



Full Commission Meeting Agenda

Thursday, June 14, 2018

7:00 PM

Location:

Municipal Office Building
701 N 7th Street, Lobby
Kansas City, Kansas 66101
Commission Chambers

Name

Absent

Mayor David Alvey

☐

Commissioner At-Large Dist. 1 – Melissa Bynum

☐

Commissioner At-Large Dist. 2 – Tom Burroughs

☐

Commissioner Gayle E. Townsend

☐

Commissioner Brian McKiernan

☐

Commissioner Ann Brandau-Murguia

☐

Commissioner Harold Johnson

☐

Commissioner Mike Kane

☐

Commissioner Angela Markley

☐

Commissioner James Walters

☐

Commissioner Jane Philbrook

☐

SERGEANT-AT-ARMS: CAPTAIN MICHELLE ANGELL

I. CALL TO ORDER

II. ROLL CALL

**III. INVOCATION GIVEN BY REVEREND BRYAN W. MANN, BETHEL
SEVENTH DAY ADVENTIST CHURCH**

IV. PLEDGE OF ALLEGIANCE

V. REVISIONS TO JUNE 14, 2018 AGENDA

VI. MAYOR'S AGENDA

Item No. 1 - PROCLAMATION: KANSAS CITY, KANSAS HEALTHY HOMES

MONTH

Synopsis: Proclamation proclaiming the month of June as "Kansas City, Kansas Healthy Homes Month."

Tracking #: 18294

VII. CONSENT AGENDA

(Anyone wishing to speak about a particular item on the Consent Agenda must notify the Mayor when he asks if there are any "set-asides" on the Consent Agenda. Your item will then be discussed and voted on separately. All remaining items on the Consent Agenda are viewed as a single group and voted on with one vote.)

Item No. 1 - RESOLUTION: INTERLOCAL AGREEMENT WITH BONNER SPRINGS

Synopsis: Addendum to the Interlocal Cooperation Agreement between the UG and Bonner Springs, KS, for street and police services to the unincorporated area of Loring, submitted by Jeff Fisher, Public Works Director.

*On May 21, 2018, the **Public Works and Safety Standing Committee**, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.*

Tracking #: 18254

Item No. 2 – NOMINATION: BOARDS AND COMMISSIONS

Synopsis: Nomination for Boards and Commissions:

Landmarks Commission, Hank Chamberlain, 6/14/18 to 3/31/22, submitted by Commissioner Philbrook

Tracking#:18291

Item No. 3 - MINUTES

Synopsis: Minutes from Special Session of May 17, 2018; and Regular Sessions of April 26 and May 10, 2018.

Tracking #: MINUTES

Item No. 4 - WEEKLY BUSINESS MATERIAL

Synopsis: Weekly business material dated May 31 and June 7, 2018.

Tracking #: WEEKLY BUSINESS MATERIAL

VIII. PUBLIC HEARING AGENDA

IX. STANDING COMMITTEES' AGENDA

X. ADMINISTRATOR'S AGENDA

XI. COMMISSIONERS' AGENDA

XII. LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

Item No. 1 - COMMUNICATION: LAND BANK BUSINESS

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

Transfers to Land Bank

3850 Bell Crossing Dr. - City of Kansas, City, KS

(Land Bank has received application from adjacent property owner.)

829 Everett Ave. - Unified Government

(Property will be included in an upcoming project.)

830 Washington Blvd. - Unified Government

(Property will be included in an upcoming project.)

Applications

3850 Bell Crossing Dr. - Olivia Moore, property acquisition

1728 S. 12th St. - Stephanie Petralie, property acquisition

2912 N. 5th St. - Charlie Sessoms, property acquisition

1127 Richmond Ave. - Marie Benitez, yard extension

901 Cleveland Ave. - Oscar Gonzales, yard extension

2108 N. 12th St. - Flor Herrera, yard extension

1140 Lafayette Ave. - Franklin Bryant, yard extension

2406 N. 12th St. - Victoria Owen, yard extension

614 Quindaro Blvd. - Paula Howard, yard extension

Transfers from Land Bank

3008, 3012 and 3016 N. 30th St. - Habitat for Humanity of Kansas City

(Habitat has been approved for HOME funds to build two new homes on the requested parcels.)

2901 Lake Ave. to Unified Government

(Property was transferred to Land Bank to have delinquent taxes abated. Property is also part of the Mission Cliffs TIF.)

(Recipients are rehabbing Land Bank houses at addresses noted in parenthesis. Properties to be conveyed after rehab has passed both the City's and Land Bank's final inspections.)

3040 Cissna St. to Bright Solutions, LLC (3028 Cissna St.)

819 Ohio Ave. to Pillar KC, LLC (817 Ohio Ave.)

823 Ohio Ave. to Pillar KC, LLC (817 Ohio Ave.)

3520 Ohio Ave. to Carlson Custom Homes, LLC (3532 Ohio Ave.)

2942 N. 16th St. to Priority One Residential Homes, LLC (2940 N. 16th St.)

1831 N. 29th St. to M & K Repair (1833 N. 29th St.)

Donations to Land Bank

1926 N. 25 St. - Lorene P. Wilson

6737 Speaker Rd. - James Denham

641 Parallel Ave. - Peggy Graham

104 Greeley Ave. - John S. Savage Revocable Living Trust

116 Greeley Ave. - John S. Savage Revocable Living Trust

128 Greeley Ave. - John S. Savage Revocable Living Trust

Land Bank Special Assessment

51 E. Cambridge Circle Dr. - Abatement of special assessments for storm sewer repairs for years 2003 - 2012

Tracking #: 18285

XIII. PUBLIC ANNOUNCEMENT

XIV. ADJOURN



Unified Government of Wyandotte County/Kansas City, Kansas

PROCLAMATION

- WHEREAS,** home health and safety hazards, including physical safety hazards, lead-based paint, radon, mold, pests, and allergens, cause or contribute to a wide range of illness and disease, including lead poisoning, asthma, cancer, and injuries; and
- WHEREAS,** lead poisoning affects thousands of children under six; and
- WHEREAS,** accidents in the home hurt thousands of people every year; and
- WHEREAS,** hundreds of children die from chemicals stored and used improperly in the home; and
- WHEREAS,** dozens of people die from carbon monoxide poisoning every year; and
- WHEREAS,** many families and household are unaware that their homes can have serious health hazards; and
- WHEREAS,** education and awareness about the dangers of unhealthy or unsafe housing can save lives; and encourage Kansas City KS, citizens and government officials to observe this month with appropriate programs and activities designed to enhance public awareness of home health and safety hazards and the ways we can protect our families from these hazards.

NOW, THEREFORE,

I, David Alvey, Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas, do hereby proclaim the month of June, 2018 as:

"Kansas City, Kansas Healthy Homes Month"

in Wyandotte County/Kansas City, Kansas. In witness whereof, I have hereunto set my hand and the seal of the Unified Government of Wyandotte County/Kansas City, Kansas.



DAVID ALVEY, MAYOR/CEO



Staff Request for Commission Action

Tracking No. 18254

Full Commission Meeting Date: 6/14/18

Committee: Public Works & Safety

Date of Standing Committee Action: 5/21/18

(If none, please explain):

Publication Required: No

<u>Date:</u>	<u>Contact Name:</u>	<u>Contact Phone:</u>	<u>Contact Email:</u>	<u>Department/Division:</u>
06/08/2018	Jeff Fisher	x5415	jfisher@wycokck.org	Public Works

Item Description:

The attached resolution authorizes the Mayor to amend the 1996 agreement with the City of Bonner Springs, Kansas regarding street maintenance and emergency services in Loring, the unincorporated areas of Delaware township south of Bonner Springs. This agreement is for one year and authorizes the Unified Government to pay \$106,651.13 to the City of Bonner Springs for street maintenance, traffic control signs and devices, snow removal, right-of-way mowing, pavement markings and guardrail maintenance in Loring and an additional \$27,329.35 for police, fire, and ambulances services for 2018.

*On May 21, 2018, the **Public Works and Safety Standing Committee**, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.*

Action Requested:

Approve and forward to the full Commission for consideration

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

Loring Reso, UG.BonnerSprings.1Year.Agreement(2018)

RESOLUTION NO. _____

**BE IT RESOLVED BY THE UNIFIED GOVERNMENT OF WYANDOTTE
COUNTY/KANSAS CITY, KANSAS**

That the Mayor of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby authorized and directed to execute in the name of the Unified Government and to attach the seal of the Unified Government thereto as the voluntary act of the Unified Government as Addendum to the Interlocal Cooperation Agreement among the Unified Government of Wyandotte County/Kansas City, Kansas and Bonner Springs, Kansas for street maintenance and police services to the unincorporated area of Loring being dated _____.

THIS RESOLUTION IS ADOPTED by the Governing Body of the Unified Government of Wyandotte County/Kansas City, Kansas, this ____ of _____ 2018.

UNIFIED GOVERNMENT OF WYANDOTTE
COUNTY/KANSAS CITY, KANSAS

By:

David Alvey
Mayor/Chief Executive

(SEAL)
ATTEST

Unified Government Clerk

Approved as To Form:

Misty S. Brown, Deputy Chief Counsel

ADDENDUM TO INTERLOCAL COOPERATION AGREEMENT

THIS ADDENDUM is made and entered into this ____ day of _____, 2018, by and between the Unified Government County/Kansas City, Kansas, the City of Bonner Springs, Kansas, adding additional terms to the Interlocal Cooperation Agreement entered into by and among the parties and the City of Edwardsville and dated May 16, 1996, and to the 1997, 1998, 1999, 2001, 2002, 2003, 2007, and 2013 Addenda to the Agreement.

WHEREAS, the parties wish to amend certain provision of the Agreement and addenda.

NOW THEREFORE, the parties agree as follows:

1. Paragraph 8 of the Agreement is amended to read as follows:

8. Street Maintenance. Bonner Springs will provide for a one (1) year period street maintenance, traffic control signs and devices, snow removal, right-of-way mowing, pavement markings and guardrail maintenance for the Loring area, the unincorporated areas of Delaware township south of Bonner Springs. The Unified Government agrees to pay in each fiscal year \$106,651.13 beginning in fiscal year 2018. Bonner Springs shall perform, pursuant to its ordinances and state laws, noxious and general weed control within the Loring area, as well as within Bonner Springs. The Unified Government agrees to provide storage and sale of weed control chemicals. The Unified Government does further agree to use whatever authority is has under Kansas law to assist Bonner Springs in the above noted responsibilities. The Unified Government will be responsible for property maintenance of Unified Government owned properties in Bonner Springs and the Loring Area.

2. Paragraph 10 of the Agreement is amended to read as follows:

10. Emergency Services. Bonner Springs will provide police, fire, and ambulance services to the Loring area for a one (1) year period, beginning January 1, 2018 for the annual sum of \$27,329.35.

3. Paragraph 11 of the Agreement is amended to read as follows:

11. Payments. All annual payments to be made pursuant to this agreement shall be made no later than July 1, 2018.

4. The Interlocal Cooperation Agreement dated 1996, subsequent addenda and their terms re incorporated herein.
5. All other provisions of the Interlocal Cooperation Agreement and the 1998 addendum shall remain as previously agreed to, consistent with this addendum.

IN WITNESS WHEREOF, the parties hereto have executed the above and foregoing Addendum the day and year and written above.

UNIFIED GOVERNMENT OF WYANDOTTE
COUNTY/KANSAS CITY, KANSAS

David Alvey
Mayor/CEO

Attest:

Unified Government Clerk

Date: _____

(Seal)

CITY OF BONNER SPRINGS, KANSAS

By: _____
Jeff Harrington
Mayor

Attest:

Amber McCullough, City Clerk

Date: _____

(Seal)



Staff Request for Commission Action

Tracking No. 18291

Full Commission Meeting Date: 6/14/18

Committee: Full Commission

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

Publication Required: No

<u>Date:</u> 06/06/2018	<u>Contact Name:</u> Diana Jimenez	<u>Contact Phone:</u> x5668	<u>Contact Email:</u> djimenez@wycokck.org	<u>Department/Division:</u> Commission Liaison
<u>Item Description:</u> Nomination for Boards and Commissions: Landmarks Commission, Hank Chamberlain, 6/14/18 to 3/31/22, submitted by Commissioner Philbrook				
<u>Action Requested:</u> Approve				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u> 				

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

SPECIAL SESSION, THURSDAY, MAY 17, 2018

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Session, Thursday, May 17, 2018, with ten members present: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Townsend, Commissioner First District (arrived at 5:06 p.m.); McKiernan, Commissioner Second District; Johnson, Commissioner Fourth District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District (arrived at 5:17 p.m.); Walters, Commissioner Seventh District; Philbrook, Commissioner Eighth District; and Alvey, Mayor/CEO presiding. Murguia, Commissioner Third District; was absent. The following officials were also in attendance: Ken Moore, Chief Legal Counsel; Bridgette Cobbins, Unified Government Clerk; Gordon Criswell, Joe Connor and Melissa Sieben, Assistant County Administrators; Kathleen VonAchen, Chief Financial Officer; Debbie Jonscher, Deputy Chief Financial Officer; Jeff Fisher, Executive Director of Public Works; Brandon Grover, Asset Coordination Manager for Public Works; Troy Shaw, County Engineer; Brent Thompson, Director of Engineering/County Surveyor; Mike Tobin, Deputy Director of Public Works; John Kelly, Director of Buildings & Logistics; and Officer Sutton, Sergeant-at-Arms.

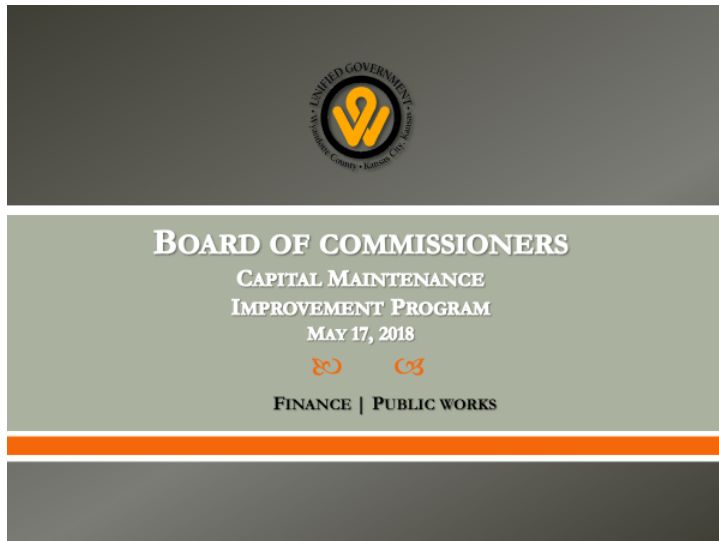
MAYOR ALVEY called the meeting to order.

ROLL CALL: Johnson, Kane, Walters, Philbrook, Bynum, Burroughs, McKiernan, Alvey.

NOTICE OF SPECIAL SESSION of the Unified Government of Wyandotte County/Kansas City, Kansas, to be held Thursday, May 17, 2018, at 5:00 p.m. in the 5th floor conference room of the Municipal Office Building, regarding the Capital Maintenance and Improvement Plan (CMIP).

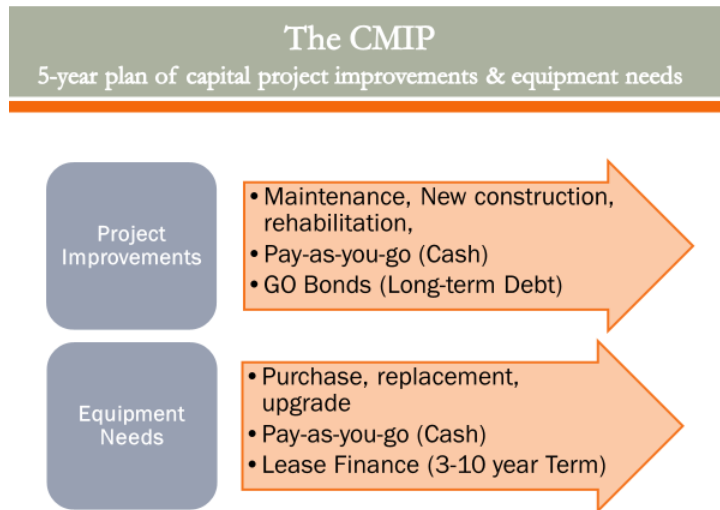
CONSENT TO MEETING of the governing body of Wyandotte County/Kansas City, Kansas, accepting service of the foregoing notice, waiving all and any irregularities in such service and in such notice, and consent and agree that we, the governing body, shall meet at the time and place therein specified and for the purpose therein stated.

Mayor Alvey said I will ask Melissa Sieben, Assistant County Administrator, to make some opening remarks.



Melissa Sieben, Assistant County Administrator, said tonight we're going to present to you the first reveal of our 2019-2023 Capital Improvement Program for the Unified Government. We will start out tonight with Debbie Jonscher with our Finance Department to kind of give an overview of sort of where we're at and where we're headed. Then I will transition it over to our Jack Fisher, our Director of Public Works.

Debbie Jonscher, Deputy Chief Financial Officer, said we're going to start out with reviewing some of the basics of the CMIP process. A lot of you have heard this presentation before, but we will go over it just to reveal. Earlier this week you were emailed copies of all the documents that we prepared for tonight. We're going to be talking about both, projects and equipment, in the presentation; however, all the documents you have are only related to Capital Projects. You should have a packet of projects financed with debt, projects financed with cash, and then a list of unfunded projects that we've been tracking as we go through the process.



I will start out with what is the CMIP. It's the 5-Year Capital Plan of project improvements and equipment needs. We have the current year and then we also look at five additional years in the CMIP. We only approve the current year and the next year; however, the 5-year Plan gives you an idea of what's out there for future years.

For Project Improvements it could be maintenance, it could be new construction or rehabilitation of an asset. It can be paid with cash which is considered pay-as-you-go. We also finance larger projects with General Obligation Bonds, long-term debt, and it's usually financed over a term of 20 years.

Equipment needs could be new purchase, replacement or upgrade of any equipment. It could also be paid with cash and equipment is usually financed under lease finance agreements and the term is usually 3 to 10 years depending on the life of the asset.

WHAT IS INCLUDED IN THE CMIP?

Capital Projects

- Public Building
- Infrastructure
- Parking Lots
- Parks & Recreation
- Traffic Control



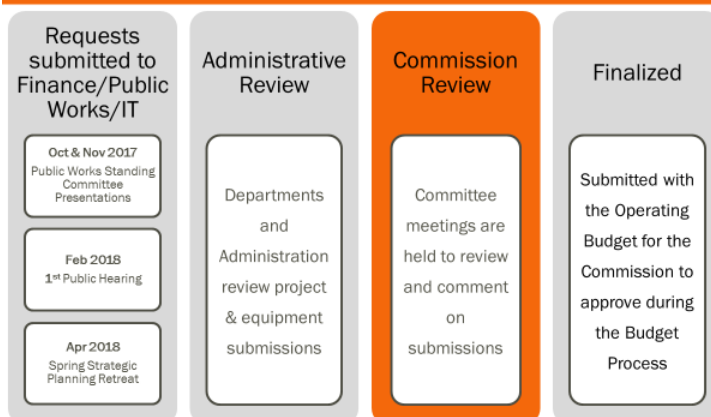
Capital Equipment

- Vehicles
- Large Equipment
- Technology Equipment

As I said, we have both Capital Projects and Equipment in the CMIP Projects and can include public building improvements, infrastructure, it could be streets, bridges, sewers, any of that type of work, parking lots. Parks & Rec could have improvements to shelters, the parks themselves, any of those improvements and traffic control.

Capital Equipment can be vehicles, large equipment such as street sweepers, tractors, mowers and other technology equipment which could be any type of software replacement or upgrade.

PROCESS FOR INCLUDING AN ITEM IN THE CMIP



This just shows the process we're including an item in the CMIP. In February we requested that all departments submit their Capital requests to us. Finance has been working closely with Public Works and the IT Department and we're having those departments also work closely with the other

departments so when someone wants an item submitted to the CMIP, they can work with them. If it's a software upgrade, they can insure that all of the other information that's needed for that upgrade is included so we've requested help from them to work with us on getting those projects submitted.

I just wanted to list out a couple of meetings that have already taken place. The Public Works Standing Committee back in October and November 2017 they came and presented some of their current and future projects. In February 2018, we held the first public hearing for the budget and in April 2018, we had the Strategic Planning Session.

Once we get all the projects and equipment submitted to us, then we do an administrative review where we work with the County Administrator's Office and we go through all the projects and equipment and review them. The third step is the Commission review which is where we are tonight. We're presenting the project side to the Commission so that you have a chance to review and comment on anything that is included.

Finally, the Capital Budget would be submitted along with the Operating Budget and proposed to the Commission in July for your approval.

Commissioner Philbrook said tonight you're presenting what you want us to see, what you're suggesting as followed what we had said previously, but our comment part of it we can ask questions, bring that to you and then on the next meeting we can talk about all that stuff again. **Ms. Jonscher** said that's correct. **Commissioner Philbrook** said I just want to make that very clear.

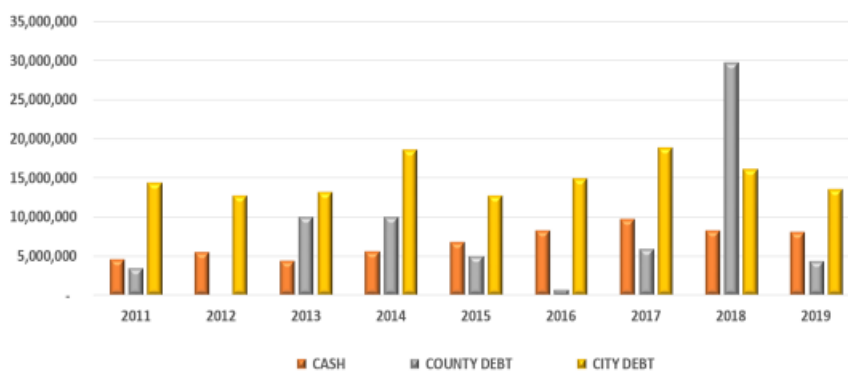
Ms. Sieben said we do have two nights set out for this at this point. Tonight, the 17th, and then next week the 24th. So, if you're thinking about it tonight and you're not quite formulated yet, we will be more than happy to address any specific concerns or questions that you have next time or if you want to bring them up, we can try to address them tonight. **Mayor Alvey** said I think the point we were trying to get to is this is a presentation, informational, we would then look over and bring questions either through our normal process or back next meeting. **Commissioner Philbrook** said or they can send it to you guys so when you know what we're going to be asking about. **Ms. Sieben** said that is true.

Commissioner McKiernan said since we brought this up now, I will address this now. Here's what I'm requesting from this. To the best of my knowledge last year between the time we had these worksheets presented to us in this session and the time the final budget was given to us, I didn't see an updated CMIP worksheet. I was surprised this year to learn that something that was on this worksheet that we got on May 4th last year had been shifted by a year and I was told it was in the final budget, the final budget that was given to me five minutes before the meeting on the night that we were going to approve the final budget.

Here's what I'm asking. I get it that these are worksheets, that this is a work in progress, but I can't read all 500 pages of the budget on the night that it's going to be voted on to look for things that are important to me. These were two master plans that got shifted by a year. When I talked with Doug, I understand why they got shifted, it wasn't necessarily a question of money, it was a question of staff availability and other resources to support them, but I didn't know about it and I'll take that. It was on page 401 and I didn't get to page 401 of the budget on that night before we voted so that's on me.

Here's what I ask, when we make changes to what's presented tonight, give us either a change log or give us the final budget in enough time that we can look all the way through it and see if there are things that are important to us that have been shifted. Either one, a change log or give it in enough time and this is a theme that I just keep coming back to. When I vote on something like a budget, I'm trying to do my best to vote in the best interest of the people in my district and the people of this entire city and county. I can't vote in what I believe are their best interest if I'm not fully informed about what I'm voting on. I have a responsibility to review and make sure that I'm up to speed, but we have a collective responsibility to make sure that materials and data are given in enough time to allow thoughtful review so, change log or much earlier on the final budget. **Ms. Sieben** said, Commissioner, I do believe that is our intention is to have a change log on the CMIP side. I will talk to Doug about what you're suggesting on the totality of the budget as we move forward.

2011 – 2019 UNIFIED GOVERNMENT CMIP PROJECTS



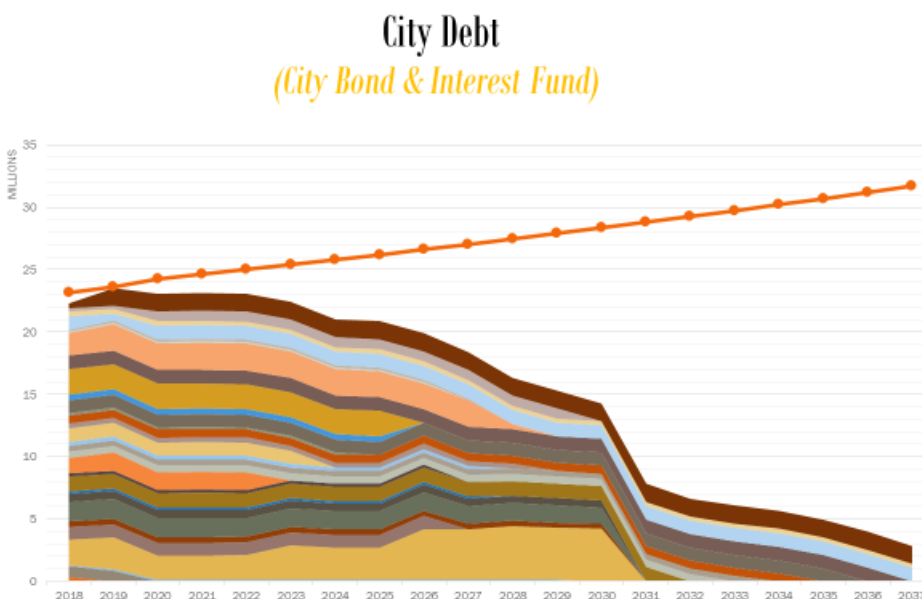
*Sewer System Enterprise Fund not Included

5

Ms. Jonscher said this next graph shows a breakout of the Capital Projects broken out between cash and cash is the orange line, the gray line in the middle is County debt that has been issued, and the yellow is the City debt. As you can see, we're showing this from 2011 to 2019 and currently we're issuing more debt. We've talked about trying to switch that and get to where we're issuing more cash. You can see that through the last several years we have increased the cash Capital that we're proposing in the budget. I will note that the large amount in 2018 was the PBC debt issue. We had two of them. One of them was for the Juvenile Facility and there was also another issue for the improvement of the Adult Jail as well as other Courthouse improvements and so that's the large amount there.

Commissioner Johnson asked is that just for debt issued? It's not the amount that carried forward, it's just what's issued in that particular year. **Ms. Jonscher** said right. That is the amount that was issued.

Ms. Jonscher said the next few graphs we put together as shown before are the debt graphs for the City and the County Bond & Interest Fund.



This is the City Bond & Interest Fund and what we're showing here is the current debt that we have issued through—in February we did a bond issue for 2018, so this graph does include that issue. The long-dotted line you see is the tax revenue that we're projecting for this fund. We have increases I think built in at 1.9% going out. This next part is going to show what we're—and that would be the tax revenue that would cover at the current mill rate assuming the mill rate is held constant. This would be the tax revenue with that increase that's built in each year to cover the debt. You can see as we add on future debt, and we're estimating \$15M each year in debt, as we add on those future years about the year 2022 we do start to creep up above that line. I will just note, we are monitoring this closely because any change if we were not to realize the 1.9% that we have built in, that could actually lower the revenue and then we would be funding debt higher than what we're actually taking in in revenue. **Commissioner Philbrook** was inaudible. **Ms. Jonscher** said I believe that is probably—we can get you that. I think the issue is that it's an animation in the presentation and so when it's printed out those second pages probably did not printout.

Commissioner McKiernan said let me make sure I'm understanding again what I'm looking at. I'm looking at on the white access that millions, is that millions of annual debt service or millions of debt load? **Ms. Jonscher** said that is debt—these are the debt service payments, annual debt service payments by year. **Commissioner McKiernan** said years ago I thought we had said that

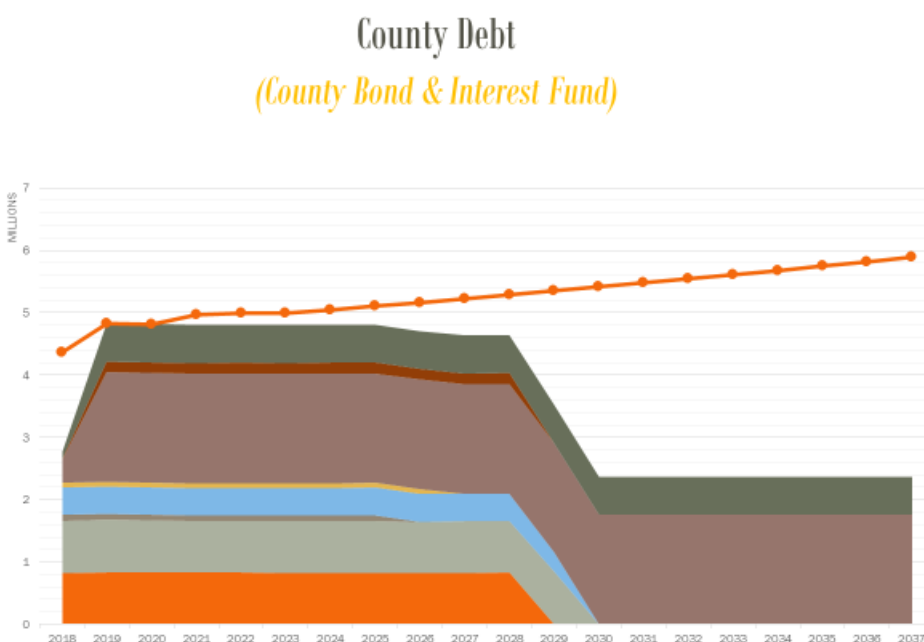
we were going to try to stick with \$20M annually as the cap and we were going to try not to issue debt so we didn't creep above \$20M annually for debt service. This starts above 20 and goes up from there so I just want to confirm we've upgraded our thinking and now what we're saying is we're comfortable that as long as we keep it under that dotted line—so as long as we stay behind the mill rate for the Bond & Interest Fund that we don't issue enough debt to push us above that dotted line, then we feel we're okay. **Ms. Jonscher** said right. I think in prior presentations we did have a dotted line of the \$20M and that was to certify that if we stayed at that point, that we wouldn't have to adjust the mill rate, but with the increased valuation that has changed. That's why we put this dotted line in now because I think before we always just kept the line constant whereas now we've built in those increases for assessed value.

