to bring in say more robust research things, the farthest away we participate in large organizations such as the Mid-America Library Association and some other types of InterLibrary Loan agreements that allows your reach to be very, very far. The farthest item I've known that we brought to Wyandotte County for one of our folks is from Japan and we regularly bring stuff across the board from Missouri.

To kind of give you an example, in current InterLibrary Loans, and I don't want to get too far in the weeds of it, but Kansas and Missouri don't really have a good way of sharing materials. So, the most effective way is through being a part of an organization, the Mid-America Library Association, and that's a fee-based system. A lot of times, particularly smaller libraries, are going to have to make a choice between whether or not they want to spend that extra money to have that ILL capacity or not. **Commissioner Philbrook** said but we do now. **Mr. Hanson** said big libraries do typically. **Commissioner Philbrook** said I was just wondering because I have had several people who have kids in school and they're like we can't get this book, I will have to go down to the big library since I can't get it through the school library so I just wanted that cleared.

Library Governance Structure in Wyandotte County (continued)

- The County Library "PET" District is governed by a Board.
 - Chair of the Wyandotte County Library Board is appointed by the Mayor of the Unified Government of Wyandotte County/ Kansas City, Kansas.
 - Remaining district board members are appointed by each UG commissioner representing their respective districts.
- The Board has the authority to set the County District Library Tax Levy.
 - With that money this Board can:
 - establish or operate a library, or
 - contract with another library (or library system) to provide library services to the residents of the "PET" District.
- The Board, the two library systems, and the UG Board of Commissioners entered into an Interlocal Agreement in 2003 and continues until modified or terminated.



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Ms. VonAchen said the County Library PET District is governed by a Board and the Board Chair is appointed by the Mayor of the Unified Government and the remaining board district members are appointed by the respective UG Commissioners in the different UG districts.

As I mentioned, the Board has the authority set the County Library Tax and with that money they can either establish or operate a library or they can contract with another library system to provide services to the residents of the PET District so that later one is what we have here. Well, we actually have a mix of both of those bullet points.

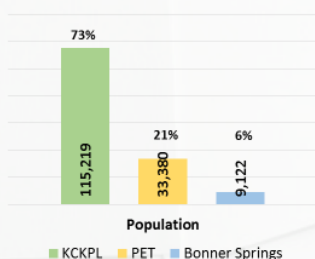
The Board, the two library systems, and the UG Commissioners entered into an Interlocal Agreement back in 2003 and it continues until it's modified or terminated.

Population and Library Patron Circulation by Library District

The "PET" District could form their own libraries and take on the extra expense and responsibility while still having access to the KCKPL due to reciprocal agreements. Considering the current circulation data of the "PET" District library patrons, doing so would be inefficient since patrons are being well served under the current legal structure.

By Population

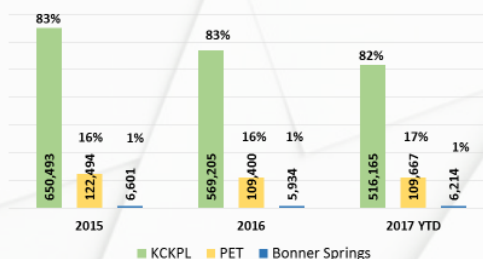
Below is the distribution of residents in the different library district areas.



Data provided by KCKPL

By Patron Circulation

Below is the patron circulation data in the different library district areas. The percentage of circulation associated with PET and Bonner Springs is lower than population percentage. Patrons in the PET and Bonner Springs are utilizing KCKPL libraries to a greater extent than their respective libraries.

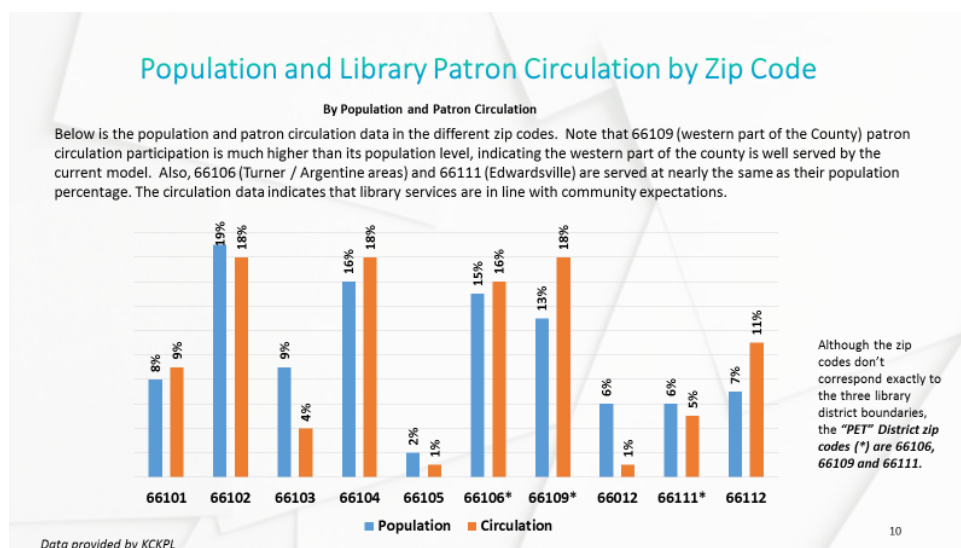


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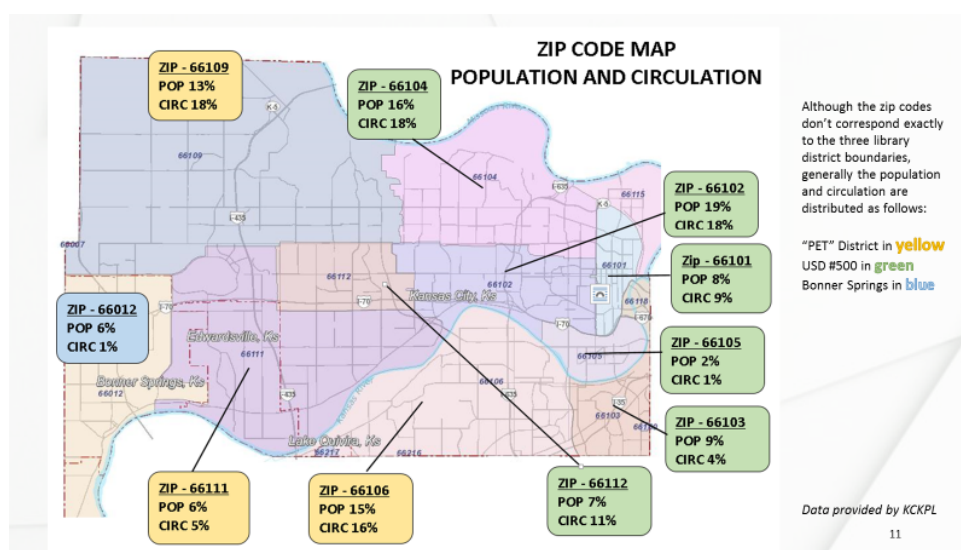
The next few slides are going to show you some examples of how population and library patron circulation are distributed throughout the library districts. For the most part, the PET District could form their own libraries as we mentioned and take on the extra expense and responsibility while still having access to the Kansas City, Kansas Public Library System due to the reciprocal agreements. Considering the current circulation data of the PET District library patrons, doing so would seem a little inefficient since patrons are well served under the current legal structure.

The first graph shows the distribution by population or by resident. Throughout this PowerPoint green represents the Kansas City, Kansas Public Library System, yellow represents PET, and then the Bonner Springs system is in blue. If you're looking just at population, KCK Public Library System has 73% of the population, PET has 21, and Bonner Springs has 6. If you're looking at patron circulation, you will see that over the last three years you've got '15, '16, '17 and you can see that the number of circulation in general represents 82% of the total circulation at the KCK Public Library. In 2017, 17% for the PET District and then 1% for Bonner Springs and what that tells us is that residents in the PET and Bonner Springs are utilizing services in the Kansas City, Kansas Public Library System. **Mr. Hanson** said that just means that you checked out an item at the library. That's a single item being checked out. Just for clarification for the commissioners here, this represents Kansas City, Kansas circulation. I don't want—Jack and his team do a great job at Bonner Springs and I don't want you to think that they're only circulating 6,000 items a year. He does a really great job. This is just reflective of Kansas City, Kansas Public Library circulation in the Bonner Springs district. They do a lot more than that.

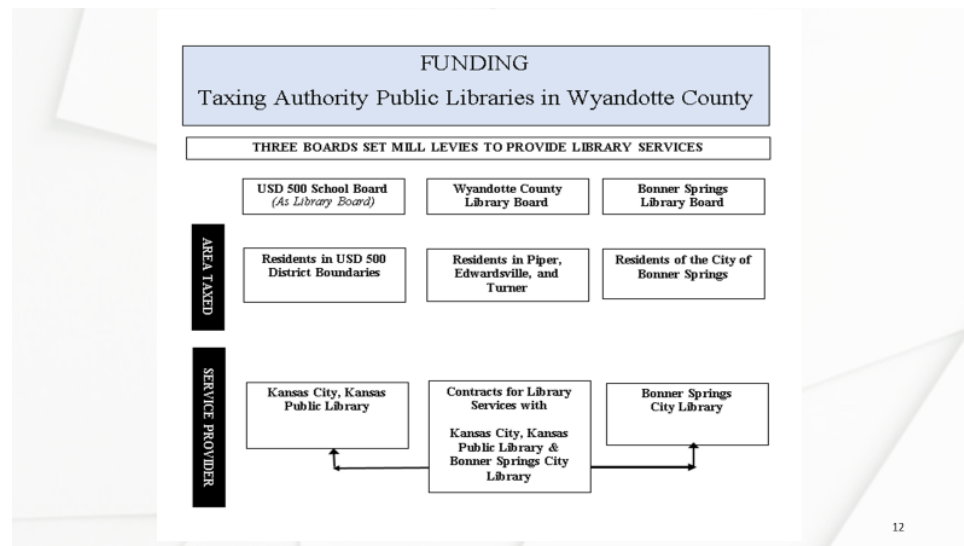
Commissioner Markley said just to clarify that, that means Bonner Springs residents who got something from a KCK library. **Mr. Hanson** said yes, that's right.



