

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, December 4, 2017**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, December 4, 2017, at 5:15 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner Walker, Chairman; Commissioners McKiernan, Townsend, Murguia, and Bynum for Walters. Commissioner Walters was absent. The following officials were also in attendance: Gordon Criswell, Assistant County Administrator; Angela Lawson, Deputy Chief Counsel; and Chris Slaughter, Land Bank Manager.

Chairman Walker called the meeting to order. Roll call was taken and members were present as shown above.

Chairman Walker said for the record we do have Commissioner Bynum filling in for Commissioner Walters.

Approval of standing committee minutes from October 2, 2017. **On motion of Commissioner McKiernan, seconded by Commissioner Murguia, the minutes were approved.** Motion carried unanimously.

Committee Agenda:

Item No. 1 – 171402...LAND BANK BUSINESS

Synopsis: Request approval of the following Land Bank applications, submitted by Chris Slaughter, Land Bank Manager.

Applications

3306 N. 33rd Rd. - Hector Maderos, yard extension
23 S. 11th St. - Guadalupe Villota-Alvidrez, yard extension
3405 Longwood Ave. - Americasa, LLC, yard extension
228 N. Mill St. - Rene Lopez, yard extension
1607 N. 49th St. - Donald Borders, yard extension
736 Quindaro Blvd. - Alexander Andrews, yard extension

49 S. 16th St. - Donna McAbee, property acquisition
 2559 Cissna St. - Sam Soundara, yard extension
 2125 N. 29th St. - Perla Ponce, yard extension
 2737 Waverly Ave. - Perla Ponce, property acquisition
 1215 Ann Ave. - Miguel Cumplido Hernandez, property acquisition
 1219 Ann Ave. - Miguel Complido Hernandez, yard extension
 202 N. 13th St. - Mariana Fernandez, yard extension
 1116 R Douglas Ave. - Patrick Petralie, property acquisition
 1116 R Douglas Ave. - Mark O'Bryan, property acquisition
 (The Land Bank Advisory Board recommended approval of the applications.)

Transfers from Land Bank

13050 Canaan Center Dr. - City of Bonner Springs
 (City wishes to control property that serves property owners within the original Canaan Center.)
 244 Highview Dr. - City of Bonner Springs
 (Property in floodplain and very difficult to develop. City plans to donate to their Housing Authority.)

Donations to Land Bank

1117 N. 19th St. from National Community Stabilization Trust\
 1869 N. 30th St. from National Community Stabilization Trust
 2119 N. 7th St. from National Community Stabilization Trust

Tax Sale #338 properties
 (Reference list of 183 properties.)

Chris Slaughter, Land Bank Manager, said before we get started one of the applications we are going to pull tonight. We will present it at a future meeting and that is the application for 3306 N. 33rd St. That will leave us with 14, applications nine yard extensions, and five property acquisitions. All applicants are current on their taxes and have no code violations.

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WYANDOTTE COUNTY LAND BANK APPLICATIONS

- ▶ 14 Applications
 - ▶ 9 –Yard Extensions
 - ▶ 5 – Property Acquisitions

All applicants are current on their taxes
and have no Code Violations

Applications

3306 N. 33rd Rd. - Hector Maderos, yard extension
 23 S. 11th St. - Guadalupe Villota-Alvidrez, yard extension\
 3405 Longwood Ave. - Americasa, LLC, yard extension
 228 N. Mill St. - Rene Lopez, yard extension\
 1607 N. 49th St. - Donald Borders, yard extension

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736 Quindaro Blvd. - Alexander Andrews, yard extension
 49 S. 16th St. - Donna McAbee, property acquisition
 2559 Cissna St. - Sam Soundara, yard extension

2125 N. 29th St. - Perla Ponce, yard extension
 2737 Waverly Ave. - Perla Ponce, property acquisition
 1215 Ann Ave. - Miguel Cumplido Hernandez, property acquisition
 1219 Ann Ave. - Miguel Complido Hernandez, yard extension
 202 N. 13th St. - Mariana Fernandez, yard extension
 116 R Douglas Ave. - Patrick Petralie, property acquisition
 1116 R Douglas Ave. - Mark O'Bryan, property acquisition
 (The Land Bank Advisory Board recommended approval of the applications.)

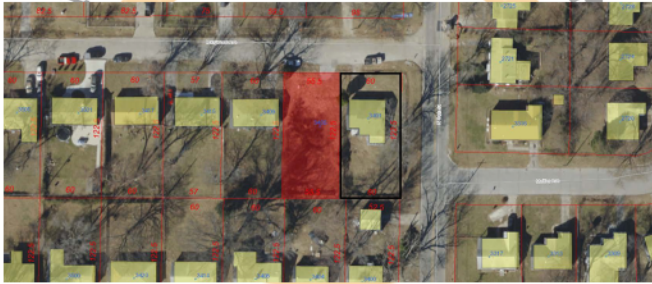
YARD EXTENSION – 23 S 11TH ST
GUADALUPE VILLOTA-ALVIDREZ – 1024 LOWELL AVE



We have a yard extension for 23 S. 11th St. The property here in red. The applicant is here at 1024 Lowell.

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YARD EXTENSION – 3405 LONGWOOD AVE
 AMERICASA, LLC – 3401 LONGWOOD AVE



3405 Longwood Avenue is the Land Bank in red. The applicant is 3401 Longwood.

YARD EXTENSION – 228 N MILL ST
 RENE LOPEZ – 232 S MILL ST



Another yard extension 228 N. Mill. The applicant is next door at 232 S. Mill and that should be 228 S. Mill.

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YARD EXTENSION – 1607 N 49TH ST
DONALD BORDERS – 1601 N 49TH ST



Yard extension at 1607 N. 49th St. indicated in red. The applicant to the south 1601 N. 49th St.

YARD EXTENSION – 736 QUINDARO BLVD
ALEXANDER ANDREWS – 734 QUINDARO BLVD



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Yard extension at 736 Quindaro in red and the applicant at 734 Quindaro.

PROPERTY ACQUISITION – 49 S 16TH ST
DONNA MCABEE – 43, 45 & 47 S 16TH ST



We have a property acquisition at 49 S. 16th St. This is located here in red. The applicant is the owner of 43, 45 and 47 S. 16th St.

YARD EXTENSION – 2559 CISSNA ST
SAM SOUNDARA – 2557 CISSNA ST



Another yard extension for 2559 Cissna with the applicant being at 2557 Cissna.

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YARD EXTENSION – 2125 N 29TH ST
PROPERTY ACQUISITION – 2737 WAVERLY AVE
PERLA PONCE - 2127 N 29TH ST



A yard extension and property acquisition. These are actually two properties. 2737 Waverly and 2125 N. 29th St. with the applicant being at 2127 N. 29th.

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YARD EXTENSION – 1219 ANN AVE
PROPERTY ACQUISITION – 1215 ANN AVE
MIGUEL HERNANDEZ – 1217 ANN AVE



A yard extension and property acquisition. The applicant is here at 1217 Ann and here is 1215 and on the other side is 1219.

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YARD EXTENSION – 202 N 13TH ST
 MARIANA FERNANDEZ – 200 N 13TH ST



Yard extension, 202 N. 13th St. here in red. The applicant is 200 N. 13th St.

PROPERTY ACQUISITION – 1116 R DOUGLAS AVE
 MARK O'BRYAN – 1640 S BALTIMORE ST
 PATRICK PETRALIE – 1116 DOUGLAS AVE



We have a property acquisition for this property here, 1116R Douglas Avenue. One of the applicant's their home is here off Lawrence and they own the property here at 1116 Douglas.

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We also have an application from Mr. O'Bryan who resides at 1640 S. Baltimore St. Both are interested in the property here.