Commissioner McKiernan said last year we had discussed the fact that based on projections we might have to increase the Bond & Interest Fund mill rate as I recall. **Ms. Jonscher** said I don't think it was for the current year. I think we were looking at outer years. **Commissioner McKiernan** said yes, it was the potential in the out years that we might have to increase that mill rate, but now what you're suggesting is with valuations as they are and with revenues increasing as they have been, you don't anticipate having to change that mill rate. **Ms. Jonscher** said no, but you do see that up here around 2021, 2022 we are starting to creep above that so any change in our assumptions here could affect that if we—these outer years are based on that we would bond \$15M every year. If we get a year where we bond \$20M, \$25M of General Obligation debt, that could change this forecast. **Commissioner McKiernan** said well just to set up a conversation that will occur later, anything that we could do to decrease the amount that we borrow would decrease the principal and interest we're paying and would definitely keep us below that dotted line. **Ms. Jonscher** said right, for future issues. Anything that we've already got outstanding we're obligated to pay. **Commissioner McKiernan** said setting up a future conversation. **Ms. Jonscher** said yes, this would be future, any future debt.

Commissioner Burroughs said following along that same line, if we were to refinance some of our debt at a lower rate, that would impact that '21, '22, '23, '24 area right there. **Ms. Jonscher** said that's correct. That could happen. As you know in the past we've done advance refunding, but with the passage of the tax bill earlier this year, advance refunding's are no longer available for us to do; however, I believe we still do have the ability to do current refunding's so there is a

potential but we will have to evaluate that. I believe this year the refunding we did was for 2010 I think so we're a couple of years ahead. By the time we get to looking at current refunding's we will probably be a couple years out before we're eligible to do another refunding. **Commissioner Burroughs** asked do we have debt and the resources available to pay down or pay off debt today to reduce that line without refinancing. **Ms. Jonscher** said we can't pay off a bond issue until its call date. When we issue a 20-year bond, usually the call date is 10 years so you don't have the ability to refinance or call that debt prior to that date. Once we reach that 10-year period, reach the call date, then we would have the ability to pay down the debt or refinance at that point. I don't know that we have the resources to pay. Most of our bond issues are—even a \$20M bond issue halfway through, you're probably still looking at maybe \$10-\$12M outstanding.

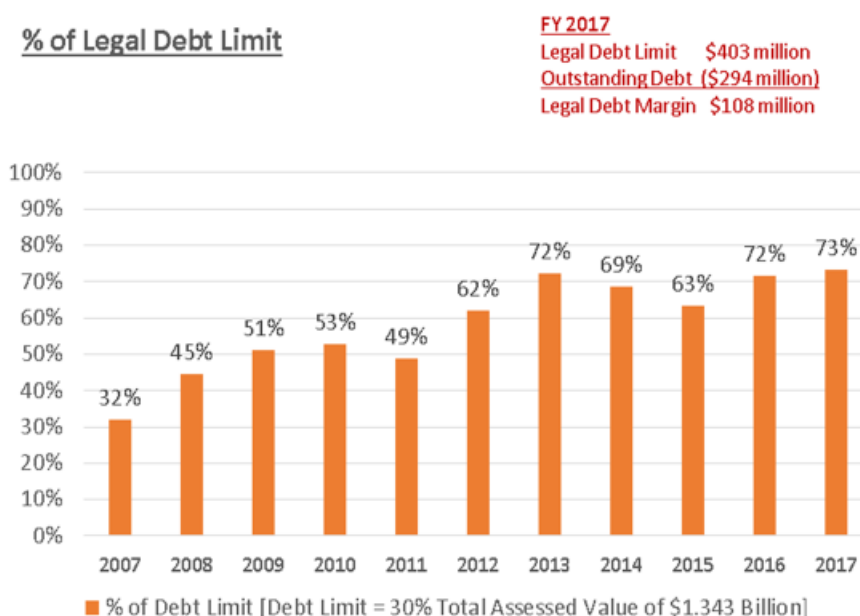
Ms. Jonscher said we will go on to the County Fund.



Ms. Jonscher said this is the County Bond & Interest Fund. The same presentation. Currently the two PBC issues that we did at the beginning of 2018 are included in this graph and we got the same projections going out for future growth for the assessed value. What we've done here is we have added on—we do have a couple of PBC issues that are in the budget currently and we've added those on and you will see that if we issue those, we are creeping above the line. We will

probably want to review those. We'll need to watch those very closely to determine when we want to issue the next issuance on the County side.

Mayor Alvey said in general, maybe is there an average about the amount of debt we retire each year? **Ms. Jonscher** said I think I've looked that up before, but I can't remember. It seems like we were in the \$12-\$15M range. **Mayor Alvey** said in general. **Ms. Jonscher** said yes. I can doublecheck that just to make sure I'm not misquoting.



This next graph we want to talk about is our Legal Debt Limit. This information is based on the information that we put together when we did our 2018 financing this year. Our Legal Debt Limit is currently at \$403M. The Legal Debt Limit is calculated at 30% of our assessed value so our total assessed value for the County is \$1.3B so 30% of that gives us a debt limit of \$403M. We currently have outstanding debt applicable to the debt limit at \$294M leaving us a Legal Debt margin of \$108M. The graph shows that the amount that we have outstanding is 73% of our total debt limit. **Mayor Alvey** asked is this City/County combined. **Ms. Jonscher** said that's based on the County, yes. **Mayor Alvey** said City/County combined. **Ms. Jonscher** said it's not combined, it's using the County valuation. **Mayor Alvey** asked are we at 73% of our debt limit for the County side or the City side. **Ms. Jonscher** said that would be for the City side. We use the County

valuation, but it's because we're combined, we use it for the calculation because we're a combined City/County. On the County side we're limited in issuing General Obligation debt on certain projects.

Commissioner Johnson asked what's the recommended valuation for a municipality our size. I see that we're doing it at 30%. Is that a legal limit? **Ms. Jonscher** said that is set by state statute. **Commissioner Johnson** said the limit is set by state statute, but what is the, in my other world, I would say the industry average for a municipality our size, the standard on an average? Seventy-three percent, would it be lower than that, more than that? **Ms. Jonscher** said our rating agencies do recommend that this is probably a high number. They have quoted that in our reports before that our debt limit is high so they would probably like to see a lower number. I don't know if there is a certain percentage that they have quoted us to be at, but based on the size of our municipality they state our debt limit is high. **Commissioner Johnson** said that leads to another question later on, so I will ask it later.

Kathleen VonAchen, Chief Financial Officer, said I just wanted to add to Debbie's comments. Moody's and Standard & Poor's, they don't necessarily use AV as the denominator in their calculation. They are looking at some other economic factors when they do their evaluations so it's not exactly the same calculation, but definitely they're looking for us to have a lower debt level in general.

Commissioner Bynum said kind of to go back to the Mayor's question a minute ago, as far as this person of Legal Debt Limit it's off using County valuation, but it's City side debt that we're talking about on this graph, correct? **Ms. Jonscher** said yes. Well, no, I guess this does include—that \$294M does include both City and County because we do have some small issues of General Obligation debt on the County side. **Commissioner Bynum** said so it's combined, but on average we're borrowing on the City side and apparently are there some kind of limitations on the County side as to what we can borrow? **Ms. Jonscher** said right. I believe for County roads and equipment we can issue General Obligation debt, but the Public Building Improvements we're limited by state statute to \$300K so we established the Public Building Commission as another route to be able to issue debt.

Commissioner Burroughs said I want to see if I understand. The 30% debt, that 73%, it's 73% of the total 30% that you're talking about our debt load? **Ms. Jonscher** said yes. **Commissioner Burroughs** said so we have another basically 27% which gives us that \$108M. **Ms. Jonscher** said that's correct. **Commissioner Burroughs** said that's on the City side. **Ms. Jonscher** said it would be both City and County.

Commissioner Philbrook asked how close to the limit are we on the County side. **Ms. Jonscher** said this is combined so it would be \$108M. The amount of GO debt issuance on the County side is relatively small compared to the—I'm trying to think, I don't even know if it's maybe \$15M or less so the rest of it is City.

Credit Rating Agency Recommendations

☞ Ratings on GO Debt in February 2018

- Standard & Poor's – GO Issuer Rating AA (stable)
- Moody's – GO Issuer Rating A1 (stable)

☞ "Very Strong" or "Strong":

- Management, Liquidity, Budgetary Performance, Institutional Framework

☞ Areas for Future Focus:

Credit Rating Recommendations	*Adequate*	Unified Govt
Economy Factor	-	-
Effective Buying Income % of US Average	85% to 100%	62%
Market Value per Capita	\$80 K to \$100 K	\$54 K
Debt Factor		
Net Direct Debt as a % of Total Govt Revenues	60% to 120%	231% (2017)
Budgetary Flexibility		
General Fund Reserves as a % of Total General Fund Expenditures	4% to 8%	17% (2016)

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The last slide I have is on the Credit Rating Agencies and Kathleen talked a little bit about what they look at, but this was just to reaffirm that when we issued the bonds in February both Standard & Poor's and Moody's upheld our current ratings. Standard & Poor's has us at AA stable and Moody's has us at A1 stable and they've cited our management, liquidity, budgetary performance as being very strong and debt was one of the areas that we should focus on. **Commissioner Johnson** said can you elaborate on the debt factor comparison? **Ms. Jonscher** said pardon me. **Commissioner Johnson** said the debt factor, the yellow. The net direct debt as a percentage of

total governmental revenues. Help me to interrupt that. **Ms. Jonscher** said when they are looking at our debt—under the first column we have the 60% to 120% that’s what the rating agencies view where our percentage should be and we’re a lot higher than that. **Commissioner Johnson** asked does that tie back to the prior 73% when we were talking about that and how do you reconcile those two? **Ms. VonAchen** said we can provide you with a graph of the net direct debt over the years and then you can see how that calculation is done. It’s just the second financial ratio unrelated to the first one that she presented regarding the debt limit and so it’s just another way of looking at it, as I mentioned the rating agencies use another means of calculating that. We can provide you the information and you can see it historically. **Commissioner Johnson** said I would love to see that.

Ms. Jonscher said that’s all I have for my part of the presentation. I’m going to turn it over to Public Works and let them go through some of the projects.



Jeff Fisher, Executive Director of Public Works, said you can see I have a few people around me tonight that’s going to help with the presentation. They are either responsible for, involved with the work at hand. Brandon Grover sitting next to Debbie and then Troy Shaw our County Engineer, Brent Thompson, our Director of Engineering and then Mike Tobin, Deputy Director behind me and John Kelly, Director of Buildings and Logistics next to him. I’m going to let Brandon start us off and then Troy.

Priority and Structure in the CMIP

- Capital Projects
- Maintenance activities
- Legal mandates (ADA, and EPA)
- Grants, Economic Development, or Special Assessment Funds
- Citizen and Community Involvement



Brandon Grover, Asset Coordination Manager for Public Works, said first off, we want to start off with the same slide we present to you almost every time we speak about our budget because we really like driving home the fact that we do have a set way of looking at our projects and a set way that we like to prioritize our projects.

The first one is our Capital Projects which are a larger scope usually involving multiple parties within our community, making sure that we get the best overall outcome to really ensure a long-standing project without any kind of issues of digging up for watermain, things like that, so that's why they take a larger budgetary dollar and they take a longer time to plan. Next, we have our maintenance activities which are like our NSRP, our Neighborhood Street Resurfacing, our future curb and sidewalk repairs or concrete repairs; things like that. We have our legal mandates which are required by our ADA compliance and the EPA. We also value grants under economic development opportunities to help us aid in building our projects. Finally, we also look at citizen and community involvement to determine what are the applicable projects that meet the needs of our community because ultimately that's what we're all here for, is to make our community better and give the citizens what they really need.

Leavenworth Rd. Modernization Projects

- Phase I Update
 - Contractor working on storm drainage and curb and gutter currently
 - Project ahead of schedule to be completed before Sept. 2019.
- Both projects funded with a combination of Federal Grant and Matching Local Funds. (debt)
 - Phase I - \$13.3 Million
 - Phase II - \$9.0 Million (est.)
- Phase II Timeline
 - Initial plans to be reviewed to KDOT by end of May
 - Project to Bid in Sept. 2020
 - Utilities will be doing work prior to bidding



We're going to highlight a couple projects that are currently ongoing right now that are kind of hot buttons that everybody likes to know about. The first one is Leavenworth Road. As everybody knows, that's in two phases. Phase I is currently from 38th to 63rd. Anybody that has driven the corridor recently knows the contractor has been out there working very diligently, currently working on storm drainage and curb and gutter before they get the actual pavement portion of the road down. The project is currently ahead of schedule. The KDOT schedule said that the project is supposed to be completed in September 2019 and we're working with KDOT to try and change the contracting dates and everything to move this up sooner. We're not going to give it a specific date yet because we still have some issues to work out with KDOT, but we are anticipating finishing ahead of that September 2019 schedule.

Phase II, we currently have a designer onboard and they've got plans pretty well wrapped up. We're getting ready to submit to KDOT for a field check review by the end of this month. The next date you see is September 2020. It seems like a long way out, but we realized with this first project there is a lot of utility involvement through this corridor and there is a lot of other things to discuss so we wanted to give ample time to get those things out of the way and also give a little bit of lag time between this project and the next one so it's not people continually going from construction to construction since we all love that so much. **Commissioner Bynum** said Phase II is 63rd to—**Mr. Grover** said 78th going through the intersection at 77th and just stopping short of 78th Street itself.

Both of these projects were funded with a combination of federal grant money through the Mid-America Regional Council and our own debt. Phase I is coming in right now about

\$13.3M and Phase II currently is estimated about \$9M. We're looking at those numbers to make sure we're still on track for all that.

Commissioner Philbrook said could you refresh my memory. How much were we actually projecting that to be at? Are we under or over or about where we thought it was going to be, Phase I? **Mr. Grover** said Phase I, I believe we were anticipating being closer to 16. **Commissioner Philbrook** said I thought it was higher. I won't be upset if we come in under. Thank you for reminding me of that.

Annual Street Preservation Program

Total Project Value:
\$4,975,000

- \$3,000,000 Debt
- \$1,975,000 Dedicated Sales Tax



The next project we want to highlight is our Annual Street Preservation Program. It is not really one specific project, but a larger program that I know is near and dear to everybody's heart, is our Pavement Preservation Program. Currently, for the 2019 year we've got about \$4.975M allocated for our Street Preservation and \$3M of that is set up in our Debt Fund currently with \$1.975 coming from our Dedicated Sales Tax Fund. We're hoping to get that increased over the next few years, but we will do what we can with what we've got.

We want to make sure and highlight this, especially this year, because as you've all seen in your packets that we sent out a couple weeks ago there are different treatment options than there has been in the past. Historically we've done solely mill and overlay or remove and replace

depending on what you want to hear, but we're looking at more crack sealing and micro surfacing this year. Some of these options extend the life of the road a little bit, but at a much greater cost-savings to us. So, we're getting 10 years out of a micro surface at 30% of the cost so we're looking at several of those kinds of options to extend our dollars and to be able to touch more areas. One of the things we will be doing is putting together a graph of that to be able to show how far our dollars are going based on these different applications.

I'm going to turn it over to Troy Shaw, our County Engineer, to highlight some of our new projects that are in the CMIP this year that are just getting added.

New Transportation Projects (Local Funds)

- Hutton Rd. and Leavenworth Rd. Intersection (2020-2022)
— Est. \$7.0M
- Hutton Rd. and Donahoo Rd. Intersection (2020)
— Est. \$350,000
- Bridge #223 Replacement (2021)
— 36th St. and Ohio Ave.
— Est. \$700,000
- Parallel Pkwy. and K-7 Intersection Improvements (2019-2020)
— Est. \$600,000



Troy Shaw, County Engineer, said as Brandon said, these are new to CMIP; probably the first time you see them in the budget; however, you've probably heard us talking about at least a couple of these before in the past. The first two we have there are the intersections on Hutton Road at Leavenworth and Donahoo. Currently, we're going to be doing this year Hutton Road from Cleveland to Leavenworth redoing that whole road. Utilities are being moved right now. That will be bid later this summer I believe. Those intersections are kind of based off that and we've actually started a study right now on these to determine what the outcomes should be for these in the future. We've done enough at this point to have traffic counts and know that yes, something needs to be done. Even with current volumes of today they're still underperforming what they should be doing. There are things that we need to do now and also for the future for these intersections so I will talk about the Hutton and Leavenworth Road a little bit more in a minute.

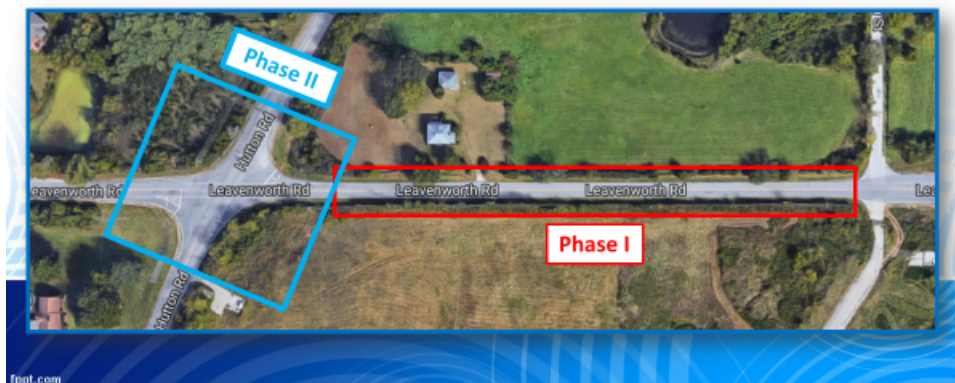
Commissioner Kane said let's just make sure they're not a roundabout. **Mr. Shaw** said I was thinking three lanes, three decker's, right.

Bridge 223, it's a box culvert. This one is on here because it's one we've identified that needs to be replaced. There are issues with the stream cutting around it. We've actually started designing this right now just in case we need to move it up for some reason if it gets worse, deteriorates a little more and so we want to have it ready to go when we need it, but we're hoping we can make it until 2021 with that, but we want to have the design just in case. For everybody's knowledge, that isn't a major bridge you drive across on an average day. It is partially closed right now so it doesn't affect a whole lot of people, but it is something we want to keep an eye on. Also, when we say bridge we consider box culverts are bridges under words so don't think of a huge massive structure. It's much smaller than what it sounds like.

Also, Parallel Parkway and K-7 Intersection Improvements, I will talk a little bit more about that in a minute.

Hutton Rd. & Leavenworth Rd. Reconstruction

- **Phase I – Hill Removal**
 - Est. \$4.0 Million
 - Begin in 2021
- **Phase II – Intersection Reconstruction**
 - Est. \$2.0 Million
 - Begin in 2022



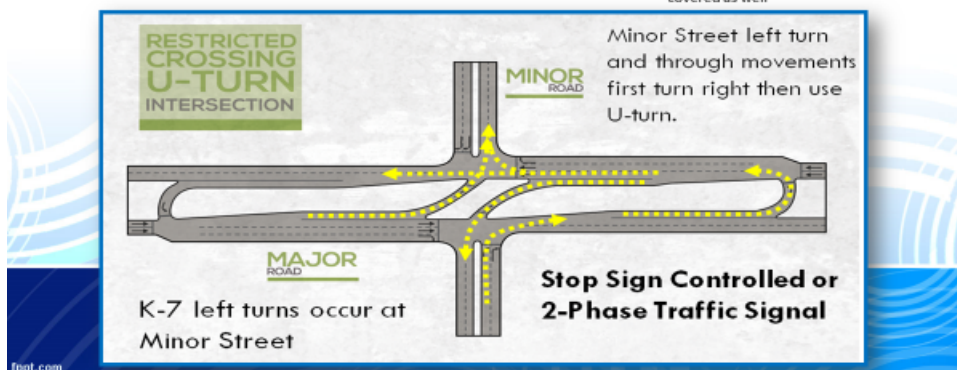
Hutton Road and Leavenworth Road, what we proposed is a two-phase approach for this when we do it. No matter what we do at the intersection, which is Phase II, we will need to take down the hill in Phase I because if you've driven on that going either direction, especially going west, you can't see that intersection over that hill. It's very dangerous. You will get up there and have to

slam on your brakes because people are stopped so that hill is going to need to come down and trimmed up either way.

We're trying to do this in two phases to spread out the money for one and also to make it less inconvenient for the public so leaving the intersection open at Hutton & Leavenworth while we're doing the work here and then shifting that to the Phase II. Like I said, whatever we do with the intersection that Phase I has to be done and really there's, from what we've seen so far, what's going to have to happen at the intersection the cost differences are pretty minimal at this point so that's how we're able to come up with an estimate not really knowing what we're going to have to do at that intersection yet. We will have that figured out in the next few months.

K-7 and Parallel Pkwy. Intersection Improvements

- **Phase I of overall corridor improvements**
 - Partner with KDOT, local cities, and counties
- **Current Project Funding**
 - Total Est. \$3.3 Million
 - Federal Safety Grant (80%)
 - Local Match (20%)
 - Possibility of getting a portion or all covered as well



K-7 & Parallel, most of you have heard about this one. We've had some fatal accidents at this intersection. We are part of a K-7 Corridor Committee that works together to try to figure out what's the best solution for K-7 all the way from Johnson County to Leavenworth County. Many different representatives from other cities including KDOT are involved with this committee. We've recently received a grant to do, it's called an RCUT, at the K-7 & Parallel Intersection. This is an example of what an RCUT looks like. It basically eliminates the left turn off the minor road so you have to go right to go left. It looks a little weird but the U-Turns are basically controlled so it derives a much safer access for people to make a left turn there. This is actually

the first one in the state of Kansas. Missouri has some and there are a lot of others throughout the country, but this is the first one in the state of Kansas. KDOT is a big fan of this and what we've looked at with this corridor is the idea would be, okay let's improve the whole corridor K-7, that's monetarily infeasible for anybody including KDOT, so we're looking at doing a chunk at a time along with assistance from KDOT and others. This is a big portion. KDOT is a big fan of this and is really onboard so we're just now getting started here next year. **Mr. Thompson** said if anybody has driven down 13 Highway or 7 Highway down towards like the Springfield area, you see one of these right about Osceola Cheese where everybody intends to stop at. This is the same kind of thing. If you want to do a little research on it, it's called a Michigan J-Turn.

Commissioner Philbrook said I just wanted to say that when they first brought this forward several years ago to start talking about it, I was at some of those meetings and yes, definitely a great change. Although, I will tell you that I like the two-phase traffic signal instead of the free-flow sort of thing. You don't have it on the explanation part, I would like for you to say more about Hutton Road & Donahoo Intersection, what you're planning on doing there. **Mr. Shaw** said as you can see from that, as I said, we recently—I don't have a picture. That picture is Hutton & Donahoo on the left, but you can see from what we put in the budget there, \$350K, that's not a complete replica of the intersection. That intersection has been done already. It looks really nice, it functions and so the initial thought is that a signal would go there. This is preliminary because we just got this study back and we're still updating with the numbers, but in the short-term at least a signal would vastly improve that intersection for minimal cost compared to a complete rebuild of doing something, it's an ultimate solution at that intersection. I believe the results are going to be that we add a signal at that intersection, not really change the pavement at all and that will function really good for 10+ years until the traffic grows and we get much more development. **Commissioner Philbrook** said thanks for clarifying that because I've already been asked.

Projects Seeking Grant Funding

- State Ave. and Village West Pkwy. Intersection (2022)
 - Est. \$6.9 Million
- Safe Routes to Schools Phase G (2021)
 - NW Middle and Caruthers Elem.
 - Est. \$2.3 Million
- N. 72nd St. Complete Streets Improvements (2022)
 - Parallel Pkwy. to Leavenworth Rd.
 - Est. \$7.0 Million
- Minnesota Ave. Improvements (2020)
 - 6th St. to 7th St.
 - Est. \$1.3 Million



Mr. Shaw said I will also point out a couple things that we've recently seek grant funding for through the MARC application process. State Avenue and Village West Parkway Interchange, improvements to that to handle additional capacity that is needed right now. Also included in that is pedestrian improvements, access throughout that area a little better. Safe Routes to Schools Phase G which is a continuation of our other Safe Routes projects which we do almost year. North 72nd Street I will talk a little bit more about in a minute. Then, Minnesota Avenue Improvements from 6th to 7th which is very similar to 7th to 8th, that stretch that we've already rehabbed there.

Commissioner Philbrook asked is that the one that has the change in the bend where you guys are actually going to straighten that out so the Indian Nation is going to work with us. **Mr. Shaw** said maybe.

Commissioner McKiernan said what you are proposing mainly is the last of Pylon Plaza would go away and we would straighten out in front of the UMB building and take down those awful evergreens. (Several people were talking at the same time). **Commissioner McKiernan** said none of these guys were around when Pylon Plaza was built or when it was torn down. Mr. Tobin was. **Ms. Sieben** said the answer is, we don't have a solution at this point. **Mike Tobin, Deputy Public Works Director**, said I was around, Commissioner, but I'm not commenting.

Commissioner Philbrook said I think Downtown Shareholders are playing with helping you guys out with this if I remember correctly. **Mr. Shaw** said the estimate was based off the work that was done between 7th and 8th Street and making 6th to 7th a similar type feel and that's as far as we've gotten on what actually is going to be done. **Commissioner Philbrook** said so we can actually have some parking. **Mr. Shaw** said that's the hope.

Commissioner Burroughs said it would seem the most opportune time in which to address Minnesota Avenue would be why the traffic is being slowed due to the Lewis & Clark Viaduct closure. Why would we not want to expedite the project for Minnesota Avenue so that we don't re-inconvenience those business owners after the new road opens up coming from Missouri into Kansas? The prudent thing to do would be to put our investment in now to show that we are supporting our business owners and our downtown so that when the new thoroughfare is open, that traffic can then move through and address the businesses along that corridor. I would hope that we would give stronger consideration to pushing that project forward. **Mr. Fisher** said I think that's a good point, I really do. I think this has a grant attached to it, but I don't remember the criteria on the grant. **Ms. Sieben** said right now we have submitted for a Bloomberg Grant, but the street was our match for the grant. This was not in our 5-Year Program so this has been expedited to fit in there with other projects that already are in queue and have been designed. This hasn't been designed yet so we have some gearing up to do so your thought is good. I would need to work with staff to sort of see where they're at, what could be done, how quickly it could be. Unfortunately, this wasn't in queue until the last few weeks.

Commissioner Burroughs said that's understood. I know the business owners of our community are going to be tremendously impacted by the closure of the Lewis & Clark Viaduct so I would like to see some kind of investment from the local unit of government in sharing some of that pain to share with them that we're willing and progressive enough to take under consideration the impact it's going to have on the business community of downtown. We're partners in this process and if we're going to be inconvenienced by KDOT, then we ought to take advantage of that inconvenience and do the least amount of interference with local businesses as we can. If there are other projects out there that can be pushed back a little bit that don't impact the community as much, I would hope that the Commission and the department would look at what we could do with Minnesota Avenue as soon as possible. **Mr. Fisher** said okay, understood.

Mayor Alvey said I do think though in pursuant to that, that we would make sure we check through with the downtown business owners to see how much they have been impacted by the closure of westbound because if it's not a significant difference, then the urgency would not be there. **Ms. Sieben** said I would be happy to make that connection with them. Also, we are needing to take into account that the library is currently looking at what it's doing. I was just at a meeting with Commissioner Bynum yesterday on that very issue and so try to understand, sir, where they're headed will also help us in what we do so kind of the staging or phasing of the investment in this area I think is going to be really critical so that we don't do something and then they turnaround and need something else. We will have some conversations and see between the library where they're at and the downtown business as you suggest Mayor.

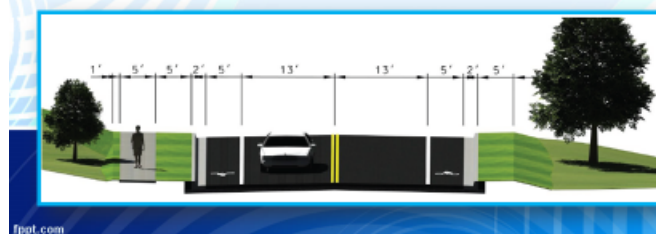
Commissioner McKiernan said I have just one thing to add to that. This is seven years overdue in my estimation. We should have finished off these half blocks when we did the transit center at 7th because what we do is, we shut down a block to do half a block, the one we did in 2011 with the transit center. Now we're going to shut down the block to do the other half of the block and then we absolutely need to coordinate with BPU because I've heard rumblings that we might need to shut down and dig up parts of the 700 block a third time because something about vaults and somethings need to be replaced. We can't inconvenience a business owner a third time by saying it's only temporary, it's only for the summer, but we're going to shut down most of the traffic on this street. Right now, this isn't budgeted until 2020 so I would agree with Commissioner Burroughs if we can accelerate that—for next year we have \$130K budgeted for this project and I don't understand, is that planning? **Mr. Shaw** said that would be design, major construction in 2020 and then—**Commissioner McKiernan** said so we're going to borrow design money? This is listed as \$130K on the Debt sheets so we will borrow the design? **Ms. Sieben** said it's the project that we do so the design goes into the borrowing, I believe, but Debbie—**Ms. Jonscher** said right. We've bonded design along with construction on other projects. Design is an eligible cost as long as there is a project to go with it. You can't bond design by itself. There has to be an improvement project going with it, but you can bond design with the project.

Mr. Shaw said in the past, I believe, we have bonded as one single thing over one year. Say it was \$2M, but we didn't factor the design out of that, it was factored into that \$2M. To do that to get your money for design you have to bond it and carry that bond an extra year so you're

paying interest on that an extra year so we kind of broke it up so that the design portion of it, and then bond the construction separately so we pay for that separately.

N. 72nd St. Complete Street Improvements

- Project funding:
 - Federal Grant (MARC)
 - Est. \$5.5 Million
 - Matching Local Funds (Debt)
 - Est. \$1.5 Million
- Project Timeline
 - Design: 2021
 - Construct: 2022



As I mentioned, 72nd Street what we're talking about from Parallel to Leavenworth as a project we have applied for a grant for—72nd Street is very wide from back to curb to back of curb more than needed so part of the grant application is looking at pedestrian connectivity. We've done work on Leavenworth Road obviously right now. With Eisenhower Middle School and JFK Elementary, KCK Community College, all the way down College Parkway to State Avenue and then continue on Turner Diagonal, this is a very good corridor to add pedestrian connectivity. This picture shows bike lanes on the street and the sidewalk. We're also looking at a five foot sidewalk on one side and maybe a ten foot trail on the other if we can get room instead of the bike lanes. If we pull the bike lanes off, then we have room possibly to add turn lanes on that where necessary for the school to track of moving during school time. This is just a project that we recently applied for that would, I think, connect everything really good to Leavenworth Road onto State so I just wanted to note that.