Ms. VonAchen said this is the same information, it's distributed based on zip code. As you can see here the zip code is throughout—these are all the zip codes throughout Wyandotte County. The three zip codes even though they don't exactly correspond to the library district boundaries, the three main zip codes that are within the PET District are the ones that have a little asterisk on them so it's 66106, 66109 and then 66111 towards the right. What we have here is the blue is population and orange is circulation. You can see they vary based on zip code but specifically 66106 you can see that population is 15% while the circulation is 16%, one percentage higher. In 66109 it's a whole five percentage points difference and in 66111 they are pretty much even money.



The very same information is shown geographically here. You can see the yellow text boxes are those of the PET District for the most part generally and then you have Bonner Springs and then you have the green which are the Kansas City, Kansas Public Libraries.



Generally, the Taxing Authority of the Public Libraries in Wyandotte County, there are three mill levies set by three respective districts. There's the USD #500 School Board which acting as the Library Board, Wyandotte County Library Board, and then Bonner Springs. The second level here is just showing which residents pay those taxes so the residents of those respective districts are the ones that pay those taxes and the services provided so under the USD #500 School Board acting as the Library Board, those services are provided by the Kansas City, Kansas Public Library. The Wyandotte County Library Board provides services to both residents of Kansas City, Kansas Public Library, Bonner Springs and library services within our own district and that's through the Interlocal Agreement and then Bonner Springs has their own city library.

County Library Board Property Tax Funding

- Pursuant to the Interlocal Agreement and State statute, the UG Director of Revenue/Treasurer collects the taxes produced by the Library District tax levy and deposits the taxes in a separate County Library District Fund.
- The Interlocal Agreement states that the UG Director of Revenue/Treasurer will distribute the collected funds into the County Library District Fund “according to the allocation formula contained in the current budget approved by the Wyandotte County Library Board.” *[more detail on later slide]*
- Taxes are collected for various categories of property:
 - Real estate
 - Personal property (intangible)
 - Personal property (motor vehicles)
 - Industrial revenue bonds payments in lieu of taxes (PILOTs)



Turner Community Library
831 S. 55th Street, KCK



KCKPL Mobile Library

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Pursuant to the Interlocal Agreement and State Statute the mill rates are collected by the UG Director of Revenue or Treasury which reports to me and we're recruiting for a new one so if anyone is interested, please apply because the deadline is in a few weeks. She or he collects the taxes produced by the library district levy and deposits the taxes in a separate Library District Fund. I just want to note, here is a picture of the Turner Community Library here on the top and then we have our mobile library here underneath.

The Interlocal Agreement states the Treasurer is going to distribute the collected funds into our own County fund according to the allocation formula contained in the current budget approved by the Wyandotte County Library Board. I'm going to show that in a little more detail later.

It isn't just property taxes. We also levy on behalf of the library district personal property, intangible taxes, motor vehicle taxes, and then some payments in lieu taxes for Industrial Revenue Bonds. The main one is the real estate tax.

Property Tax Funding Mix

Detailed Data

	"PET" Library District	KCKPL (USD #500) Library District	City of Bonner Springs Library
Assessed Valuation (Nov 2017)	\$432,600,884	\$707,034,489	\$69,078,814
Mill Rates	6.059	10.985	5.190
Ad Valorem Property Tax Revenue*	\$2,621,129	\$7,766,774	\$358,519
Annual Tax Bill (\$100,000 Home)	\$69.68	\$126.33	\$59.69

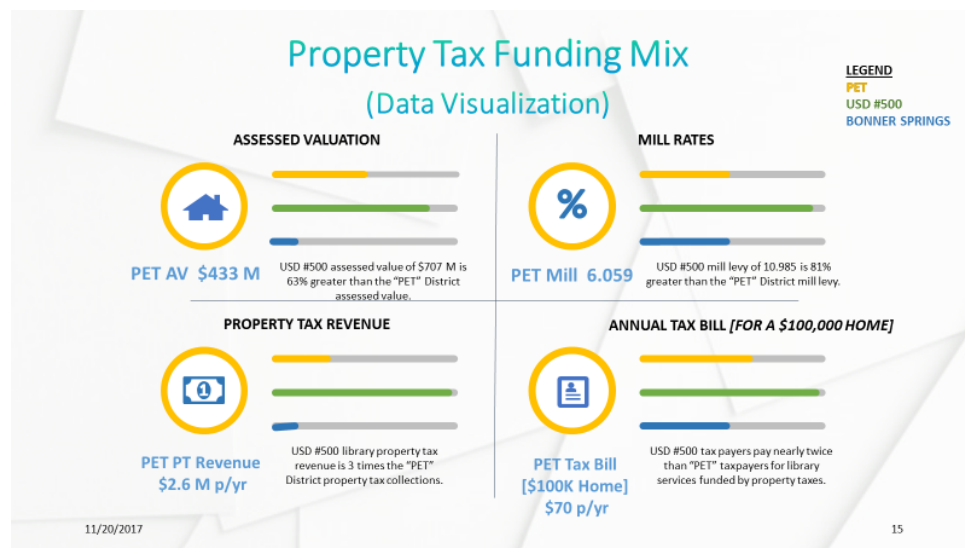
* For comparative purposes, Ad Valorem Property Tax Revenue calculation does not include personal property tax or industrial revenue bonds payments in lieu of taxes. No delinquency factor has been applied.

11/20/2017

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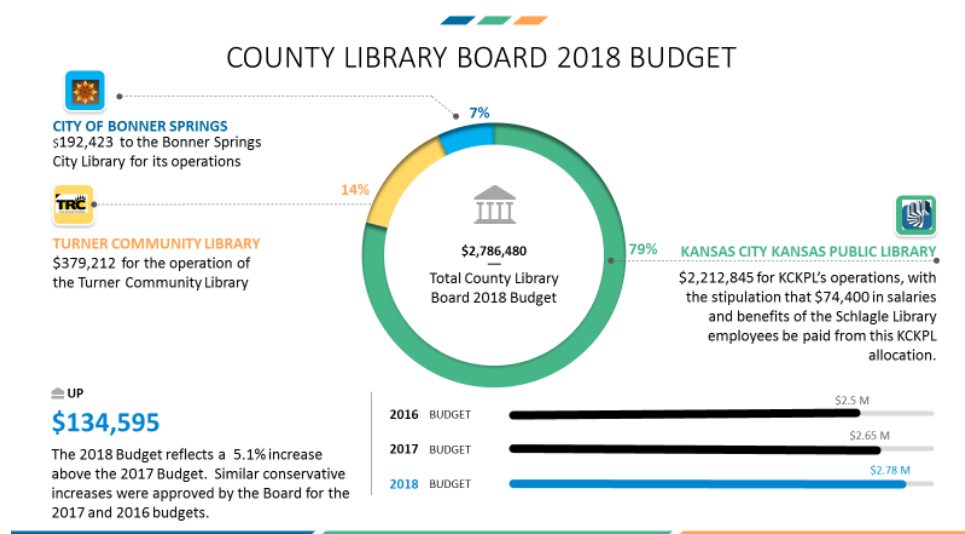
The next few slides are going to show a little bit of the property tax funding mix. This slide shows you the data. The next one is more of a data visualization so you can see the difference. The top line we have the three districts. The top line is different assessed values and then followed by the mill rates. The PET District mill rate is 6.059 and the Kansas City, Kansas Public Library System is 10.985, but I did want to note that seems like a lot, but you must keep in mind also it encompasses smaller amounts of the total boundaries of the county than what you're used to talking about as the UG Commissioners. The assessed value for the library district is \$432M and the Kansas City, Kansas Public Library System is \$707M. The entire county is around \$1.2B so just keep that in mind. It generates a little bit less revenue than what you're used to seeing in terms of the whole county. The City of Bonner Springs their assessed value is \$69M with a mill rate of five and that results in property tax revenue on the third line so the PET District Library Board generates roughly \$2.6M or that's what we're planning for 2018. The library district governed by USD #500 generates \$7.7M, and the Bonner Springs Library property tax mill rate generates an estimated \$358,000.

If you had a home that was worth \$100,000, your tax bill on an annually basis for the PET District is roughly \$70 a year, for the library district in #500 School District it is \$126 a year, and for Bonner Springs it's roughly \$60 a year.



Just so you can kind of get a visual of how all this data looks, the same four data points are represented in these four boxes. Yellow again is PET, green is USD #500, and Bonner Springs is blue. For the most part USD #500 assessed value of \$707M is 63% greater than the PET District assessed value; whereas on the mill rate the USD #500 mill levy is 10.985 and that's 81% greater than the PET District mill rate.

The property tax USD #500 library property tax revenue is three times that of the PET District property tax collection because it's larger assessed value and a higher mill rate. The annual bill, you can see that USD #500 taxpayers pay nearly twice what the PET taxpayers pay for library services funded by the property tax.



The last slide gives us kind of an update on the County Library Boards 2018 Budget. It's not just the library boards, it's all of it together. It's just the library boards, sorry. The total Library Board budget for 2018 is \$2.7M and of that total amount because of the Interlocal Agreement, \$2.2M of it is given to the Kansas City, Kansas Public Library in order to pay for those services that they provide with the stipulation that \$74,000 of salaries and benefits are capped for the Schlagle Library employees paid for by KCKPL through an allocation. There is also a small 7% piece of \$192,000 that's provided to the City of Bonner Springs Library System for its operations and then Turner Community Library is given \$379,000 for the operations of the Turner Community Library.

Below it gives you a little bit of a history over the past three years of the library budget as it remains relatively flat. They've consistently increased their budget by a conservative 5% over the last few years. This past year it was up \$134,000.

Mayor Holland said I do want to give Pat Pettey if there is something you would like to say in terms of the Chair of the Board, to give you that opportunity and if there is anything the other library folks would like to address to the Board. I know we have some questions or if you would just like to stand for questions if we have them. If you would like to say something, I would invite you to say so.

Pat Pettey, Chairman of the Wyandotte County Library Board, said the only thing I might add to that presentation is that I'm sure you all are aware that when you look at that funding source the 14% that goes to the Turner Library is the total funding for the Turner Library. There are no other sources of funds that come for that and the Turner Library was set up with an Interlocal Agreement among Kansas City, Kansas and the Turner School Board and the library system and the UG for that to occur.