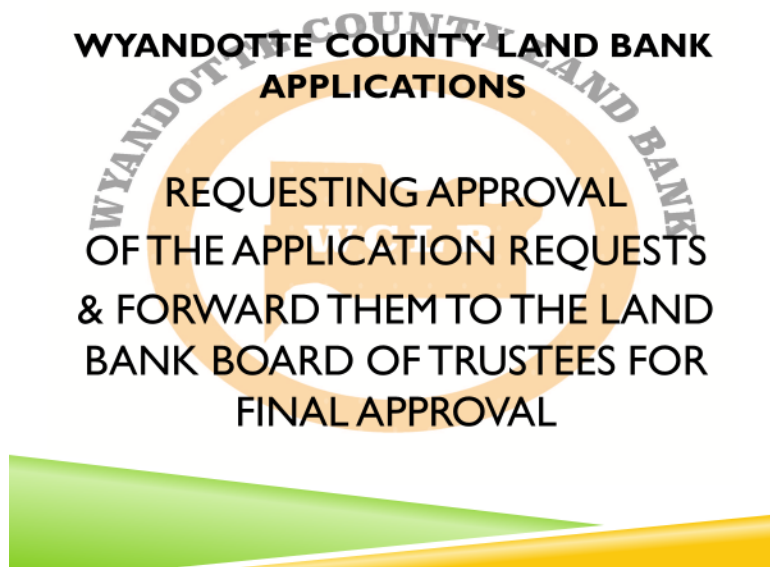
LAND BANK ADVISORY BOARD
RECOMMENDATION

The Land Bank Advisory Board
recommends forwarding the applications
to the Land Bank Board of Trustees for
final approval.



The Advisory Board has reviewed those applications and really we have the two for the Douglas and since we can't award it to both, I can answer any questions on that property if needed or any of the other properties we have.

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Commissioner Townsend said just so I'm clear with the two blue in the lower left hand corner. The property being purchased is the larger section and the applicant, one of the applicant's who seeks to buy it is to the left of that in a smaller. **Mr. Slaughter** said yes, the property outlined in red is the 1116R. One of the applicants, this is their house and they also own this property here in blue and then we went ahead and made green, the other applicant which is over here. **Commissioner Townsend** said it's the highlighted property in red that's before us. **Mr. Slaughter** said yes.

Commissioner McKiernan asked, Mr. Slaughter, the property on Ann Avenue, the two properties on Ann, 1217 you said is the address of the existing house, does the applicant live at 1217? Because Landsweb would indicate the applicant doesn't and I thought the applicant had to live at the property if they were going to ask for a yard extension. **Mr. Slaughter** said the applicant just has to be the owner, the owner of the property. **Commissioner McKiernan** asked do we know is this property rental licensed? **Mr. Slaughter** said I do not have that information. **Commissioner McKiernan** said is the applicant here this evening? **Mr. Slaughter** said yes, he is here. **Commissioner McKiernan** asked can he come forward to the podium in the center of the room please. Mr. Slaughter, while he is coming up, you said that everything here is tax

current and there's no history of code violations on these properties. **Mr. Slaughter** said correct, there's no current code violations. **Commissioner McKiernan** said we have a history of code violations on this address. **Commissioner McKiernan** said you are Mr. Hernandez. **Mr. Hernandez** said yes.

Commissioner McKiernan asked, Mr. Hernandez, is this a rental property? **Mr. Hernandez** said no. I'm going to live there, but on the side of the house it's only three feet. There is no backyard. There is nothing on the back. I'm going to live there. I'm going to get it so my kids can play and all that. **Commissioner McKiernan** asked did you recently acquire this property? **Mr. Hernandez** said I just bought it three months ago and I'm going to move there. **Commissioner McKiernan** said I have no further questions about that property.

Mr. Slaughter said we have two applicants. We would need you guys to recommend or approve one and we would have to deny the other to move forward to the Board of Trustee's.

Action: **Commissioner Walker made a motion, seconded by Commissioner McKiernan, to approve all but this one and then we will come back and vote on it separately.** Roll call was taken and there were five "Ayes," Bynum, Murguia, Townsend, McKiernan, Walker.

Mr. Slaughter said I will state that both applicants are in attendance tonight.

Chairman Walker asked who's paying the most money? **Mr. Slaughter** said they would both be offered the same price.

Chairman Walker asked, Commissioner Murguia, it's your district isn't it.

Commissioner Murguia said yes, it's my district but what's the committee's recommendation? I don't know either of these people. **Mr. Slaughter** said if our recommendation is needed, our recommendation would be solely on that the property owner to the south, that would be our recommendation just based on the adjacence of the two properties.

Action: **Commissioner Murguia made a motion, seconded by Commissioner McKiernan, to approve staff's recommendation.**

Chairman Walker said that would be Patrick Petralie.

Mark O'Bryan said I'm to the northeast there. I've been there 56 years. My folks moved in 1940. In of April of last year, I was approved of the property to the north of the 1116R Douglas and was pending approval by the Public Works Department. I put a call in back then and I've been waiting ever since. I just happen to look into the other property a couple of months ago. Actually, I put a request into the Delinquent Property back in 12/14 and never received any correspondence. I happened to go in October and learned that it was being turned over to the Land Bank and they have never afforded the Land Bank or I of that change of that situation.

On the prior, speaking of April of 2016, as I said, I never heard back from Public Works and that process never went forward. Had it gone forward, the properties to the north of that would have been in my possession. That's kind of the condry where' I'm at.

Commissioner Murguia asked is this the case where it came in front of us, Chris, and I asked Public Works to look at the situation with the underground springs. **Mr. O'Bryan** stated that was the erosion problem, worry about erosion if it was overcutting, there would be problems with erosion. It was approved pending Public Works follow through regarding addressing any concerns on that. **Commissioner Murguia** asked is this the ground, Chris, that we're talking about tonight. **Mr. Slaughter** said no, that property in questions is geared to the west. **Mr.**

O'Bryan said there's like six lots/parcels that is directly adjacent to me. **Mr. Slaughter** said it was in the tax sale in August. It just came into our inventory November 9. **Commissioner Murguia** said and that was the property that Public Works was supposed to look at? **Mr. Slaughter** said not this Douglas property. The property they were supposed to look at were the several here. **Commissioner Murguia** asked did that get done? **Mr. Slaughter** said I was never notified of what they found. **Mr. O'Bryan** said had it been done, I would have acquired it by now. **Commissioner Murguia** said on the current property that's up, this is the first time we've seen this, correct? **Mr. Slaughter** said it just came to us last month.

Chairman Walker asked how many acres are we talking about. **Mr. O'Bryan** said on tonight's property a little over five acres. On the five parcels I requested last year just under four acres and I've got 3.7 where I live right now. It's all timber and I want to keep it that way.

Chairman Walker said do you have anything else to add? **Mr. O'Bryan** said other then I put a request in last December and was never notified on the current property, the five acres.

Commissioner Murguia asked, Chris, can we move that along one way or the other on the property that we delayed. **Mr. Slaughter** said we would still be willing to sell that other property to Mr. O'Bryan. We can do that. Just the property that we addressed last year. **Commissioner Murguia** said right.

Commissioner McKiernan said it's to the north of the one we're currently considering correct? **Mr. Slaughter** said yes, and to the west of the highlighted green. This is like one big and I believe there's—**Mr. O'Bryan** said on the west side there is 1.8 and there is like another five parcels, lots divided up on the east side of that so like six.

Commissioner McKiernan said since we've heard from Mr. O'Bryan, is it possible to hear from the other applicant as well? **Chairman Walker** said yes. Thank you, Mr. O'Bryan.