Unfunded Transportation Projects

- Street Light Network Upgrades and Modernization
- 11th St/McDowell Ln. Improvements
- 18th St. and Metropolitan Ave. Reconstruction
- 18th St./ 21st St. – Metropolitan Ave. to Merriam Ln.
- 34th St./Woodland Ave. Metropolitan Ave. to Merriam Ln.
- 67th St. – Parallel Parkway to Leavenworth Rd
- At-Grade Intersection at 65th St. and Turner Diagonal
- Central Ave. and 7th St. Intersection Improvements
- Donahoo Road – Hutton Rd. to 115th St
- Douglas Ave – Key Ln to 55th St.
- Hollingsworth Road improvements, 115th St. to 123rd St.
- Kansas Ave – 72nd Street to K-32
- Key Lane – Douglas Ave. to Gibbs Rd.
- Leavenworth Road – 78th St. to 91st St.
- Shawnee Road – 34th St. to 42nd St.
- 86th Street Improvements – State Ave. to Parallel Pkwy.
- 110th St. and Riverview Ave. Intersection Improvements (2022)

We also have a list of Unfunded Transportation type projects just to point out that these are some of the ones that we have looked at and we continue to look at and look to find ways to get these types of things done. There are more than this as well, but in the future, we are going to start approaching projects like this as seeing if we can do them in pieces. Maybe there's a box culvert that needs to get replaced and when we replace that culvert, let's make sure we build that culvert so that it doesn't have to be redone whenever we come through and do something else. Also, working with utilities, if they are going to go through and tear something up, what can we do along with them doing that to help us build part of this road as we're going so we don't have to debt \$10M to do this chunk of road. Maybe it's a million at a time, but we can spread it out and try to get roads done without just making it strictly a road project. I just wanted to kind of update on that and give an idea of what we have.

Mayor Alvey said I would like to have a longer conversation which we will not do now, but just in terms of the criteria by which these are set up as priorities on the Unfunded Transportation Projects, as I look at the projects for south of the river, it would seem to me Metropolitan Avenue from 635 to 59th Street really ought to be a priority. There are no sidewalks. There are students walking up and down that road in the dark, it's very heavily trafficked. It seems to me it is one of the primary feeders into Turner, in that part of Turner anyway, so just have a longer conversation

May 17, 2018

with you about how these things are prioritized. **Mr. Shaw** said along those lines, we are actually currently working on a Transportation Master Plan as well and that master plan is going to be a multiyear process, but we're starting with our major arterials including I-70, 435, state highways in order to put that foot forward to KDOT to help them decide to do projects in our county as opposed to going a county away and spending hundreds of millions of dollars. We're starting there with that Transportation Master Plan and we will build down even to local roads by the time we're done with it and that will help us come up with a strategy and scoring system to help rate different roads for different reasons and provide ideas about which roads we should do when. We are 100% on board with determining a process to figure that out.

Commissioner Markley said first I would like to acknowledge progress so first I would like to acknowledge that there are maybe only three of us who have been around long enough to know that there didn't use to be an Unfunded list. We used to say, well what happens to the stuff we asked about and do research on but doesn't get funded and it was like a shrug of the shoulders so I appreciate the fact that we are tracking projects that we have identified as a need, but we don't have money to fund right now and so I really appreciate that.

Along the lines of the Mayor's comments, I think they're asking about—most of these projects as I look at the list is that these are neighborhood streets for the most part so they're not the type of projects we're going to get MARC funding for, they're not probably going to be eligible for federal grants, so I would just reiterate something that I said in past years which is that we as a Commission need to look at whether we try to pick one of these off every year and start to go down that priority list and spend that money because MARC isn't going to do it for us. The feds aren't going to do it for us. These neighborhood street projects are things that we are going to have to figure out a way to do. I love your idea of trying to piece it together, but I sure wouldn't mind getting one done every year and piecing the other ones, so something to think about as we're trying to figure out how to prioritize our street work. We know that's a high priority in our survey for our constituents. Obviously, I think the constituents are happy when we do those big road projects, they are happy to see the big intersections get done as well, but the reality is for some residents they are driving these roads three or four times a day, these are what they're seeing every day and they are seeing them continue to not get attention.

Commissioner Bynum said I appreciate Commissioner Markley's comment as well, but I wanted to speak to two things. In the past I recall that you have brought us your system that you've used for prioritization. I recall having that conversation. Last month at our two standing committee meetings there was the beginning of a conversation around, I guess, the Transportation Master Plan. At the time I wasn't quite sure what we were looking at or talking about, but I've since come to understand a little bit more clearly that it is part of this prioritization and a comprehensive master plan for streets, roads and bridges and the way that we're going to decide how and when, like Commissioner Markley said, we can slide one of these into the budget. Am I tracking? I want to make sure—**Mayor Alvey** said you are. **Mr. Shaw** said yes, and part of that Brandon could speak to this better than anybody, but with our Asset Management approach and the work we're getting right now, the data we're collecting on our roads right now and being able to—we're working with utilities to get all their GIS files so we can put it into ours. When they say we're going to do work here, we can overlay it on what we plan to do work on and kind of see where those things kind of mesh together. That's all kind of part of this and our Transportation Master Plan will fit into that so we will have maybe a dot on a map that says there is big issue here that when BPU says we're going to rip everything up here to do a waterline, we will say maybe it's about time we fix that issue with this. That's part of our approach that we're trying to take going forward as well.

Commissioner Philbrook said I just want to thank you for following through on that, you and BPU, following through on collaborating on that because that had been talked about in a meeting previously and I just want to say thank you.

Mr. Shaw said I'm going to pass this on to Jeff to talk about Special Revenue and some Wastewater Projects.

Special Revenue Projects

Interstate 70 and Turner Diag. Interchange Reconstruction

- Total Project Cost - \$34 Million
 - Federal - \$17 Million
 - State - \$8.5 Million
 - Local/Development - \$8.5 Million



Mr. Fisher said I think you all have seen this one before or most of you. This one was in our presentation last year I believe, I-70 and Turner would be a conversion from what it is today to a diversion diamond interchange that you see all over the place now. It will allow traffic to move through that interchange more efficiently, tighten things up, remove a lot of pavement and allow for more economic development. We submitted a TIGER Grant last year and an IMF Grant. The TIGER we were unsuccessful. We are anxiously awaiting a response on the IMF Grant right now. That should be any time. If we're unsuccessful there, there is a new TIGER Grant which is called BUILD now and we will pursue that. We will keep you posted on that.

New Wastewater Projects

- Kaw Point BioSolids Digestion (2019-2021)
 - Total Est. \$70.5 Million
- Piper Creek Interceptor (2018-2019)
 - Total Est. \$9.5 Million
- Plant 20 BioSolids Dewatering (2019)
 - Total Est. \$5.0 Million
- Green Infrastructure Improvements (annually)
 - Total Est. \$1.0 Million
- Armourdale Sewer Separations – Phase I (2023)
 - Total Est. \$1.5 Million



Wastewater, we've got several here. I'm going to speak to Kaw Point here in the next slide. I wanted to speak to Green Infrastructure some. There is money in that budget in our EPA and our IOCP, there is a big component for Green Infrastructure. We want to stay committed to that whether we have a IOCP or not. That makes sense and so every opportunity we get with other projects we will spend money smartly on Green Infrastructure. In fact, we have a Juvenile Center project that is going to kick off here real soon and we're going to propose some Green Infrastructure projects in that area soon. We're pretty excited about that. These other projects, Piper Creek Interceptor, that's sort of being proactive, the highway sewer, the Piper area. We've got the Dewatering down at Plant 20 and Armourdale Separations. I want to get into the next slide. If you have any questions, I will be glad to go back to that.

Wastewater Projects



Wolcott Treatment Plan Expansion

- Multi-phase construction
- Currently out for Design RFP
- Current Project Est. \$45.5

fppt.com

Kaw Point BioSolids

- Multi-phase construction
- Current Project Est. \$70.5 Million
 - Possible revenue source for the future.



Wolcott, you saw this before. **Commissioner Philbrook** asked exactly what is the Green Infrastructure Improvement. Is that like in drainage areas where instead of putting in culverts and stuff like that, we're putting rocks and landscaping. **Mr. Fisher** said island tension, landscaping, all those things and in fact on the Juvenile Center, for example, if we can use green space to detain and take it out of the combined system, that's what we want to do. **Commissioner Philbrook** said I just wanted to make sure it's more than pretty bushes. **Mr. Fisher** said that's right, yes, and pretty bushes.

Commissioner Burroughs said the Wastewater Projects at Kaw Point BioSolids Project, I would like to visit with someone about that specifically about that project. I would like to hear what's going on with that. **Mr. Fisher** said I'm getting ready to highlight a little bit of it and then we can have additional discussion whenever you like. **Commissioner Burroughs** said I must have missed it on the top part on the New Wastewater Projects and now I see it's been listed twice so evidently, it's moving along quite rapidly. **Mr. Fisher** said it will, that's right. I will go through Wolcott if you don't mind real quick and then we will go to that.

Wolcott, you have seen before. That's a new treatment plant that we had on the books for a while. This one will start this year. We will be selecting an engineer here very soon and then our construction manager at-risk soon after that and start our design process. The remainder of

the year we will probably start that construction in 2019 and I should say construction costs are going crazy right now and so we have bumped that estimate up anticipating that.

Kaw Point BioSolids, we currently have to landfill our solids down at the Kaw Point Treatment Plant and that is getting expensive every year and it's uncertain in the future. We are going to propose digestion at that plant. It's around \$20M. Then, KCMO, we've been working with them very closely. They have their plant very nearby and they don't have a good solution and so we are just about to wrap-up what we believe will be a good business case to partner on this. They would send their solids over to Kaw Point, we would treat that and dispose of it and so we feel real confident that will work. Then, there is a third phase, where we will produce biogas as a Bio product and we want to maximize the benefits of that; great revenue sources we don't currently have. We basically run it right now as a breakeven analysis. KCMO would pay us to treat theirs and handle that, dispose of it and then the biogas would be another opportunity to create revenues so this would be a plant of the future essentially. We're going to take in waste that we're not now that the region needs a place to go to and then ideally, we will actually make money on this.

Commissioner McKiernan said the very, very, very unpleasant odor that is constantly in Strawberry Hill and the Intercity Viaduct; my understanding is it's actually coming from the Kansas City, MO plant. **Mr. Fisher** said it is. **Commissioner McKiernan** said your plan would eliminate that in your Phase II by us taking their waste and it would be better than they can. **Mr. Fisher** said it will help, but they still have to make improvements to really address that odor. They have to make improvements whether we partner or not to adjust their odor issues. **Commissioner McKiernan** said yes, they do. **Mr. Fisher** said we've expressed to them that we would like that to happen sooner rather than later. **Mayor Alvey** asked have they told you what their timeframe is. **Mr. Fisher** said I believe they were a couple years out, but we're pushing them as hard as we can. **Mayor Alvey** said you said a couple of years. **Mr. Fisher** said yes. It could be sooner, but I don't want to over promise.

Commissioner Burroughs said help me understand this. We as a Unified Government are going to invest in a process to import waste from another state and we are going to become a business entity to dispose of that waste at a fee. **Mr. Fisher** said that is correct. **Commissioner Burroughs**

said and you think it will be a breakeven proposition. **Mr. Fisher** said at least. Right now, we're just running breakeven so our performance is conservative.

Mayor Alvey said so this is problem we have to alleviate no matter what. **Mr. Fisher** said that's right. **Mayor Alvey** said the opportunity for us is to build it so that we can take this, process it, and that helps us pay for our facility. **Mr. Fisher** said the first two stages are at least break even. We are very confident in that. It's the biogas I can't be certain about and we will continue to develop that solution.

Mr. Shaw said, Jeff, correct me if I'm wrong, but the way this process is setup is if we didn't get KCMO involved, we would be paying for it anyway, maybe not to the magnitude that we're building it at, but we're paying for something anyway because we have to do per regulations anyway and disposal costs and other factors that are causing that. Basically, by increasing what we're doing a little bit to take Missouri stuff, it allows us to gain some of that money back in the end. **Mr. Fisher** said that's correct.

Ms. Sieben said, Jeff, can you go ahead and share—do you remember about what the total amount of cost we are incurring landfilling right now on those. I think there is a per month cost on just landfilling the solids. **Mr. Fisher** said that's right. There is an operational—if the UG just chose to do Kaw Point digestion, the operational savings from landfill pays for the project. Is that what you're asking? Then, adding KCMO and that revenue covers that portion as well and so we're at least going to cover those costs.

Commissioner Philbrook said if I remember correctly, KCMO doesn't have room really to do anything more. They're pretty—**Mr. Fisher** said they have a force main under the river that they push their waste over to their other plant. **Commissioner Philbrook** said they could do their own. **Mr. Fisher** said a big liability, yes. This would be similar to little Blue Valley Sewer District, there's all kinds of regional plants around the country and we would become a regional plant. **Mayor Alvey** said really that's been a MARC initiative as well.

Commissioner Townsend said this is not what a just nice to have, we have to do this because you're saying that the landfill costs are getting beyond what we can reasonably handle. **Mr. Fisher** said costs are increasing and we don't even know long-term if the landfill will accept it. Right now, we're limited to between eight and three during the day. We have to provide odor control before we take it over there or they will send it back and then the city of Shawnee has purview over this special use permit. **Commissioner Townsend** said the construction you're saying the first phase is expected to begin when. **Mr. Fisher** said we don't know that yet. We're getting ready to issue an RFQ to get a design partner onboard. We're probably going to go progressive design and further develop the solution, report back to the County Administrator to make sure we feel good about the solution. **Commissioner Townsend** said the request for the contractor, you expect to have that solidified by when, the end of the year? **Mr. Fisher** said we will have—the first two parts we feel real good about now and would have our construction and design partner onboard probably by the end of the summer. Then, the third solution we would further develop—the third phase of that we would further develop the remainder of the year. We can go ahead and construct the first two without the third so we have time to continue to evaluate that. Like I said, I have to report back to the County Administrator and make sure he's comfortable with it all and the Commission of course. **Commissioner Townsend** said you have to give him that report by when? **Mr. Fisher** said probably I will report back to him this summer.

Mr. Fisher said now I'm going to hand it over to Brent Thompson for stormwater and levee's.

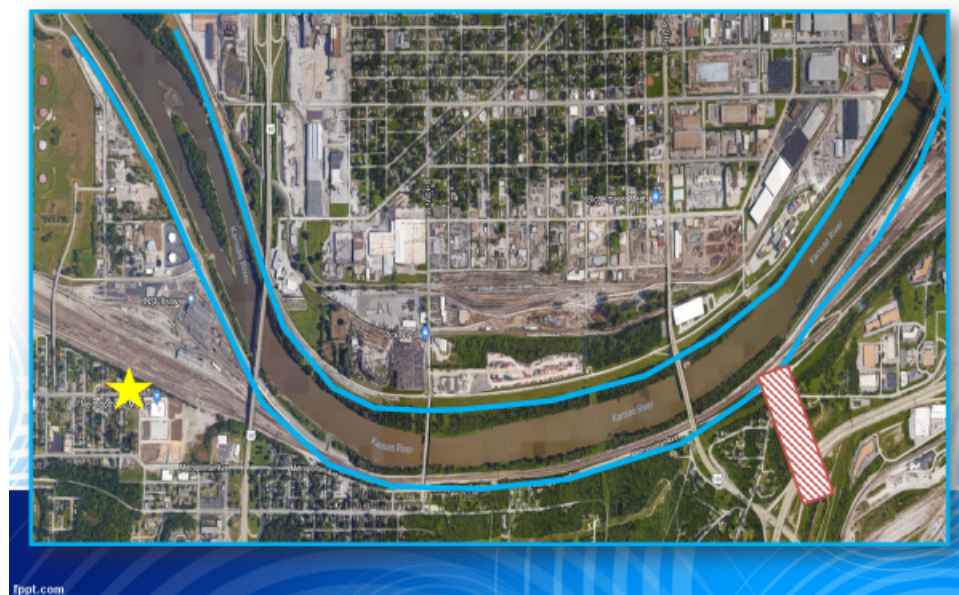
Kaw River Levee Projects

- Strong Avenue Pump Station Improvements
 - Joint Project with KVDD, USACE, KCMO, and BNSF Rail.
 - Local Share - \$6.0 Million (debt)
- Kaw Riverbank Stabilization Project
 - Joint Project with BNSF Rail, USACE, and KCMO
 - UG Portion - \$4.5 Million (debt)
- Kaw River Levee Height Raise Project
 - Project Timeline - Decades
 - Total Cost \$365 Million
 - 30% local funds (debt)



Brent Thompson, Director of Engineering/County Surveyor, said here we have our Kaw River Levee Projects. The Strong Avenue Pump Station Improvement has been in there for a while. It is something we have been talking about and it kind of goes along with the River Levee Height Raise Project. This is something that came out of the seven Levee's Studies back in 2004 and they are telling us we need to raise our levees and you can see that the cost is \$365M and 30% local fund on our part. Again, if we have it, it's going to take decades to make that happen and we have been working as a group, meeting monthly I would say with the CORP, Kaw Valley Drainage District and other areas working on this process.

Kaw River Levee Projects

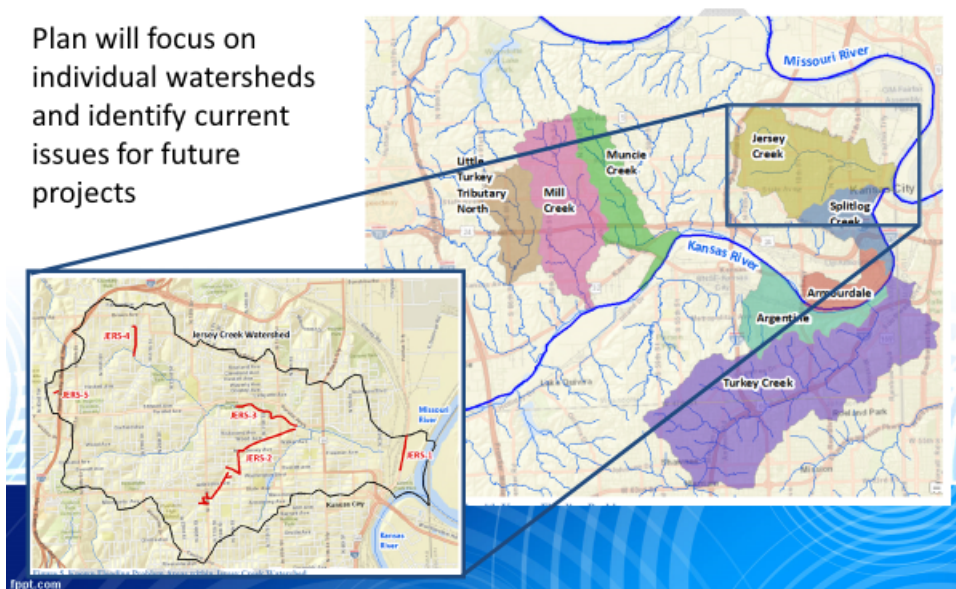


This map here kind of shows where the pump station is and also where we're doing some Turkey Creek work on there and on there was the, if we back up, the Kaw Riverbank Stabilization Project. That basically came from last year's events, our two or three rain events we had back to back. We had our Turkey Creek Wingwall fail. What happened was, the riverbank got saturated, the river came up, the river went down with all that force coming out of the Turkey Creek Tunnel and it just pulled all that sentiment away and the whole floodwall fell and so that's what we've been working on. We actually have been working with FEMA on getting money for that. We've been working with the railroad and so once we get that funding back into what we've got to do, we will

partner up with KCMO and the railroad to get that fixed. Again, that's just the location of those on that map.

Stormwater Master Plan

Plan will focus on individual watersheds and identify current issues for future projects



Our Stormwater Master Plan, this started back in the spring of 2017. We started looking for a consultant to help us with this project here. This is a large undertaking. The reason we're showing it still is because it will continue through 2018 and into '19. The plan focuses on our individual watersheds. We have about 50 of those. Right up there on that map we're showing eight of those and projects will come out of those, each watershed. How that happens is, right now we gave our consultant all of our known flooding areas, work orders, customer complaints, and they're going through and taking those along with their research of our system and they will come back with—just like in that Jersey Creek that blown out there that you can see, they will come back with projects in those areas, with the priorities of those projects, with recommendations whether it's a pipe system, ditches and a cost of each one of those projects. Then, the main goal here is to be able to, as you can see, we've been doing the transportation, we're doing the stormwater, we're trying to get to where we can get a priority rating system for staff as we move further to be able to take and identify these types of projects ourselves and be able to put them into a queue to get worked on. That's the goal on the Stormwater Master Plan.

Now I will turn it over to Jon Kelly for Buildings and Logistics.

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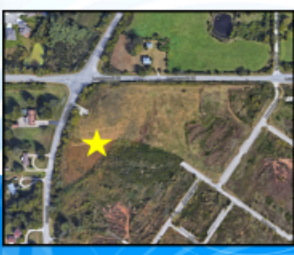
Facility Improvement Projects

Juvenile Justice Center

- New Parking – June 2018
- Main Building
 - Begin: Sept. 2018
 - Complete: 2019

Piper Fire Station

- Architect Selection
 - In Progress
- Begin Construction
 - Late 2018, Early 2019

John Kelly, Director of Buildings & Logistics, said I'm going to talk about a couple of Facility Improvement Projects that we're super excited about getting underway. As we all know, the Juvenile Justice Center between 7th & 8th Street between Armstrong and Ann Avenue is getting ready to get underway. In order for that site to start construction, we have to get the new parking done which is between Barnett between 7th & 8th between Barnett and Tauromee behind Memorial Hall. Currently, we're working on removing the rest of those homes out of there on that site. We have two additional houses that are still there that are ready to hopefully come down in the next couple of weeks which will allow our contractor to start the construction sometime in June for that new parking lot. In order for that parking lot to be wrapped-up, we're hoping that we can get over to the site where the facility will actually be held. We need to get the employees that are currently there parking in Lot 1 and Lot 2 so that's the reason that we're taking the path of getting the parking lot facility done behind Memorial Hall first. We're going to be aggressive with the contractors that are working for the construction of the new site to try to get that new facility completed in 2019.

Commissioner Bynum said my question on that specific project, that is quite a grade. How do you handle that? Is there going to be like a super huge retaining wall? **Mr. Kelly** said that is correct. The engineers have looked at that site and essentially there is going to be—the whole lot

itself will be actually two parking lots, they will be surfaced lots, but there will be one entrance and exit on Barnett and then the lower tier because of the evaluation there will be an entrance and exit on the Tauromee side. That does kind of address that grade with the slop that goes down to allow people to come in and out and to keep the traffic flow moving somewhat smoother.

The next project we're excited about getting underway is the new Piper Fire Station at Hutton & Leavenworth Road. We're currently going through the process of—literally tomorrow we're hoping to select the architect for that particular fire station and then we will be starting the process after that selection takes place for the architect to get a CMR onboard so we can get the construction underway. Our hope is late fourth quarter to get in the ground. If not, it could be potential early 2019 before we start construction.

Facility Improvement Projects

Courthouse Roof and Masonry Repairs

- Work to begin in late 2018 and completed in 2019.







Memorial Hall Window and HVAC Projects

- Windows to be completed in 2018
- HVAC to be completed by 2019

Mr. Thompson said some other facility improvements that we're doing here in the downtown is the Courthouse roof and we've now tied it to also masonry repairs. As they were looking at that particular structure of the Courthouse, we found some masonry issues along with the brick and some of the capstone to that facility so with that particular project we're going to have to do some masonry repairs. We are slated to start in 2018 for that roof project for the Courthouse that may result in getting into 2019, weather depending.

Another project we're super excited about, Memorial Hall has been a venue that as we all know has been in our community and everybody loves the facility, but over the last couple of years we have done some major enhancements to that facility. That's really become more of an eyeopener for the community and other users thereby putting in the elevator and doing some enhancements to the ballroom that has really made the site a great place to go, but we've always had the problems with the dated air-conditioning system to that facility. We're super excited about getting the air-conditioner project underway. That will take place this fourth quarter once this air-conditioning season is over with. We're about 95% completion of design so that project will take place in 2018 and wrapping-up in 2019.

Commissioner Burroughs asked are we on budget with the window replacement in the facility. **Mr. Kelly** said yes. The window project is budgeted and our architect has come back thinking that our funding will be able to wrap-up the rest of the windows to complete that project. I'm sorry, I didn't touch on that part on the windows, but the windows are supposed to be probably third quarter we will have a contractor out there replacing the rest of the windows. **Commissioner Burroughs** said and it fell within the budget. We're not over budget on those windows, correct? **Mr. Kelly** said correct.

Mayor Alvey said that completes the presentation. Are there any questions? I have one question, does anybody have a billion dollars just to pass on over? We need a sugar daddy or a sugar momma.

Commissioner Walters said this goes back to, I think, Debbie's part of the presentation. I want her to check my understanding. Commissioner McKiernan mentioned that we used to have a \$20M target and we kind of blew through that so we kind of moved the goal post a little bit and now we have a target that rises with the proposed increases of valuation in the county which is property taxes. You know the mill levy relates to property taxes. All of our residents would like tax relief and when I hear that we are increasing our spending on debt, consuming all of the increase in revenue due to valuation increases and we may even have to increase that mill levy because we're spending so much on debt that we are exceeding the appreciation on property, I think that's a bad plan. I would like to see since we're just in this early stage—so we've got a plan that we

can't pay for with expected revenues without raising the mill levy, I would like to see a plan that is limited to the revenue available and I would also like to see a plan that expenditures stay below the revenue because we're not even talking about cutting taxes which is what our residents want us to do. We're talking about spending all of the revenue from the increase in property value and maybe even spending more than that so I think we're going in the wrong direction. I would like to see Option B and Option C. Just my thoughts.

Commissioner Johnson said I will just dovetail on Commissioner Walter's. I'm going back to that sheet that we talked about with the green, yellow and brown that talks about credit rating recommendations. Are we changing our goals particularly as it relates to General Fund Reserves? Are we lowering them? I know we were shooting for I think somewhere 15 to 18% Reserves and I see here the adequate amount is 4 to 8. Is there a reason to show that here? I just want some confidence that we're not trying to use the difference of 7 to 9%, whatever the numbers are; to spend that in some other area. **Ms. VonAchen** said at the June 4th Economic Development & Finance Standing Committee meeting a whole set of financial policies and revisions will be provided and amongst those revisions will be a recommendation to increase our General Fund, Consolidated General Fund Reserve to two months so from 10% of expenditures to two months which reflectively raises it up roughly around 17%. That's going to be under the committee's consideration and we will be receiving comments and feedback from them at that time and so it goes through process. This chart here shows—so the adequate column what they mean by that is bare minimum. **Commissioner Johnson** said I just wanted to make sure I wasn't interrupting that incorrectly. **Ms. VonAchen** said this would be if we had an A rating. This is the bare minimum column. **Commissioner Johnson** said we're still striving for the 17. **Ms. VonAchen** said we've achieved the 17% and we're beyond it. We haven't finalized the 2017 CAFR yet so that's why you're seeing the 16 number because the 2017 number is not released. **Commissioner Johnson** said I feel a lot better now.

Mayor Alvey said I want to go back to Commissioner Walter's remarks. I think we're really faced with—this came up the other day at the Chamber of Commerce Legislative Committee meeting. What we're faced with clearly is even if you look at the unfunded projects, I think that's just the tip of the iceberg. We have so many more things we could do. We just happened to put those on

the list. I don't think what we're looking for are extravagant projects, we're not doing things which are out of the ordinary of what ought to be done and needs to be done. I do think when we start looking at these projects we have to, again, I want to get back to that conversation about what the priorities are, and how do we prioritize those things. I think we're at the place where—the issue again is we know we have to reduce taxes, we know we have to provide more services, more capital improvements, more infrastructure; those two things go in opposite directions. The only answer is to further develop our tax base and if we could continue to develop or redevelop empty properties, vacant properties, tax delinquent properties; if we could just bring some kind of development to a new home, whatever it might be, that's going to take us from minimal property revenues to as much as we can get. Reverend Bachus said at the meeting he had some properties, I think he said that were producing about \$32 per parcel, now producing \$3,200 per parcel. That's the way out and that's a long-term play and I think as we go forward looking at these Capital Projects and any of our expenditures we have to say, what are the real priorities. I think we've been in and we're going to be in a much longer period of being very judicious with all expenditures and if it's not generating new residence, new business revenues, then we have to take a second look at it. We have to put our money into those things, those projects which are going to generate more sales tax revenues and property tax revenues so we can spread that property tax burden over more people at a lower rate and also bring more expenditures for necessary improvements. That's it. I don't know any other explanation for the situation we're in. I think we have to keep our conversation centered on that. That's the crux of the matter as I see it.

Commissioner Bynum said, Mayor, I wasn't sure if we were going over the debt in cash finance projects tonight or if this is a next week conversation. I have a little statement because I'm going to be absent next week. **Ms. Sieben** said I'm very sorry you won't be able to be here, but we can discuss anything on those sheets tonight. We don't have an agenda for next week other than to respond to what you need responded to. Tonight, we just want to give the overview of what was on here, but if you do have specific things you would like covered, please get ahold of Doug, myself, Gordon, Joe and we will make sure we get that prepared and pulled together for you next week. If there is something you want to talk about before we leave tonight, I would be happy to take that and we will make sure you get the video for sure. **Commissioner Bynum** said yes, there's one thing. On the debt finance, cash finance and everything else we want that we don't

have funding for, I've brought the desire and need for a police substation in the northeast for at least a year now in multiple venues, special meetings, during Northeast Master Planning conversations, during the retreat. Part of my question is I don't know—I know at least one other commissioner, two, possibly more, also supports that. **Commissioner Johnson** said hear, hear. **Commissioner Bynum** said it's not on here anywhere. I don't see it in any of the spreadsheets. I even know that staff has looked at buildings and had outside folks analyze repurposing certain buildings in the northeast for that use. I would really like at least a placeholder for a Northeast Police Substation. I think my broader issue is, I'm not sure how Commissioners Johnson, Townsend and I at a Northeast Master Planning meeting, for example, or us commenting in a special session finds its way to the places that need to hear it or know it so that it can land in a place like this. I'm putting that on the table. I'm going to be absent next week and miss the overall conversation. I didn't want to leave tonight without expressing that. **Commissioner Johnson** said second. **Commissioner Philbrook** said third.