Commissioner Bynum said part of the reason why I think we had the presentation tonight is because when we were in budget sessions preparing for our budget we had heard a similar presentation about the libraries and we had some questions and I know that one of the questions that came up was a library for Piper. Another question that came up was Commissioner Walters was inquiring about Edwardsville and then we also had a question about the governance piece. I

feel like you've gone over quite a bit of that, but I kind of wanted to go back and look at these populations and circulation numbers if we could because if you take away Schlagle Library, which really isn't a place where you go check out books—**Ms. Levers** said it is. **Commissioner Bynum** said it is, okay, you can go checkout books at Schlagle? **Ms. Levers** said yes you can, environmental books. **Commissioner Bynum** asked all kinds of books. **Mr. Hanson** said because they participate as a library. We have some families that live out there who get their holds so we can deliver any number of books. We have a couple of power users out there. They might be home schoolers so some of those are what we call power users so we can deliver. The collection there is very small. It's less than 1% of our total serve of what we deliver through that channel, but if you were a patron who lived at the lake and you wanted to get your library materials there, that is absolutely an option for you. **Commissioner Bynum** said well, it's good to know that. **Mr. Hanson** said it's a beautiful place to pick-up books. **Commissioner Bynum** said it is beautiful there by the way. What I'm driving at I think is a conversation around locations of physical libraries and you know we've heard it brought up more than once about a possibility of a library for Piper. While I wouldn't necessarily be against that, I think your data is showing me that Piper is very well served by the current libraries and that the folks in Piper have circulation as deep or deeper than any other place in this county. Am I reading that right? **Ms. Levers** said you are. **Commissioner Bynum** said if we were going to look at locations where if we determined we did need a new physical library to be built somewhere, we would want to do some deeper analysis than just say Piper doesn't have a library, therefore, we should stick a library in Piper. I just want to kind of have an honest conversation about that because I don't think that's what your data is telling us. I just want to throw that out there, and Commissioner Kane is not here, but I know he has brought that up more than one time.

Commissioner Walters, I just can't remember, frankly, you had a question about Edwardsville and I really can't remember what you were saying. **Commissioners Walters** said I just really wanted to understand because Edwardsville and Bonner Springs are in the same school district I think a lot of the Edwardsville residents use the Bonner Springs Library and it just surprised me that they're covered in two different systems is all.

Commenting on your point about Piper, if you wanted to put libraries where the most use is, it seems like Piper would be a very logical location for a library if they're using library

resources sort of disproportionately compared to other members of the community, it seems like that would be a very logical place to consider putting one.

Commissioner Walters said I heard you, Kathleen, say that these statistics sort of prove that the PET areas were well served by the existing libraries and I didn't quite understand the logical conclusion of that. What is it about this that indicates to you that the PET Districts are well served? **Ms. VonAchen** said the reason I said that is because the PET residents are paying 70 and those that reside in the Kansas City, Kansas Library district pay quite a bit more for here and yet those that live in the PET District are able to use library services all over the county including the Kansas City, Kansas Public Library. That's why, it's cost effective. **Commissioner Walters** said oh, so it's cost effective. **Ms. VonAchen** said yes. **Commissioner Walters** said okay. **Ms. VonAchen** said if you can expand on that, that would be great. David has the stats and can explain.

Mr. Hanson said the two things to remember when you look at population versus circulation and particularly in the Edwardsville case, that's one of the reasons why that 7% of that budget is given to Bonner Springs because there is an expectation that a lot of those Edwardsville folks are going to use those resources. The mobile services that we have, to be honest, of that number that you see there; about 65% of all the circulation that we do in Edwardsville comes out of our mobile services and that's something that's only about a year old. I don't know if that number will go up or down. When we break it down certainly by zip code you can see zip codes and a rough understanding that the participation is roughly bang on in terms of what you're looking at. When we try to break it down a little bit more by school districts, it's a little finer. We're pretty confident in that data as well. We look at the Piper School District is about 9% of the entire population of the county, it takes about 9% of the circulation so, again, it's about where you would imagine it. For Edwardsville, you can see it's about 65, it's about one off. When you look at the Turner School District it's about 12% of the total population roughly as we look at the numbers. It's about 9% of the circulation. The thing about Turner is part of that 3%--if you think about it from a library perspective, it's kind of hard to be bang on like you're going to be right on so you're really looking for a variance of about 1 to 2%. Turner is 3% so it's pretty close, but Turner residents are also going to be using Bonner Springs in terms of their circulation so I think the idea that the residents are served and well

served they're served at about the rate of their population. (Ms. Pettey said something to Mr. Hanson but was inaudible). **Mr. Hanson** said they're going to use Argentine but they are also on the west side so depending where they might go. You will be surprised how people travel because a lot of it determines where you work. There are a lot of people who travel. I may, for instance, live in Piper but I work downtown and so I will often use the Main Library even though that's one of the places—that's one of the things. I'm sorry about that. Turner also has a pretty long southern border so some of their residents are closer to a library in a different district that's to our south.

Commissioner Walker said I'm struck by the, and maybe I'm the only one, am I the only one that thinks that the way we do library services here as a result I think of perhaps historical or other reasons is inefficient. I mean if you were going to build a library system for Wyandotte County, this would not be what any study group would ever come up and recommend. The disparity in cost, I'm a beneficiary of that. I live in the PET District. The locations of most of the libraries, now again, I'm complaining but I'm seven minutes from the Argentine Library and the new library is heads and shoulders above the other library. It seems like to me when the people in 1997 or 1998 voted for consolidation the idea I got that all we were going to do is consolidate the government and end it there and we've done internally some consolidation of departments and agencies, but some of the services that would benefit—it just seems like it's very inefficient the way we do this. Maybe I'm saying this because I'm going out the door and nobody is ever going to get mad at me and vote me out of office for it, but it really strikes me that there is a better way to do library services than have it run principally it seems by—or located in one of the four school districts. Then these interlocal patchwork agreements that yes you can get the services but I don't know why Harold Johnson or Brian McKiernan is paying \$60 more a year for the same service and Jane than Melissa and I pay. Clearly that is not a good result and if I were going to create it, it would be a Wyandotte County governmental function and underneath it you could either create a board or I suppose it wouldn't be good for commissioners, but it's too big a job to add to this the outrageous pay they give us for what we do. Do any of you think this is inefficient? Are you making the best of a bad situation? I mean I know we've got a library in Turner but come on, it's not a great library Pat.

Ms. Pettey said I wouldn't agree with that, but that's all from everybody's different viewpoints. However, we're in a system that was not created by any of you or any of us. If you look at historically, I think it was 1939 or somewhere in that range, when the Kansas City, Kansas School District set up libraries because there were no libraries so they now in essence own all of their buildings and, Commissioner Walker, you would know better than anybody else up there that there was a conversation at one time about this very subject and as you get into the subject it becomes a really murky, muddy mess. I suspect if the Unified Government wanted to go down that path, you could and you could set up a task force to address that. There is a cost involved—I'm not on—I don't live in the Kansas City, Kansas School District but there would be a cost involved if you start putting all the buildings saying that somehow now they're part of this system. Somebody has to acquire them and own them and they don't just get handed over so I think that's where the rubber meets the road in kind of going down that path of saying there are three, it's kind of like maybe he might compare us to saying should there just be one school district in Wyandotte County and I don't think you want to go down that path and if you do, good luck. I just know from my experience and from looking at the historical perspective of it, that you have—if we go beyond that we are providing good library service throughout the county and your Library Board is contracting to provide those services and both Bonner and Kansas City, Kansas continue to keep upping what's available and yes, no we're not all paying the same amount for those services. The Library Board I will tell you has tried to move a little bit toward that path, but again, it is a tax and so if you make a large leap to say the PET District is going to be the same as Kansas City, Kansas, then everyone who represents the PET District be prepared, your constituents will notice because it fits in one category on their tax bill. It's an issue that, I would say, that the Commission if they would say we want to sell to bring that up.

Commissioner Walker said I don't disagree it's difficult. I think the indicated results from historical anomalies that you know when Kansas City, Kansas was a sliver on the eastern end of the county and the rest of it was unincorporated, you know they create a library. I don't lose sight of the fact the district, in a legal sense, owns the libraries; but it's the people that live here that pays for them. The books belong to the people, the buildings belong to the people, the same way they did with the county and the city. If we can consolidate a city and county government, consolidating the various libraries can't be as difficult. It really can't. It's just something that nobody wants to perhaps take on because it's working, the cars work so why get a

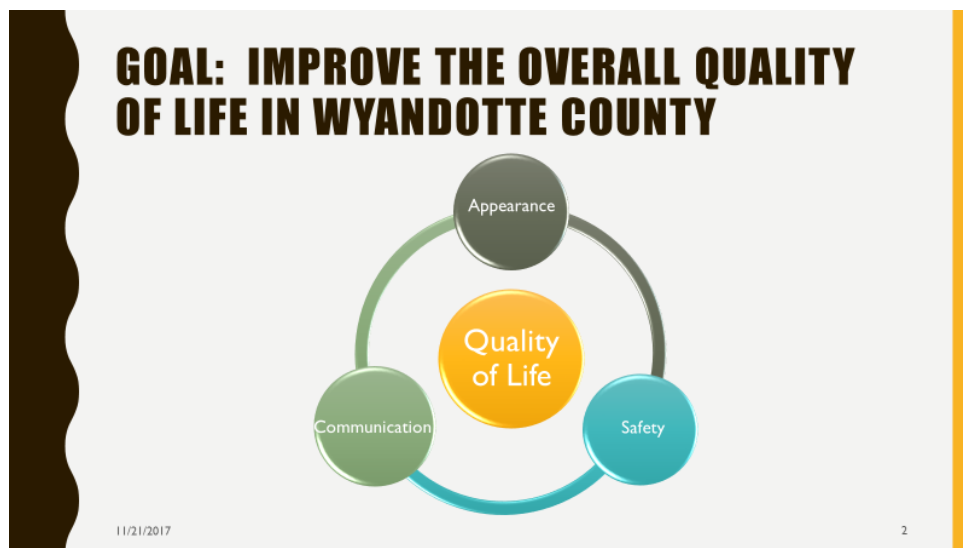
new one. Eventually somebody is going to say why am I paying \$130 a year for library services when people out in Turner are paying \$60 or people in Bonner are paying \$60. It's not going to be my problem, but it just strikes me as inequitable and if it's inequitable, it's probably not right.