Patrick Petralie said we live in the house to the west. We bought our house actually around the property. It was something that got us there. We have a little trailer to cut through. Like Mark, it's our sanctuary. It's a very developable spot, it's 70 ft. of elevation down. I was also interested in the properties that had an application to the north. I'm no longer after meeting him, as long as one of us ties this up. I'm still interested in the property that we're talking about today. I did put a notice in for it to go to auction. I went to auction and got outbid and I talked to the guy who outbid me and he didn't realize it was landlocked. He was cutting through my property to get to it, 1116. His idea was to put a ATV track back there and me and Mark are just both thankful that's not happening. It's kind of like both of our sanctuaries. Our property touches it. Eventually we'd like to get it zoned agriculture both and put in some housing to possibly sell or burn. It's just kind of our ten-year plan.

Commissioner Murguia said just for clarity, let's go over it again. Mr. Petralie lives where? **Mr. Slaughter** said right there. **Commissioner Murguia** asked and what property does he currently own besides that square? **Mr. Slaughter** said the one outlined in blue. **Commissioner Murguia** said Mr. O'Bryan lives where? **Mr. Slaughter** said in the green. **Commissioner Murguia** said he owns all the property around the green, within the green border. **Mr. Slaughter** said he could if we go ahead and honor the sale from last year. **Commissioner Murguia** said I just mean within the green border. **Mr. Slaughter** said everything within the green border, yes.

Commissioner McKiernan said he currently lives there. **Commissioner Murguia** said he currently lives there. The two parcels, the two red parcels, which parcel are we talking about tonight? **Mr. Slaughter** said only this one. **Commissioner Murguia** said then the upper parcel is the one Mr. O'Bryan was talking about, correct? **Mr. Slaughter** said correct. **Commissioner**

Murguia said so with that in mind, they seem like both good applicants. Since you're talking about you've been speaking to Mr. O'Bryan, I assume that you are good neighbors to each other. **Mr. Petralie** said we just met tonight officially. **Commissioner Murguia** said you should know your neighbors. You live right next door to each other. This is a tough one, they both seem like good applicants and they both meet the criteria.

Action: **Commissioner Murguia** made a motion that we move **Mr. O'Bryan's** property forward that we detoured him from at the last meeting, which is directly behind his property and then approve **Mr. Petralie's** application for the property that is in closest proximity to his. I'm sure the two of them, if they decide to do anything bigger can work it out between the two themselves. **Commissioner McKiernan** said I second that That's just a modification of your original motion because you had originally motioned for **Mr. Petralie** to get the property in question, now you've just added that we work with **Mr. O'Bryan** to get the other property. **Commissioner Murguia** said but there has been a significant delay on **Mr. O'Bryan's** property, so I'm only making that part of the motion, so it's on the record so **Mr. O'Bryan's** plans cannot be do delayed any further. I know, Chris, that wasn't you, that was me. I'm disappointed At this point we haven't heard back yet, but I think that's fine. We just need to move **Mr. O'Bryan's** property forward as well as **Mr. Petralie's**. It seems like a fair situation. They butt up to each other's property so. Roll call was taken and there were five "Ayes," Bynum, Murguia, Townsend, McKiernan, Walker.

Commissioner Murguia said, **Mr. O'Bryan**, if you do not hear from anybody from the city within the next seven working days, give me a call directly.

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TRANSFERS FROM THE LAND BANK

13050 CANAAN CENTER DR – CITY OF BONNER SPRINGS

- ▶ Property was approved as a donation in April 2017
- ▶ City of Bonner Springs plans holding property, it is a detention pond



TRANSFERS FROM THE LAND BANK

244 HIGHVIEW DR – CITY OF BONNER SPRINGS

- ▶ Property was approved as a donation in July 2017
- ▶ City of Bonner Springs plans on donating it to their Housing Authority



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Mr. Slaughter said we have two. We have 13050 Canaan Center Drive to the city of Bonner Springs and 244 Highview Drive, city of Bonner Springs.

On the Canaan Center property, and again, it's outlined in red. This was approved as a donation last April. They just plan on holding on to it. It's a detention pond, that's kind of really their plans. If anything future gets developed out there, they're going to deal with it.

The other is 244 Highview, it's outlined here in black. This was also approved as a donation in 2017 and their plan is to donate it to the Bonner Housing Authority which is located right adjacent to it. We would ask to recommend approval for both of those.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Murguia, to approve. Roll call was taken and there were five "Ayes," Bynum, Murguia, Townsend, McKiernan, Walker.

WYANDOTTE COUNTY LAND BANK DONATIONS TO LAND BANK

- ▶ 1117 n 19th St
- ▶ 1869 N 30th St
- ▶ 2119 N 7th St
- ▶ Located in Washington, DC
- ▶ NCST is a non-profit organization working to restore vacant/abandoned properties to productive use.
- ▶ Various partnerships:
 - ▶ Fannie Mae/Freddie Mac
 - ▶ LISC
 - ▶ NeighborhoodWorks America
 - ▶ others

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Mr. Slaughter said we have three houses that the request is from the National Community Stabilization Trust. This is a non-profit organization. It is a very similar goal to kind of what we're trying to do through the Land Bank and the SOAR Program is restore vacant/abandoned properties for productive use. Some of the partnerships, very familiar that are listed up there. We will show a slide about each current property.

DONATIONS TO THE LAND BANK
NATIONAL COMMUNITY STABILIZATION TRUST

- ▶ 1117 N 19th St
- ▶ 2017 AV \$24,300
- ▶ Historic Westheight Manor Neighborhood



1117 N. 19th St., this year was appraised at \$24,300. It is in the Historic Westheight Manor Neighborhood.

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DONATIONS TO THE LAND BANK
NATIONAL COMMUNITY STABILIZATION TRUST

- ▶ 1869 N 30th St
- ▶ 2017 AV \$39,600



The next property is 1869 N. 30th St. It's current appraised value is just a little bit under \$40,000.

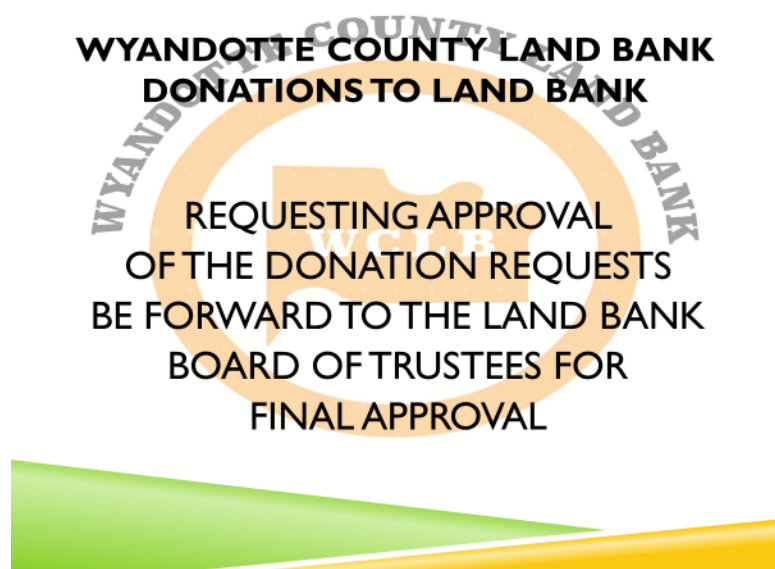
DONATIONS TO THE LAND BANK
NATIONAL COMMUNITY STABILIZATION TRUST

- ▶ 2119 N 7th St
- ▶ 2017 AV \$13,550



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2119 N. 7th St with an appraised value this year of \$13,550. We've been in negotiations with them for some time. We've reached out to some of the contractor's in our rehab pool who have been very favorable if we could get our hands on these. We don't anticipate a problem of having them sit there. We should get these moved pretty quick. Myself and Mr. Brockman have at least had the opportunity to go in and look in the properties. They're in good shape, a lot better than some of the stuff we get out of the tax sale. We think this is three properties that we can continue what we're doing through the rehab program and benefit the community.