Ms. Sieben said I have that information and I will take it back to Doug and we will look at what we can do. I'm not sure. Gordon, do you have any update on that, that you would like to share. **Gordon Criswell, Assistant County Administrator**, said by way of update, Commissioner Bynum, you are correct; we have had an outside group look at a potential building. We've had some preliminary renderings to repurpose that building and that's about as far as we've gotten with the idea of a Northeast Police Substation. I think one of the things that we are wanting to do is see if we can combine the police substation with some other type of development. We think that might be a draw to another type of private development. We're still working it. We just don't have a finalized plan I think that Doug wants to come to you all with for some direction, but we have been working it very hard.

Commissioner Philbrook said on this wonderful graph we have here and the other one that we don't have, the assumption we're making is that it was the assumption of how much money we thought we would be bringing in, but does that roll in the additional monies we are actually bringing in right now? Do you understand what I'm saying? **Ms. Jonscher** said this would include our 2018 estimates that we're estimating right now. That's where the 2018 starts and then going out forward we've built in growth for the future years. **Commissioner Philbrook** said that's a very—what do I want to call it—**Someone** spoke and was inaudible. **Commissioner Philbrook**

said no, they are putting in a lower amount than what they thought we could make I think. **Ms. Jonscher** said right. The outer year that we built in is 1.9%. Obviously, if our growth was higher than that, that line would adjust upward. If it was lower than that, it would adjust down.

Commissioner Markley said sort of a comment and then a question. Again, I feel really old today because Kane, McKiernan and I are the only three that went through the early days when this document was a lot less easy to deal with. I also wanted to say thank you for the ranking because we used to always say it's kind of difficult for us to make a budget decision and say let's cut this or that project when we don't know what the department thinks the priorities are. I really appreciate it. As I was going through this document on my computer when we got it earlier in the week and I just appreciated being able to look and see the ranking, where the priority is.

My sort of related question is, is this available to the public anywhere? If people wanted to go out and look at the projects we're going to spend money on, is it available where they could look at it? **Ms. VonAchen** said this is not yet the proposed CMIP. It's very preliminary. This is the first presentation of it. We can provide a link on the budget website that would provide those sorts of updates and information to our citizens if you would like. **Commissioner Markley** said I would just like to make sure that it's available before we say this is your final budget. I mean obviously, we had the early hearing and that's where we're looking for people's input, but I think it's important for people who are interested and maybe have a lot of free time on their hands, to see how far out into the future we're planning and to see how we're laying the projects out and to maybe see the projects they are interested in and see what year we're projecting it might happen. Whether it happens right now or maybe after we've had another couple of discussions is really not material to me, but I would just like it to be available so the public can see sort of the breath of what we're doing and how we're processing this information.

Ken Moore, Chief Legal Counsel, said even though it's a preliminary draft; since it's been presented at an open meeting and referred to in an open meeting, it is a public record so there would be no problem with making it available as long as it's designated as a proposed draft. **Ms. Sieben** said that is something I think is best placed where Kathleen suggested, out on the budget webpage so we will work to get that published and out there knowing it's going to change and I

think we will have to put some dates on that and make it very transparent and clear as it is a working document, a watermark draft.

Commissioner McKiernan said this is something I probably should know, but just as I have gone through this, several lines begin with auto. What does auto mean? **Ms. Jonscher** said auto means that—I will say this is the first year that we’ve used the new budget software for input of the Capital spreadsheets. Auto means that project was entered—it means it could be a new project. That means it was entered by the department when the request came in so auto would be new projects. There could be some projects that—when our Budget staff went through and added all the prior year projects, they put those into the software, and then anything that was added later was probably designated as auto. I don’t know that we have a—we have a column in there that is marked new, but I don’t see that. **Commissioner McKiernan** said so it might not be a new project, but just how it was entered into this new software that drove that designation. **Ms. Jonscher** said right. **Commissioner McKiernan** said basically, I can just ignore that to be safe. **Ms. Jonscher** said yes.

Commissioner McKiernan said the second question is, there is a column that’s labeled MSF. What is that? **Ms. Jonscher** said that means Multiple Source Funding. In the past when we were creating the spreadsheets ourselves we would put next to the project plus CI for City or County or debt or grant. The software we currently have we haven’t figured out how to make that. There is a field in the software that checks if there are multiple sources if it’s funded with both cash and debt or if there is debt plus a grant and so that checkmark indicates that there are multiple funding sources. On the debt, in addition there, there could be a grant associated with that project. **Ms. Sieben** said so in other words, you have to look in multiple places if you see that X, to see the totality. **Commissioner McKiernan** said which is a beautiful thing because there is at least one project that I have specific questions that I will save until next week, but it does come funding from multiple sources.

Also, if I look at the total amount of cash or debt from the final budget document that we review, that we approved last July, that total dollar amount should equal the total dollar amount in the 2018 column of this document. **Ms. Jonscher** said yes. **Commissioner McKiernan** said we’ll talk. **Someone** spoke but was inaudible. **Commissioner McKiernan** said I know Original. **Ms. Jonscher** said I’m sorry, you mean the total—**Commissioner McKiernan** said he said to

make sure I'm looking at the 2018 Original, not the 2018 Amended in these new documents. I am and I have some things I want to discuss. **Ms. Jonscher** said if there were some things that were moved around either on the debt or the cash, say for instance we moved—say it was a Capital item, but we moved it to Operating, we would have moved the budget with that. It could be that you're Original does not—if you go back to the 2018 that was approved last year, it may not match exactly and that because we moved—**Commissioner McKiernan** said it doesn't match. There is a million dollars difference on cash and it's a million dollars difference on debt. That's a right direction. This sheet you gave us today is a million dollars lower than last year, but again, I'm trying to keep up with all this stuff. Last year and for several years you've done things like putting boxes around stuff. Now, I know you created an Excel spreadsheet yourself and you could manipulate the format and do that, but some of these things are invisible to us that don't play with this every day and I wonder why is there a million dollars difference in the total cash last year to this year. **Ms. Jonscher** said I can't speak to specifically for any project, but I'm guessing—for instance, on the debt, we may have had a debt project that was listed. If that project didn't move forward and we didn't issue debt and they decided to scrap that project or cancel it or push it out, if they eliminated it completely, we would have eliminated the line which also eliminates the original budget. **Commissioner McKiernan** said the line is not eliminated, but we will talk later. **Ms. VonAchen** said I want to mention also that we have been revising our Capital policies. We've increased the threshold for projects that are considered to be Capital and so those things that you may have previously seen on the Capital sheet got moved to the Operating Budget. They weren't eliminated, they were just taken off the Capital and put over on the Operating side. Just so you know, that's some of the changes too. **Ms. Jonscher** said we've got a list of those if you want to talk about them. Just let me know what they are.

Mayor Alvey said thank you for the presentation and the questions. If there are other questions, please just forward those on to Kathleen.

**MAYOR ALVEY ADJOURNED
THE MEETING AT 6:34 p.m.**

dt

Bridgette D. Cobbins
Unified Government Clerk

May 17, 2018

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

**PLANNING & ZONING AND
REGULAR SESSION
APRIL 26, 2018**

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in regular session Thursday, April 26, 2018, with nine members present: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Townsend, Commissioner First District; McKiernan, Commissioner Second District; Murguia, Commissioner Third District (via phone at 7:02 p.m.); Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; and Alvey, Mayor/CEO, presiding. Johnson, Commissioner Fourth District; and Philbrook, Commissioner Eighth District; were absent. The following officials were also in attendance: Doug Bach, County Administrator; Gordon Criswell, Joe Connor and Melissa Sieben, Assistant County Administrators; Ken Moore, Chief Legal Counsel; Bridgette Cobbins, Unified Government Clerk; Maureen Mahoney, Chief of Staff in Mayor's Office; Christal Watson, Deputy Chief of Staff in Mayor's Office; Lynn Melton, Assistant to the Mayor; Misty Brown and Angela Lawson; Deputy Chief Counsels; Wendy Green, Assistant Counsel; Jon Stephens, Director of Economic Development; Chris Slaughter, Land Bank Manager; Wilba Miller, Community Development Director; Kevin Shirley, Interim Fire Chief; Alan Howze, Chief Knowledge Officer; Rob Richardson, Director of Planning; Zach Flanders and Bryon Toy, Planners; Janet Parker, Administrative Assistant; Sarah White, Project Engineer in Public Works; and Major Mike Vivian, Sergeant-at-Arms.

MAYOR ALVEY called the meeting to order.

ROLL CALL: McKiernan, Kane, Markley, Walters, Bynum, Burroughs, Townsend, Alvey.

INVOCATION was given by Mayor Alvey

Mayor Alvey said I would like to take a moment to recognize a young man, Kyle Bammer, who is with the Star Scout Troup #522. He is working on his citizenship badge so congratulations. He didn't shy away at all.

Mayor Alvey said our first order of business is a presentation of the MS4 Youth Award to students from Piper Middle School, Rosedale Middle School and Harmon High School.

MAYOR'S AGENDA

ITEM NO. 1 – 18240...MS4 YOUTH AWARDS

Synopsis: Presentation of MS4 Youth Awards to students from Piper Middle School, Rosedale Middle School, and Harmon High School, submitted by Sarah White, Public Works.

Sarah White, Public Works, said thank you for allowing us to come today to give words today to our youth that participated in our First Annual Stormwater PSA Contest. This was open to all middle schools, high schools and community colleges in the Wyandotte County area. We had three schools that participated, and the topic is How You Can Protect Our Waterways. This fits in with our MS4 program. This is part of our permit that we have with the state as well as our permit with EPA and part of that is both education on stormwater quality and pollution prevention as well as youth outreach. So, this paired really well. This is above and beyond what we have committed to EPA. This is a very creative program that no one else in the metro area is doing. So we're very excited about this.

We're going to go through the winners and we're going to ask the students to come up and line up by Jeff Fisher, who's our Public Works Director and we'll go through the winners and present their awards. Another item I'd like to point out is we submitted this idea and presentation to a national conference, the Water and Environment Federation Conference, and we did get selected out of lots of different applicants so we're really excited about that. I'd also like to recognize the participating schools and teachers and if they're here, could they also come up front.

From Harmon High School, Mr. David Bennett. From Rosedale Middle School, Ms. Jen Hill and from Piper Middle School, Ms. Jessica LaFollette,

There were two categories of our competition; one was posters and one was video. For the posters, we had lots of entries and we had a committee that judged them and came up with our top three in both the middle school and high school levels. I'll just run through these and then we can give the awards. These will be showcased on our website as well as UGTV as public service announcements. So, this is the first place for the middle school. Second place, third place and sorry, we tied for third place. First place for high school and second place, third place and then

we had a video competition and we will go through these. You guys will be able to see them. This is our first-place winner that will be showcased on UGTV.

The winning videos were played.

Ms. White said well, we apologize for that. It seems like we have an audio glitch on that. We'll try to get that fixed and maybe show it later, but we want to go ahead and have the students—it was a really good one. We'll go ahead and have the students come up and present the awards. So, for our first place for middle school posters, Samantha Gomez. Second place, Kelvin Xiong. Third place, a tie with Kimberly Escobedo and Brylie Reese. Third place for high school poster is Adriana Mendoza, Leslie Chavez and Karla Ramos. Second place is Oscar Silva, Juan Robles and Mecca Cameron and for first place Damarys Gonzalez, Diego Herrera and Yamireli Lopez. Third place for video is Brandon Dark. Second place, Alecia Lopez and Alandra Castillo. First Place, Brenton Ruano, Ram Guronz and Javier Soto. If we could please give everyone a big round of applause. We want to thank you again for letting us come and give these awards.

Mayor Alvey said thank you very much and congratulations. Next item, I'll ask the Clerk if there are any revisions to tonight's agenda? **Bridgette Cobbins, UG Clerk**, said yes, Mayor, a blue sheet was distributed on yesterday. We have an update to the agenda under the Public Hearing Agenda. This additional information is for the public hearing amending the Five-Year Consolidated Plan and that item is for a resolution to be added to that part of the agenda.

PLANNING AND ZONING CONSENT AGENDA

Mayor Alvey said we have two distinct parts to our meeting. The Planning & Zoning portion will be handled first followed by the regular commission meeting. I'll ask the Clerk to read the statement required by state law governing the Planning & Zoning portion of our meeting followed by the items on the Planning & Zoning Consent Agenda. **Ms. Cobbins** asked has Commissioner Murguia joined us? **Commissioner Murguia** said yes, I'm here.

Ms. Cobbins read the statement, required by law, governing the Planning and Zoning portion of the meeting.

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Ms. Cobbins asked if any members of the Commission wished to disclose any contact with proponents or opponents on any item on the agenda. **Commissioner McKiernan** disclosed contact with proponents of SP-2018-33. **Commissioner Markley** disclosed contact with opponents of #SP-2018-11. **Commissioner Bynum** disclosed contact with proponents and opponents of #SP-2018-12. **Commissioner Kane** disclosed contact with proponent of #SP-2018-12. **Commissioner Burroughs** disclosed contact with proponents and opponents on #SP-2018-12 and proponents on #SP-2018-45. **Mayor Alvey** said and I have had communications with opponents and proponents of #SP-2018-12.

Commissioner Murguia said, Mayor, this is Commissioner Murguia. I have had contact with proponents and opponents for #SP-2018-12 as well.

Ms. Cobbins read the items on the Planning and Zoning Consent Agenda.

Mayor Alvey asked if any member of the Commission or anyone in attendance tonight wish to set-aside any item on the Planning and Zoning Consent Agenda. If an item is not set-aside, all items on the Planning and Zoning Consent Agenda will be voted on by one vote to follow the recommendation of the Planning Commission. Are there any set-asides?

Rebecca Miracle, 2410 S. Mill St., said I'd like to have the SP-2018-12 pulled.

Action: **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve the Planning and Zoning Consent Agenda, excluding the set-aside.**
Roll call was taken on the motion and there were eight "Ayes," McKiernan, Murguia, Kane, Markley, Walters, Bynum, Burroughs, Townsend.

CHANGE OF ZONE APPLICATION

ITEM NO. 1 – 18223...CHANGE OF ZONE APPLICATION #3160 – JASPER MULLARNEY

Synopsis: Change of Zone from M-2 General Industrial District to R-2(B) Two Family District for an existing duplex at 819 Southwest Boulevard, submitted by Robin Richardson, Director of

Planning. This property was originally built as a single-family house and was later converted to a duplex use. The Planning Commission voted 8 to 0 to recommend approval of Change of Zone Application #3160, subject to:

Urban Planning and Land Use Comments:

The plans indicate existing condition. Are there any changes proposed to the structure? The interior appears to be in poor condition. What improvements are planned for the property?

The following are stipulations of approval:

1. This property is listed as a single-family residence in the appraiser information, and there are no records of the conversion in our database. Please coordinate with the Building Inspections Department and Fire Department to inspect the structure to ensure that it is up to code for a two-unit structure and make any required improvements prior to occupancy or rental license issuance.
2. A rental license will be required prior to it being rented.

Public Works Comments: None

Fire Department Comments:

The Fire Department has reviewed the submitted documents for this structure. We do not have an issue with the change of zone; however, there are fire safety concerns with the structure being converted to a duplex. The pictures that were submitted by Lickel Architecture show a gas range next to an open stairwell that leads to the upstairs apartment. Since fires caused by 'food on the stove' are a common occurrence, the Fire Marshal recommends that this stairway access be composed of a fire rated wall. A second means of egress from the upstairs apartment should be provided by way of a staircase down from the deck. This apartment should also have interconnected smoke alarms throughout to prevent entrapment by the upstairs tenants.

Action: Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve Change of Zone Application #3160, subject to the stipulations. Roll

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call was taken on the motion and there were eight “Ayes,” McKiernan, Murguia, Kane, Markley, Walters, Bynum, Burroughs, Townsend.

SPECIAL USE PERMITS

ITEM NO. 1 – 18226...SPECIAL USE PERMIT APPLICATION #SP-2018-11 – JAIRO S. FLORES-TRUJILLO

Synopsis: Special Use Permit for the temporary use of land to park two commercial trucks and to keep two horses and six chickens at 8001 Swartz Road, submitted by Robin H. Richardson, AICP, Director of Planning. The Planning Commission voted 8 to 0 to recommend denial of Special Use Permit Application #SP-2018-11, based on the reasons listed in the staff report.

Urban Planning and Land Use Comments:

1. Please provide photos of the property. Staff Note: See attached.
2. How often will horse and chicken waste be disposed of and in what way? Applicant Response: Twice a week, we use it for garden fertilizer.
3. Please provide operation plan for the horses’ and chicken’s diet, including how and where food is being stored. Applicant Response: We have a shed and we will store grains and hay there.
4. Do you plan to have a stable for the two horses that meets the R-1 Family District regulations? Applicant Response: We have a pole barn on the property and he can use that.
5. How often will you clean the coop? It is imperative that the area around the coop is maintained, ensuring that adjacent property owners are not affected by this use. Applicant Response: We clean it twice a day, keep it very clean is great to keep smell at a minimum.
6. Do you plan to put in a rotational grazing plan to keep mulch cover and not allow more runoff, per the Conservation District comments? Applicant Response: No, we would buy hay and feed that to them.
7. Contact Animal Control to make sure the proposed number of chickens is appropriate. Staff Note: Animal Control encouraged applicant to reduce the amount of chickens being kept from twenty to six in order to adhere to the city code. Applicant said that he would do this.
8. How many structures are on your property? What are the dimensions of each structure? Applicant Response: There are two but we will be taking one down once we get the permit and the second one will be less than 1,000 square feet.

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9. What are the proposed hours of operation for your business? Applicant Response: 8 a.m. to 6 p.m. in the summer, very slow in the winter.
10. What time will you start the ignition to warm up the vehicle? Applicant Response: Around 7 a.m.

Public Work Comments:

1. Items that require plan revision or additional documentation before engineering can recommend approval: None
2. Items that are conditions of approval (stipulations): The proposed truck parking area shall be a paved surface, not gravel.
3. Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents: None

Conservation District:

1. There are two major soil types identified: Knox silt loam, 7 to 12 percent slopes and Ladoga silt loam, 3 to 8 percent slopes. These soil types are considered highly erodible when the surface is denuded of a protective cover.
2. The lot is mostly covered with trees making it unsuitable for a grazing pasture. The slope of the property is going to cause erosion when animals are allowed to roam the hillsides. The animal traffic destroys the mulch cover and allows more runoff. There is a waterway that can be polluted with animal waste. Animals need to be fenced out of the waterway and a 30-foot buffer area.
3. In order to raise animals there will need to be fencing put in and shelters built to house the animals.
4. Shrink Swell potential has been identified as a limiting factor for the development of dwellings. Shrinking and swelling can cause damage to buildings, roads and other structures and to plant roots. Special design commonly is needed.

Staff Conclusion:

At the Planning Commission meeting March 12, 2018 there was confusion over the Conservation District's comments. Comment two stated that there was a stream on the property, but it has since been corrected to waterway. In an attached email, they state that the drainage area behind the property flows towards an intermittent stream draining to the river. No other comments were revised.

The applicant is requesting to keep two box trucks and two horses on the property, along with six chickens that are allowed by right. According to a neighbor, the applicant is also using a commercial chipper and burning debris on a regular basis. Based on past enforcement comments, the trucks are able to be seen from both Swartz Road and 81st Street. Staff does not believe that this use and activity meets the SOAR goals for improving the overall image of the county and does not recommend its approval.

The applicant submitted additional photos per the request of the Planning Commission. Attached are photos showing the trucks being parked, the property, and the house. The photos of the land show that there is no ground cover, and the movement of trucks and animals on this property creates a large potential for erosion. After speaking with the applicant about the potential for erosion, he stated that he intends to keep the horses confined in a barn and not let them out to move about. Because there is little ground cover, the horses will have to be fed hay. Staff does not believe this is a satisfactory solution as it does not provide a good environment for the horses' well-being.

Staff went to look at the property and discovered multiple vehicles and accessory structures that the applicant had not disclosed. There is a barn at the back of the property. There is a metal building at the center of the property that dates pre-2008. There is a carport that staff is unsure if it is detached or attached to the house. There is a larger truck parked on the property that was not one of the trucks the applicant sent pictures of. There is also a RV camper that is not parked on pavement. Additionally, the applicant has clearly cut the trees in the front of the property, and cut many trees down in the rear, which opens up the land for grazing, but without ground cover and with trucks and animals going about the property, the potential for erosion is high.

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Because of the issues with erosion, multiple over-sized vehicles, and multiple accessory structures that are not a part of this application, staff recommends denial.

If the Board of Commissioners were to approve this application, staff recommends the following:

1. The applicant shall plant grasses (ground cover) to prevent erosion.
2. The truck parking area shall be a paved surface.
3. Any area where vehicles will drive beyond the pad where the vehicles are parked must be paved as well.
4. One accessory structure must be removed. Only one accessory structure is allowed by code.
5. Up to six chickens may be kept with the appropriate Animal Control permit.
6. Approval shall be for two years.

Action: Commissioner Kane made a motion, seconded by Commissioner McKiernan, to deny Special Use Permit Application #SP-2018-11. Roll call was taken on the motion and there were eight “Ayes,” McKiernan, Murguia, Kane, Markley, Walters, Bynum, Burroughs, Townsend.

ITEM NO. 2 – 18228...SPECIAL USE PERMIT APPLICATION #SP-2018-12 – JOHN L. PETERSON

Synopsis: Special Use Permit for a performance auto service shop at 1110 Merriam Lane, submitted by Robin H. Richardson, AICP, Director of Planning. The business, Modified by KC, has been operating out of the space without a special use permit or a business license. Google street view images shows a number of vehicles parked bumper to bumper in the parking lot and cars that appear to be associated with the business lining the public street. The Planning Commission voted 8 to 0 to recommend approval of Special Use Permit Application #SP-2018-12, subject to:

1. No more than 17 cars being parked in the parking lot and shall have striped parking spaces.
2. No parking on Stine or 11th Street.
3. No parking in the middle of the parking lot.
4. Noise level not to exceed 65 decibels with the doors closed.
5. No testing of vehicles on the side streets. Testing must be done from Merriam Lane

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onto I-635.

7. Approval for two years.

Urban Planning and Land Use Comments:

1. How long has this business been in operation at this location without business permits or a special use permit? Applicant Response: To applicant's knowledge, this business always has been officially licensed by the Unified Government and this license was again renewed in late 2017. The owners were not aware that they needed a special use permit until late in calendar year 2017. Staff Response: Did the Planning Department sign off on this business license at this address? Please provide a more definitive answer.
2. Please explain why cars are parked bumper to bumper in the parking lot and along the public streets. Are these customer cars? Are they being used for parts? Are all the cars parking on and off site operable? Applicant Response: As a stipulation herein, there will be no more cars parked in the parking lot bumper to bumper, but only in marked spots. These cars were not being used for parts and all cars in the lot are operable. Some cars inside the building are not operational; however, it must be emphasized that this business is not an automobile repair or body shop. It is a precision automobile enhancement business. In addition, assuming that Ron Buck, the owner of the building, obtains UG permission, he intends to build an additional parking lot directly behind the present parking lot on land he has purchased and begun clearing. He will allow applicants to use this parking lot as needed in addition to the present parking lot.
3. How do you plan to mitigate the noise associated with performance auto tuning, especially considering that there are single family residences in the area? The C-3 Commercial District performance standards state that no operation shall produce noise that exceeds 60dB(A) (approximately the level of a normal human conversation) at repeated intervals for a sustained length of time measured at any point on the property line. Applicant Response: The mitigation of the noise level will be addressed by keeping the garage door shut on premises and when a car is being test driven, it will be driven at moderate speeds until it gets away from the neighborhood up on the highway.
Staff Response: Applicant should testify if they uniformly obey the speed limits when testing "performance vehicles."

4. All outside trash receptacles must be completely screened from view with architectural screening. Applicant Response: No problem as to the trash receptacles and screening that will be so stipulated
5. All overhead doors shall be closed when automobiles are being serviced. Applicant Response: That will be stipulated

Business License Comments:

Will this be for auto service only or is there intent to also want to be an auto dealer? If approved, applicant will need to file the occupation tax application with our office for the occupying business activity. If also wanting to be an auto dealer, license will also be required with the Kansas Department of Revenue.

Update from Staff:

1. Attached is a photograph submitted by Erin Stryka, Rosedale Development Association, the day of the April 9, 2018 Planning Commission meeting showing the parking issues on this site. She stated: "Contrary to what they told us at the neighborhood meeting and what they told Planning in their response to staff comments, cars continue to be parked end to end, on the street, and not in marked spaces."
2. Pictures taken by staff showing the bike lane being blocked at this location (the week after the Planning Commission meeting.)
3. Screen shot of a past event held at this site by Modified of KC. This is a concern to staff if this site is being used as an event space. If they are hosting events that require the disposal of fluids, what is the procedure for doing so?

The staff recommends denial of this application for the reasons listed in the staff report and at the April 9, 2018 City Planning Commission meeting.

Robin Richardson, Director of Planning, said the application was recommended to the Board of Commissioners by the Planning Commission with a unanimous vote with several stipulations related to the operation and how it's conducted, where they can park and how the parking lot can

be organized. The applicant's here and can make presentation related to the full operation of the facility.

Mayor Alvey said I'll ask the applicant to come to the microphone to present this item to test to the concerns brought up by staff.

Pete Peterson, 748 Ann Avenue, said with me tonight is Ryan Charleton who is the owner of the business in question. I realize your plate's rather full tonight but in all fairness to my client I will though be as brief as I can. I will tell you exactly how this permit application came to being. I'm an attorney here locally. I represent Ryan and his brother Chad who own Modified By KC, LLC, which is the business in question. They are tenants at 1110 Merriam Lane. The landlord is Ron Buck who owns Buck Roofing who could not be here, I don't believe this evening, but was at the Planning Commission meeting. Ryan and his brother had a thriving business at 728 Southwest Boulevard beginning in 2011. It got so successful that they needed an expansion.

They moved then and knew Mr. Buck who had just built a brand new building in 2016 at 1110 Merriam Lane. He looked at it. They liked it. It was zoned C-3 Industrial. They thought for sure it would be fine for their business, so did Mr. Buck. They did not realize that they needed a special use permit and they signed then a five-year lease with Mr. Buck commencing in January of 2017. If they would have known that they would have needed a special use permit, they would have of course had the lease subject to the acceptance of an application successfully completed for a SUP, but that was not found out until later.

There are a few, I won't say contradictions but misconceptions in the staff report. The staff report states, I believe at page 2 that there are no business licenses held by this company. That is incorrect. They had an active business license in 2017 at 728 Southwest Boulevard. They then moved in January of 2017 to their new location. They then applied for another business license, copies of which I have here. They then received them, but were told when they asked for a renewal through calendar year 2018 they would need a special use permit. That's what has us here this evening.

We applied in December of 2018, a month after we found out that we needed the special use permit. As we all know, once the special use permit was applied for then we had to have a neighborhood meeting. I sent out, as their attorney, 39 letters of residences and businesses within

200 feet pursuant to ordinance and statute. We had our neighborhood meeting on January 29, 2018. Out of 39 letters sent only three individuals showed up. One of the individuals was Mr. Braden who owns Braden Roofing right across the street from Buck Roofing who really just had some questions and was not opposed.

There was one lady who I believe is here tonight. She was not at the Planning Commission meeting. She was interested in purchasing a house in that area and she did mention that she was concerned somewhat about the noise. The other individual that was there opposing was Erin Stryka with the Rosedale Development Association. For brevity sake I'll refer to Rosedale Development Association as RDA here on out.

I had met with Erin and RDA prior to the January 29th meeting. I realize Erin's got a job to do. She told me flat out that Rosedale Development Association is opposed across the board to any type of automotive business on Merriam Lane, any type of automotive business. Now, I think all of you are too young to remember the song back in 1971 called "Signs." It's not one of my favorites, but there was a line in there that I remembered because a young man was applying for a job and there was a sign that said long hairs need not apply. That's sort of the mentality that we're dealing with here when it means automobile—any kind of automobile type of commercial business is not welcome in Rosedale. I just think they should be judged individually on the basis, the contributions that they make.

We then had a Planning Commission meeting on April 9th as noted in the notes. We had a unanimous vote for approval of this application and there were two people that were opposing this. One of course Erin with RDA and there was another individual, Mr. Hernandez who we met with after the meeting who was concerned about some traffic on Stine. That has been addressed and remedied. I think he was under a little misconception. I don't believe he's here tonight.

So, that brings us to what the issues sort of are here and I think the two issues that have stood out that people have talked about are noise and parking. Well, Mr. Buck has purchased additional property behind the building that he now owns and his intention, with your approval I assume, I do not represent Mr. Buck, is to extend more parking in that area for this business; however, we have stipulated to certain things about parking and I think that will be handled quite easily.

Also, the noise factor. We will make sure that the noise factor is at a minimum. It is quite unusual, in my opinion, that RDA is objecting to noise and parking when none of their individual

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members that I know of even work or live around this business at 1110 Merriam Lane. None of our neighbors have come forward either at the neighborhood meeting, the planning committee meeting and voiced any opposition to noise or parking. Some of the contributions that my clients have made is that just today two Kansas City, Kansas Police Officers were at the business and it was just a coincidence. My clients have 24/7 surveillance cameras that film Merriam Lane and the police from South Patrol every two to three days come by and look at it and review it to make sure everything is fine. They do that naturally gratis and Officers Rodriguez and Ball said I may use their name for tonight because they are in favor of this application.

Also, my clients have not a formal intern program, so to speak with high schools and junior highs in the Kansas City, KS area. They have contacted them, invited youngsters to come down to sort of learn the ropes to see what working with your hands is all about and that's what they do in that project and application is used during the summer for these young folks.

Finally, I would like to state that both of these men were born and bred here in Kansas City, KS. They'd like to keep their business here in Kansas City, KS. They pay approximately \$4,000-\$6,000 a month in sales tax. They pay real estate taxes. They employ five full-time people. I do not have any idea what Mr. Buck would do with this building if we are not approved, but it's a pretty single purpose building right now. These young men have spent over \$30,000 in tenant improvements. They've built hoist in there for these automobiles and they will certainly abide by the conditions and the stipulations that are in the staff report. So, on behalf of them I would sincerely ask for your support here tonight and I will be glad to answer any questions now or after any other individuals object and have questions also.