Commissioner Philbrook said I want to step into it with him and I am here for a little while longer. I don't know how much longer after I say this, but I do agree with a lot of what you said, but I don't know if this is the right time to step in the middle of that muck. I do believe that, yes, this needs to be looked at and possibly brought into the 21st Century, but whether it's time right now to do it, I don't know. It's going to have to take a lot of people out there talking to us to tell us if they want us to do this or not because I'm not going to just jump in there and say yes, this is the next thing I want to just in the middle to because we have a lot of other things to deal with. It is working for us but is it equitable, no, very few things are I would have to say. I just wanted to put my two cents worth in there and invite the public to put their several cents in there and let us know what they really want us to do.

Mayor Holland said we do have another presentation this evening so I would like to wrap this one up. I want to thank the library folks for working on this and Kathleen for your work on this. It is such a complicated structure I think it was worth presenting to the Commission and then to the public, this is a presentation we can point back to when constituents ask how does the library system work. It is complicated and as complicated as any system I'm aware of. Thank you very much for your presentation and your hard work making sure we have library services in Kansas City, Kansas and Wyandotte County. I appreciate it.



Melissa Sieben, Assistant County Administrator, said we are excited to be here with our 3rd Quarter Report. We're just a little month delayed. We've been a very busy Commission the last few months with our Special Sessions so we gracefully waited to come in and talk to you. We are going to try to move this through pretty quickly so you have a little bit of time in between and Edwin has time to set up.

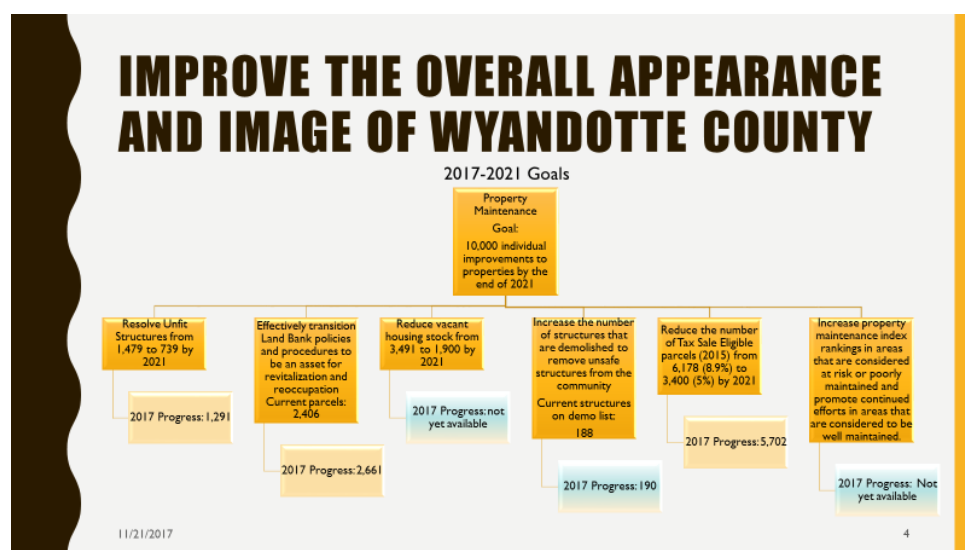


Just as a reminder, one of SOAR goal is Quality of Life in Wyandotte County and the work of our SOAR group is to work on appearance, safety, and communications and this is all based out of the feedback that we received through our resident survey and that is where we are starting from every day when we work on these very difficult issues and with that we always have in mind when we're trying to achieve outcomes.

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Here is our updates.



Back in January we presented this matrix to you for the first time, this flowchart, and we do have some numbers to present to you for the first time tonight on our progress for 2017. As you can see, we've been working to resolve unfit structures and we have brought that number down by almost 200 through our work. Now, there are a variety of reasons why all that happened that we can explain to you, but it is one of our goals to have fewer unfit structures in the community. The other is we've actually increased the number of properties in our Land Bank and most of you know that we've been changing how we handle our tax sale and not leaving properties in

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purgatory in between tax sale and nowhere. We've actually increased our number of holdings including structures. We will talk a little more about that later.

We will also talk about our vacant housing stock and how we're working to get ahold of better data to be able to provide accurate numbers on where we stand with that moving forward. Our demolition number actually has gone up, not down, which is great because we know going forward there is more money due to the budget that you approved this summer to address demolitions that are necessary in the community.

One of our biggest wins so far this year has been the reduction in the number of tax sale eligible parcels which has been a result of transitioning from a two-tax sale a year system up to a three-tax sale a year system so these aren't even final numbers for '17 so we should see better progress there. Our property maintenance index, we will be updating that at the end of the year.



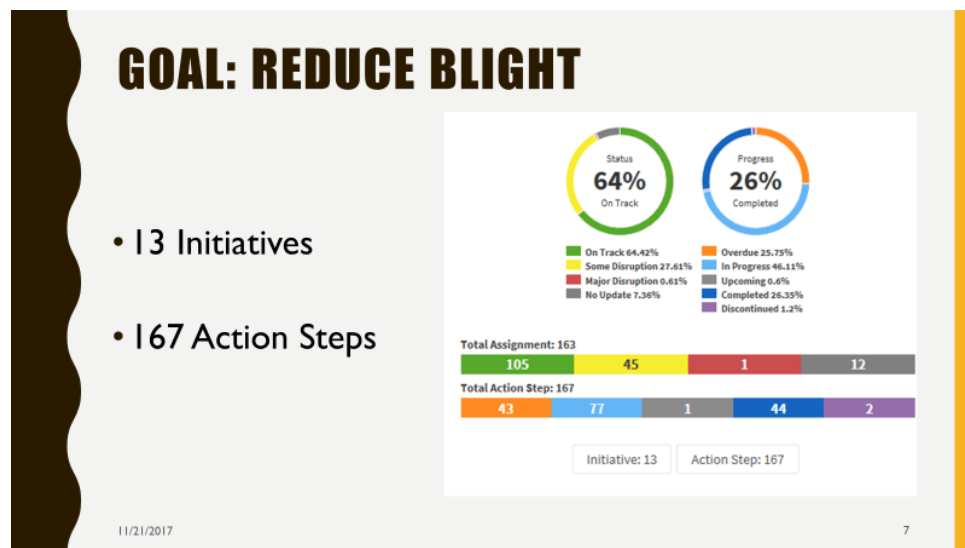
What you will see here is also our safety slide which most of this actually is going to be updated after the Spring of 2018 when we do our Resident Satisfaction Survey which is also again funded in the 2018 Budget.



What I do want to note is that we have spent the bulk of the last month and a half transitioning into a software to manage those 193 different action items that we were discussing and in doing so this is our first presentation tonight where staff has had to use the new system. We are actually compiling data from the beginning of the year in the system. We've given you an executive report if you want to read at nauseam about our successes you can get into that and I know there are a few people, Commissioner McKiernan, that might actually read the whole thing but we've given it to you. It's quite long. In the future, these will actually just be monthly updates or quarterly updates. They won't encompass the year-to-date unless we want to do a yearend report. **Tib Laughlin, Director of General Services**, said I will be very clear the words Executive Summary are the last time you will hear about that thing in your hand tonight unless you have questions. We're not going through that Executive Summary tonight. That is just the report that Envisio produces. **Ms. Sieben** said one of many reports.

Commissioner Walker said that's good because one thing that really pisses me off is to get a report like this on the night that we're going to discuss it. If we're going to discuss this at any time before I leave office, thank you for getting it to us tonight, but it seems hard to understand why we get this tonight and we're going to do this. **Ms. Sieben** said I wouldn't get too upset because we were just providing that as an extra to the PowerPoint. **Commissioner Walker** said it seems cultural in this organization to handout stuff the night you get it or at 3:00 in the afternoon and expect commissioners to read it and then when we're not prepared we look like fools sitting up here. **Ms. Sieben** said there was no expectation that you would have read it.

Actually, we were sharing it with you so that you could look at it later so no expectation whatsoever. Sorry that you're offended.



What we've done here is we actually are showing you what the software can do for us and you will see that we have 13 different initiative areas for SOAR for 2017 and those you can see here are compiling 167 different action steps. We are 64% on track through the year so that means we have some challenges and some things that we aren't able to probably complete by the end of the year which we are not shocked by that. We're actually happy to see that we're on track and only have about 27% of our items with some disruptions. As we move forward and we are able to publicly display this information through our web portal for you all, you will see summaries like this out there and you will be able to click and see what's going on by the individual items.

PROPERTY MAINTENANCE INITIATIVE

ACCOMPLISHMENTS

- Significant progress toward goal of 10,000 improvements
- Enhanced data related to enforcement activities
- Expedited trash/debris/junk complaint resolution process - increased citations by 400%
- Expedited grass/weed complaint resolution process
- Continued vehicle blitz program
- Hired and trained Zoning Enforcement Officer
- Developed a proactive sign compliance letter
- Citizen Newsletter
 - Property Maintenance Violations
 - Junked Vehicles
 - Planning and Zoning

CHALLENGES

- Formalization of communication between NRC and other UG departments to allow for implementation of resolution based codes, including Aging and Human Services.
- Standardizing blight management program in NRC based on Landbank processes.
- Operationalizing strategic code enforcement methods with front line employees
- Enacting a recognition program for community members for significant improvements to their properties.
- Publishing to the website to support the work of Property Maintenance SOAR initiatives
- Upgrading Accela

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With that, I'm going to transition this over to different parts of our SOAR team and first up is Greg Talkin who is going to briefly highlight some accomplishments in the area of property maintenance.

Greg Talkin, Neighborhood Resource Director, said we're just going to touch on a few of these accomplishments and challenges. I think the ones that have been more successful and we feel like are making a great impact are the new expedited trash, junk and debris complaints as well as the expedited grass and weeds complaints. In the past we did a two-step process both involving 14 days mainly because at that time we didn't have the resources behind us. We were trying to get everything cut by the owner and so we took on that additional load of sending out two different notices and hoping we were referring less over to Parks & Rec or Public Works staff time to cut. With your added resources in that area we're only doing Abatement Notice and at the same time in most incidence we're doing Administrative Citation and then if they don't take care of it in the first 14 days, we're sending it to Parks to be cut and billing them for that and we're also fining them with an Administrative Citation. We feel like that's a great improvement.

On some of the challenges, we still have to work on the strategic code enforcement with frontline staff as well as management. We are continuing to work through that. We think a lot of what we do is based around that, but we need to make some improvements and learn more. We're still behind on publishing to the website our support work of Property Maintenance and SOAR Initiatives. The web design was a little bit delayed and then also with all the other

initiatives that we're working on with SOAR we haven't quite been able to get all of that information in.