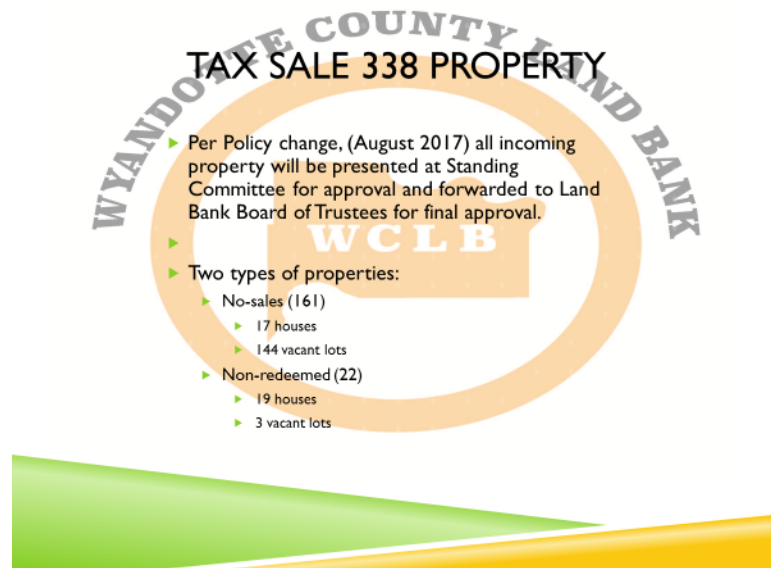


Action: Commissioner McKiernan made a motion, seconded by Commissioner Murguia, to approve.

Commissioner Townsend said just a question about that property in particular that's on the screen. Since you've been in it, is that a multi-family dwelling? **Mr. Slaughter** said I believe it's a duplex. **Commissioner Townsend** said a duplex. Okay, that would certainly be an improvement.

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Roll call was taken and there were five “Ayes,” Bynum, Murguia, Townsend, McKiernan, Walker.



Mr. Slaughter said if you remember back in August we changed the policy that all incoming property from the tax sale would be brought before you and approved. You should have the list of those properties in your packet. This is mainly because these are how we’re going to get the houses in for the Rehab Program. So just some information about it. We did receive them through two deeds and what’s specific about those is if it’s a no sale at the auction, that’s the first deed we get. Anything that is bid on and not redeemed we generally get those about a month later. We got 161 the first which 17 of those were houses in the program. The second we got 22 properties and 19 of those were houses. Just have a motion to accept those properties into the Land Bank.

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**WYANDOTTE COUNTY LAND BANK
TAX SALE 338 PROPERTY**

**REQUESTING APPROVAL
TO ACCEPT THE PROPERTY FROM
TAX SALE 338 AND TO BE FORWARD
TO THE LAND BANK BOARD OF
TRUSTEES FOR FINAL APPROVAL**

Action: Commissioner Murguia made a motion, seconded by Commissioner McKiernan, to approve.

Commissioner McKiernan said I'll second, but I just want to verify if you could flip back to the previous slide please. In terms of the vacant lots, those are vacant lots that would just come immediately into the Land Bank and be part of our inventory for Land Bank. **Mr. Slaughter** said correct. **Commissioner McKiernan** said in terms of the houses, those are houses that are going to come in, they're going to be under our control, they're going to be put into our Rehab Program, hopefully successfully rehabbed and if not, they'll just be added to our demo list since we would have demoed them anyway if they qualify. **Mr. Slaughter** said correct. Once we obtain ownership then we go in and inspect them again through the assistance of Mr. Brockman. He'll then make an assessment on whether it should be rehabbed or demoed. If it's demoed, then we'll contact Erin out at demo and once she makes it available to be demoed then we'll knock it down. **Commissioner McKiernan** said the advantage to use in terms of taking these houses into the Land Bank is that we control that property and we can control ultimately what happens to it

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and we can control the exterior. We can control that property itself in terms of securing it and keeping the grounds. **Mr. Slaughter** said correct. I know in previous presentations you were presented with a scenario called purgatory. Let's just say we've done away with that. If a property makes it to a tax sale, it's either going to be bid on and paid for by someone in the public or it's going to come to the Land Bank for us to take care of.

Roll call was taken and there were five "Ayes," Bynum, Murguia, Townsend, McKiernan, Walker.



Mr. Slaughter said lastly, real quickly I wanted to give you an update on the Rehab Program. currently we have 38 contractors in our pool. We have 85 houses, 65 of those are in the Rehab Program and 20 we have determined need demoed. Four houses have been completed. We will deed over our fifth house tomorrow. Fifteen houses have had the rehab start. We still have eight that we're just waiting for Title Reports and that kind of stuff to close on. We have fourteen houses that have been through open house. We've had people look at it. We still haven't

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received offers. We anticipate that changing shortly. Then we have 24 houses from the tax sale in August that we're just finalizing the final inspection and boarding and then we'll have open houses hopefully by the end of the year.



This one 234 S. Ferree had just been completed since the last time we met so we thought we would give you an update. Just some simple photographs of some of the before and after.

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234 S FERREE ST



234 S FERREE ST



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This was very interesting. Down in the basement this was just a large pile of dirt that I think Charles is still scratching his head on why that was there, but as you can see this is actually two pictures. This one here was what the contractor did to them. It's definitely an improvement.

234 S FERREE ST

- ▶ Rehab time – 3.75 months
- ▶ Appraised Value (Jan 1) \$26,400
- ▶ Owners of M & K Repairs are currently occupying property.



There's the front of the house now. Again, it took just a little under four months to complete the rehab. This is what it was appraised. We don't have any updated appraisal information on it. The owners are also living there too. They relocated from California. I like to say because of the program, but I'm sure there was other reasons that they came here. Hopefully, we can chalk this up to another success. We want to point one more thing out.

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NEIGHBORHOOD IMPACT



Charles had to go over there last week and so the owners were there and some of the other neighbors started coming out.

NEIGHBORHOOD IMPACT



This is the house across the street. This house is now going through a total rehab. This is right across the street from that house.

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This property here has been painted as you can see. It's literally like the opposite. The trim is now the base and the base is now their trim of the house we just looked at plus a new porch installed. This property here had a new roof and was painted. One of the neighbors came down and said you guys are putting a lot of pressure on me to fix my house up. We really wanted to point out that this is the benefit that we hope you guys see from this program. Not only are we taking care of the individual house, but this is starting to ripple through the existing neighborhoods. As we continue to just grow and grow this program and hopefully this ripple just keeps getting bigger and bigger and we can just keep telling more of these kind of success stories to you guys.

Chairman Walker said good work Chris to see this kind of progress being made with the Land Bank. **Mr. Slaughter** said thank you. I appreciate it. I understand that this is your last standing committee with at least Land Bank so I want to appreciate—**Chairman Walker** said I might be buying some of these properties. **Mr. Slaughter** said we have plenty for you, but just want to appreciate the time that you've helped out with the program and good luck in the future.

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Action: **No action taken.**

Public Agenda

Item No. 1 – 171403...APPEARANCE: MATTHEW KLEINMANN REGARDING MOBILE FOOD MARKETS

Synopsis: Appearance of Matthew Kleinmann to propose ordinance changes to allow mobile food markets.

Chairman Walker said you have Nozella Brown with you from Kansas State Research and Extension, the Executive Director.

Matthew Kleinmann said I'm going to have Nozella start, but thank you for the opportunity to come before you. I'm actually representing in my capacity, the Community Health Council of Wyandotte County and this is a project that we've been working on for a little while the KCK Mobile Market as it's tentatively called right now.

Nozella Brown, Director of Kansas State Extension, said I just want to start out by saying I actually grew up in the Dotte. As a little girl I was able to go one block east to the Kroger store and I could go one block west and I could go to Frank's Market. Fast forward, about 15 years ago I came back to the Dotte to teach nutrition education. I discovered that we no longer had access to the food that we thought we had. I was teaching people to have good nutrition and they didn't know where to find the foods that we were talking about. At that time, I joined with several agencies, many are represented here today with KC Healthy Kids and the Healthy Communities Wyandotte, over 100 organizations have joined with me and I represent the Foods System Access team which we have about 25 to 50 organizations.