Mayor Alvey said I want to open the public hearing and ask if there is anyone present who would like to speak in favor of # SP-2018-12, if so please come to the podium at this time. Give us your name and address for the record. You will be given up to three minutes to state your comments.

Wes Neal, 1051 Merriam Lane, said I'm directly across the street from these young guys. As far as I can tell, the main objection is the noise that they may create. I can say that I'm there all day and night and I haven't heard any excessive noise, not near as much noise as the cars which go along Merriam Lane all day. Not only during rush hours, but all day long, and I never hear any noise from the shop from these guys here.

Mayor Alvey asked is there anyone else that would like to speak in favor. **Mr. Peterson** said now that Mr. Neal has spoken has spoken, Mayor, there was a comment by staff about a recent incident down on Merriam Lane where a transport carrier that had carried some and delivered some cars to my client, which is a rare occasion because normally customers drive there, it was blocking a bicycle lane. There were some words perhaps exchanged. It was not with my clients. It was with the independent driver of the transport. We have successfully negotiated with Mr. Neal who owns the Boulevard Drive-In right across that if and when any more transports arrive, we can use his lot to either take the cars off or put the cars on so they'll be no more incidents on Merriam Lane.

Mayor Alvey said we have one more person who wanted to speak in favor.

Ryan Charlton, 1110 Merriam Lane, said we're just trying to operate a niche type of business for automotive. We specialize in turbo charged vehicles. We've been doing it; we've been in operation since 2007. It's something that's totally different for the area. We think we bring something viable to the area. It's kind of neat to see the high school kids and the junior high kids that walk the area, they come in, they take pictures and they video the area. It's neat to see the young kids getting involved in it because we've kind of lost touch with that with the younger generation with being so in touch with their phones and social media and whatnot. It's neat to see them kind of coming back to playing with their cars, hands and whatnot. That's what we try to bring back to the area.

Mayor Alvey said if there is no one else that would like to speak in favor, is there anyone present in opposition who would like to speak on this item. If so, now is the time to come to the podium. Please state your comments. Please come forward and give us your name and address again.

Rebecca Miracle, 2410 S. Mill Street, said this is just down the street from their business. I was born and raised in Rosedale and I've been trying forever to get Rosedale built up. Southwest Boulevard and Merriam Lane is the main street that goes through our district and when you go down there all you see is cars. We've got 13 already. We don't need another one. We're trying to bring in better business. When you go down, it almost looks like you're going down 26th Street. All you see are cars, like the junkyard on 26th Street in Argentine. We don't need anymore of

these. It's not that I'm opposing, but we have enough and we're trying to get better business in and when you go down and you see all these cars they're not wanting in so I'm opposed to that because of this.

Bonnie Meadows, 2525 South 12th, said my only concern is the parking. It's hard to get down that little narrow street. So, that's my only objection to it.

Jetaime Taylor, 2303 South Early Street, said I am with Rosedale Association Development at 1403 Southwest Boulevard as well. RDA opposes this application because of the performance auto shops is not appropriate use of this site. The UG has invested an enormous amount of money into improving this corridor over the past several years. With the improvement, stormwater controls, sidewalks and bike lanes as the corridor has improved we have seen the increased interest in businesses looking to locate on the corridor. It's extremely important to make wise decisions here about the best possible use of the property along the corridor to continue the revitalization in this area. The Southwest Boulevard Merriam Lane Corridor is already home, as Becky said, to 13 used car lots and other automotive businesses creating the appeal of a mile of cars when you drive up and down the road. The overwhelming number of the car lots decreases the neighborhoods marketability to other types of businesses making it harder to develop a healthy mix of office, light industrial, retail and residential uses in the neighborhood.

I'm particularly concerned that this business is the furthest west along the corridor in Rosedale so far as it gives the appearance of a longer corridor devoted to the automotive uses. RDA has opposed all recent applications for SUPs for automotive uses on this corridor, not because there's anything wrong with automotive businesses, but because the cumulative effect of the high concentration of automotive businesses makes it harder to achieve the vision laid out for the Southwest Boulevard Merriam Lane Corridor Master Plan which includes a diverse mix of businesses, a visually appealing streetscape, connected and walkability in the neighborhoods.

In addition to the problems created by the automotive uses at this site, this business has especially been problematic. Neighbors have expressed concerns about the noise of raving cars, about the speeding neighborhood in the corridor and especially about parking. In the neighborhood meeting on January 30th when RDA staff expressed concerns about the huge number of cars parked end to end in the parking lot and on 11th Street; the applicant's lawyer stated that the excessed cars

would be moved and the cars would no longer be parked end to end, but only in marked spaces. They did not follow through with that. RDA has sent photos taken three different times during the day this month showing the cars parked in the driveway, on the street and directly behind the front of the cars.

Mayor Alvey asked is there anyone else who would like to express opposition comments. Seeing none, I will now close the public hearing. Would the petitioner like to make any additional closing comments? **Mr. Peterson** said again, nothing used car lots or anything like that, but this is a specific design business, high performance. There's only like—there's people that come from four, five states around here. They stay in our motels. They go to eat Dagwood's. They go to Rosedale Barbeque. Is it automotive? Yes, but is it a body shop? No. There's no parts laying around or anything like that. So, you know given that and we have stipulations and conditions concerning parking. I mean I can't be down there every day. My clients are there every day and they're just going to have to abide by those. We know that. So, again we'd ask for your support.

Mayor Alvey asked are there any questions or comments from the Commission?

Commissioner Bynum said I have questions that are actually, I think, possibly mostly directed to staff; just trying to understand this entire process. So, I read the minutes of the Planning Commission meeting I then went and listened to the audio recording. Then I went and read the Southwest Boulevard Merriam Lane Corridor Plan. That plan looks like it's about 2011. I can't tell because there's not really a date on it but based on it, it looks like maybe around 2011. **Mr. Richardson** said probably late 2010, but maybe it was adopted in 2011.

Commissioner Bynum said I'm asking partly, did our process work correctly when I think I heard Mr. Peterson say when the applicant went to the new location and informed the Business License that there was a new address, that did trigger the SUP process. That did trigger the special use permit? **Mr. Richardson** said correct. There is no business license at this address. **Commissioner Bynum** said okay.

Mr. Richardson said I just looked in the system again just now. There is one still at 728 Southwest Boulevard, but it has not been changed to this location.

Commissioner Bynum said so I'm hoping our processes are operating properly in terms of it's my understanding Business License gives you their data and then you look to see if zoning matches up with the use. **Mr. Richardson** said that's correct.

Commissioner Bynum said and at some point, someone discovered there was a new address. I thought I heard Mr. Peterson say they told Business License they had a new address. **Mr. Richardson** said well, when a new form comes to us with a new address, we check it against the zoning. Mr. Peterson made one slight error. He said it was C3 Industrial. C3 is not an industrial district. It's a commercial district. They're currently in an industrial district along Southwest Boulevard and they moved into a commercial district. **Commissioner Bynum** said okay.

Mr. Richardson said when we were made aware of the change in address, we sent back the form saying that they need a special use permit because of the zoning wasn't appropriate. **Commissioner Bynum** said and so the requirement for the special use permit is because the ordinance that we adopted recently. **Mr. Richardson** said correct, about two and a half years ago.

Commissioner Bynum said so that is not just for used auto sales. That must be a more broad, global ordinance. **Mr. Richardson** said it's more broad than just the used car sales.

Commissioner Bynum said so in the corridor study that is seven, eight or nine years old, one of the pages toward the end talks about a corridor zoning overlay. I'm wondering if that happened because that looked like a recommendation. **Mr. Richardson** said it was a recommendation. It has not been implemented yet. **Commissioner Bynum** said it did not happen. It's the current recent adoption of the automotive ordinance that triggers this special use permit. **Mr. Richardson** said correct.

Commissioner Bynum said okay. Alright, I went to Merriam Lane today and the business looks nice even though there might be pictures in the packet of the parking that was addressed today. It was not that way at all, which is good. Merriam Lane looks nice also. I'm really happy and

pleased with Merriam Lane, but I also saw a whole variety of businesses there and many of them seemed to me light industrial and many seemed automotive. That particular building and that particular activity don't strike me as necessarily out of character with anything else that's happening there.

I want to state and stress that not only do I understand the concerns of RDA and I really appreciate the work RDA does. They do important work. I don't find anything necessarily out of line with what's being requested and based on the stipulations that the Planning Board has asked for, that we can only assume will be adhere to, I will make a motion for approval. I just had all these questions that I needed to make sure were understood.

Action: Commissioner Bynum made a motion, seconded by Commissioner Kane, to approve Special Use Permit Application #SP-2018-12.

Mayor Alvey said we have two others that would like to comment. **Commissioner Kane** said well, unlike my fellow Commissioner, I drove down there too; except I didn't drive there once. I work on that road so I drove down there several times since this has come up and looked at it. I don't do it at just this particular site. I do it at all the sites that looks like we're going to be here for a while and in fact I toured it today. You know I worked at General Motors for 35 years and I would not want those guys to see my garage.

It's a beautiful building. It sits back a little off the road and when we, I don't like foreign cars, but when we are bringing something that's unique to the community and we can have it here, which means we draw people from outside the community. You couldn't tell what it was unless you walked in there. I'm right down the street and if you saw the way we parked our cars down there, you might come down and complain. Everyone of those cars was parked the way they were supposed to be, and I probably drove down there a dozen times and I'm also in favor of it.

Commissioner Townsend said I'd just like to know from the applicants what are the business hours and days of the week and if all of the modifications are done inside of the building, you know whether or not there's anything done outside other than just parking.

Mr. Charlton said our hours are posted. They're 9:30 a.m. – 6:30 p.m. Monday through Friday. 11 a.m. – 5 p.m. on Saturdays and we do not do any work outside of our facility. Everything is done inside.

Mayor Alvey asked are there any further questions or comments from the Commission. Seeing none, I'll entertain a motion.

Action: **Commissioner Bynum made a motion, seconded by Commissioner Kane, to approve Special Use Permit Application #SP-2018-12.** Roll call was taken on the motion and there were eight "Ayes," McKiernan, Murguia, Kane, Markley, Walters, Bynum, Burroughs, Townsend.

ITEM NO. 3 – 18229...SPECIAL USE PERMIT APPLICATION #SP-2018-19 – JIMMY SMITH WITH SMITH SERVICES

Synopsis: Special Use Permit for the temporary use of land to keep two storage container units on site at 5401 State Avenue, submitted by Robin Richardson, Director of Planning. The applicant is keeping several semi-truck trailers at 5407 State Avenue and 5421 State Avenue. After being cited with a zoning violation, the applicant has filed for a special use permit to keep the trailers at this location. The Planning Commission voted 8 to 0 to recommend approval of Special Use Permit Application #SP-2018-19, for two years subject to:

1. No events being held at the facility.
2. They will get permits for any interior work requiring permits.
3. They need to do solid screen fencing along the wall on the east side of the property within 120 days.
4. Fencing and landscaping on the west side of the parcel to hide the trailers within 120 days.
5. Before opening a restaurant/bar or club they would need to do parking count verification with staff to make sure they do not need a special use permit.
6. The site should be cleaned up within the next sixty days.

Action: Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve Special Use Permit Application #SP-2018-19 for two years, subject to the stipulations. Roll call was taken on the motion and there were eight “Ayes,” McKiernan, Murguia, Kane, Markley, Walters, Bynum, Burroughs, Townsend.

ITEM NO. 4 – 18230...SPECIAL USE PERMIT APPLICATION #SP-2018-33 – JESSICA ZIEG WITH RZ PROPERTIES, LLC

Synopsis: Special Use Permit for an Airbnb at 625 Northrup Avenue, submitted by Robin Richardson, Director of Planning. The applicant is applying to use the property at 625 Northrup as a bed and breakfast. Previously the downstairs of this property was rented to full-time tenant and the upstairs was being used for Airbnb. The application has been amended and the house has been converted back into a single-family house, and the entire house will be rented to one party at a time. The Planning Commission voted 8 to 0 to recommend approval of Special Use Permit Application #SP-2018-33, subject to:

Urban Planning and Land Use Comments

1. Are the upper level and lower level currently connected with an interior staircase? If the house is divided into two separate units, a change of zone to R-2(B) would be required in addition to the special use permit. There may be other changes to the structure needed to maintain two units such as separating utilities. Applicant Response: It is a single-family residence with interior stairs that connect the two floors.
2. How long has the business been in operation? Applicant Response: The business has been in operation since December 2016.
3. Were neighbors consulted prior to opening the business? Applicant Response: Immediate neighbors knew it was a rental. Tenant in the lower part of the house understood it was an Airbnb prior to renting. Staff Note: The applicant will only be permitted to rent to one party at a time. Renting to a tenant on one level and an Airbnb guest on the second level creates a duplex use.
4. Do you have a business license? Applicant Response: No, we were unaware we needed one. We will get one as required by the SUP process.

5. Have you paid appropriate lodging taxes? Applicant Response: It is our understanding that Airbnb and the state of Kansas currently collect taxes on 2+ bedroom spaces. As of right now, we believe that since we have a studio we are currently not required to pay the occupancy and transient taxes. Staff Note: This application has been amended since the applicant response and they are now proposing to use the entire space for a single Airbnb and renting to one party at a time. Appropriate lodging taxes will need to be collected through Airbnb.
6. How many rooms are rented? Applicant Response: Second floor studio is rented on Airbnb. It is one large studio, LR and BR in one and a bathroom. Staff Note: This application has been amended since the applicant response and they are now proposing to use the entire space for a single Airbnb. See the floor plan for the lower level rooms.
7. What is the maximum number of people that will be staying at any one time? Applicant Response: Two people, occasionally people have a baby. We are very honest with guests that it is a small space and not designed for more than two people. Staff Response: No more than five unrelated individuals may stay at the house at any one time.
8. What is the maximum number of vehicles and where will they park? Applicant Response: Two vehicles max, although we have not yet had any guests with more than one car at a time. Guests are informed they can park on the street, not in front of neighbors' driveways or in the back (through the alley) where there is room for one vehicle. The alley is very bumpy and rough, and many people do not venture back there. We are up front about the poor condition of the alley since we have gotten bad reviews/comments due to the current condition of the alley.
9. How often are guests in the residence? Applicant Response: Our average occupancy rate is 70-90% depending on the month. Since opening in December 2016, we have hosted approximately 160 guests.
10. Do you have a rental license from the Unified Government for the facility? Applicant Response: No, we applied in June of 2017. Our inspection for the main part of the house is scheduled for 3/20/18. It is our understanding that the Airbnb portion of the house does not need a rental license if it is considered a commercial space.
11. Provide a detailed description of the area(s) rented for Airbnb/other rental operations. Include bedrooms, bathrooms, common areas, etc. Applicant Response: Second floor, has separate exterior entrance and interior access to main floor. It has a small living room area,

minimal kitchenette, bedroom area and bathroom. Guests walk around the back of the house and go up one flight of stairs. Main floor tenant has access to our Airbnb calendar and leaves the front porch light on when guests are arriving. Staff Note: This application has been amended since the applicant response and they are now proposing to use the entire space for Airbnb and renting to one party at a time.

12. Describe how you will maintain a safe environment including:

- a. Working smoke detectors in each bedroom plus each level of the unit/house.
- b. GFCI outlets are required in bathrooms.
- c. Double keyed locks are not allowed.
- d. Copper cannot be used for gas supply lines.
- e. Windows must be operable, not blocked or boarded.
- f. Handrails are required at sets of four or more stairs/risers.
- g. Hot water tank and furnace must be vented properly and operational.
- h. Electric panel and circuits must be safe.

Applicant Response: The entire house is up to code, GFCI's, working smoke detectors, no double keyed locks, no copper lines for gas supply lines, windows are operable, all stairways have handrails, H2O heater and furnace are vented properly and electric panels are up to code and in safe working order. We maintain the highest level of safety and oversight with this property. Jessica does all of the cleaning and landscaping. She is at the house anywhere from 3-5 times a week, any problems that arise we immediately repair.

13. Approval shall be for one year.

Public Works Comments:

- 1. Items that require plan revision or additional documentation before engineering can recommend approval: None
- 2. Items that are conditions of approval (stipulations):
There shall be no parking in the alley, and the vehicles shall not block the alley.
- 3. Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents: None

Action: Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve Special Use Permit Application #SP-2018-33, for one year, subject to the stipulations. Roll call was taken on the motion and there were eight “Ayes,” McKiernan, Murguia, Kane, Markley, Walters, Bynum, Burroughs, Townsend.

ITEM NO. 5 – 18231...SPECIAL USE PERMIT APPLICATION #SP-2018-38 – JOE MCLAUGHLIN WITH BHC RHODES

Synopsis: Special Use Permit for a cemetery at 2726 Shawnee Drive and 2301 South 34th Street, submitted by Robin Richardson, Director of Planning. The applicant, Joe McLaughlin with BHC Rhodes on behalf of owner and operator, Maple Hill Funeral Home and Cemetery wants to remove a two-story home and revert the use of the land back to a cemetery as it was originally intended to be on 3.03 acres located at 2726 Shawnee Drive. The Planning Commission voted 8 to 0 to recommend approval of Special Use Permit Application #SP-2018-38, subject to:

Urban Planning and Land Use Comments

1. Subject to approval, this special use permit shall be indefinite.
2. Compliance with Kansas State Board of Mortuary Arts as applicable.

Applicant Response: The KSBMA does not regulate or monitor cemeteries. It jurisdiction is funeral homes, funeral directors and embalmers. The Kansas Secretary of State Office oversees and audits cemeteries and the trust funds associated with them. I have worked closely with KSOS in the past on legislation and have reached out to their office but have not received a reply yet. I do know that several years ago, Ren Newcomer razed a house which was on the property of Mount Hope, Topeka, and KSOS had no objections.

3. Provide a map of the burial plots. Staff Response: See in the attachments.
4. Please explain the long-term care and maintenance of the cemetery.

Applicant Response: Kansas law requires that 15 percent of grave sales, 10 percent of crypt sales and 5 percent of niche sales be placed in a Permanent Maintenance Trust Fund, audited by the KSOS and to be used most generally to maintain the cemetery after it has reached its full potential. Currently Maple Hill’s Trust is approximately two million dollars. Conservatively speaking, I would say there is 100 plus years before this cemetery would be considered full and in need of the fund. While one cannot predict the funds worth at that time, Maple Hill Cemetery

should never be a burden to the city or state. Current 2 – 5-year plan would be the development of what now is marked Block 40, 36 and 41.

5. The applicant needs to provide information to address memorialization and plot layout.

Applicant Response: The original layout from the 1940's, for this partial, shows road and block layout. However, individual plot layout is not shown. This is due to the fact that over time trends and family's needs may change. For example, we see an upward trend in cremations, so future development may include a cremation garden or columbarium, or ground may be too rocky for in-ground burial and a mausoleum may be a better option. This part of the cemetery may be a decade or more away from development and I anticipate that final designs will not happen until that time. However, I can predict it will be a combination of everything currently available to families. Please see Statutes 17-1309 and 17-1310 regarding land use and development.

Public Works Comments: None.

Action: Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve Special Use Permit Application #SP-2018-38, subject to the stipulations. Roll call was taken on the motion and there were eight "Ayes," McKiernan, Murguia, Kane, Markley, Walters, Bynum, Burroughs, Townsend.

ITEM NO. 6 – 18232...SPECIAL USE PERMIT APPLICATION #SP-2018-40 – ELLEN RITCHIE

Synopsis: Special Use Permit for an Airbnb at 444 Shawnee Road, submitted by Robin Richardson, Director of Planning. The applicant is applying to use a single-family home located at 444 Shawnee Road as a short-term rental space, rented through sites such as Airbnb and VRBO. This home is not the applicant's primary residence, although she lives next door at 448 Shawnee Road. The Planning Commission voted 8 to 0 to recommend approval of Special Use Permit Application #SP-2018-40, subject to:

Urban Planning and Land Use Comments

1. How long has the short-term rental business been in operation? Applicant Response:

We hosted our first Airbnb guests in September 2015.

2. Were neighbors consulted prior to opening the business? Applicant Response: No.
3. Do you have a business license? Applicant Response: No.
Staff Response: You are required to obtain a business license from Business Licensing.
4. Have you paid appropriate lodging taxes? Applicant Response: Yes.
5. How many rooms are rented? Applicant Response: The entire house – two bedrooms, one bathroom, kitchen, living/dining room.
6. What is the maximum number of people that will be staying at any one time? Applicant Response: Four adults or two adults and up to three children.
7. What is the maximum number of vehicles and where will they park? Applicant Response: Two vehicles. Off street parking is available at the house.
8. How often are guests in the residence? Applicant Response: We hosted Airbnb guests on 90 nights in 2017.
9. Do you have a rental license from the Unified Government for the facility? Applicant Response: No.
10. Describe in detail the area(s) rented for Airbnb/other rental operations. Includes bedrooms, bathrooms, common areas, etc. Applicant Response: We have working smoke detectors in each bedroom and in the kitchen and a fire extinguisher in the kitchen. We have GFCI outlets in the bathroom. No double keyed locks, broken or boarded up windows, or copper pipes for gas supply lines. We installed a handrail for the two steps at the entrance. We had a full inspection and repairs made to the water tank and furnace to ensure they are operational and properly vented. The electrical panel and circuits are safe.
11. As this is not your primary residence, where are you located? Applicant Response: We live in the house directly next door – 448 Shawnee Road. The houses are approximately 30 feet apart.
12. How often do you visit the property? Applicant Response: We visit daily, as it is basically an extension of our own house. We go regularly to clean, maintain the garden, etc. regardless of whether we have guests or not.
13. Who is responsible for issues that may arise when tenants are renting the house, if neighbors have concerns, or to clean and prepare the house between tenants? Applicant Response: I am

personally responsible for all aspects of managing the rentals (communication with guests, problem solving, cleaning, etc.).

14. Have you provided your surrounding neighbors with your contact information should they have concerns? Applicant Response: All of our surrounding neighbors know that we own the property at 448 Shawnee Road and know how to find us. Based on feedback from one neighbor at the community meeting, if approved, I plan to print up a summary of the listing and explain to neighbors how Airbnb works and make clear how they can report concerns to us. Staff Response: Please provide your neighbors your contact information so they can call you if there are issues or concerns.
15. Per Business Licensing: If approved, the applicant will need to file the occupation tax application with our office for the business activity. Applicant Response: We will do so as soon as possible if approved.

Public Works Comments: None.

If approved, the following will be stipulations of approval:

1. Host will maintain a safe environment including:
 - a. Working smoke detectors in each bedroom plus each level of the unit/house.
 - b. GFCI outlets are required in bathrooms.
 - c. Double keyed locks are not allowed.
 - d. Copper cannot be used for gas supply lines.
 - e. Windows must be operable, not blocked or boarded.
 - f. Handrails are required at sets of four or more stairs/risers.
 - g. Hot water tank and furnace must be vented properly and operational.
 - h. Electric panel and circuits must be safe.
2. Host will obtain a business license with the City.
3. The maximum number of guests is limited to four adults (not including an infant/child).
4. Only two (guest) cars are permitted.
5. House rules must include provisions indicating no parties or events to be held on site.
 6. Approval is for two years.

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Action: Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve Special Use Permit Application #SP-2018-40 for two years, subject to the stipulations. Roll call was taken on the motion and there were eight “Ayes,” McKiernan, Murguia, Kane, Markley, Walters, Bynum, Burroughs, Townsend.

ITEM NO. 7 – 18217...SPECIAL USE PERMIT APPLICATION #SP-2018-41 – TIM SCRIBNER WITH PQ CORPORATION

Synopsis: Renewal of a Special Use Permit (#SP-2016-21 - expired 1/24/2018) for an office trailer at 1700 Kansas Avenue, submitted by Robin Richardson, AICP, Director of Planning. The applicant wants to continue using a temporary construction office trailer located on Union Pacific Railroad owned property. The Planning Commission voted 8 to 0 to recommend approval of Special Use Permit Application #SP-2018-41, subject to:

Urban Planning and Land Use Comments

1. Have there been any changes in use since your last special use permit was approved?
Applicant Response: No changes, trailer is still being used for engineering and construction office.
2. Have you complied with the previously approved stipulations? Applicant Response:
Yes, have complied with all stipulations.

The following stipulations from the previous special use permit (#SP-2016-21) approved in 2016 must be followed:

No structural or functional changes take place to the structure over the approved period. Applicant Response: None.

Staff Conclusion:

The applicant has worked with staff to answer questions regarding previous stipulations and current use of the trailer. Subject to approval, staff stipulates the following:

1. This special use permit shall be valid for two years.
2. Comply with aforementioned stipulations.

Business License Comments:

PQ Corporation has filed and maintained a current occupation tax application on file with this office since 1964.

Public Works and Engineering Comments: None.

Action: Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve Special Use Permit Application #SP-2018-41, for two years, subject to the stipulations. Roll call was taken on the motion and there were eight “Ayes,” McKiernan, Murguia, Kane, Markley, Walters, Bynum, Burroughs, Townsend.

ITEM NO. 8 – 18218...SPECIAL USE PERMIT APPLICATION #SP-2018-42 – WIL ANDERSON WITH BHC RHODES

Synopsis: Renewal of a Special Use Permit (#SP-2015-31 - expired 7/30/2017) for auto auction parking facility at 8501 Gibbs Road, submitted by Robin Richardson, Director of Planning. The applicant, Wil Anderson with BHC Rhodes on behalf of Greater Peoria Properties LLC wants to continue the operation of a parking lot for an auto auction business on 14.07 acres at 8501 Gibbs Road. This property is an extension of the business at the adjoining property to the south. The Planning Commission voted 8 to 0 to recommend approval of Special Use Permit Application #SP-2018-41, subject to:

Urban Planning and Land Use Comments

1. The fence is very nice; thank you for improving the area! Applicant Response: Thank you for the feedback.
2. Below are the stipulations from the previous Special Use Permit (#SP-2015-31):
 1. Obtain a building permit from Building Inspection.
 2. Planning staff will not issue a building permit until a LOMA-F is issued from FEMA.
 3. The perimeter fence along the east and west property lines shall be solid and at 8’ in height. The fence that faces Gibbs Road shall have masonry columns every 32’ on center.

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4. One shade tree shall be planted every 40 feet on center along Gibbs Road.
5. The parking lot drive aisles shall be asphalt. The parking area or “pads” may be asphalt millings. Gravel is not a permitted surface.
6. Parking lot shall be striped in accordance with the Parking and Loading section of the City Code.

Please provide photos to show that applicant is in compliance with stipulations 5 and 6. Photo evidence of stipulations 3 and 4 were provided with the application packet.

Staff Note: See attached comment letter and photos.

Approval shall be for five years to line up with the Special Use Permit SP-2013-30 for adjoining property. Applicant may then apply for renewal for both properties under one permit.

Public Works Comments:

1. Items that require plan revision or additional documentation before engineering can recommend approval: None
2. Items that are conditions of approval (stipulations):
 - a. Provide an O&M manual for storm water BMP’s that were installed in accordance with previous approved plans. Please submit the O&M manual to Public Works Department, Sarah White or Troy Shaw.
 - b. Storm water BMP’s shall be maintained in accordance with the O&M manual or per any UG inspection requirements.
 - c. The UG shall have access to inspect storm water BMP’s as needed.
3. Comments that are not critical to engineering’s recommendations for this specific submittal, but may be helpful in preparing future documents: None

Action: Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve Special Use Permit Application #SP-2018-42, for five years, subject to the stipulations. Roll call was taken on the motion and there were eight “Ayes,” McKiernan, Murguia, Kane, Markley, Walters, Bynum, Burroughs, Townsend.

April 26, 2018

ITEM NO. 9 – 18233...SPECIAL USE PERMIT APPLICATION #SP-2018-44 – ELBERT TRAVIS UNDERWOOD

Synopsis: Special Use Permit for an Airbnb at 4523 Adams Street, submitted by Robin Richardson, Director of Planning. The applicant is applying to use a single-family home, located at 4523 Adams Street as a short-term rental space, rented through sites such as Airbnb and VRBO. This home is not the applicant's primary residence, as he lives in downtown Kansas City, Missouri. The Planning Commission recommended 8 to 0 to recommend approval of Special Use Permit Application #SP-2018-44, subject to:

Urban Planning and Land Use Comments

1. How long has the short-term rental business been in operation? Applicant Response: The property has been used as a short-term rental since September 2017.
2. Were neighbors consulted prior to opening the business? Applicant Response: Yes, our immediate neighbors were informed of our intentions to convert the property into an Airbnb and had no issues.
3. Do you have a business license? Applicant Response: No, but I would be open to getting one. Staff Response: You are required to obtain a business license from the Business Licensing Department.
4. Have you paid appropriate lodging taxes? Applicant Response: Yes, Airbnb collects and remits lodging taxes on all stays.
5. How many rooms are rented? Applicant Response: The entire house is rented in whole. The house consists of two bedrooms, one bathroom, kitchen, and living room.
6. What is the maximum number of people that will be staying at any one time? Applicant Response: Four adults.
7. What is the maximum number of vehicles and where will they park? Applicant Response: Two vehicles can park in the driveway.
8. How often are guests in the residence? Applicant Response: Guests are in the residence as often as possible. Since beginning operation, occupancy has been around 80 percent.
9. Do you have a rental license from the Unified Government for the facility? Applicant Response: No, that department said only yearlong rentals required a rental license when I

inquired last summer. I would be open to getting one. Staff Response: You must obtain a rental license from the Rental Licensing Department if guests stay longer than thirty days.

10. Describe in detail the area(s) rented for Airbnb/other rental operations. Include bedrooms, bathrooms, common areas, etc. Applicant Response: The entire house is rented. One bedroom contains a queen bed, the second bedroom contains one full-size bed and one twin bed. The kitchen provides basic appliances (stove, fridge, table and chairs) and the living room contains basic furniture (chairs, sofa, television).
11. As this is not your primary residence, where are you located? Applicant Response: My permanent residence is in downtown Kansas City, MO.
12. How often do you visit the property? Applicant Response: I visit the property at the conclusion of every stay to clean and prepare for the next guest.
13. Who is responsible for issues that may arise when tenants are renting the house, if neighbors have concerns, or to clean and prepare the house between tenants? Applicant Response: Myself.
14. Have you provided your surrounding neighbors with your contact information should they have concerns? Applicant Response: Yes.
15. Please provide a floor plan of the home. Applicant Response: See attached.
16. Per Business Licensing: If approved, the applicant will need to file the occupation tax application with our office for the business activity. Applicant Response: I would be open to this. Staff Response: As stated previously, you are required to obtain a business license from Business Licensing Department.