VACANT STRUCTURES INITIATIVE

ACCOMPLISHMENTS • Established a Vacant Housing Team • Developed security and maintenance standards for vacant structures. • Revised vacancy registry ordinance • Developed signage for Land Bank properties with structures to help residents know who to contact with concerns • Developed a vacant housing brochure to inform neighbors and the community how to assist the UG with vacant properties.	CHALLENGES • Method to manage vacancy registry without Accela upgrade • Formalization of the reporting, management, and work flows related to vacant properties. – A provider has been recently identified to assist the UG with the above challenges • Accurately calculating changes in vacancy status to report to Commission and public • Zombie mortgages • Developing a consistent and efficient communication strategy for abandoned and vacant properties • Publishing updates to the website to share with residents and businesses about SOAR programs related to vacant structures
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Ms. Sieben said next up is vacant structures and we're going to have Maddie Waldeck cover sort of where we're at on this. This is probably our single most challenging of the 13 initiatives.

Maddie Waldeck, Manager of the Delinquent Real Estate Department, said even though we've made some significant accomplishments like developing the Vacant Housing Team which we continue to meet and brainstorm about how we can combat the vacancy problem, we still have some major challenges. One of those major challenges, like Melissa spoke about earlier, is the data. A lot of people define vacancy in different ways and getting data from the BPU and the United States Postal Service is sometimes very difficult and so we have a hurdle in that in trying to establish the consistent data.



UNFIT STRUCTURES INITIATIVE

ACCOMPLISHMENTS • YTD – reduced the number of unfit structures • Developed a plan to remove commercial and residential burnt structures. • Developed security standards for vacant structures. • Reaffirmed process to flag historical landmarks to prevent demolition. • Developed a review committee for demolition and unfit structures.	CHALLENGES • Implementing a policy to allow for immediate boarding of vacant, fire damaged structures. • Lack of funding for boarding for unfit structures.
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Mr. Talkin said Unfit Structures Initiative; we have developed a plan to remove commercial and residential burnt structures. For those that are severely burnt we have a new emergency demolition 72-hour notice that Legal has worked with us on and then we prioritize others depending on the circumstances and the severity of how bad they are damaged. Some of the challenges we're still dealing with is implementing a policy to allow for immediate boarding of vacant, fire and damaged structures. That's two-fold. Sometimes we don't want to board them quite that quick because we've got to get our own investigation done so we're trying to find that good mix on that issue. **Commissioner Philbrook** said I just want to say something real quick. Thanks for getting that house boarded up on Orville. It was from fire. It didn't take you that long. **Mr. Talkin** said that was one of them that got boarded up just about two hours before—I wish it was two hours later because I didn't get to see the inside. **Commissioner Philbrook** said oops, more coordination.

DELINQUENT TAXES AND TAX SALE ELIGIBLE INITIATIVE

ACCOMPLISHMENTS

- Reduced tax sale eligible properties in 2017.
- Developed parcel specific communication plan to prevent parcels from becoming tax sale eligible.

CHALLENGES

- Prioritizing vacant, tax sale eligible parcels for the tax sale
- Communication plan

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Ms. Waldeck said Delinquent Taxes and Tax Sale Initiatives; the next tax sale, mark your calendars, December 14th at Memorial Hall. This year we're really proud to have worked with Delinquent Revenue and Treasury to send letters to people that are in their first and second year of tax delinquency to prevent those people from being tax sale eligible. This is the first year we've done this since I believe 2013 and we want to continue that initiative going forward. Like we talked about earlier, we want to prioritize vacant properties that are tax sale eligible in the tax sale process, but because we have data that we're still coming through and sometimes we get it in a timely manner and sometimes we don't get it in a timely manner, we're having difficulty prioritizing those vacant tax sale eligible parcels in the tax sale process.

LAND BANK INITIATIVE

ACCOMPLISHMENTS

- Automated Land Bank Inventory.
- Developed article for Citizen Newsletter.
- Communicated individual Land Bank rehab success stories through UG News and other UG communications.

CHALLENGES

- Revised Land Bank Policies and Procedures
- Implementing a more comprehensive and transparent donation process for the Land Bank
- Development of a written rehabilitation policy
- Publishing to the website and enhancing its features to support the work of the Land Bank

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Tib Laughlin, Director of General Services, said the Land Bank, the crown jewel of the Land Bank accomplishments so far, this year is the Rehab Program. Our biggest challenge is a continuing issue of getting automated updates where you can see the inventory live online in real time, but we are very close. **Commissioner Bynum** said I have a quick question about that program. You have 14 or 15 contractors right now in the program. I'm just curious to how one—**Ms. Seiben** said it's 35 actually and growing all the time, which is great. **Commissioner Bynum** said you have 35 so that kind of helps answer my question in terms of it. If someone is interested in being a contractor in the program, they can do that, thank you. **Ms. Sieben** said absolutely. Actually, we encourage anyone that knows someone that's interested in being a rehabber for our Land Bank Program to certainly get in contact with the Land Bank which is in Economic Development. **Mr. Laughlin** said the bar is pretty accessible. You need only be licensed and insured and then finish the project.

RENTAL INITIATIVE

ACCOMPLISHMENTS	CHALLENGES
• Revamped rental inspection forms to be more user friendly. • Developed a Rental Rights brochure. • Directly mailed all tenants about their rights and how to contact NRC for assistance with landlord issues • Developed an educational brochure to landlords. • Developed an article for the Citizen Newsletter about rental licensing. • Updated Rental Licensing webpage.	• Completing the formal process to ensure fire damaged rental properties are repaired. • Engaging other departments and division to support the rental program and its initiatives through communication and assisting in outreach

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Mr. Talkin said most of our accomplishments on the rental side has been toward efforts of communication and education primarily of tenants, but landlords too. We've got a mailer that's in the process of going out that's going directly to tenants to make them aware if they are having issues they can call us when it's dealing with property maintenance issues and things along that line. Ever since state law changed that's been kind of a barrier for us so we're working a lot on communication there. On the challenges, we're still needing to engage other departments and divisions to support the Rental License Program mainly through communication and education and initiatives and to assist with outreach.

Mayor Holland said I would like to see, and I've talked to Legal about this and I know we've talked about Contract for Deed forever, I would like to see some kind of ordinance change that encompasses Contract for Deed that makes them accountable to the rental codes and requires the seller to be accountable. Most of the Contract for Deeds from these predatory lenders, now there are some who do it for good, a lot of not-for-profits use Contract for Deed to help people get into homes, but there is a lot of predatory lending going out there. If we could do a Contract for Deed piece and how we design that I think you all would need to have input into, but if it looks like a rental and it talks like a rental and it sounds like a rental, it's a rental. What they're doing is putting a balloon clause at the end of a five-year period that the renters couldn't possibly meet and then they just start over with a new Contract for Deed. It puts the people who are living there on the hook for all the repairs because they are technically the owner even though they don't have the resources and they know they are not going to end up buying the house because they couldn't possibly meet the balloon clause criteria. Who's going to put new siding on a house they don't own or not going to end up owning? No one and so they can't do the kind of repairs we need—the person who is buying cannot do the repairs they need because they know they're not going to have the house long-term. If we could do something with the criteria we have for rental licensing on Contract for Deeds, then we could hold the deed owner holder accountable like we do a landlord. I think that would be a much better scenario.

Commissioner Philbrook said I want Legal to clear something up for me. On Contract for Deed I thought that meant you don't—let's say I'm paying, I'm renting, money is going toward the contract for me to buy the house, but when I get ready to make my last payment I make that payment and the deed is switched over to me, is that correct? **Ken Moore, Chief Legal Counsel**, said that's correct. It's a way of basically a seller financing, but during that period of time the seller retains a legal ownership of the property and the buyer has what's called an equitable ownership. When we adopt rental licensing in '98 I guess, '96, I don't know; but when we did that we specifically made exception for Contract for Deeds, but only if they filed the documents to establish it was at that time a bone fide Contract for Deed. They had to file either the contract or the affidavit of equitable interest to show to show that this other person had an interest in it—**Commissioner Philbrook** said and a bank holding it. **Mr. Moore** said if you do that, that clouds the title and you shouldn't be able to just kick them out, you have to basically go

through a foreclosure process for a Quit Title action to get the property. We thought at that time that would take care of it and really protect the legitimate people who are using that method of conveying real estate. **Commissioner Philbrook** said I know we used to use it when I was growing—my dad for Contract for Deed but he was legitimate. I know there are always ways to take advantage of stuff so I'm along with the Mayor, if we can clean that up, I'm all for that.

Commissioner Markley said I was going to say maybe the cleaning up is that—I don't think we enforce that. You can pull all of their residents supposedly a list of everybody in all these houses and if you see a name of the owner and that doesn't match the name of the resident you know it's either a rental or it's a Contract for Deed. If it's a Contract for Deed and there is nothing on file, they're clearly in violation. I've had this discussion before obviously. You can tell from the way I say it. I've had this discussion before and all we have to do is match up those lists. If the name of the owner doesn't match the name of the resident, check for the rental license, if it's not there check to see if there is a filing. If there is not, they are in violation. It's as simple as that. **Commissioner Philbrook** said that would be a job for somebody. **Commissioner Markley** said I did it in Highland Crest in about five minutes. I could pull the list in Highland Crest and say here are all the ones that aren't rental licensed where the owner doesn't match the resident.

Ms. Sieben said actually there, and Commissioner Markley's point is well taken, we also when we're looking at vacants there are some opportunities there. There are actually companies out there that specialize in tracking and management of that same type of thing where something on there doesn't match up with what's going on. We internally don't have the ability to do the work at least on the vacant side. It's possible that on this Contract for Deed/rental option that we're already running some of those to doublecheck, the question is what the time and tenacity of it and how often we would need to do it to have it be meaningful. So, more to follow on that. I totally agree with you. The vacant side is a whole different level of minutia of which we as UG staff—I don't think it's probably good value for the taxpayers for us to be trying to chase that on a day-to-day basis. **Mayor Holland** said but it might be that we only address the ones where there are problems. We don't need to know where all of them are. If we get a problem property coming in and we could automate the process of checking—test to see what it is, then we could. It just seems like we would only want to test the ones that are a problem and not want to test everyone because who cares if there is not a problem. How to

figure that out, obviously, is not easy. **Ms. Sieben** said and what is considered equitable under the law in that as well.