What we did was, we knew there weren't grocery stores. You've heard a lot about that. You've heard about how poor health is and all that. We began to look for creative ways that we could get access to food to our communities. Tonight, I'm here to really to talk to you about a

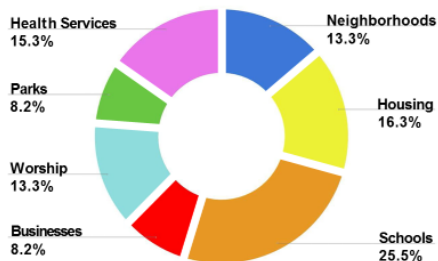
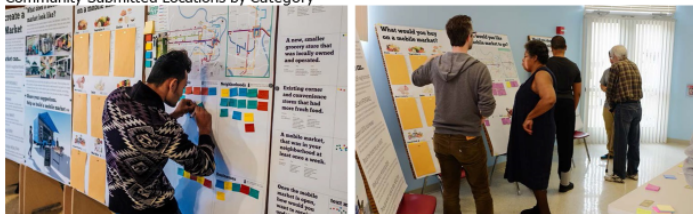
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proposal to help address our current UG's planning and development zoning ordinance that pertains to mobile markets. A mobile market is really defined as a truck, a large vehicle, a mobile unit that sells fruits, vegetables, beets and other fresh and packaged grocery goods. It's usually authorized for staff and with vendors and it's regularly sell's in multiple locations. They're usually like a small neighborhood grocery store and they often sometimes focus on low income or low access communities. Otherwise, we call them food deserts but they don't necessarily only go to food deserts. There are subtle differences a mobile market concept and what we know as like a food truck and I think that's what we want to talk about that. A food truck is usually making food, a farmers market is stationary and both of them are referenced in the UG ordinances, but what we're finding is we really would like for you to consider amending that ordinance so that it really includes the definition for mobile market. One that really is appropriate to the scale of a mobile market operation and one that makes a healthy food choices more accessible to our Wyandotte County residents.

Specifically, if we're to look at codes you're going to see in Section 27-612 of the UG Code of Ordinances, it outlines acceptable accessory uses for zoning districts. That's C-1, C-D, C-2, and C-3 which represent planned business and commercial districts. The same acceptable accessory use stipulations apply to zoning in M1, M2, and 3 and TND which represent industrial district and traditional neighborhood design districts. The current ordinance language allows for food trucks and mobile vending to operate, but only within zoning districts that are outlined above that I was talking about.

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Mobile Market Ordinance
Community-Submitted Locations by Category



For any non-commercial or non-industrial district a food truck or a mobile vendor must submit to the Department of Urban Planning and Land Use for special use permit and this can really present an undue burden on this small business such as a mobile market because they can visit several different community locations in a single day, sometimes up to 25. This quickly becomes costly and time-consuming for the businesses and the Planning Department alike.

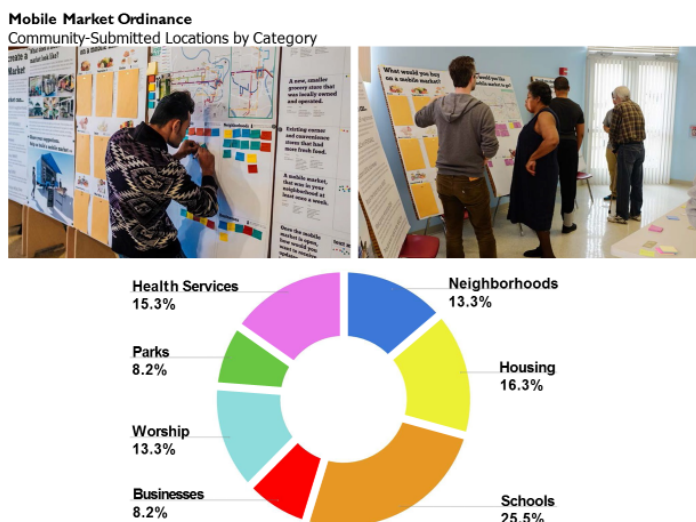
We're not really suggesting that the mobile market should be exempt from the specific guidelines that are really set forth for trucks and mobile vending that are intended to ensure order and safety. We do believe that the specific conditions that apply to food trucks and to mobile vending are appropriate for the mobile markets as well. For example, your mobile markets also should be held to the standard that include not blocking sidewalks, not operating no parking zones, not occupying parking intended for other businesses or making sure that the trash receptacles are available and utilized and not exceeding the hours of operation which now they wouldn't work past 9 p.m. on weekdays or 11 p.m. on weekends.

It's really the land use restrictions that we seek to address which only allow for the food truck and the mobile vending operations within commercial and industrial zoned districts. This really makes the mobile-market unnecessarily problematic and introducing just some additional barriers for food access for Wyandotte County residents.

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You have several documents that we sent to you and Matthew here will show you a few slides so you can and kind of see what that looks like. We have actually done a lot of legwork on this. We've checked with a lot of different areas that are doing this successfully. KC Healthy Kids has actually drafted some possible sample language that we might use. I just wanted you to know that you have support from several agencies that are here. We have a Letter of Support from the Housing Authority and several other agencies as well. What we'd like Matthew to do is actually show you what this looks like because we talk about the fact that where they would be going right now is only commercial or industrial zoning. You can kind of see what that really would look like for our residents.

Mr. Kleinmann said this is really slides just to provide context to give a sense of what's available. I won't belabor the point, but health access is a big part of this what's driving it where there is limited grocery stores where the majority of the population in the county is east of I-635.

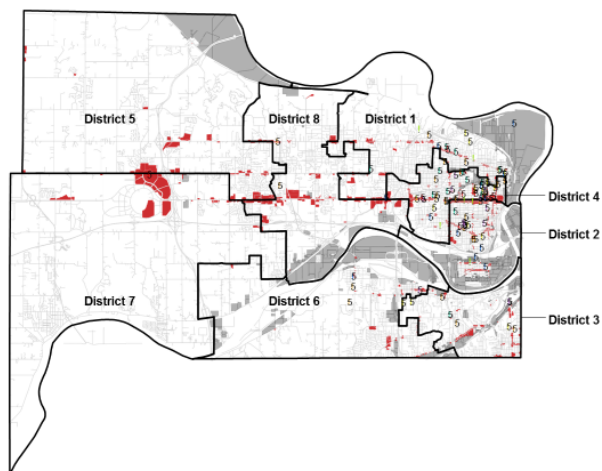


We've done our legwork with community engagement. We have met over 100 residents and this is just a summary of the categories of places they'd like to see a mobile market arrive at. It was an open-ended question, but you see as business there's only 8.2% of those locations. That's not

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zoning, that's just categorizations. It gives you a sense of where residents want to see a mobile market potentially arrive at.

Mobile Market Ordinance
Community-Submitted Locations by Commission Districts



Mapping out our district, you see in gray and red, red being commercial you see your corridors like Quidaro, State Avenue, Central, you also see the industrial areas in gray—the clustering of circles that are color-coded represents those locations that the community has submitted.