Public Works Comments: None.

If approved, the following will be stipulations of approval:

1. Host will maintain a safe environment including:
 - a. Working smoke detectors in each bedroom plus each level of the unit/house.
 - b. GFCI outlets are required in bathrooms.
 - c. Double keyed locks are not allowed.
 - d. Copper cannot be used for gas supply lines.

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- e. Windows must be operable, not blocked or boarded.
 - f. Handrails are required at sets of four or more stairs/risers.
 - g. Hot water tank and furnace must be vented properly and operational.
 - h. Electric panel and circuits must be safe.
2. Host will obtain a business license with the City.
 3. The maximum number of guests is limited to four adults (not including an infant/child).
 4. Only two (guest) cars are permitted.
 5. House rules must include provisions indicating no parties or events to be held on site.
 6. Approval is for one year.

Action: Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve Special Use Permit Application #SP-2018-44, for one year, subject to the stipulations. Roll call was taken on the motion and there were eight “Ayes,” McKiernan, Murguia, Kane, Markley, Walters, Bynum, Burroughs, Townsend.

ITEM NO. 10 – 18234...SPECIAL USE PERMIT APPLICATION #SP-2018-45 – RYAN DENK WITH MCANANY VAN CLEAVE & PHILLIPS P.A.

Synopsis: Special Use Permit for continuation of tractor trailer truck parking at the American Motel at 7949 Splitlog Avenue, submitted by Robin Richardson, Director of Planning. The applicant has applied for a special use permit to continue to park tractor trailer trucks at the American Motel. The proposed use includes seven truck trailer parking spaces in the southeast corner of the parking lot. The Planning Commission voted 8 to 0 to recommend approval of Special Use Permit Application #SP-2018-45, subject to the 8’ fence recommended by staff be erected on the west side of the property and all truck parking and access is located in the southeast corner of the property (where it was originally designated) and approval is for two years.

Action: Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve Special Use Permit Application #SP-2018-45, for two years. Roll

call was taken on the motion and there were eight “Ayes,” McKiernan, Murguia, Kane, Markley, Walters, Bynum, Burroughs, Townsend.

VACATION APPLICATION

ITEM NO. 1 – 18235...VACATION APPLICATION #R/W-2018-2 – WIL ANDERSON WITH BHC RHODES

Synopsis: Vacation of right-of-way at 342 South Bethany Street, submitted by Robin Richardson, Director of Planning. The applicant on behalf of the operator, Board of Public Utilities has submitted an application to vacate a portion of South Bethany Street in order to build a guard house, establishing a control checkpoint for the BPU facility for three buildings that have building permits to construct; a guard house for site access, a hydrant building to repair and maintain fire hydrants and a pipe supply building to protect PVC pipes from solar degradation. The Planning Commission voted 8 to 0 to recommend approval of Vacation Application #R/W-2018-2, subject to:

Urban Planning and Land Use Comments

1. Subject to approval, a \$50.00 rezoning ordinance publication fee shall be submitted to the Urban Planning and Land Use Department immediately following the Board of Commissioners meeting. Applicant Response: A check for \$50 for the publication of the ordinance will be provided following the Board of Commissioners meeting.
2. Speakers are not permitted to be installed on the guard house. Applicant Response: Architect has confirmed there will be no speakers.
3. Any lights that will be installed on the guard house shall have 90 cutoff fixtures and shall not exceed one footcandle at the property line. Applicant Response: Architect has indicated that the lights are mounted in the soffit and therefore a 90-degree cut-off.

Public Works Comments:

1. Items that require plan revision or additional documentation before engineering can recommend approval: None.
2. Items that are conditions of approval (stipulations): The County Surveyor makes separate technical review of the vacation documents and submits comments directly to the preparer of

the vacation. Provide revised vacation documents in accordance with County Surveyor comments.

3. Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents: None.

Action: Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve Vacation Application #R/W-2018-2. Roll call was taken on the motion and there were eight "Ayes," McKiernan, Murguia, Kane, Markley, Walters, Bynum, Burroughs, Townsend.

MISCELLANEOUS-ORDINANCES

ITEM NO. 1 – 18182...ORDINANCE

Synopsis: An ordinance rezoning property at 9410, 9340 and 9304 Hurrelbrink Road (#3158) from R-1 Single Family District to A-G Agriculture, submitted by Robin Richardson, AICP, Director of Planning.

Action: **ORDINANCE NO. O-14-18**, "An ordinance rezoning property hereinafter described located at approximately 9410, 9340 and 9304 Hurrelbrink Road in Kansas City, Kansas, by changing the same from its present zoning of R-1 Single Family District to A-G Agriculture District and A-G Agriculture District to R-1 Single Family District." **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve the ordinance.** Roll call was taken on the motion and there were eight "Ayes," McKiernan, Murguia, Kane, Markley, Walters, Bynum, Burroughs, Townsend.

ITEM NO. 2 – 1850...ORDINANCE

Synopsis: An ordinance rezoning property at 1300 Meadowlark Lane (#3156) from CP-O Planned Non-Retail Business District to CP-3 Planned Commercial District, submitted by Robin Richardson, Director of Planning.

Action: **ORDINANCE NO. O-15-18**, “An ordinance rezoning property hereinafter described located at approximately 1300 Meadowlark Lane in Kansas City, Kansas, by changing the same from its present zoning of CP-O Planned Non-Retail Business District to CP-3 Planned Commercial District.” **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve the ordinance.** Roll call was taken on the motion and there were eight “Ayes,” McKiernan, Murguia, Kane, Markley, Walters, Bynum, Burroughs, Townsend.

ITEM NO. 3 – 18115...ORDINANCE

Synopsis: An ordinance vacating utility easements at 12940 and 12934 Hubbard Road (#U/E-2018-1), submitted by Robin Richardson, Director of Planning.

Action: **ORDINANCE NO. O-16-18**, “An ordinance vacating a strip of land previously taken for easement along the easterly lot line of Lot 1, and the westerly lot line of Lot 2, of Freeman Farms North, Phase 1, a subdivision of land in Kansas City, Wyandotte County, Kansas located at approximately 12940 and 12934 Hubbard Road.” **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve the ordinance.** Roll call was taken on the motion and there were eight “Ayes,” McKiernan, Murguia, Kane, Markley, Walters, Bynum, Burroughs, Townsend.

Commissioner Murguia said I apologize. I am having a hard time staying connected through our audio system. I apologize. I know you keep hearing a recorded message. I’m sorry to disrupt the meeting, but I’ve been disconnected a couple times. I apologize for that. **Mayor Alvey** said we understand. Thank you.

PLANNING AND ZONING NON-CONSENT AGENDA

Mayor Alvey said we have four items under the Planning & Zoning Non-Consent Agenda. Item A-1, Change of Zone Application #3152 and B-1, Special Use Permit Application #SP-2017-65 will be heard together; however, they will require separate votes.

CHANGE OF ZONE APPLICATION

ITEM NO. 1 – 18221...AMY GRANT AND JOHN PETERSEN WITH POLSINELLI PC

Synopsis: Change of Zone from CP-1 Planned Limited Business District to CP-3 Planned Commercial District for an auto body shop at 5015 Gibbs Road, submitted by Robin Richardson, AICP, Director of Planning. The application, on behalf of the Dent & Detail Clinic, has filed a change of zone from CP-1 Planned Limited Business District to CP-3 Planned Commercial District and a special use permit to operate a 18,000 square foot auto body repair shop at 5015 Gibbs Road. The Planning Commission voted 6 to 2 to recommend approval of Change of Zone Application #3152 and Special Use Permit Application #SP-2017-65, subject to:

1. No wrecked cars in parking lot
2. Only employee parking in parking lot
3. No outside storage in parking lot
4. 8 a.m. – 5 p.m. - hours of operation
5. All doors closed while working on vehicles
6. Paint booth must be filtered
7. Variance for parking and landscaping required
8. Paint booth exhaust stack not significantly taller than other existing rooftop units, which would eliminate the parapet requirement.
9. Any dumpster kept outside shall be screened per the code to match the building.
10. Northern half of east façade made of CMU is to be enhanced in compliance with the Overlay Zone in consultation with the staff.
11. Close Matney access.
12. Any other stipulations not objected to by the applicant in the staff report.
13. The applicant is to work with the staff on the remaining stipulations.
14. Approval of the Special Use Permit is for two years.

And

SPECIAL USE PERMIT APPLICATION ITEM NO. 1 – 18222...SPECIAL USE PERMIT #SP-2017-65-AMY GRANT AND JOHN PETERSEN WITH POLSINELLI PC

Synopsis: Special Use Permit for an auto body shop at 5015 Gibbs Road. submitted by Robin Richardson, Director of Planning. The Planning Commission voted 6 to 2 to recommend approval of Change of Zone Application #3152 and Special Use Permit Application #SP-2017-65, subject to:

The staff does not support the recommendation of the City Planning Commission.

Urban Planning and Land Use Comments General Planning:

1. Per Business License Department: If approved, applicant would need to file application with our office as they become operational. Applicant Response: Acknowledged.
2. Please submit a development plan that complies with Sec. 27-593(b)(20). Applicant Response: A development plan is being provided with this resubmittal.
3. The building is 18,000 square feet therefore, 72 parking spaces are required to be provided. Applicant Response: The applicant has provided the enclosed project narrative that describes the proposed operations of the auto body use. The City's UDO does not appear to address parking for the proposed use. The applicant respectfully suggests that only five parking spaces are needed for employee parking and respectfully requests a waiver from any other parking requirements. Staff Response: The site plan needs to show that there are 72 parking spaces available on site, whether they are used depends entirely on the applicant's operations, otherwise a variance is necessary.
4. Please provide a site plan that indicates property lines, building placement, parking and sidewalks. Applicant Response: A development plan is included with this resubmittal. Staff Response: A requirement of the ordinance related to the special use permit is to install sidewalks where there are none and replace or repair existing sidewalks where they have been damaged.
5. Because Gibbs Road is part of the trail network, specifically the On-Street Bike Route Connections (Share the Road), all new trails shall subscribe to the following:
 - Provide at least 10 feet wide and will include enhanced pedestrian amenities including wayfinding and interpretative signage, benches, litter receptacles and generous landscaping.
 - All trails will be illuminated with pedestrian lights with a consistent spacing.
 - All sidewalk and trails should meet the requirements of the American with Disabilities Act Accessibility Guidelines (ADAAG).

Applicant Response: Gibbs Road currently provides a sidewalk along the north in addition to 40' of right-of-way that could allow for expansion of the roadway and/or construction of a trail system. The applicant requests that it be granted a waiver from this requirement.

Staff Response: Similar to B-Street Collision Center off North 99th Street, when development occurs along Gibbs Road that necessitates the construction of the trail, the owner of 5015 Gibbs Road shall at that time install the portion of the trail that is in front of the property.

6. Per Sec. 27-314. Within the boundaries of a subdivision, sidewalks shall be installed by the subdivider on one side of all new local residential streets, and all streets that are segments of the major street system shall have sidewalks on both sides except in industrial areas and except in subdivisions zoned R Rural Residential. Sidewalks shall be not less than four feet wide and be of Portland cement concrete and shall comply with the specifications of the Unified Government. Sidewalks shall be located in the platted street right-of-way abutting the property line. Walks shall be installed in any pedestrian easements as may be required by the Planning Commission. The Unified Government Board of Commissioners may approve exceptions to these requirements after having made a determination that provision of a sidewalk on one or both sides is unnecessary, not feasible, or that a superior alternative is to be provided.
 Applicant Response: At the request of City staff, the applicant has shown the 4' sidewalk could be installed along the east side of South 51st Street. However, the applicant respectfully requests that it be granted a waiver from this requirement as there are currently no other sidewalks constructed along 51st Street and given the residential neighborhood to the south, the likelihood of a future sidewalk connecting to the south is highly unlikely. Staff Response: The applicant has depicted on the site plan that a sidewalk can be installed and therefore should be installed to comply with ordinance.
7. Any making or assembly of products to be sold, including raw materials and any servicing or repair activities shall be totally within an enclosed building. Applicant Response: The applicant acknowledges that all servicing and repair activities will be done totally within an enclosed building. Further, the applicant does not intend to make or assemble products at this location.
8. All overhead doors shall be closed when automobiles are being serviced. Applicant Response: Acknowledged.

Landscaping and Screening:

1. Please provide a landscape plan. Applicant Response: The enclosed site plan includes landscape information.

2. Based on the landscaping requirements in the CP-3 Planned Commercial District (one tree per 7,000 square feet of site area) and the Commercial Design Guidelines (at least 75 percent greater than the district requirement), the number of trees that are required to be planted is twenty-four.

This total does not include the street tree requirement or trees to be planted in parking lot islands.

Applicant Response: The enclosed site plan/landscape plan shows shade trees on the perimeter of the site, where possible, at 50' on center average. There is not sufficient room along the west property line and western part of the north and south property lines to accommodate tree planting due to water and overhead power lines. In addition, the applicant has previously requested a waiver from improving the parking lot with landscape islands given the fact that customers will not be utilizing the parking lot. As such, the applicant also requests a waiver from the planting requirement associated with parking lot islands. Staff Response: Per the code requirement, parking shall be upgraded to current standards and regulations including medians, landscaping and screening. This would include the installation of parking lot islands, where applicable.

3. Sec. 27-577(b)(2) Landscape berms and/or continuous rows of shrubs are required to screen parking from adjacent development or public streets. Shrubs used in this area must not exceed a maximum height of 30 inches at maturity. Applicant Response: The applicant respectfully requests that parking lot screening not be required as the parking lot will not be utilized other than three to five employee vehicles that will be parked facing the building.
4. Sec. 27-577(b)(3) In general, formal, stand-alone trees are encouraged to be planted in landscape zones along major streets and medians. These trees should be planted as follows:
 - a. One tree with a minimum caliper of two inches (ornamental) evergreen trees must be (at least six feet tall when planted) provided for every 30 feet of street easement or frontage.
 - b. Street trees should be planted no closer than 55 feet and no more than 65 feet apart. Groupings of ornamental trees and shrubs should be placed in between street trees.

Applicant Response: The enclosed site plan/landscape plan shows shade trees on the perimeter of the site, where possible, at 50' on center average. There is not sufficient room along the west property line and western part of the north and south property lines to accommodate tree planting due to water and overhead power lines.

5. All landscaping must be irrigated. Applicant Response: The applicant respectfully request that irrigation is not needed for the proposed perimeter street trees. Staff Response: Should this application be approved; a water plan must be provided indicating how and when the trees will be watered while they are taking root.
6. All shade trees shall be at least 2" caliper. All evergreens shall be at least 6' in height. All shrubs shall be 5 gallons, external to the site and 3 gallons internal to the development when planted. Applicant Response: Acknowledged.
7. Only decorative lighting can be used on the exterior of the building. No pack lights or flood lights are permitted. Applicant Response: Acknowledged.
8. All lighting, whether mounted on the building or in the parking lot shall have 90 cutoff fixtures. Applicant Response: Acknowledged.
9. Any exterior dumpster will need to be screened with an architectural wall that matches the building and heavily landscaped. Applicant Response: Acknowledged. The applicant is not proposing an exterior dumpster with this project.
10. All roof mounted units shall be screened by the parapet of the building. Applicant Response: The applicant will be utilizing the existing building and is not proposing to structurally modify the building. The site plan includes a note that any new rooftop equipment will be screened per Code. Staff Response: If approved, if there are ventilation requirements for the paint booth that will require penetration of the roof, that equipment shall be screened from public view.
11. Sec. 27-467(c) Any outside storage or keeping of parts, equipment, inoperable vehicles or residual materials which is necessary, normally related and accessory to the principal use of the premises shall be screened from view from off the premises. Such outside storage shall be limited to areas directly adjacent to the main building, not including more than 20 percent of the area of the main building and not in a required yard. Applicant Response: Acknowledged.

12. The wood privacy fence around the perimeter of the property, abutting residential property shall be 6' in height and have masonry columns every 32' on center. Applicant Response: The property does not currently have a wood privacy fence and the applicant is not proposing one. Staff Response: Any vehicle that will be or is being worked is required to be screened from public view and residentially zoned property. The standard for such screening is a 6' privacy fence with masonry columns of 32'.
13. Outside storage may only be equal to or less than 20% of the building area and must be fenced in a similar fashion as the property lines. Applicant Response: Acknowledged. Staff Response: Any vehicle that will be or is being worked on is required to be screened from public view and residentially zoned property. The standard for such screening is a 6' privacy fence with masonry columns of 32'.
14. All inoperable or partially repaired vehicles must be stored inside the building or in the enclosed storage yard. Applicant Response: Acknowledged. Staff Response: Any vehicle that will be or is being worked on is required to be screened from public view and residentially zoned property. The standard for such screening is a 6' privacy fence with masonry columns of 32'.

Building and Architectural Design:

1. Submit a material palette for the auto body repair shop. Applicant Response: The applicant will submit a material palette with a final development plan.
2. Provide photographs of the interior and exterior of the building. Applicant Response: The applicant has previously submitted photographs of the exterior of the building. Interior photographs are not provided.
3. Sec. 27-576(e)
 1. Building materials must be durable, economically maintained, and of a quality that will retain its appearance over time, including but not limited to: natural or synthetic stone, brick, stucco, integrally-colored, textured, or glazed concrete masonry units, high quality pre-stressed concrete systems, cementitious siding (hardy board), or glass. The director may approve other high-quality materials.
 - a. Building design should avoid large expanses of highly reflective surfaces and mirror glass exterior walls.

- b. Highly tinted glass or glass tinted in unnatural colors should be avoided.
- 2. Exterior building materials shall not include the following:
 - a. Split shakes, rough sawn, or board and batten wood
 - b. Vinyl siding
 - c. Smooth-faced grey concrete block, painted or stained concrete block, tilt-up concrete panels
 - d. Field painted or prefinished corrugated metal siding
 - e. Standard single-tee or double-tee concrete systems; or
 - f. EIFS at the ground level or comprising more than 15 percent of any facade.

Applicant Response: At the request of City staff, the applicant is willing to install a 4' wainscot at the bottom of the north and northwest corners of the building. No other improvements to the existing building are being contemplated at this time.

Staff Response: The building is visible from all four sides, as it sits on an island, surrounded by streets on all sides. The site does not abut a rail yard or a heavily wooded area which will not be developed due to topography, therefore, improvement should be made of all four sides of the building.

- 4. Overhead doors shall be painted to match the building. Applicant Response: Acknowledged

Signage:

Shall comply with the sign ordinance. Applicant Response: Acknowledged.

Public Works Comments:

- 1. Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1. If the change of zone is approved, comments are listed as stipulations below.
- 2. Items that are conditions of approval (stipulations):
 - a. The change of zone is a preliminary development plan. A final development plan will need to be approved by Planning Commission. Final plans require

construction level drawings and final engineering design in accordance with UG standards and criteria.

- b. Provide a site plan with dimensions including but not limited to the drive entrance dimensions from the property line, drive entrance throat width, drive entrance curb return radii, parking stall dimensions, drive aisles, turn around area, existing utilities, UG node numbers for all nearby UG infrastructure, etc.
- c. The driveway approach at Matney Avenue is wider than UG standards and shall be reconstructed to include island(s) and a driveway approach in accordance with UG standards and criteria.
- d. The submitted site plan includes a proposed drive on the east side, sidewalks, and tree installation, which are land disturbance activities requiring erosion control. Provide an erosion control plan or indicate erosion control bmp's and notes on the site plan (i.e., silt fence, inlet protection, etc.) in accordance with UG standards and criteria.
- e. Final development plans will have to be approved before going to Planning Commission with approval to obtain permits. This will include final engineering, calculations, and complete drawings with construction notes and details in accordance with UG standards and criteria

3. Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents: None

Staff Conclusion:

The applicant has submitted a site plan/landscape plan that shows the planting of trees around the perimeter of the property in addition to a 4' sidewalk along the west property line, adjacent to South 51st Street between Matney Avenue and Gibbs Road. While these would be improvements to the site, rezoning the property from CP-1 Planned Limited Business District to CP-3 Planned Commercial District is not appropriate for the use proposed on the site because of its inability to meet code and previous neighbor complaints.

Although the property may need to be rezoned in the future for a project, there are a myriad of uses that are permitted on the property which do not require a change of zone or special use permit.

Mr. Richardson said this case at 50th & Gibbs Road is I believe the old grocery store there and it is proposed for a body shop where all of the body work would be on the interior of the site. Mr. Petersen is here and he'll present the rest of his case.

Curt Peterson, 6201 College Boulevard, Overland Park, KS, said I'm here on behalf of Denton Detail Clinic. The owner Todd Huffman is also with me. As Mr. Richardson said, the project site here is at 5015 Gibbs just west of I-635 on Gibbs Road. It's a 2.2-acre site. The cursor on the screen you can see here.

It has an 18,000 ft. building there. As Rob said, a former grocery store, then a printing shop. It's been over 10 years now that it's been vacant. In terms of the site surroundings and I'll actually give you a few shots. I think you probably have this in your packet, but I'll give you a few different angles looking to the south, all four sides here. That's the back and back to the west. In terms of our neighbors, it's always good to know our surroundings. To the west we have a Quick Shop and then west of that an auto mechanic shop. To the southwest we have a retail strip that has a battery exchange there. To the north across Gibbs you can see there's three residential properties. We also have a water tower and a substation just to the north, a little bit to the west. To the east we have a carwash, a thrift shop and one other commercial building. To the south we have a homecare service building.

In terms of the proposed use for the site Denton Detail Clinic, which is a business that's been operating for 19 years by Mr. Huffman over in Overland Park off Shawnee Mission Parkway. This would be an overflow site for repairs. He is a contract purchaser, so he doesn't own this property yet, but would assuming things go well tonight, would like to purchase it. There would be primarily dent and detail work with minor paint repairs, kind of retouching that would be done at this facility, estimate about 10–15 vehicles a week. This would not be a retail location. So customers would not show up. You or I would not drive our car here.

This is an overflow facility where the cars will be moved from the other facility in Overland Park to have work done here and brought back to the other facility to deliver to the customers. All vehicles would be brought inside at night. This would not have cars or any vehicles other than about two to three, maybe four employee's cars in the parking lot at any time and those would be parked right up against the north side of the building where they would enter. There'd be no storage or materials whatsoever, zero, none on the site.

This use does conform with the master plan. In terms of the application, as Mr. Richardson said, this is a request both for rezoning and a special use permit. The Planning Commission did recommend this application by a vote of 6 to 2 and our only discussion here tonight for you, fortunately, is just to talk very briefly about two stipulations that were passed along with the Planning Commission recommendation. Before I go to that, kind of giving the big picture, we obviously—you've probably had a chance to look at the record with the Planning Commission. We spent more time on some of this, but I think this is even relevant to the two stipulations and the big picture is this, this is one of the nicest buildings in this—even though it's been vacant for 10 years, it's one of the nicer buildings in the area. It's a good masonry building. There will be improvements made as we can go into that but detail by the applicant. It's part of this proposal to the site and the building.

Like I said, it's been vacant for 10 years. The proposed use would be extremely low traffic, given that's it's not a retail building. It's just something that employees will bring cars over during the week as an overflow. It'd be a very light commercial use with all work done inside the building. There's no neighborhood opposition. We had a neighborhood meeting. I sent out all the notices. No neighbors showed up at the Planning Commission. We talked to each neighbor individually, the owner has and there's no neighborhood opposition to this. The building has been repeatedly vandalized as happens when buildings are vacant for a long time. It will obviously deteriorate over time without a use, but the good news is we have a great longtime business owner that wants to make this a secondary home.

So, with that big picture we focus now just on the two stipulations we wish to bring before you for consideration. In your packets, stipulation number 7. We'd ask that you would omit that or delete that from an approval tonight. That specific stipulation said variance for parking and landscaping is required. First dealing with the landscaping aspect of that, that's actually and staff will corroborate that, that is actually a typo. During the Planning Commission meeting it was brought up by staff that is not something that requires a BZA hearing, a variance if you will. So, I'm just on the record reporting that that should not be there.

The second piece of it was parking and after the Planning Commission hearing as we sit down with staff and showed the size of the parking lot and worked through the details, there was an agreement and by the way we are patching the parking lot where necessary and then up in the—I'll put the cursor up on the screen. This is the only part of the site that will be used to access the

building. There's the garage right there that you go in. Here's how you enter the building on foot. A couple of parking stalls will be here. All the ceiling and the striping will be here so in terms of the parking it meets code because there's more than enough parking for anybody to use this building however they want, although again, like I said we don't need it so as staff will also corroborate, there's not a BZA variance that's necessary for parking for this project.

Quickly, in and out on stipulation 1, again, for those reasons we'd ask that you omit that for hopefully an approval tonight. Lastly, is stipulation 11. We also would ask that this be omitted and not part of tonight's hopefully approval. The stipulation itself says to close Matney access to the parking lot. Matney is that drive down here to the south that runs here and as you can see where the cursor is from here to here that's an opening to the parking lot, which is larger, you know when we do new developments nowadays we don't have an access point that is that wide so Public Works, specifically, staff had asked would you go ahead and just close that up. What we would say, especially as a professional in this industry, again, if we're doing something new we definitely don't build access points to parking lots that wide. The reason we don't primary is for when there's volume going in and out that there could be conflicts that doesn't constrain the traffic appropriately.

I would say here for the reasons I said before, not being overly repetitive, literally, no one will ever use that access point, ever. I can't usually say ever as part of this business so there really isn't any traffic safety reasons at all. Second of all, you can't— if someone thought that was an aesthetic issue, I personally don't think it's an aesthetic issue but in case that's in your mind; because of the gray drop as you head south, you can't even perceive that from Gibbs. Also, this is a side street that is—I was going to call it a secondary, but it's some number below that or higher than that, if you will. It's just as you can see all it serves is really this homecare facility here. It's just not a street that people are even really using. If we measure it out, it would be about 100 ft. of trying to do a hardscape work and it just frankly to close it up is just not a good use of resources, to weigh it against no public good, right, that would come out of it.

So someday when this is a two-year special use petition, SUP application; if these folks came back or someone else in two years and wanted to do something more intense, I think this should be—frankly, I think should be on the table and talked about, certainly if there's ever redevelopment someday, rezoning and a redevelopment.

Respectfully, I would ask among all the other things that they're doing to this site that's been vacant and excited to become a business in this area, we would ask that this just not be something that's part of this approval tonight because we don't see any public good that comes out of it. There's certainly expense and effort to do it. So, again, we ask you to omit stipulation 11. With that, Mayor, and members of the Commission we would ask for your support and approval tonight of the application as recommended by the Planning Commission with the only exceptions being omission of stipulations 7 and 11.

Mayor Alvey opened the public hearing. If there is anyone present who would like to speak in favor of Change of Zone #3152 and/or Special Use Permit #SP-2017-65. No one appeared in support.

Mayor Alvey asked if anyone would like to speak in opposition. No one appeared in opposition.

Mayor Alvey closed the public hearing.

Mayor Alvey asked would the petitioner like to make any closing comments. **Mr. Peterson** said no, Mayor. Thank you.

Mayor Alvey asked does any member of the Commission have any questions or comments.

Commissioner Markley asked do I need to do anything with stipulations on that one or is it the same. Okay, the same.

Action: **Commissioner Markley made a motion, seconded by Commissioner Kane, to approve Change of Zone Application #3152, removing stipulations 7 and 11.** Roll call was taken on the motion and there were eight "Ayes," McKiernan, Murguia, Kane, Markley, Walters, Bynum, Burroughs, Townsend.

Action: **Commissioner Markley made a motion, seconded by Commissioner Kane, to approve Special Use Permit Application #SP-2017-65 for two years, removing**

stipulations 7 and 11. Roll call was taken on the motion and there were eight “Ayes,” McKiernan, Kane, Markley, Walters, Bynum, Burroughs, Townsend, Alvey. (Murguia was disconnected.)

ITEM NO. 2 – 18216...JASON STEUBER

Synopsis: Renewal of a Special Use Permit (#SP-2016-38) for an automotive dealership at 3017 Merriam Lane, submitted by Robin Richardson, Director of Planning. The applicant is requesting a renewal of a special use permit for an internet-based automotive dealership. The Planning Commission voted 7 to 1 to recommend approval of Change of Zone Application #3152 and Special Use Permit Application #SP-2018-39, subject to:

Urban Planning and Land Use Comments:

1. Have there been any updates to your business operations since your last special use permit?

Applicant Response: No, business operations have not changed.

2. Are all vehicles still stored inside?

Applicant Response: Yes, all vehicles are stored inside.

3. Have the previously approved stipulations (below) been complied with?

The following stipulations from the previous special use permit approved in 2016 (#SP-2016-38) must be followed:

1. Overhead door shall be closed at all times except when showing a customer a vehicle in the parking lot.
2. Stripe ten parking stalls in the parking lot for your auto sales business.
3. Comply with the aforementioned stipulations.

Applicant Response: All previous stipulations have been met. Property has more than ten striped parking spots. Overhead door is always closed.

Staff Conclusion:

The applicant has worked with staff to answer questions regarding previous stipulations. Subject to approval, staff stipulates the following:

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1. This special use permit shall be valid for five years.
2. Overhead door shall be closed at all times except when showing a customer a vehicle in the parking lot.
3. Keep vehicles stored inside.
4. Comply with the aforementioned stipulations.

Business License Comments:

Steuber Motor Group, LLC has filed and maintained a current occupation tax application on file with this office.

Public Works and Engineering Comments: None.

Mr. Richardson said, Mayor, this renewal and the following case were both on the Consent Agenda at Planning Commission. The no vote on the Consent Agenda didn't relate to these two cases. By kind of happenstance it ended up on Non-Consent tonight. Staff has recommended in favor of both of them. They've both complied with the previous stipulations. **Mayor Alvey** asked is the petitioner here to make any comments. If the applicant would come forward, say you want this and give us your name and address, say you want it and we'll move on.

Jason Steuber, 13005 King, Overland Park, said I'm here for the renewal of my special use permit.

Mayor Alvey asked is there is there anyone who would like to speak in favor. No one appeared in support.

Mayor Alvey asked is there is there anyone who would like to speak in opposition. No one appeared in opposition.

Mayor Alvey asked are there any comments from Commissioners. There were none.

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Action: Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve Special Use Permit Application #SP-2018-39 for five years, subject to the stipulations. Roll call was taken on the motion and there were eight “Ayes,” McKiernan, Murguia, Kane, Markley, Walters, Bynum, Burroughs, Townsend.

Mayor Alvey asked was there another item? Mr. Richardson said the next is a renewal that’s also complied with all our stipulations.