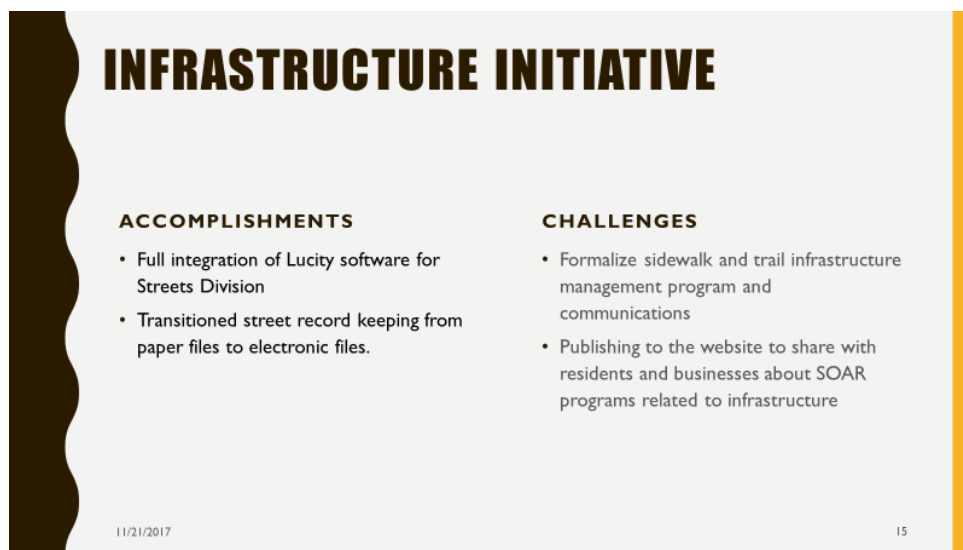


COMMUNITY DEVELOPMENT INITIATIVE

ACCOMPLISHMENTS • Awarded Lead Base Paint grant through HUD. • Submitted NRSA application to HUD. • Developed targeted communications for NRSA area. • Added webpage for NRSA neighborhood • Ensured that Appraisers Office is receiving improvement updates on Community Development funded projects • NE Master Plan is underway • Started process to rewrite Zoning Code	CHALLENGES • Publishing to the website and enhancing its features to support the work of SOAR • Developing communications plan for lead based paint grant
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Ms. Sieben said on the Community Development Initiative there has been a lot of work in this area as well. We did establish the NRSA as well as we were awarded the Lead Base Paint Grant so we have a lot of huge accomplishments in this area. Also, not to go unnoticed as well is the NE Master Plan is underway as well as the process to do the Zoning Code rewrite so lots of heavy lifting here. I think one of the biggest challenges is how do we keep that ability to publish that stuff out on the website so it's fresh.



INFRASTRUCTURE INITIATIVE

ACCOMPLISHMENTS • Full integration of Lucy software for Streets Division • Transitioned street record keeping from paper files to electronic files.	CHALLENGES • Formalize sidewalk and trail infrastructure management program and communications • Publishing to the website to share with residents and businesses about SOAR programs related to infrastructure
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The next area is our Infrastructure Initiative. We committed to integrating our Lucy software into our Street Division and that is well underway. We've also worked on transitioning our records from paper to electronic files. Some of our challenges in this area is formalizing our sidewalk and trail infrastructure management as well as our communications with residents about different ways to interact with us including some of our Gap Programs and sidewalk matching grant opportunities. That is going to continue to be an ongoing challenge and we will keep working on it.

MOWING AND LANDSCAPE INITIATIVE

ACCOMPLISHMENTS • Transitioned mowing program from Public Works to Parks and Recreation – reduced mowing times from up to 8 weeks to 2 weeks for abatements • Developed a spraying program for weed prevention in high priority parks. • Revamped watering schedule to enhance beautification of parks and medians. • Strengthened Park's Beautification Program by hiring two new horticulturists. • Implemented process to document how a lot becomes the UG's responsibility to mow. • Communicated new UG mowing program to community through social media and other UG communication methods, including three articles for the Citizens Newsletter.	CHALLENGES • Visible map of mowing activities, including responsible party and last completion of mowing services by parcel • Development of landscape management plans • Tree maintenance program funding and management • Formalizing the procedures for data collection for a more comprehensive data inventory
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I'm going to turn this over to Kristen Love who is debuting before you probably for the very first time as a full commission at least and she has been our mowing SOAR.

Kristen Love, Parks & Recreation Dept., said the biggest thing that we've done with mowing and landscaping is bringing everything into Parks & Rec. Before it was split up through a few different departments and with transitioning it all into our department we've been able to cut down the abatement times and the mowing rotation times. The biggest challenge that we're facing is like a more visible map for anybody to go look at and see what was done to each property and just formalizing our data collection. **Mr. Laughlin** said maps and telling our story are a recurring theme.

SAFETY INITIATIVE

ACCOMPLISHMENTS • Adopted DDACTS (data driven approaches to crime and traffic safety), which is currently being used in the east patrol division area. It increases our presence in a designated area to combat crime and traffic issues, along with blight. • Approved the purchase of land for a new fire station in the Piper area to improve fire response time. • Implemented improved Parks Ranger program.	CHALLENGES • Communication with departments related to efforts to increase safety and reduce blight • Publishing to the website to share with residents and businesses about SOAR programs related to safety
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Logan Masenthin, Intern in Administrator's Office, said the Safety Initiative; the Police Department adopted the DDACTS zone and that is increasing a presence in a designated area to combat crime, traffic and blight. The Planning & Zoning Commission just approved the purchase of land for a new fire station in the Piper area as well which should improve the fire response time. Challenges again, the communications internally with departments related to efforts in safety and blight and then to the website to share stories about safety and SOAR.

ANIMAL SERVICES INITIATIVE

ACCOMPLISHMENTS • Implemented new Animal Services policies. • Appointed new Director of Animal Services. • Conducted meetings to improve positive interactions with the community. • Chose architecture firm to perform a shelter study. • Created and distributed bilingual communications about Animal Services. • Posted information about reporting stray animals and pet ownership education in the Citizen newsletter.	CHALLENGES • Implementing a plan to identify and track wild dogs. • Incentivizing pet owners to comply with Animal Services regulations.
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We've implemented new Animal Services policies. We've also created and distributed bilingual communications about Animal Services as well as information about reporting stray animals and pet ownership in the Citizen newsletter. Challenges are implementing a plan to identify and track wild dogs and still incentivizing pet owners to comply with regulations.

GRAFFITI AND VANDALISM INITIATIVE

ACCOMPLISHMENTS • Developed standard operating procedures to decrease response times for graffiti. • Formalized procedure to collect data and calculate costs of graffiti and vandalism.	CHALLENGES • Cold weather abatements.
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They have been able to develop standard operating procedures to decrease response times for graffiti and formalize procedures to collect data and calculate costs which has been great. Challenges are the cold weather abatements.

DATA SHARING INITIATIVE

ACCOMPLISHMENTS • A Data Analyst position was filled in August that is focused on accelerating open data and leading the development of a master data management plan. • Several datasets have been set up to automatically update including LandBank and Unfit parcels. Data sets that are in-process for automatic updating are demolitions, improvements, tax delinquent, tax-sale eligible and vacant • The GIS and website teams are working with the Administrators office on development of a website / information page for the NRSA project. • The Appraisers office has formed a website team to review and update content on the website • In October the web-manager was moved into the Knowledge Department to foster greater coordination between website functionality, data sharing, 3rd party applications and content management. • In November the Public Works Lucy system and the 3-1-1 CRM system are being linked to support greater data sharing and to allow for contact management across both systems. • 3-1-1 is moving to an open data standard and all 3-1-1 information will be made publicly available.	CHALLENGES • Electronic data transfer • System integration
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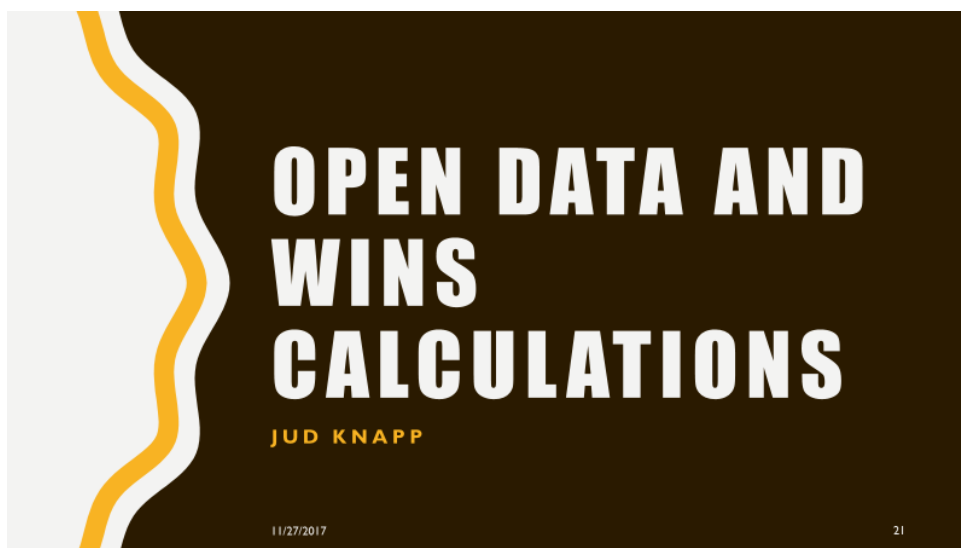
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Ms. Sieben said our last initiative update is going to be in the area of data sharing and then we will actually transition into sharing some of our wins overall in a more detailed fashion than you've seen to date.