Mobile Market Ordinance
District 1 Example: Parkwood



Population: within 1/4 mi: 744 within 1/2 mi: 2,274

Currently Allowed

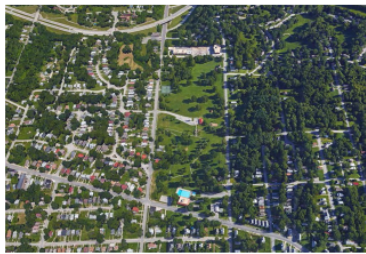


1. Commercial properties along Quidaro (limited parking and vacant buildings).

2. Commercial properties along Quidaro (limited parking).

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Mobile Market Ordinance
District 1 Example: Parkwood



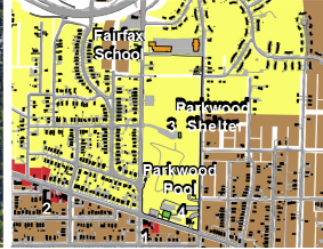
Population: within 1/4 mi: 744 within 1/2 mi: 2,274

Currently Not Allowed



3. (Rendering) Parkwood Shelter - Zoned R-1(B) Single Family District

Nearest grocery store:
8 minute drive, 36 minute bus ride, or 53 minute walk.



Industrial Commercial Multi-Family Single Family

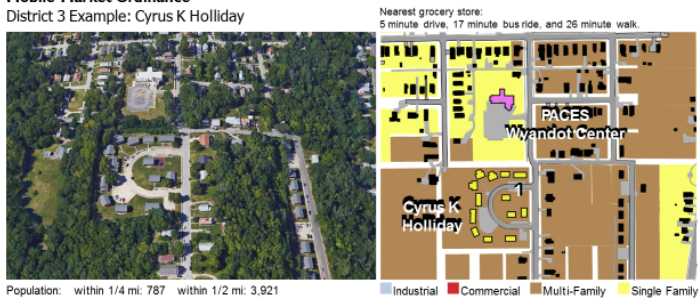


4. (Rendering) Parkwood Pool - Zoned R-1(B) Single Family District

I just want to point out three of these and this was in the packet you guys were handed. In District One in Parkwood we have a good relationship with Parkwood Neighborhood Association. Looked at what would it be like to park around it. This is not to say this is a location that is definitively, no, but this is one example of where the ordinance would allow for us to potentially park across the street at a commercial property that has limited parking or down the block which also has limited parking which could potentially be a traffic issue as opposed to where we could park potentially at Parkwood shelter or the pool with more available parking. That would not be currently allowed by a current zoning planning ordinance without a special use permit. Almost all of the locations will not be allowed without a special use permit which might mean 25 special use permits for a mobile market location.

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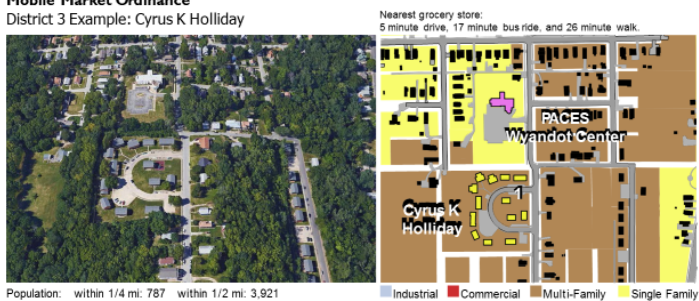
Mobile Market Ordinance
 District 3 Example: Cyrus K Holliday



Currently Allowed



Mobile Market Ordinance
 District 3 Example: Cyrus K Holliday



Currently Not Allowed



In District 3, you see Cyrus K. Holliday as the example. The closest locations for a commercial district aren't necessarily well-suited for that. Also, it sometimes difficult to get there. It might be a 15- minute walk if you don't have a car or bus route that will get you there, whereas we can just park at the location itself. This is multi-family RP-5 so that's a zoning consideration, could we park in that location?

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Mobile Market Ordinance

District 4 Example: Douglass-Sumner Neighborhood

Nearest grocery store:
6 minute drive, 23 minute bus ride, and 38 minute walk.



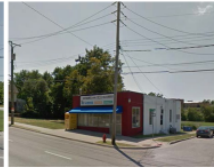
Population: within 1/4 mi: 393 within 1/2 mi: 1,844



Currently Allowed



1. Vacant Industrial Lot



2. Commercial Lot (Jayhawk Cleaners)



3. Vacant Commercial Lot

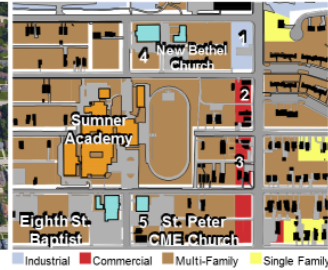
Mobile Market Ordinance

District 4 Example: Douglass-Sumner Neighborhood

Nearest grocery store:
6 minute drive, 23 minute bus ride, and 38 minute walk.



Population: within 1/4 mi: 393 within 1/2 mi: 1,844



Currently Not Allowed



4. (Rendering) New Bethel Church Parking Lot - Zoned RP-6: Planned Apartment District



5. (Rendering) St. Peter CME Church Lot - Zoned RP-6: Planned Apartment District

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For District 4, this is just showing the Douglas/Sumner Neighborhood. There are a number of available properties with adequate parking capacity, but when you look at what is commercially allowed for and what is industrially allowed for, certainly they're close proximity, but there adequateness isn't well situated. Parking in a vacant lot or a small gravel parking lot or a business that doesn't have commercial parking isn't necessarily the best option for us whereas, potentially as an example, parking at the New Bethel Church or the St. Peter's Church would be essentially more appropriate. Again, this is multi-family as just in one example.

Mobile Market Ordinance

Current UG Zoning Ordinance for mobile markets:

Sec. 27-613. - Districts M-1, M-2, & M-3 (Industrial)¹; TND²; C-1, C-D, C-2 & C-3 (Commercial)³

In the (above) districts, accessory uses are as follows:

(10) Food truck and mobile vending:

a. Food trucks are allowed upon submitting an annual agreement with the department of urban planning and land use in this district. Food trucks that **operate outside of the following zoning districts require a special use permit**. All vending vehicles must comply with the following stipulations:

1. The sales or vending area does not block an interior sidewalk & sidewalk remains ADA compliant.
2. There is sufficient stacking area for pedestrians to wait on a sidewalk.
3. Vendor does not install any permanent improvement on the sidewalk.
4. Vehicle is not parked in a no-parking zone.
5. Does not occupy parking required for other businesses.
6. If in a metered spot, meter is paid.
7. Proper trash receptacles are available and utilized.
8. Hours of operation do not exceed 9 p.m. Sun. through Thurs. and 11 p.m. Fri. through Sun.

¹ (Code 1988, § 27-1277; Ord. No. 64690, § 1(27-61.7), 8-30-1984; Ord. No. O-14-12, § 1, 3-1-2012; Ord. No. O-66-15, § 1, 12-10-2015; Ord. No. O-67-15, § 1, 12-10-2015)

² (Ord. No. O-66-15, § 1, 12-10-2015; Ord. No. O-67-15, § 1, 12-10-2015)

³ (Code 1988, § 27-1277; Ord. No. 64690, § 1(27-61.7), 8-30-1984; Ord. No. O-14-12, § 1, 3-1-2012; Ord. No. O-66-15, § 1, 12-10-2015; Ord. No. O-67-15, § 1, 12-10-2015)

This is the ordinance, specifically again I mention special use permits. This is what we have on the books. It's basically right there, commercial, industrial, and TNB lots are where it's currently allowed, everything else would require a special use permit.

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Mobile Market Ordinance

Wichita's ordinance for mobile markets (under Business - Regulations and Licensing)

Sec. 3.15.070. - Operating conditions:

All Mobile Food Vendors operating within the city limits of the City of Wichita shall comply with the following conditions:

- (a) LOCATION. Mobile Food Vendors may vend on property within the City as permitted by the Wichita/ Sedgwick County Unified Zoning Code and subject to the following:
 - (1) Mobile Food Vendors may not be parked or operate on public or private property where the Unit, signage, a line of customers or any other aspect of the Unit's operation would:
 - (1) hinder the flow of traffic on any street, hinder the flow of bicycles within any bike lane;
 - (2) hinder the flow of pedestrians along any sidewalks;
 - (3) reduce to less than five feet in width any accessible route to persons with disabilities;
 - (4) block or obstruct access to any driveway or access point to any property.
 - (3) No Mobile Food Vendor shall vend on public property within 150 feet as measured from the front door of any restaurant which is open for business unless authorized in writing by the owner or manager of any such restaurant.
 - (4) No Mobile Food Vendor shall vend on public property within 500 feet of the location for which a community event permit has been issued during the hours of the event as specified in the event permit, unless authorized in writing by the event promoter.
- (b) WRITTEN PERMISSION OF PROPERTY OWNER. All Mobile Food Vendors operating on private property or on public property other than public right-of-way shall acquire the written permission of the property owner, manager, tenant or other person in charge of the property allowing the use and location of the Mobile Food Unit on said property.