ITEM NO. 3 – 18219...SPECIAL USE PERMIT #SP-2018-43-NOAH WAMBUI WITH IDEAL AUTO

Synopsis: Renewal of a Special Use Permit (#SP-2016-27) for a salvage yard (recycling parts) at 810 South 26th Street, submitted by Robin Richardson, Director of Planning. The applicant wants to continue the operation of a salvage yard, specifically vehicle recycling and salvage auto parts at 810 South 26th Street. The Planning Commission voted 7 to 1 to recommend approval of Special Use Permit #SP-2018-43, subject to:

Urban Planning and Land Use Comments:

1. Below are the stipulations from the previous Special Use Permit SP-2016-27:

- a. The special use permit shall be approved for two years.
- b. Prior to opening you will need to obtain a building permit to bring the metal building up to code.
- c. The weeds in the concrete lot shall be removed and the concrete surfaced patched where roots have deteriorated the pavement.
- d. The four parking stalls shall be striped and comply with the American Disabilities Act (ADA).
 - 1) One parking stall shall be ADA complaint when a 5’ access aisle adjacent to the stall, a symbol painted on the ground, and a sign placard installed in front the stall 5’ above the finished floor or ground surface.

Please provide photos to show that applicant is in compliance with stipulations 3 and 4.

- 2) Please also provide photos showing improvements to metal building.

Staff Note: Applicant submitted one photo, attached to this report. From this photo, it seems the applicant has not complied fully with the previous stipulations:

- a. Prior to opening you will need to obtain a building permit to bring the metal building up to code.

Staff Note: It does not appear that any work has been done to the metal building. There are no building permits on record to bring the building up to code.

- b. The weeds in the concrete lot shall be removed and the concrete surfaced patched where roots have deteriorated the pavement.

Staff Note: Weeds can be seen in the picture, and it does not appear that the surface has been patched where the pavement is deteriorated.

- c. The four parking stalls shall be striped and comply with the American Disabilities Act.
 - 1) One parking stall shall be ADA complaint when a 5' access aisle adjacent to the stall, a symbol painted on the ground, and a sign placard installed in front the stall 5' above the finished floor or ground surface.

Staff Note: In the photo it seems there are at least three stalls striped and there is a sign placard installed for the ADA complaint parking stall, however there is no symbol painted on the ground and it is unclear if there is a 5' access aisle.

Business License Comments:

Our office finds no record that this business has filed with our office. Our comments regarding original request identify their need to file. This office would oppose renewal until the business has filed for activities at this address. Comments to SP-2016-27: "If approved, applicant will need to file the occupation tax application with our office for this business activity."

Staff Note: Applicant has obtained his business license. See the attached receipt.

Public Works Comments: None.

Staff Conclusion:

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Staff recommends approval for two years subject to the applicant making the necessary improvements to the property. The applicant will have six months to make the improvements stipulated by the previous permit, which would include obtaining a building permit to bring the metal building up to code, removing the weeds in the concrete lot and patching where the pavement has been deteriorated, striping four parking stalls, and making one stall ADA compliant by creating a 5' access aisle adjacent to the stall and a symbol painted on the ground. If applicant fails to make the necessary improvements, then this permit will be subject to revocation.

Noah Wambui, 11312 Indiana Avenue, Kansas City, MO, said I'm here for a renewal and I hope you guys approve it for me.

Mayor Alvey asked is there anyone who would like to speak in support. No one appeared in support.

Mayor Alvey asked is there is there anyone who would like to speak in opposition. No one appeared in opposition.

Mayor Alvey asked are there any questions or comments from Commission. There were none.

Action: **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve Special Use Permit Application #SP-2018-43 for two years, subject to the stipulations.** Roll call was taken on the motion and there were eight "Ayes," McKiernan, Murguia, Kane, Markley, Walters, Bynum, Burroughs, Townsend.

REGULAR CONSENT AGENDA

Mayor Alvey asked does any member of Commission or anyone in attendance tonight wish to set-aside any item on the regular Consent Agenda. If an item is not set aside all items on the Consent Agenda will be voted on by one vote.

Action: **Commissioner Bynum made a motion, seconded by Commissioner McKiernan, to approve the Consent Agenda.** Roll call was taken on the motion and there were

eight “Ayes,” McKiernan, Murguia, Kane, Markley, Walters, Bynum, Burroughs, Townsend.

ITEM NO. 1 – 1892...RESOLUTION: AMEND MASTER EQUIPMENT LEASE PURCHASE AGREEMENT WITH BANC OF AMERICA

Synopsis: A resolution amending the Master Equipment Lease Purchase Agreement, dated October 17, 2013, with Banc of America Public Capital Corp., in connection with paying the costs of acquiring and installing certain equipment, submitted by Debbie Jonscher, Deputy Chief Financial Officer. The maximum amount is not to exceed \$12.5M. On April 9, 2018, the Economic Development and Finance Standing Committee, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.

Action: **RESOLUTION NO. R-23-18**, “A resolution authorizing the Unified Government of Wyandotte County/Kansas City, Kansas, to amend its Master Equipment Lease Purchase Agreement with Banc of America Public Capital Corp, the proceeds of which will be used to pay the costs of acquiring and installing certain equipment.” **Commissioner Bynum made a motion, seconded by Commissioner McKiernan, to adopt the resolution.** Roll call was taken on the motion and there were eight “Ayes,” McKiernan, Murguia, Kane, Markley, Walters, Bynum, Burroughs, Townsend.

ITEM NO. 2 – 18239...ORDINANCE: HUTTON ROAD PHASE 2, CLEVELAND TO LEAVENWORTH RD. (GEORGIA INCLUDED), CMIP 1215

Synopsis: An ordinance condemning land for the construction, maintenance, operation, reconstruction, and improvements of the Hutton Road Phase 2 Cleveland to Leavenworth Rd. (Georgia included), CMIP 1215, all in Wyandotte County, Kansas; and directing the Chief Counsel to institute proceedings as provided by law to acquire said land in this ordinance described by condemnation proceedings, submitted by Ryan Haga, Assistant Counsel. The ordinance is required because additional, recently identified easements must be acquired for the project. On March 10, 2016, the Commission unanimously adopted Resolution No. R-24-16, declaring the

project to be a necessary, valid public improvement project, and authorizing a survey to identify and describe the property to be acquired.

Action: **ORDINANCE NO. O-17-18**, “An ordinance condemning land for the construction, maintenance, operation, reconstruction, and improvements of the Hutton Road Phase 2 Cleveland to Leavenworth Rd. (Georgia included) – CMIP 1215, all in Wyandotte County, Kansas; and directing the Chief Counsel to institute proceedings as provided by law to acquire said land in this ordinance described by condemnation proceedings.” **Commissioner Bynum made a motion, seconded by Commissioner McKiernan, approve the ordinance.** Roll call was taken on the motion and there were eight “Ayes,” McKiernan, Murguia, Kane, Markley, Walters, Bynum, Burroughs, Townsend.

ITEM NO. 3 – 18206...NOMINATIONS: BOARDS AND COMMISSIONS

Synopsis: Nominations to Boards & Commissions:

John Tiszka, Landmarks Commission, 4/26/18 to 3/31/20, submitted by Commissioner Johnson.

Action: **Commissioner Bynum made a motion, seconded by Commissioner McKiernan, to approve.** Roll call was taken on the motion and there were eight “Ayes,” McKiernan, Murguia, Kane, Markley, Walters, Bynum, Burroughs, Townsend.

ITEM NO. 4 – MINUTES

Synopsis: Minutes from regular session March 22, 2018; and special sessions March 22 and April 5, 2018.

Action: **Commissioner Bynum made a motion, seconded by Commissioner McKiernan, to approve.** Roll call was taken on the motion and there were eight “Ayes,” McKiernan, Murguia, Kane, Markley, Walters, Bynum, Burroughs, Townsend.

ITEM NO. 5 – WEEKLY BUSINESS MATERIAL

Synopsis: Weekly business material dated April 5, 12 and 19, 2018.

Action: Commissioner Bynum made a motion, seconded by Commissioner McKiernan, to receive and file. Roll call was taken on the motion and there were eight “Ayes,” McKiernan, Murguia, Kane, Markley, Walters, Bynum, Burroughs, Townsend.

PUBLIC HEARING AGENDA

ITEM NO. 1 – 18204...AMEND 2017-2021 FIVE YEAR CONSOLIDATED PLAN TO INCLUDE NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA) PLAN

Synopsis: Conduct a public hearing to consider amendments to the 2017-2021 Five Year Consolidated Plan to include Neighborhood Revitalization Strategy Area (NRSA) for the Park Drive Neighborhood, submitted by Wilba Miller, Director of Community Development. This item was scheduled to appear before the Administration and Human Services Standing Committee, chaired by Commissioner Markley, on April 23, 2018. It was requested, and approved by the Mayor, to fast track this item to the April 26, 2018 full commission meeting.



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Wilba Miller, Director of Community Development, said we're asking tonight for a public hearing to amend the 2017-2021 Five Year Consolidated Plan to incorporate the Park Drive Neighborhood Revitalization Strategy Area.



WHAT IS A NRSA?

- Is a comprehensive place based initiative, unlike CDBG or HOME
 - Works with through intense collaboration in a neighborhood to bring **transformation**
 - Makes the neighborhoods attractive for investment
 - Ensures that the benefits of economic activity remain in neighborhoods for long-term development
 - Supports the use of Community Development Corporations and Community Development financial institutions to bridge gaps between local government agencies, the business community, community groups and residents
 - Foster the growth of resident-based initiatives to identify and address their housing, economic and human service needs.
- **This is not a grant – it is a Strategy!!**

That Neighborhood Revitalization Strategy Area we call NRSA is a HUD designation. It is not a grant. It is a strategy. It's a comprehensive plan, a place-based initiative unlike CDBG or HOME. It works through intense collaboration in a neighborhood to bring transformation. It is a SOAR initiative. I wanted to bring that up also. It makes the neighborhood attractive for investment, ensures that benefits of economic activity remain for the long term and it supports the use of our Community Development corporations and Community Development financial institutions to bridge gaps between local agencies, the business community and community groups and it fosters the growth of resident-based initiatives to identify and address their housing, economic and human service needs.

NRSA TIMELINE

- **January – March 2017** – KU Master's in Planning Students research and prepare a report on tipping point neighborhoods for NRSA project
- **April 24, 2017** – NRSA neighborhood data presented to Stand Committee, recommending Census Tract 422
- **June 14, July 12, and September 13, 2017**
 - Held public meeting with the residents and broader community to discuss the NRSA concept and to learn from them about their needs
- **June 14, July 12 and September 13, 2017**
 - Held Stakeholder meetings to discuss the NRSA concept and neighborhood feedback



Last year we started pursuing a Neighborhood Revitalization Strategy Area in January. We met with KU Master's students and gave them information about our community with data and asked them to prepare a report on tipping neighborhoods that we could work with. They came back to us and recommended Census Tract 422 and later on you will see a map that designates the area. After that we drafted, we held meetings with the residents and the businesses in the area as well as stakeholders such as LISC, lenders, neighborhood groups, social service agencies, and other willing partners. We held meetings in June, July and September to discuss these concepts.

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NRSA TIMELINE, CONT.

- September 23 through October 23, 2017
 - Required 30 day citizen comment period of draft Park Drive Neighborhood NRSA plan
- October 26, 2017
 - Full Commission adoption of NRSA plan
- November 6, 2017
 - NRSA submitted to HUD for review
- February 12, 2018
 - HUD approval of NRSA Plan
- April 26, 2018
 - Public Hearing to amend the 5 year Consolidated Plan to include NRSA Plan



In September we put out a draft plan for 30 day required citizen comment period and then brought it forward to the full Commission for adoption in October. That adoption permitted us to submit to HUD for their review. We were hoping that we would get approval right away. We did not receive it until February of this year. So, today is taking that approved plan from HUD and putting it into the Consolidated Plan for the next five years to work on.

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Here is the map of the area. You can see that it's I-70 along approximately 16th Street up to Central Avenue, over to Orville, down I think to 34th Street. It includes the City Park Animal Shelter and all of those areas.

Mayor Alvey opened the public hearing. No one commented.

Mayor Alvey closed the public hearing.

Mayor Alvey asked does any member of the Commission have any questions or comments. There were none.

Action: **RESOLUTION NO. R-25-18**, "A resolution authorized the Mayor to execute in the name of the Unified Government, and the Unified Government Clerk is hereby authorized and directed to attest the signature of said Mayor/Chief Executive Officer and to attach the seal of the Unified Government thereto as the voluntary act of the Unified Government to Amendment #1 of the 2017-2021 Five Year Consolidated Plan to include the Neighborhood Revitalization Strategy Area Plan for the Park Drive Neighborhood; thereto, as a voluntary act of the Unified

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Government to the amendment to be submitted to the U.S. Department of Housing and Urban Development.” **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to adopt the resolution.** Roll call was taken on the motion and there were eight “Ayes,” McKiernan, Murguia, Kane, Markley, Walters, Bynum, Burroughs, Townsend.

STANDING COMMITTEES’ AGENDA

ITEM NO. 1 – 18207...REQUEST: GROUNDWORK USA FUNDING OPPORTUNITY

Synopsis: Request staff work with the Historic Northeast Midtown Association to form a steering committee and submit a letter of interest to Groundwork USA to support a new organization called Groundwork Trust, submitted by Rob Richardson, Director of Planning. The selected community would receive up to \$200,000 in funding and technical assistance from NPA, EPA, and Groundwork USA to build the capacity of the local Groundwork Trust. Letters of Interest are due April 30, 2018. This item was scheduled to appear before the Administration and Human Services Standing Committee, chaired by Commissioner Markley, on April 23, 2018. It was requested, and approved by the Mayor, to fast track this item to the April 26, 2018 full commission meeting.

Commissioner Markley said you’ll just note from the agenda that this item requires a Letter of Interest by April 30th, which is why it was fast tracked. **Mayor Alvey** asked are there any comments or questions from the Commission?

Action: **Commissioner Markley made a motion, seconded by Commissioner Bynum, to approve.** Roll call was taken on the motion and there were eight “Ayes,” McKiernan, Murguia, Kane, Markley, Walters, Bynum, Burroughs, Townsend.

ADMINISTRATOR’S AGENDA

ITEM NO. 1 – 18238...ORDINANCE: RENEWAL OF PUBLIC SAFETY & INFRASTRUCTURE SALES TAX

Synopsis: The City of Kansas City, Kansas seeks the renewal of an initiative approved in 2010 by the voters to finance public safety and neighborhood infrastructure, including the construction, repair, and maintenance of roads, curbs, and sidewalks within the City by setting a retailers’ sales

tax as an additional source of revenue. In order to renew this sales tax, an ordinance calling for an election on August 7, 2018 and setting the ballot language for renewing the three-eighths of one percent citywide retailers' sales tax that would renew on July 1, 2020 and terminate 10 years after its commencement is proposed. The proceeds will continue to be dedicated to financing public safety and neighborhood infrastructure including the construction, repair and maintenance of roads, curbs and sidewalks, submitted by Doug Bach, County Administrator.



Doug Bach, County Administrator, said tonight we have on our agenda the consideration of the renewal of the dedicated sales tax, the continuance of this tax.

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INVESTING IN OUR FUTURE: WHAT SALES TAX CONTINUANCE MEANS

If approved by voters, the Public Safety & Neighborhood Infrastructure sales tax continuance will:

- Maintain the current sales tax rate – no tax increase
- Dedicate 3/8th cent to Public Safety & Neighborhood Infrastructure
- Recommend August 7, 2018 election
- Continues from July 1, 2020 - remains in effect for ten years
- Expenditures approved annually by the Board of Commissioners



Investing in Our Future: Public Safety & Neighborhood Infrastructure Dedicated Sales Tax Continuance

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If approved by the voters, this would be something that would maintain our current sales tax rate, which does not constitute an increase in our sales tax rate. It dedicates 3/8 of a cent to public safety and neighborhood infrastructure. At this time, we're recommending that this goes for the August 7th election, which is the date of our current primary. It would continue this from July 1, 2020 for a ten-year period and any expenditures that we do under the dedicated sales tax are approved annually by the governing body.

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HISTORY OF THE PUBLIC SAFETY & NEIGHBORHOOD INFRASTRUCTURE DEDICATED SALES TAX

- Passed in April 2010 with 70% voter support
- City tax – only collected within Kansas City, Kansas
- 10 year original term, expires June 30, 2020
- Collection started July 1, 2010
- More than \$54M collected to date, expect \$80M by 2020
- Funds can only be used for public safety and neighborhood infrastructure as specified in the ballot language

Investing in Our Future: Public Safety & Neighborhood Infrastructure Dedicated Sales Tax Continuance

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A little bit of history on the sales tax, it was initially approved in April of 2010 with 70% of voter approval. It is a city tax, which means it is only collected within the city of Kansas City, KS. It had a ten-year original term which expires in June of 2020. The collection started on July 1, 2010. You may think since we're in 2018, we look at this and think why are we doing this now, but as you know we are planning our 2019 Budget at this time so if this were to be approved later in the year, that would let us know what we are doing as move into the 2019 year as we plan 2020.

We've collected more than \$54M to date. We expect about \$80M to come in from the original 10-year period by 2020. The funds for this can only be used for public safety and neighborhood infrastructure as specified in the ballot language.

WHERE DOES THE SALES TAX COME FROM?

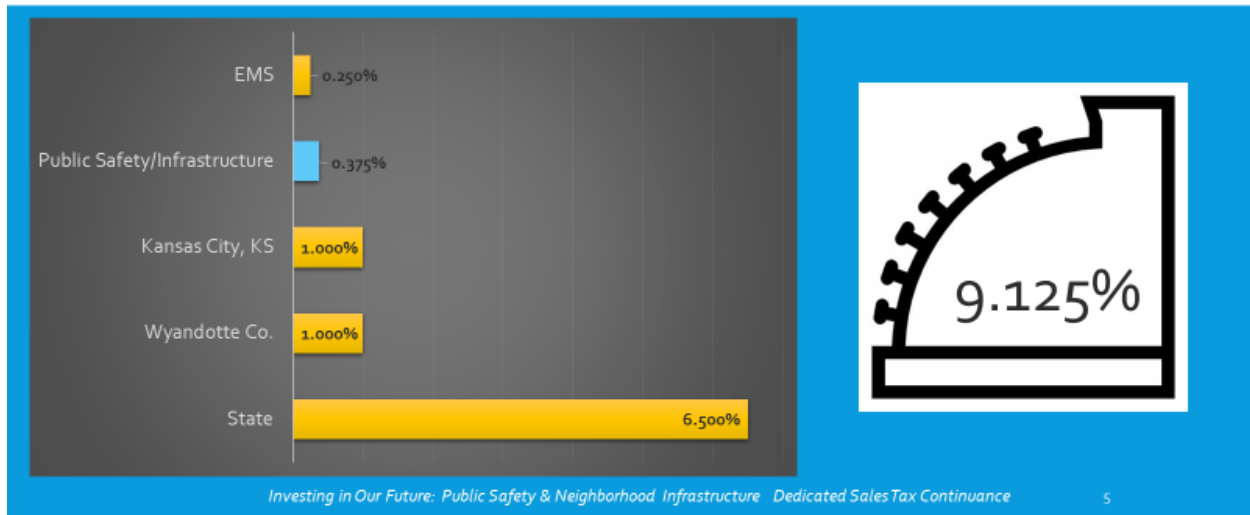
- All retail sales within Kansas City, Kansas collect the dedicated 3/8 cent tax
- Village West receives 12 million visitors per year - sales tax is paid by tourists and visitors, benefitting all KCK residents
- Continuance of the Public Safety and Neighborhood Infrastructure dedicated sales tax will keep sales tax rate unchanged

Investing in Our Future: Public Safety & Neighborhood Infrastructure Dedicated Sales Tax Continuance

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All retail sales within Kansas City, KS collect the 3/8 cent sales tax. The Village West area receives 12M visitors per year and the sales tax is paid by tourist and visitors visiting all of these KCK areas. This benefits our KCK residents by putting more into the sales tax and a less burden on property tax. The continuance of the Public Safety and Neighborhood Infrastructure Dedicated Sales Tax will keep the sales tax rate unchanged going forward in this ten-year period.

KANSAS CITY KANSAS CURRENT SALES TAX



This shows you just where we're at from a sales tax perspective. We're at 9.125%. As you can see by this bar chart, the majority of the sales tax that's collected by our city goes to the State of Kansas, 6.50%. There's a penny each for the county and then the city. Then we have the two special taxes, one being for the emergency medical service, our ambulance service and that's a quarter cent; and then the public safety/infrastructure which is being considered to be continued at 0.38 cents.

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SALES TAX COMPARED TO OTHER AREAS



As in comparison to where we are in the rest of the metro, most of the cities on this chart are in Johnson County, but we also looked at cities to the west of us, and north up in the Leavenworth area and also Kansas City, MO. One thing I'll note is you see Kansas City, MO, their state sales tax is about 2.25 cents less than ours. So, even though their overall sales tax is less, they get more as a city than we do. You can see here we're the red line through the middle so we're on the lower end at least or below the midpoint of what other places are doing in collection of sales tax.

HOW MUCH DOES $\frac{3}{8}$ CENT COST?



\$15 Large Pizza = 6¢



\$2.50 Coffee = 1¢



\$12 Laundry Detergent = 5¢



\$100 groceries = 38¢



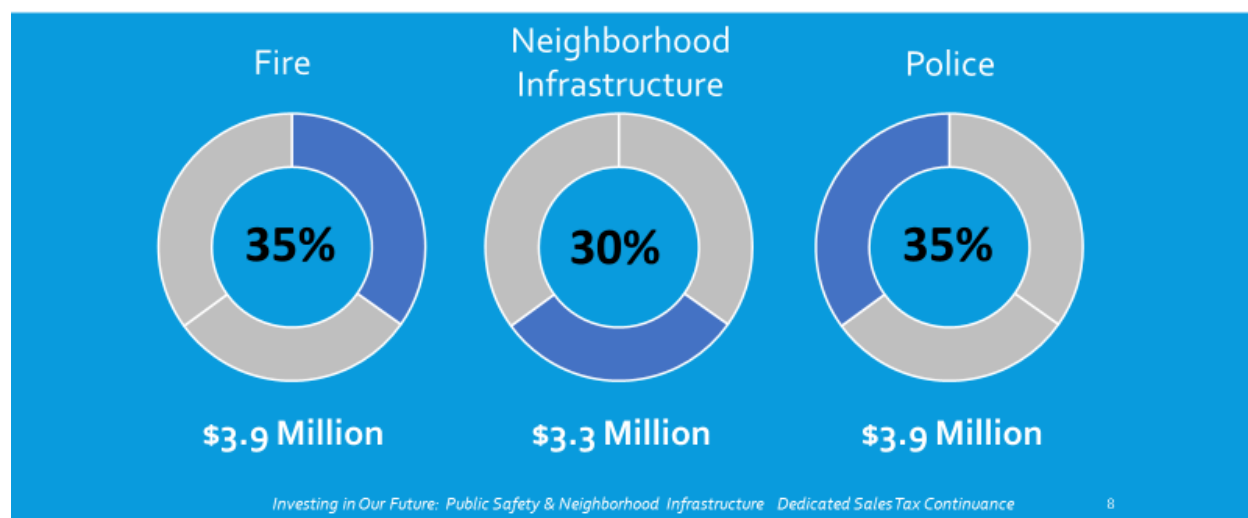
\$20 clothing = 8¢

Investing in Our Future: Public Safety & Neighborhood Infrastructure Dedicated Sales Tax Continuation

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How does this affect the average consumer coming in? So we put a few items up here that people may do. You buy pizza, it is costing you about \$0.06 and you can see the different examples we have. You go out and buy \$100 worth of groceries, that can cost you an additional \$0.38.

2018 DEDICATED SALES TAX ALLOCATION



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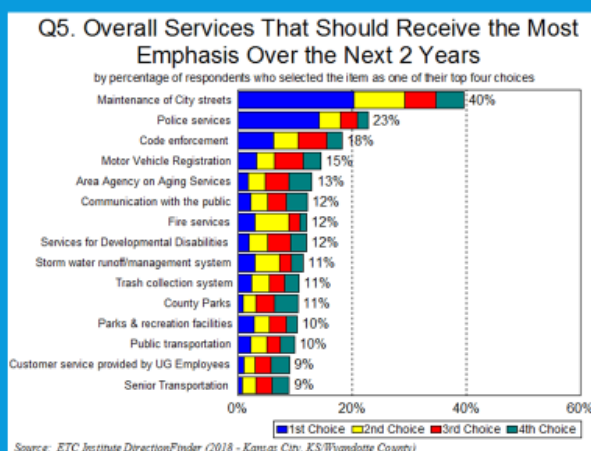
How we're programming this money into 2018, we have \$3.9M that's directed toward fire

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operations and \$3.9M toward police. We have \$3.3M that's headed toward neighborhood infrastructure. We're working toward being at even thirds really as we go through this. There's nothing that says that it has to be balanced that way, but this is where we've targeted it for 2018 and what's in the approved budget this year.

RESIDENT SURVEY: SERVICES THAT SHOULD RECEIVE THE MOST EMPHASIS OVER NEXT TWO YEARS

- #1 priority - streets
- #2 priority - police



Investing in Our Future: Public Safety & Neighborhood Infrastructure Dedicated Sales Tax Continuance

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We looked back at a survey that was done earlier this year. We asked our residents about where their areas of emphasis were, and they were in line with what this dedicated sales tax does. Streets was #1 and you can see by an overwhelming majority our citizens said not only are streets a priority, but it's an area where we should spend more money in the future. They also ranked police as another high area, the number two priority in our community. When you look at it and break it down district by district it's the same from the same survey.

RESIDENT SURVEY: INFRASTRUCTURE AND PUBLIC SAFETY ARE COMMUNITY PRIORITIES

- Maintenance of city streets was the highest rank priority across districts

Rank	Overall Priorities	# of Districts ranked in top 4	District 1	District 2	District 3	District 4	District 5	District 6	District 7	District 8
1st	Maintenance of City streets	8	Maintenance of City streets	Maintenance of City streets	Maintenance of City streets	Maintenance of City streets	Maintenance of City streets	Maintenance of City streets	Maintenance of City streets	Maintenance of City streets
2nd	Code Enforcement	6	Police services	Code enforcement	Storm water runoff	Code enforcement	Police services	Code enforcement	Communication	Communication
3rd	Police Services	7	Code enforcement	Communication	Police services	Police services	Communication	Police services	Code enforcement	Code enforcement
4th	Communication	6	Communication	Police services	Public Transit	Communication	Parks & rec facilities	Storm water runoff	Trash collection system	Police services

Investing in Our Future: Public Safety & Neighborhood Infrastructure Dedicated Sales Tax Continuance

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Maintenance of city streets was number one across the board in all areas. You'll also notice the police services hit in each of the areas too for most all of the areas as well.

RESIDENT SUPPORT FOR CONTINUANCE

- 2018 Resident survey
- 76% of residents supportive of continuing dedicated sales tax

Q21. How supportive would you be of continuing the public safety and streets/infrastructure sales tax?

by percentage of respondents



Source: ETC Institute DirectionFinder 2018 - Kansas City, KS/Platte County

Investing in Our Future: Public Safety & Neighborhood Infrastructure Dedicated Sales Tax Continuance

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Continuing on from a look at the survey we asked the question if the residents would be interested

in us continuing the sales tax going forward. We had over 76% of our residents supportive of continuing the dedicated sales tax.

NEIGHBORHOOD INFRASTRUCTURE

- Streets
- Commission neighborhood improvement projects (CNIP)
- Safe routes to schools
- Community centers
- Curbs
- Sidewalks
- Parks

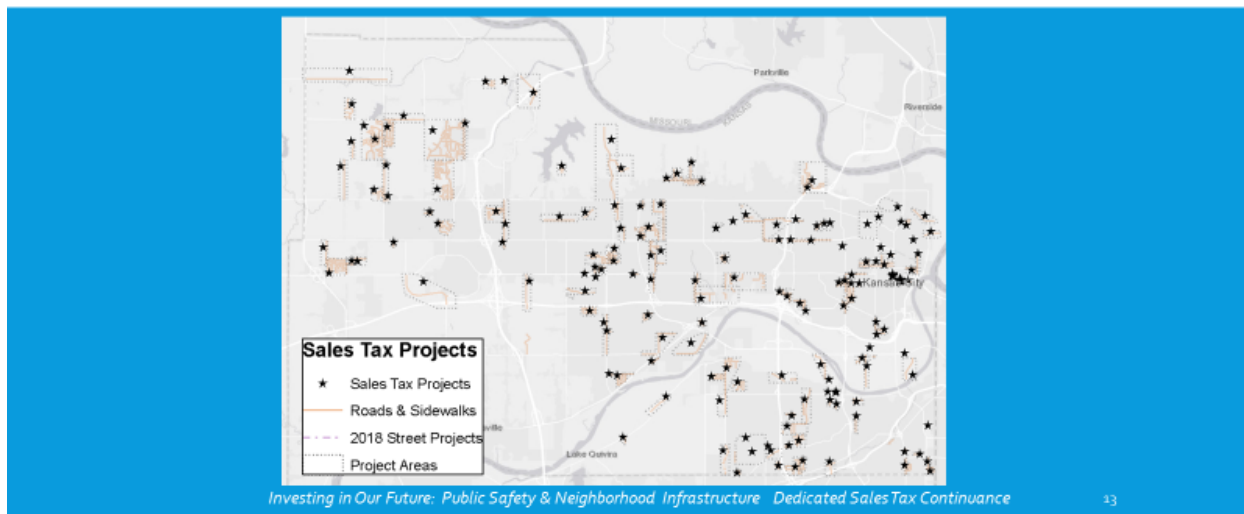


Investing in Our Future: Public Safety & Neighborhood Infrastructure Dedicated Sales Tax Continuance

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So, what's in neighborhood infrastructure, that includes our streets. It also includes a program that we called CNIP (Commission Neighborhood Improvement Projects) which was very specified projects that went out into specific districts and allowed the commissioners to do some nice improvements in those areas. Many of our Safe Routes to Schools Programs, which means the sidewalks that we're doing up to the schools that we do our local match on comes from this money. We put money toward community centers, curb, sidewalks and parks.

MAP OF INFRASTRUCTURE PROJECTS



This is a smattering to show just where we've done different infrastructure projects through the city over the past 7 to 8 years that we've been in this program.