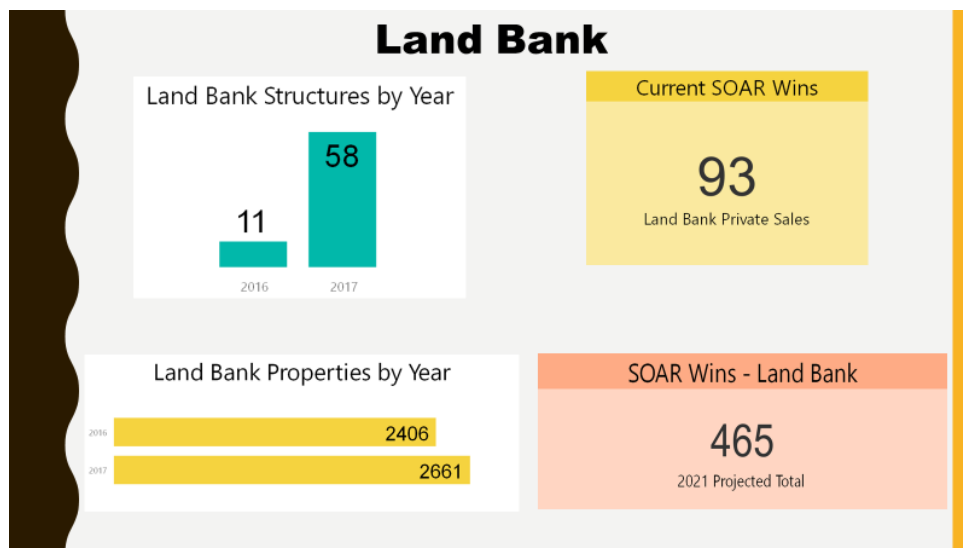
Mr. Laughlin said since the biggest accomplishment in data sharing is hiring Judd into that job, he wasn't really sure how to say he was the biggest deal in data sharing so I just cut him off and now he will have to pick a second one. **Ms. Sieben** said but we are very thankful to have

someone help us because we spent the bulk of this year without anyone who is able to redo what we share with you to create our blight and that's our property maintenance.

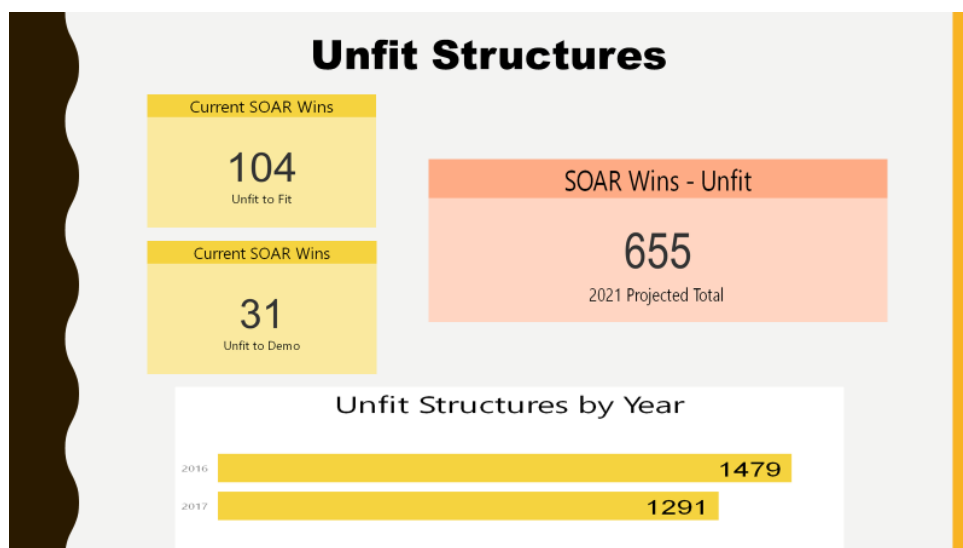
Jud Knapp, IT, said one of the accomplishments we had in the Data Sharing Initiative is that the departments are sharing data now. I went out and grabbed the data from their department and I put it into easy accessible areas and updates nightly. The first two I've done is the Land Bank data and the unfit data. The ones that I have in progress right now are demolitions, improvements, tax delinquents, tax sales, and vacants. The challenges we have is all of the different systems we have in the city and making them talk together. That's very difficult to do.



The Open Data Wins, I finally get to show you how we count the 10,000 goals for the properties.

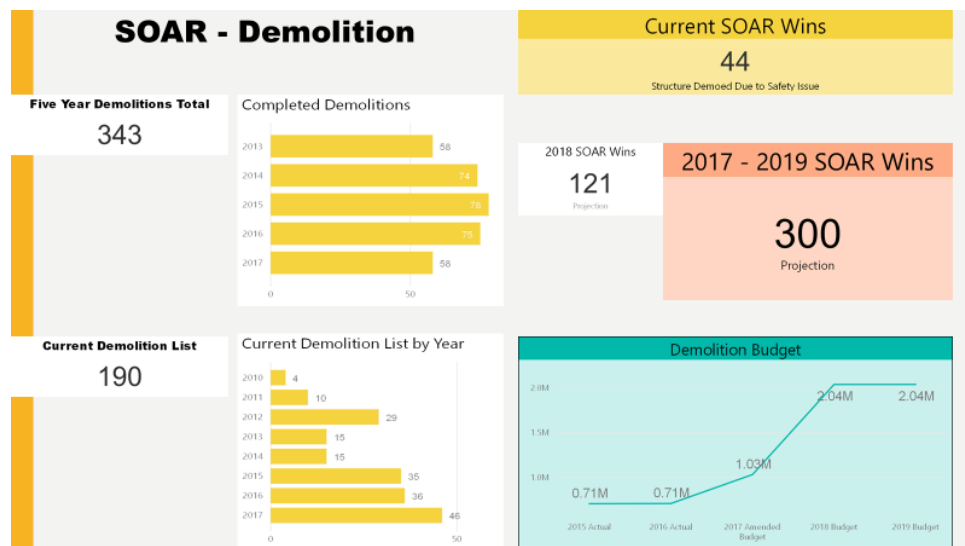


The first one is the Land Bank and I want to say the ones in yellow are the current wins as of today and this is the Land Bank Private Sale is a Land Bank SOAR win and we have 93 currently. The salmon color one on the bottom is a five-year projection total of what that number will be in five years. The Land Bank Structures by Year is 58 and that's because we're taking properties into the Land Bank now and we're calling those opportunities so that is a win for us. The number at the bottom went up by 255 and that is a win because we are now taking structures in. **Ms. Sieben** said that counts as a win again because we are now able to control the destiny of that structure where when it was sitting in purgatory somewhere perhaps between tax sale and whatever might never happen to it, it was sitting out there in limbo. Now we at least have the ability to control destiny.

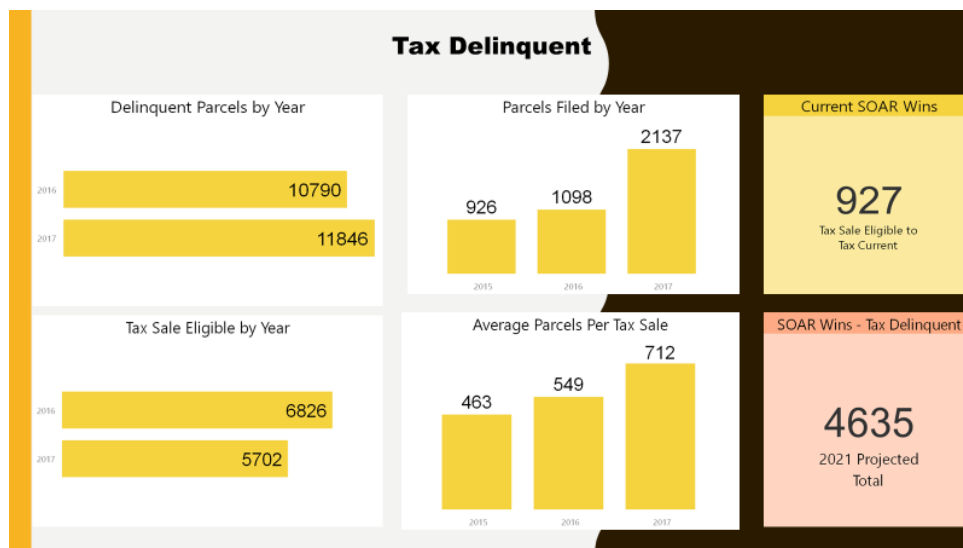


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Mr. Knapp said the next is Unfit Structures. The 104 count is unfit to fit so those are houses that were unlivable and now people can live in them. Thirty-one is unfit to demo and then the five-year projected total for this is 655. The number increased by 188 so that's definitely a move in the right direction.



The SOAR Demolition, we have current wins of 44. Those are structures that we demoed this year. Of the budget at the bottom of the '18 Budget is \$2M. **Ms. Sieben** said we're going to let Greg talk. **Mr. Talkin** said one quick note, on the number of demos we will settle out this year was 62 demolitions with budget this year and out of that I believe we had 5 commercial structures that were involved including those 62. **Ms. Sieben** said so, we're looking at 300 wins here based on what we have to date.



Mr. Knapp said Tax Delinquent, we have 927 current wins and those are tax sale eligible detects and in five years we project the number to be 4,600. **Mr. Laughlin** said that is the net decrease in tax sale eligibles and we've only had two of three tax sales this year. **Mr. Knapp** said you can see in the middle chart, the parcels filed by year, that is an increase of 1,000 for this year and they are now doing three tax sales and they are doing an average of 712 parcels per tax sale. They have added a tax sale and so now increasing the number per tax sale. You see the 1,000 in the parcels filed by year is a 1,000 decrease in the tax sale eligible by year in the bottom so there is definitely a correlation between the two.



Ms. Sieben said the last set of slides—what we've done is we've tried to calculate sort of where we think we will be in meeting our 10,000 which there is no total slide here. We don't hit

10,000 if we stay at this projectory and I think that's the critical thing for the Commission to understand. The numbers we're showing you today are telling our team that we have to double down, we have to work harder—well, smarter not harder, we have to work smarter to be able to move beyond some of the hurdles that we've encountered, some of the challenges that have been put before us and we have to figure out how to partner differently to be able to make more successes.

Just so you know, we've been out on a circuit trying to share this with departments, we've been trying to share this with Neighborhood and Community groups and we're happy to talk to anyone that's interested and present before them as well. We have a lot of internal work to continue to do, but we also need partners in the community. One of the things I did handout that should be sitting in front of you is a little half sheet of paper that on one side is in English, the other is in Spanish. We actually used that in the Day of the Dead parade on Central Avenue a few weeks ago and we're going to be using it again this weekend at the KU Medical Center Neighborhood Social. We're trying to get out in different ways to spread our word about how you can be a property champion in Kansas City, Kansas.

I will turn this over to Maddie to wrap-up on a few brief high notes.