I'm not going to go into these in detail, but Wichita has an entire chapter dedicated towards mobile ordinances.

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Mobile Market Ordinance

Minneapolis's ordinance for mobile markets (under Food Code)

188.480. - Limited mobile food vehicle vending.

It shall be unlawful to open, to operate any limited mobile food vending or mobile food manufacturing vehicle in the city, unless it is licensed, operated and conducted in accordance with the following conditions:

- (2) Licensee shall not park his vehicle within thirty (30) feet of an intersection.
- (3) Licensee shall not park in such a manner so as to create a traffic hazard.
- (8) Licensee shall not be allowed to operate on and within the area bounded by the following streets:
Commencing at the intersection of Second Avenue North and Washington Avenue;

188.485. - Mobile food vehicle vendors.

(b) PLAN SUBMISSION. Application for a mobile food vehicle license shall be made at the licensing division before beginning the construction of a mobile food vehicle vending operation. The licensing official may require such information on the application as it deems reasonable and necessary, including but not limited to, the following information:

- (2) Name and address of the approved commercial supply source and affiliated licensed food establishment in the city. If the licensed food establishment is not owned or operated by the applicant, the applicant shall provide written proof of consent from the establishment's owner to use the facility for food preparation, storage, and cleaning.
- (3) A description of the preparation methods and food product offered for sale, including the intended menu, display, and distribution containers.
- (4) The anticipated volume of food to be stored, prepared, and sold.

(c) LOCATION REVIEW AND RESTRICTIONS. Proposed operating locations shall be reviewed as follows:

- (1) The licensing official shall maintain a map of eligible operating locations that is available for review by the public.

Mobile Market Ordinance

Draft Mobile Market Ordinance prepared by KC Health Kids

Proposed Ordinance

Mobile Market: means a truck, large vehicle or mobile unit selling fruits, vegetables, meats and other fresh and packaged grocery goods, that is an authorized SNAP or WIC vendor and regularly sells from multiple locations.

Green Cart: means a truck, large vehicle or mobile unit selling whole fruits, vegetables, meats, other local farm produce regularly from multiple locations.

Accessory Use Zoning

Allowed accessory use in the following districts and their planned equivalent counterparts: **AG, A-G, C-0, C-1, C-D, C-2, C-3, M-1, M-2, M-3, R (except R-1) and TND. (Agricultural, Commercial, Industrial and limited Residential).**

Mobile Markets and Green Carts are allowed upon submitting an annual agreement with the Department of Urban Planning and Land Use in this district. Mobile Markets and Green Carts that operate outside of the aforementioned districts require a special use permit. All Mobile Markets and Green Carts must comply with the following regulations:

1. The sales or vending area does not block and interior sidewalk and sidewalk remains ADA compliant.
2. There is sufficient stacking area for pedestrians to wait on a sidewalk.
3. Vendor does not install any permanent improvement on the sidewalk.
4. Vehicle is not parked in a no-parking zone.
5. Does not occupy parking required for other businesses.
6. If in a metered spot, meter is paid.
7. Proper trash receptacles are available and utilized.
8. Hours of operation do not exceed 9pm Sunday through Thursday and 11pm Friday through Saturday.
9. May not operate within 50 feet of a public entrance of an established business offering similar products during the hours that the business is open to the public.

Kansas City has quite a few. It's been referred to as the Wild West which is not the way we want to go, but there are some ideas in there that are applicable. Minneapolis actually has a really strong mobile market ordinance as well and that's what KCK Healthy Kids referenced when they made an addendum to the current mobile vending ordinance. Basically, including

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residential as one potential area that it could be done with the exception of R-1 and having a stipulation that it can't be parked close to basically a retail business that's already offering a similar product. It's not for us to say what we want exactly, but it would be nice to have an opportunity just to consider this.

Mobile Market Ordinance
In Closing:

- Better access to groceries is linked to better health outcomes.
- Mobile markets provide another option for improving food access in Wyandotte County food deserts.
- Mobile markets would better meet the community's demand for increased access to food if they were allowed to park in areas currently prohibited by the current zoning ordinance.
- Special-use permits for each location are an unnecessary barrier, while currently available locations are less appropriate.
- A mobile market ordinance represents a low-risk and no-cost option to the Unified Government for increasing access to food.

Just in closing, we think that better access to groceries is linked to better health outcomes. Research backs that up. Mobile markets do provide another option for food access. It can meet the communities demand of where people would go and where people live. Special use permits do represent a barrier that we view as somewhat unnecessary considering the number of locations we'd like to serve. A mobile market, we believe, is a low-risk and no cost option for the Unified Government to just amend the zoning ordinance.

I also have additional booklets. I've handed these out in the past, but if you'd like another one, I'd be happy to distribute more.

Commissioner McKiernan said just to make sure that I'm clear on what you're asking, you're asking the Unified Government to move quickly with all due haste to update our ordinance so that it doesn't require a special use permit to go to each of the locations that have been identified by people in your community engagement. **Mr. Kleinmann** said we understand that there is a

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lot of nuance to what that ordinance should look like. We're not asking for that answer specifically to be determined right now. We just want an opportunity to sit down with Planning and potentially Legal to just go over what the options are, what's appropriate, and then that, I believe, will come back to the committee to be voted on later. Our mobile market, the KCK Mobile Market, as it's tentatively called right now, we're looking to launch, a kind of soft launch, early next year with a full launch shortly after so yes, we'd love the opportunity to get this resolved sooner rather than later.

Commissioner McKiernan said I know that you've talked with Mr. Richardson in the past about our current ordinance and he has identified some locations where you could park right now. Do I understand your presentation to suggest that even though locations have been identified that they wouldn't be suitable or wouldn't be the best locations? **Mr. Kleinmann** said it's certainly the case that there would be locations that could be suitable, but from both meeting the communities demand for where that food access could be and also adequate parking and not to be a nuisance or have a traffic issue. There are locations that would just simply require a special use permit for every single location and our hope would be that could be amended so it doesn't require a special use permit, but we would still have to submit that potentially as other ordinances have outlined. You still submit locations to Planning Development, it just doesn't require a special use permit. All of that is open to be determined through that process. We're hoping just to have that process begin.

Commissioner McKiernan said, Mr. Richardson, aren't we undertaking an ordinance revision coming up soon. **Rob Richardson, Director of Planning**, said we have the consultant under contract to rewrite the entire zoning ordinance. Last year when the previous mobile market ceased operating we put it on our list for that and we've already had discussions with consultants about doing that. I wasn't aware of a new initiative for this until I was aware of this meeting tonight. I haven't had a chance to see any of this until tonight. It looks like something we could do. We weren't really going to make any zoning modifications in the interim while we were studying this since we're going to have a lot of public involvement going. I'm certainly not

opposed to considering this and moving forward with something like this. **Commissioner McKiernan** said and I don't know what the timeline for the whole ordinance revision process. Is it possible that this might be accelerated in time? **Mr. Richardson** said that's what I'm saying, the zoning code will probably still be 15 months away from being adopted so that wouldn't work for what they want to do because that's a whole other year. If we'd want to do something like this, we would need to move it forward in advance. Before the previous one went away we were going to work on that, but when it went away I directed staff in other directions. I didn't know it was coming back or we would have already been doing that.