NRC & SOAR

- With better communication and understanding, we are able to understand we cannot ticket our way out of this problem.
- SOAR's Innovation team is working with NRC to further their already amazing efforts to help the community.
 - Process Mapping/Developing Standard Operating Procedure
 - Process Improvement and Implementation
 - Morale Boosting Initiatives

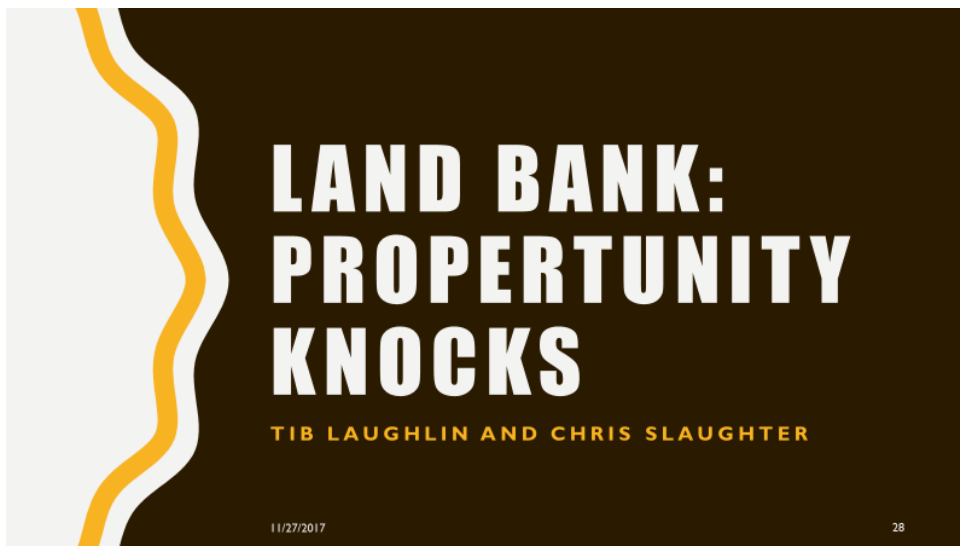
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Ms. Waldeck said at the last update we talked about how SOAR and NRC were going to work together to move towards a resolution-based code system and we are there. We've been working alongside with the wonderful people of the Code Enforcement Division shadowing their operations. We've started process mapping, developing a standard operating procedure and

really getting their input on what would make their job easier because they're the ones that are the boots on the ground and they are the ones that are doing the work every day and they have really a lot of great ideas. We're also doing some morale boosting initiatives and as you can see in the picture, that's when we celebrated their 400% increase in abatements. We came out and put up balloons everywhere and brought candy and spent the day with them and it was really great. **Ms. Sieben** said what I think is critical about the 400% is that NRC generated those, but Parks responded and though it wasn't always seamless and easy, we made it through the season. We may have gotten a little behind midseason when it didn't dry up like we were really hoping it would, and when we were hit by several rounds of storms that pulled staff into doing other things, we kept on it and we didn't give up. I want to really attribute both sides of the aisle to that because one without the other wouldn't have worked and they both kept going and so it was really good work.

We're going to be doing some downloads from the end of the mowing season to get a better understanding of what worked well, what didn't work well, what can we do differently if we own this versus that, if we tweak this a little bit how is it going to be better for next year, so the goal is to get better next year and to improve off of what we learned this year. I think for Greg's staff is to know when they actually are writing that ticket or sending that notice, it means something because repeatedly I heard from staff over the course of this year was when we used to do it, it was just a waste of time because we weren't getting to it. We weren't geared up, we weren't set to handle that, it made the follow through—it was like making idle threats. It was a disincentive to them to even bother taking the time to waste a piece of paper. We've now made it so that it's a value-added thing for them to do because they know on the backend there is going to be something that happens. We're pretty excited about that and excited to see how the community responds over time because you know one year isn't going to change necessarily the way people behave, but maybe over the course of the next four years as we move towards our five-year program, we can be successful.



Mr. Laughlin said finally, we're going to closeup talking about the biggest thing in my mind what we do. It's not enough to just work on the problems.



If we can't change from vacant spaces to vibrant places, we can't succeed and the Land Bank is where we're doing that. You change in how we staff things, change in our ability to get title insurance, our new approval process that really streamlines how we get houses in and houses out and the results.

CONSTRUCTION MANAGER BOARDING

INTERIOR WINDOWS



EXTERIOR WINDOWS



Having access to someone who can manage the properties for us and we have Chuck down there out in the street monitoring the boarding, inspecting houses, making things happen.

TITLE INSURANCE

- Always been the dead-end in putting together the rehab program
- Tax Sale Property
- Title Bridge, LLC & Clear Title
- Title certificate & Insurance

ClearTitle

Title Bridge, LLC

Our ability to get title insurance has been a bottleneck for us. We don't believe we are at the perfect solution yet, but we know we can go through clear title and Title Bridge and get you title insurance, not the perfect solution, we will keep pushing because it should be cheaper, but we will push that.

REHAB PROGRAM RESULTS

- Currently
 - 35 contractors in our pool
 - Waiting on paperwork for some
 - 70 houses
 - 52 – rehab program
 - 18 – demo recommended
 - 3 houses rehab completed
 - 5 houses rehab started
 - 18 houses awarded & waiting on closing
 - 15 houses with no offers
 - 11 houses awaiting boarding & inspection

Then there is our Rehab Program; 35 contractors as Chris just signaled us from the back of the house, 70 houses have gone into the program, 18 of those are recommended for demo. We're going to take one more bite of those and do open houses on those demo houses because for people that don't have to pay contract rates, our demo criteria are based on either the incredibly unsafe status of the structure or the fact that you couldn't rehab it at contract rates. You can do the work at less than contract rates because you're a contractor, you might fit into our Demos to Diamonds Program. We have three houses completed. We will continue to send you all those invitations to the open houses when they occur. I strongly encourage you to find the time to get out and see the work that is being done in these houses. You would not believe, I've told you before, the first one at 2028 So. 15th; I had been in the house and when it came to the open house I drove right past it because I did not recognize it. We have 5 houses started, we have 18 houses waiting to be awarded; that number is actually a couple of weeks old, it may be a little better by now.



These are our flag ship properties. These are what we've done. This is the first one, we put the tarp on that roof and treated it like inventory. I keep coming back to this one. This is where you let us treat it like inventory instead of the albatross around our neck and they raise the value of their neighborhood.



They save that block. This one people look at, and while these are slightly different angles from the same side of the house, this is the same end of the house. That's an enclosed porch, they took that off, they put on the new deck and that house is sitting out there. It's a beautiful house. Each of these houses has gone for or taken a mortgage out for the asking price.

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3609 Delavan; they put \$46,000 into it, they asked \$100,000 for it and it was on the market for six hours before they got an offer for the full asking price. Look at the house on the left, it doesn't even look like the house on the right. They put in a new driveway, they put in an extra bathroom, this house is the nicest house on the block now. The lady across the street asked if they would like to buy her house so they could turn it around too. This is how we drag the value back up block by block, house by house.

Gordon Criswell, Assistant County Administrator, said, Tib, would you go back to the next slide before that one. I just wanted to point out one of the unintended consequences that we discovered, the house that had been rehabbed because we were working on that house the neighbors nextdoor cleaned up their property without any encouragement from us. They saw that we were making repairs and they got out and did some things to clean up their piece of property. **Mr. Laughlin** said I would never disagree with you Gordon, but that is not an unintended consequence. We fully believe if we bring these back up, it creates upward pressure the same way that vacant house created downward pressure except going the other way.

Ms. Sieben said when we were at one of our NRSA meetings in the Park Drive neighborhood, we actually had a woman whose house had sold through the Land Bank to someone not in the Rehab Program, but actually had flipped it and I don't know if it was Land Bank, she made it sound like it was Land Bank; it was one of those vacants that had been a problem property and she said she feels like she can have neighbors over again. She also feels that she should do

something to her house, and she goes but I'm kind of old so I don't know if I'm going to do anything, but boy it seems like I should. I feel like my house looks dirty now. I thought that was really amazing and what Gordon is saying I think it is that kind of contagion, you want to feel better because everything around you is starting to look better.

Commissioner Markley said I think nobody wants to be the worst house on the block and when we were allowing these houses to sit there they thought well my house isn't the worst, there's that one down the street still, but when we improve this one they're thinking wait a minute, maybe my house is the worst now. I do think there is that pressure there. There are very few people out there who are okay with standing in their front yard and going my house is the worst looking one on this street so it definitely creates that pressure and we want to keep doing that.

Mr. Laughlin said we have made no apology for the fact that we call ourselves out on the fact that we have been permissive and set the example. We had houses go through the tax sale and when it didn't sale, nothing happened so why should I pay my taxes if nothing is going to happen. It just goes through the tax sale, I get a little extra mail, so what. By showing that things are happening people are actually responding.

Commissioner Walters said just responding to something you said Tib, you said block by block. Do we have a geographic strategy where we're trying to focus our attention or is it clearly just a shotgun approach through the hole? **Mr. Laughlin** said it is that map question again that Jud is working very hard to overcome. At the moment, the allusive Will O Wisp is a map that combines all of the information we need to see so we can do that accurate targeting so we can pick out—our first priority is to pick off that low hanging fruit. The 2026 So. 15th St. is the only house on its block that was in that shape. Where we can find those, those are a quick easy choice, but part of the SOAR process is doing that assessment neighborhood by neighborhood and making those decisions how to prioritize the dollars because there simply are not enough dollars. No matter how much we would like to pour endless money in, there simply isn't enough to do everything so this project is about targeting that for the biggest impact.

Ms. Sieben said I want to make clear that on Land Bank the money we're spending is on boarding. We're not spending money to rehab these. I want to make that clear because that was kind of confusing sounding to me and that meant that the public might think—no, this is private contractors doing this work on these houses, not the Unified Government. I do want to make also a note that the strategic Code Enforcement is really looking at corridors in some of our neighborhoods that we identified as having indicators of struggle and that is where we are trying to work on our corridors because if you feel good coming into your community, you're more likely to clean up your house just like if we pick one up on your street and clean it up. Then, of course, looking at those neighborhoods that there's no one shining star that's trying to pull the rest of them up so trying to help create shining stars in those areas as well.

Mayor Holland said well done.

Ms. Sieben said we will see you back here with our 2018 SOAR goals and a yearend wrap-up after the first of the year.

MAYOR HOLLAND ADJOURNED
THE MEETING AT 6:40 p.m.

dt

Carol Godsil
Deputy Unified Government Clerk

November 16, 2017