Commissioner Murguia said, Commissioner McKiernan, the way I look at this is and tell me if I'm wrong. On the meeting I had with you and Rob and the way the ordinance reads is that right now a mobile market can only locate in an industrial/commercial location. If people could get to industrial/commercial locations, they could probably get to a grocery store somewhere if they had some sort of transportation. From my perspective, they're just talking more into the neighborhood and since it's not full-service grocery store, I didn't view it as any kind of threat to areas that have grocery stores and I think that Matt used the example with me of Cyrus K Holliday, which is a housing authority property which isn't on a bus route. Those people have to walk a substantial distance to get to a bus route in Argentine, to get to the Walmart and the Save-A-Lot. When we talked I specifically said I'm okay with places like that and since the majority of tenants don't have access to vehicles and are paying large amounts of money to neighbors that do have access to get somewhere, it just is a better option.

I'm completely in favor of this, but since you're talking about revamping the entire ordinance and looking at how we distribute for food in our community, I will bring up again what I brought up last year and a year and a half ago, which is what I'm concerned about. I don't mind that people set-up food or meal shops as long as they are feeding people on-site and in an enclosed facility where somebody has the responsibility of being feed. My objection to all this food distribution is the groups that pass out things like sack lunches at a public park. They just hand them out to anybody and they walk off and eat them on the way home because what ends up happening is there ends up being trash all over the neighborhood. I have no objection to

food pantries or mobile food markets. I do think the ordinance also needs to address the number of food pantries in a particular area. Now even more specifically it would access to a mobile market, the concentration of that many food pantries in one area is a problem. If they're all in one area., then they're not serving where there's a greater need at. I don't have any issue with the mobile market and what they want to do with the ordinance. I do have an issue with passing out sack lunches, unless like I said, they're contained and how we resolve the issue. In Argentine they were passing out lunches in the park, kids were taking them and they were littering all over the place so all Parks did is move them into the community center, they could sit there and eat and then leave their trash there and then leave and go home. As long as the ordinance addresses issues like that, I'm completely supportive. **Mr. Richardson** said this is a for sale mobile market, correct? This isn't a food pantry. This is a you go in and buy stuff. **Commissioner Murguia** said it's unlikely, unless I'm interpreting it wrong, that you go there and buy a gallon of milk and open it up and drink it on the way home. That's different than a carton of milk. I'm not concerned about that issue of trash.

Commissioner Townsend said the materials that you've shown tonight, did you say they were already sent to us? I'd like a copy of them again. They weren't in the packet that I received. To use your example with Parkwood, let's say you're geared up right now and you could roll right into someplace but using Parkwood since you use that. What would prevent you now with regard to the cold from going there now? **Mr. Kleinmann** said Parkwood Park, the example that I'm showing is currently zoned R-1 Residential, specifically R-1B. The yellow area designates at it is R1-B. **Commissioner Townsend** said I would so love to see this be successful. As we talked about a week ago my concern would be that the mobile grocery go to places that have adequate parking. There would not be obstructions to residents. Some of the hours that you mentioned seem kind of long to be in a residential district, even grocery stores aren't opened as long as that so. **Ms. Brown** said my understanding is that's what the ordinance already allows, it's not necessarily what we recommend, that's just how the ordinance already is. **Mr. Richardson** said that's in a commercial district though. **Ms. Brown** said those are kinds of things that when you specifically look at the mobile market that you would adjust.

Commissioner Townsend said and that's what you're asking to get away from just the restriction to commercial. **Mr. Kleinmann** said to something that's appropriate to your point, that it can handle the capacity. How we do that I think is something that we still want to have that conversation about. **Commissioner Townsend** said those are big issues if you are trying to get into residential area. Make it convenient for your targeted market, but in the same instance not making it a nuisance either. **Ms. Brown** said and that's the intention.

Commissioner Townsend said so the reason you're saying again that the permits do not work is why? **Mr. Kleinmann** said just from the burden of a special use permit. If every location required that, that's immediately 25 locations for us in a week. That might be 25 locations we'd like to go to. In addition, as has happened in the past of previous mobile markets, if a community organization called up and said we'd like you to come to this location in a week, we would have to get a special use permit in a week. That's impossible. **Mr. Richardson** said we don't want to process 25 of those. **Ms. Brown** said we were working with Farmers Markets, the same issue came up, should they have to get a special use permit every time they were going to operate and we were able to relax that so that the Farmers Market is different than a commercial unit.

Chairman Walker said does the committee have a recommendation for this (inaudible, Commissioner Walker was not talking in mic) develop an ordinance that would meet the needs of the mobile food market in the community. **Commissioner McKiernan** said absolutely. I think this is a phenomenal idea. I fully support it. I think you've done a great amount of legwork and certainly the community has identified a need and the ability to meet that need, sooner rather than later I think would be a great. **Chairman Walker** said it needs sooner finality than when we're going to do the overall zoning. I can't believe it's that difficult to—Kansas City, MO, I mean you've got lots of events.

Commissioner Townsend said one question I have about that, would let's say a proposed ordinance, that would come back to this committee. I would like to see that. **Mr. Richardson** said actually it would go to Administration & Human Services. That's my standing committee

typically for zoning amendments? It would go to AHS and then to Planning Commission. I suppose that we would go to get authorization to do the ordinance from AHS. If you make the motion, I'll speak with the Chairman of that committee and Doug and see if that's acceptable to move forward from you guys and not have to reschedule and go back and wait to do that because I think I could probably have this on the January—I'm trying to think when the notices have to go out. I don't know if it will be January or February, but it will be much sooner than if we had to go to AHS to do that. **Commissioner Townsend** asked how did it come to us and not to that standing committee or did it go to that standing committee also. **Mr. Richardson** said it hasn't been there that I'm aware of. **Commissioner McKiernan** said it came here just based on the fact that they're talking about things that are going to be in the neighborhoods, so it seemed like a reasonable place to start. This isn't an action item, so we can't necessarily take a motion and a second and a vote on it. It certainly sounds like there's consensus from those of us who are here on this committee that we do what you just suggested Mr. Richardson. **Mr. Richardson** said I'll speak with the Administrator about it and see if we can move it forward from there and not delay it to AHS again.

Commissioner Murguia said you have a mobile market, does it exist right now? **Mr. Kleinmann** said the truck exits, we're close to halfway through completion in the construction of it. We have the funding all lined up, it's just completing at this point and we will be launching—we have a title license and will be launching probably early January, mid-January.

Commissioner Bynum asked when you say you're going to launch in January. Do you mean you're going to launch when the ordinance allows or are you going to seek a special use permit for somewhere? **Mr. Kleinmann** said there's been a lot of conversations on our own team about that. The best answer I can give you is that I don't believe we'll be full-service, everything stocked, we'll be running through our places in January. What I can tell you is that when I have met with neighborhood groups they have asked me to come back and I want to come back with the truck. We're not going to be selling groceries in January necessarily, but we will be potentially handing out oranges just to get familiar with the experience to see it firsthand. That's

what the community has asked us to do. I believe our full-service launch will be a little bit shortly after, possibly as soon as the ordinance is completed if that's available. **Commissioner Bynum** said prior to this mobile market there was the mobile grocer and they did have a calendar and stops in Wyandotte County and there were places where they could legally be. There are places where you can legally be right now if you chose to. **Mr. Kleinmann** said absolutely. Our understanding and this is—they initially brought this issue up with us as Rob has mentioned. They had four locations and they're challenge was they weren't always sure how to play by the rules and weren't always sure if the rules were what they needed to be doing. We're working with them separately to see if they can come back, but they might not be coming back to KCK though, KCMO where they have 40 locations.

Adjourn

Chairman Walker adjourned the meeting at 6:15 p.m.

tk

December 4, 2017