PUBLIC SAFETY EQUIPMENT









50 Police Patrol Vehicles
15 Fire vehicles and ambulances
8 Police motorcycles
Police vehicle and body cameras

Investing in Our Future: Public Safety & Neighborhood Infrastructure Dedicated Sales Tax Continuance

We've also purchased 50 Police vehicles, 15 different pieces of Fire vehicles, various apparatus.

April 26, 2018

8 Police motorcycles, our Police vehicle and body cameras. We bought them for the vehicles, we're just now buying that for the body cameras that come from this funding.

PUBLIC SAFETY FACILITY IMPROVEMENTS



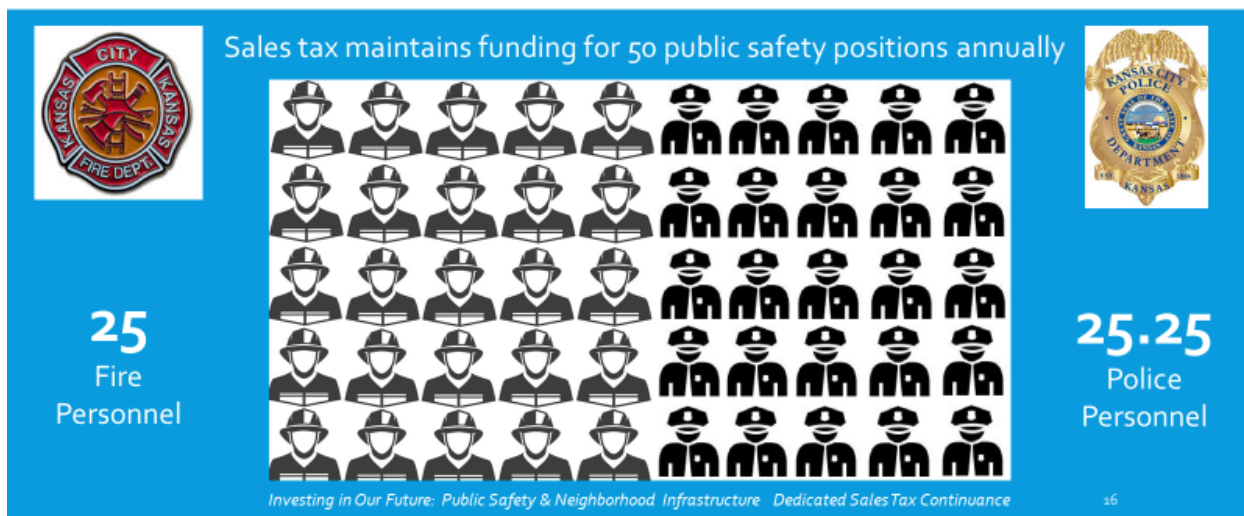
Investing in Our Future: Public Safety & Neighborhood Infrastructure Dedicated Sales Tax Continuance

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We've put this money in each of these different facilities that you all see up here. That's Police Headquarters, Fire Headquarters on the side and then our South Patrol had money from this funding in it as well.

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PUBLIC SAFETY OPERATIONS



Annually we are paying for 50 different public safety positions out of this fund.

HOW IS THE DEDICATED SALES TAX MANAGED? WHERE IS THE ACCOUNTABILITY?

- UG Commission approves all appropriations
- UG Commission reviews revenues and expenditures annually
- Residents have input into annual budget
- Expenditure information is available on UG open-data website – www.wycokck.org/SalesTaxData

Investing in Our Future: Public Safety & Neighborhood Infrastructure Dedicated Sales Tax Continuation

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Okay, how do we manage this money annually? The UG Commission approves all appropriations that we look at. The Commission reviews revenues and expenditures on an annual basis. So, we go through as we're doing this year, we prepare the budget, we put it together, we bring it forward

to the governing body. We break out where we are from the dedicated sales tax, so you see that. Residents have been input on that annual budget. We already had a public hearing for this year to tell us where we ought to be putting priorities as was the survey in that budget. We hear that about public safety and our infrastructure. Then the expenditure information is available on our open data site so residents can go see and you can break that back over the years that we've had our dedicated sales tax in place to see where we have spent that money.

RECAP OF PUBLIC SAFETY & NEIGHBORHOOD INFRASTRUCTURE DEDICATED SALES TAX

- Not a new tax – retains current 3/8 cent dedicated sales tax
- Paid by millions of annual visitors
- Generates over \$10 million annually
- Funds Neighborhood Infrastructure improvements, including streets, sidewalks, safe routes to schools, and parks
- Funds essential Police and Fire operations, and capital improvements for facilities, equipment and technology
- 10-year continuance period - July 1, 2020 through June 30, 2030

Investing in Our Future: Public Safety & Neighborhood Infrastructure Dedicated Sales Tax Continuance

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As I stated at the beginning, this is not a new tax. This retains our current 3/8 cent dedicated sales tax that's in place today. It's paid by millions of annual visitors. Just to stress that point, as I projected that we're looking at \$10M annually now, but we're only looking at about \$80M coming in over the ten-year time period. That's because the Village West area came online at the end of 2016 so there's \$1.5M to \$2M that's coming out of that area specifically that goes into this dedicated sales tax fund, so that's adding to it. So, that's money that outside visitors that are coming to our community are paying that our residents don't have to pay as much of.

It funds the neighborhood infrastructure improvements including streets, sidewalks, safe routes to schools and parks. It funds the essential Police and Fire operations and capital improvements, and this will be for a 10-year continuance period from July 1, 2020 to June 30, 2030.

BALLOT LANGUAGE

Shall the City of Kansas City, Kansas be authorized to impose an additional three-eighths of one percent citywide retailers' tax, the proceeds of which shall be used for the purposes of financing Public Safety operations and Neighborhood Infrastructure improvements, including the construction, repair, and maintenance of roads, curbs and sidewalks, the collection of such Sales Tax commencing on July 1, 2020, or as soon thereafter as permitted by law, and terminating ten years after its commencement?

Investing in Our Future: Public Safety & Neighborhood Infrastructure Dedicated Sales Tax Continuance

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This is the specific ballot language. This is listed in the ordinance that's before you tonight. That's the ordinance. That ordinance recommends the approval to take it forward to the Election Commissioner.

TIMELINE WITH ACTIVITIES

- Commission Action on April 26, 2018 - adopt ordinance calling for election and approving ballot language
- File with Election Commission by June 1, 2018
- August 7, 2018 election
- Upon approval by residents, the UG Commission approves ordinance levying dedicated sales tax

Investing in Our Future: Public Safety & Neighborhood Infrastructure Dedicated Sales Tax Continuance

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The Commission action that we're asking tonight is to adopt the ordinance calling for this election

April 26, 2018

and approving the ballot language that I just showed you. We'll file this with the Election Commissioner before June 1. We need to get it to him by that date. We'll get it well before then. We'll have an August 7, 2018 election. That is the date of the primary as we're recommending and upon approval by the residents, then we would bring an item back before the Commission, so you would approve the ordinance levying the dedicated sales tax going forward.

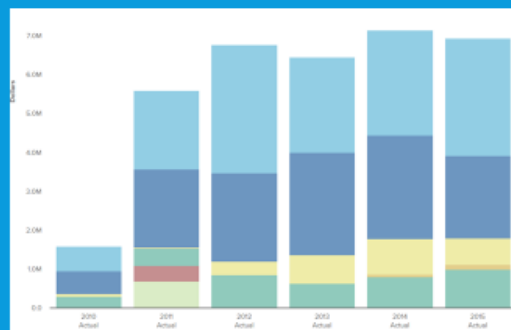
MORE INFORMATION AVAILABLE ON UG WEBSITE

Public Safety and Neighborhood Infrastructure Sales Tax website

- <http://www.wycokck.org/SalesTax>

OpenGov Sales Tax Financial Data

- <http://www.wycokck.org/SalesTaxData>



Investing in Our Future: Public Safety & Neighborhood Infrastructure Dedicated Sales Tax Continuance

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As I said, we have information about the sales tax at this website. Residents can go to that to find it. You can also go to our OpenGov site and you'll see a chart that's similar to this and if you hover over each of those areas, you can see one where it shows where we are spending money in the Police Department or we're spending money in the Fire Department. Also, you can see some of the breakouts down below where I referenced public neighborhood infrastructure. It shows the money that's in parks, different money that's been in different Public Works projects and such like that. Our OpenGov site is very transparent about showing our residents where that is. With that, Mayor, I would recommend approval of this ordinance, but I'll clearly stand for any questions that you may have of me or either of my chiefs or Public Works directors are here as well that can answer questions about where there's questions about where money has been spent with them.

Commissioner McKiernan said, Doug, thank you so much for the presentation. Certainly, I am very much in favor of continuing this very beneficial tax but it's on that continuation point. I just want to say when you brought up your examples of how much additional we would pay on and you said \$100 worth of groceries would be an additional \$0.38. I want to clarify. I'm paying that \$0.38 today gladly. It will not be an additional \$0.38 over what I am currently paying today and so that's the point that I want to is this is in place and has been in place for ten years. It will not represent any additional on any purchases we make, correct. **Mr. Bach** said you are correct. Commissioner, a misstatement on my part. It's a continuation of what that is. No additional.

Commissioner Townsend said thank you Administrator for the presentation. I know several times in the last several budget cycles I've asked how we can go about continuing the pot of money from which the CNIP comes and so here it is. Commissioner McKiernan has already made the point this is a continuation, not an addition to taxes that are already made. This is the money from which commissioners can target projects in their respective districts and one is how to redo at least three parks and our ballfields, new sidewalks in well-established communities and hope we get the chance to do that additionally in other parts of the district and the city.

Commissioner Townsend made a motion, seconded by Commissioner Burroughs, to approve the ordinance.

Commissioner Bynum said just a quick comment. I've never gotten to allocate any CNIP money, so I would really like us to be looking at—if this is approved, seeing about a return to a CNIP conversation.

Action: **ORDINANCE NO. O-18-18**, “An ordinance calling for an election to be held on August 7, 2018, in the City of Kansas City, Kansas, for the purpose of submitting to the electors of the City a question relating to the imposition of a citywide retailers' sales tax.” Roll call was taken on the motion and there were eight “Ayes,” McKiernan, Murguia, Kane, Markley, Walters, Bynum, Burroughs, Townsend.

ITEM NO. 2 – 18210...RESOLUTION: LEGENDS GARAGE AND WEST LAWN DEVELOPMENT AGREEMENT AMENDMENT

Synopsis: A resolution approving the Second Amendment to the Development Agreement for the Legends Apartments and Garage, submitted by Jon Stephens, Economic Development Director.



Doug Bach, County Administrator, said I will go and recognize our director of Economic Development, Jon Stephens, who's going to present this item this evening.

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What we're here for tonight

2

Consider a resolution approving the Second Amendment to the Legends Apartments & Garage Development Agreement.

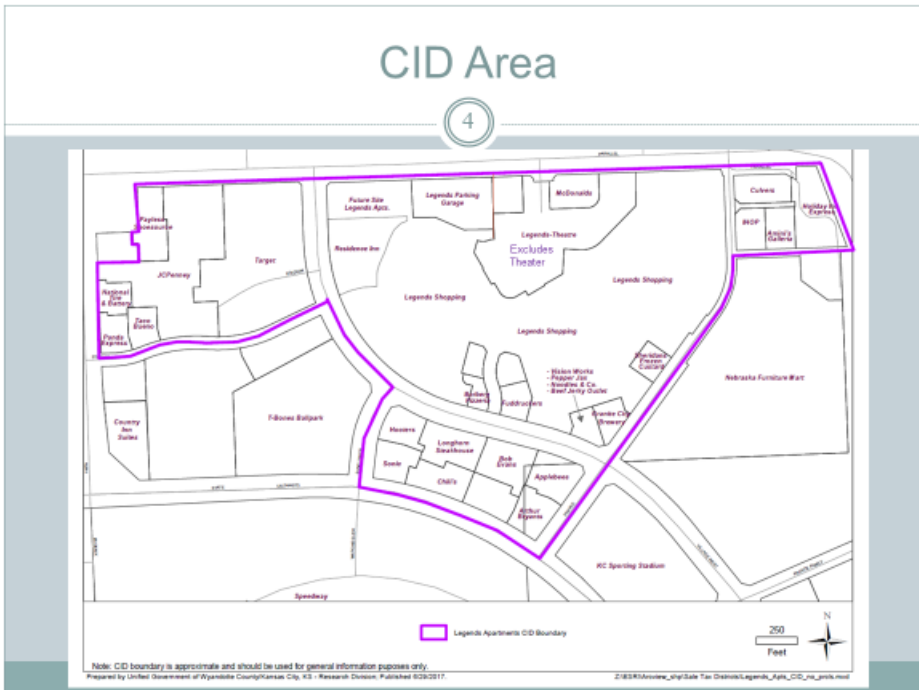
Jon Stephens, Economic Development Director, said the item that I bring before you tonight is to consider a resolution approving the Second Amendment to the Legends Apartment Garage Development Agreement and I think it's important to highlight why the Second Amendment is important to be brought before you tonight. What it does, is it seeks to add further clarification to several elements of the original development agreement that are crucial to the bond approval. Documentation specifically it clarifies the provisions that provide for LBE, MBE and WBE recourse should the developer fail to comply, meet or exceed the LMW requirements for this project.

Project Details

3

- A new CID sales tax of 1.0% was established, and the previous .6% sales tax was terminated.
- The CID is designated to fund a new parking garage and common area amenities and improvements.
- The CID will generate a total of \$26.5 million in proceeds to fund improvements.
- An existing .6% TDD funding previous infrastructure work remains unchanged - It has approximately 10 years remaining.

Just to refresh you, in short order this body previously terminated the \$0.06 sales tax and imposed a \$0.01 CID sales tax at the Legends Shopping Center. It was designated to fund a new parking garage, common area, amenities and improvements called the West Lawn Commonly. The CID will generate a total approximately \$26.5M in proceeds to fund these improvements and the existing \$0.06 of a cents TDD (Transportation Development District) for previous infrastructure work remains unchanged at approximately 10 years, 9.5 years remain on that.



Project Details

5

Garage & Apartments Project

- Construct a minimum of 265 high-end apartments above an approximately 615 space parking garage.
- A minimum of 350 spaces will be public parking spaces.
- A vehicular bridge will connect the new garage to the existing Legends parking garage.
- Project budget is approximately \$64.3 million
- Industrial Revenue Bonds will be issued, but developer will receive no property tax abatement.
- Developer will pay a 10 year PILOT
- Complete the project by December 31st, 2020
- The CID proceeds will only fund the garage, land, sidewalk and landscape portion of the project and are capped at \$17.5 million.

This is the CID area that was previously approved, and the project details are to construct approximately 265+ apartments above a 615-space parking garage; 350 of the spaces will be designated as public parking spaces for the Legends Shopping District. They'll be a vehicular bridge connecting it to the existing parking garage. Approximate construction budget is \$64.3M.

IRBs will be issued but the developer will receive no property tax abatements on that. The developer will pay a 10-year PILOT of which I'll highlight the schedule with you. The project is scheduled to be completed by December 31, 2020. The CID proceeds will only fund the garage, the land acquisition, there's a portion of land acquisition, sidewalk and landscape elements associated with that. All of the project is capped at \$17.5M from the CID.



Very briefly, there is the West Lawn Improvement Area. You've already seen if you've been out to the Legends recently the video boards, several other improvements, façade improvements and a lot of new retail activity. That's that area that they're targeting and now that the weather is improving from the developer's feedback, you'll be seeing a lot more improvements of sidewalks and decorative areas for the public and to continue to enhance this district to continue to make it a top-flight retail destination, as well as where the additional garage and the apartments above are.

Project Details

7



This was one of the concept renderings that the developer provided related to the parking garage and the apartment complex.

Project Details

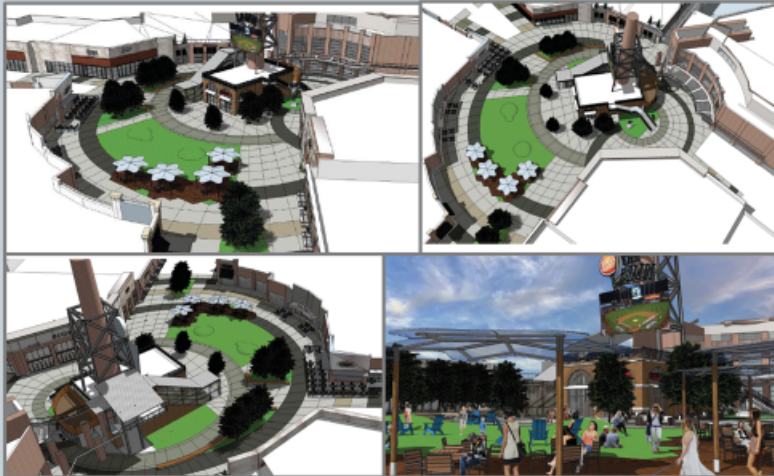
8



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Project Details

10



There's another view showing the scale of the project in relation to the Legends.

Project Details

9

- \$9.0M CID Cap, complementing a \$40 million total developer spend for an enhanced amenity district at Legends Outlets
- West Lawn builds on current owner's improvements:
 - Saks Off Fifth replaced by H&M
 - Under Armour upsized
 - T-REX space in Building K transitions to core of West Lawn's aspirational fashion nucleus
 - 40' LED video board



The \$9M CID Cap for the \$40M total spend on the Legends Outlets. The West Lawn, some of the highlights the developer wanted staff to highlight was the Saks Fifth Avenue replacing H&M,

April 26, 2018

Under Armour has upsized the T-Rex space in Building K, it's being transformed for multiple new retail tenants and a 40' LED board.

Project Details					
11					
Garage & Apartments					
Project					
PILOT Schedule					
NOTE: More than 50% of the PILOT revenue will go to the school district and KCKCC.					
Value/unit	# units	Projected Value	2017 mill rate for 2018 prop. taxes	PILOT*	per door taxes
\$65,000.00	300	\$19,500,000.00	172.250252	\$ 395,368	\$1,317.89
* Includes \$9,142 fixed amount					
Year	Annual Increases	Annual Increases if Failure on L/M/WBE			
1	\$395,368	\$395,368			
2	\$399,322	\$403,276			
3	\$403,315	\$411,341			
4	\$407,348	\$419,568			
5	\$411,422	\$427,959			
6	\$415,536	\$436,519			
7	\$419,691	\$445,249			
8	\$423,888	\$454,154			
9	\$428,127	\$463,237			
10	\$432,409	\$472,502			

Here's the PILOT Schedule. I wanted to just quickly note in there that more than 50% of the PILOT revenue will go back to the school districts and the Kansas City Kansas Community College.

Project Details

12

- MBE/WBE/LBE goals are:
 - Garage & Apartment Goals
 - LBE 18% MBE 15% WBE 7%
 - Failure penalty is a 1% annual increase in PILOT payments and a reduction of CID cap by \$875,000.
 - West Lawn Project Goals
 - LBE 18% MBE 15% WBE 7%
 - Failure penalty is a reduction of CID cap by \$450,000.

Second Amendment Items

13

Key Items included in Second Amendment of the Development Agreement:

- If parking improvements exceed \$14,273,077 Developer must provide a loan commitment or similar proof of financing.
- Garage currently requires 350 parking spaces for public use. Amendment allows for all garage spaces to be used for public use until such time as apartments are completed.
- Additional definition of penalty requirements and withholdings for:
 - Failure to complete sidewalk improvements
 - Failure to meet LBE/MBE/WBE goals.

Very briefly, since this is one of the core elements of the second amendment is the LMW requirements. I want to highlight what the original LMW requirements are. That's 18%, 15% and 7% compliance for both. The codified penalty for failure to perform is 1% annual increase in the PILOT payments and a reduction of the CID cap by \$875,000 for the garage and apartment project. The West Lawn project failure penalty would be a reduction of that CID proceeds cap by \$450,000.

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In conclusion, and to highlight some of the elements that I wanted to highlight with you tonight are a cap on the parking improvements costs that should the developer cost for the garage exceed the \$14.273M, the developer must provide proof and loans of private financing if they go beyond that costs because that is the CID assigned cost of that public improvement.

The garage currently requires 350 spaces minimum to be public, so we have added in the Second Amendment that until such time as the apartments are built and occupied that all of the parking spaces constructed. So, all anticipated of 615 will remain open to the public for the Legends use until such time as the apartments need those for their residents.

Finally, we added more definition to the penalty requirements and the withholding requirements to ensure that the money that I highlighted here for the penalties are available should the developer fail to meet this. I must note that this developer has never failed to meet their LMW requirements in this project, but we wanted to make sure that this was held and that was reflected when we come before you again for the bond issuance. That's it.

Next Steps

14

- Adopt resolution approving the Second Amendment to the Legends Apartments & Garage Development Agreement.
- Bond issuance approval will be considered at a future Commission meeting.

This evening we're asking for adoption of the resolution approving the Second Amendment. Then I just wanted to note that the future Commission action that will be before you at a future date will be the bond issuance approval. With that I will take any questions if necessary. **Mayor Alvey** asked are there any questions or comments from the Commission?

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Commissioner Townsend asked when is the evaluation of whether or not the WBE, etc. targets have been met? **Mr. Stephens** said excellent question. The developer will submit signed construction documents stating and stipulating that they will meet those at different phases; however, that is one of the keys of the Second Amendment is we will not pay out the CID proceeds, the \$875,000 and the \$450,000 until such time as they have certified that they have met that. If they've met or exceeded it at a portion through the construction or generally it would be at the conclusion of the garage construction or the conclusion of the West Lawn construction. We would then certify that they have met or exceeded those requirements and then that final CID proceeds payment would be issued to them. That is one of the key stipulations. The First Amendment of the development agreement did not stipulate the exact process of would those funds be remaining or available should we need to withhold those for penalty. So, this Second Amendment, it ensures that those funds would be available if it were necessary to have a penalty imposed. **Commissioner Townsend** said so the determination that was made at the very end, of the project conclusion or is there any other—**Mr. Stephens** said it can occur near the end or towards the end but traditionally it occurs at the end once all the contractors and subs and everyone have submitted their certifications and we make sure that it's been met.

Action: **RESOLUTION NO. R-24-18**, “A resolution adopting the Second Amendment to the development agreement for the Legends Apartments and Garage for the Legends Garage and Lawn Community Improvement District.” **Commissioner McKiernan made a motion, seconded by Commissioner Walters, to adopt the resolution.** Roll call was taken on the motion and there were eight “Ayes,” McKiernan, Murguia, Kane, Markley, Walters, Bynum, Burroughs, Townsend.

COMMISSIONERS' AGENDA

No items

Mayor Alvey said that concludes the portion of our regular meeting. I adjourn us in that capacity. I will call us back to order as the Land Bank Board of Trustees.

April 26, 2018

LAND BANK BOARD OF TRUSTEES' AGENDA

ITEM NO. 1 – 18197...LAND BANK BUSINESS

Synopsis: Communication requesting consideration of the following Land Bank applications, submitted by Chris Slaughter, Land Bank Manager. The Land Bank Advisory Board has recommended approval. On April 9, 2018, the Neighborhood and Community Development Standing Committee, chaired by Commissioner McKiernan, voted unanimously to approve and forward to the Land Bank Board of Trustees.

Applications for yard extension, unless specified otherwise

1041 Shawnee Ave. - Armando Campos Cerrito

289 S. 8th St. - Mauricio Mares

1516 N. 44th St. - Michael B. Patterson

22 N. James St. - Cookie F. Sutton

2003 N. 9th St. - Gail Mitchell Johnson

2525 Alden St. - Sharon Turner

2415 N. 37th St. - Lolita Marshall

1020 Lowell Ave. - Robbin Clint Chandler

270 S. Bethany St. - Elizabeth Aviles-Pineda

2921 Farrow Ave. - Miguel Valdez

232 N. Early St. - Ricardo Balderrama

1968 R Stewart Ave. - Lidia Pacheco Patiño

917 Greeley Ave. - Henson Memorial Church, property acquisition

610 S. Valley St. - Obdulia Valles (Lopez), property acquisition

1933 N. 18th St. - Michael L. Knight, Sr., property acquisition

Transfers from Land Bank

20 S. Boeke St. - Carlson Custom Homes, LLC

(Carlson Custom Homes, LLC, is currently a rehabber in the WCLB Rehab Program. They are currently rehabbing 18 S. Boeke St. and this property will be combined at completion of rehab.)

4100 Roswell Ave. - J-Bloc, LLC

(J-Bloc, LLC, is currently a rehabber in the WCLB Rehab Program. They are currently rehabbing 4110 Roswell Ave. and this property will be combined at completion of rehab.)

Action: Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve. Roll call was taken on the motion and there were eight “Ayes,” McKiernan, Murguia, Kane, Markley, Walters, Bynum, Burroughs, Townsend.

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ITEM NO. 2 – 18104...RECOMMENDATION: LAND BANK POLICY UPDATES

Synopsis: Recommend approval of the proposed Land Bank policy updates, submitted by Chris Slaughter, Land Bank Manager. On April 9, 2018, the Neighborhood and Community Development Standing Committee, chaired by Commissioner McKiernan, voted unanimously to approve and forward to the Land Bank Board of Trustees.

Action: Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve. Roll call was taken on the motion and there were eight “Ayes,” McKiernan, Murguia, Kane, Markley, Walters, Bynum, Burroughs, Townsend.

PUBLIC ANNOUNCEMENTS

No items

**MAYOR ALVEY
ADJOURNED THE MEETING AT 8:35 P.M.
April 26, 2018**

Bridgette D. Cobbins
Unified Government Clerk

tpl

April 26, 2018

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

REGULAR SESSION
THURSDAY, MAY 10, 2018

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in regular session Thursday, May 10, 2018, with nine members present: Bynum, Commissioner At-Large First District and Mayor Pro-tem presiding; Burroughs, Commissioner At-Large Second District; Townsend, Commissioner First District; Murguia, Commissioner Third District; Johnson, Commissioner Fourth District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; and Philbrook, Commissioner Eighth District. McKiernan, Commissioner Second District; and Alvey, Mayor/CEO, were absent. The following officials were also in attendance: Doug Bach, County Administrator; Gordon Criswell, Joe Connor and Melissa Sieben, Assistant County Administrators; Ken Moore, Chief Legal Counsel; Bridgette Cobbins, Unified Government Clerk; Jon Stephens, Director of Economic Development; Katherine Carttar, Economic Development; Chris Slaughter, Land Bank Manager; Jeff Fisher, Executive Director of Public Works; Tim Nick, Public Works Department; Misty Brown, Deputy Chief Counsel; Ryan Haga, Assistant Counsel; Lynn Melton, Assistant to the Mayor; and Captain Rodney Smith, Sergeant-at-Arms.

MAYOR PRO-TEM BYNUM called the meeting to order.

ROLL CALL: Murguia, Johnson, Kane, Markley, Walters, Philbrook, Burroughs, Townsend, Bynum.

INVOCATION was given by Commissioner Johnson, Faith Deliverance Church of God in Christ.

Mayor Pro-Tem Bynum said I'd like to ask the Clerk if there are any revisions to tonight's agenda. **Bridgette Cobbins, UG Clerk,** said there are no revisions.

MAYOR'S AGENDA

ITEM NO. 1 – 18212...APPOINTMENTS: DESTRUCTION OF ELECTION BALLOTS

Synopsis: Appointment of one member of each of the two leading political parties to witness destruction of ballots, submitted by Frances Sheppard, Election Commission.

Mayor Pro-Tem Bynum said in the past, Commissioners Markley and Kane and I have done it one time. I want to ask if the two of you would be willing to volunteer for that. **Commissioner Kane** asked what is it. **Mayor Pro-Tem Bynum** said the destruction of ballots. We have to have one...**Commissioner Kane** asked when's the date. **Commissioner Markley** said it's whenever we schedule it. **Mayor Pro-Tem Bynum** said you can schedule it at your convenience. **Commissioner Markley** said I'm in. **Mayor Pro-Tem Bynum** asked is that a motion to appoint Commissioner Markey and Kane.

Action: **Commissioner Markley made a motion, seconded by Commissioner Murguia, to appoint Commissioners Markley and Kane.** Roll call was taken and there were nine "Ayes," Murguia, Johnson, Kane, Markley, Walters, Philbrook, Burroughs, Townsend, Bynum.

CONSENT AGENDA

Mayor Pro-Tem Bynum said that takes us to our Consent Agenda. Does any member of the commission, staff or citizen in attendance tonight wish to set aside any item on tonight's Consent Agenda? You would need to step forward at this time and state your name and city of residency for the record and ask that that item be set aside.

Ed Jaskinia, Kansas City, Kansas, said I ask that Item No. 1 be set aside. **Mayor Pro-Tem Bynum** asked are there any other items. No one else stepped forward.

Action: **Commissioner Kane made a motion, seconded by Commissioner Johnson, to approve all remaining items on the Consent Agenda.** Roll call was taken and

there were nine “Ayes,” Murguia, Johnson, Kane, Markley, Walters, Philbrook, Burroughs, Townsend, Bynum.

ITEM NO. 1 – 18224...ORDINANCE: AMENDMENTS TO RENTAL LICENSE ORDINANCE

Synopsis: An ordinance amending the Unified Government’s ordinance regarding standards and conditions to be met to hold a rental license. The amendment adds the requirement that a licensee or applicant shall not own any rental dwelling that has been on the Unified Government’s unfit list for a period of 12 months or more at the time of application or renewal of a rental license, submitted by Ryan Haga, Assistant Counsel. On April 30, 2018, the Neighborhood and Community Development Standing Committee, chaired by Commissioner McKiernan, voted unanimously to approve and forward to full commission.

Ryan Hagan, Assistant Counsel, said this item is an amendment to our Rental Licensing ordinance that simply adds the requirement that any landlord or potential landlord that’s applying for either rental license or a renewal for a rental license not have any other rental dwelling that has been on the unfit or demolition list for a period of 12 months or longer. There’s also a small change regarding the wording of the requirement that in order to get a rental license, you can’t have any past due property taxes at the time of application or renewal.

If you have any questions, I’m here along with Rachel Miskec to answer any questions.

Mayor Pro-Tem Bynum asked does any member of the Commission have any comments or questions on this item. Mr. Jaskinia would you like to make a comment on this item?

Ed Jaskinia said you’re going to have the dubious pleasure of hearing me twice tonight on two different issues. I assume that’s why the trash cans are here because you heard I was coming. The little item he just mentioned is the big item for me. It’s not on the Consent Agenda and I’m not sure why it isn’t.

If a person owns 12 properties, based on what I’m reading in the ordinance, and one of them gets behind, that would preclude any of the rental properties from being re-licensed or licensed. I remind you that there’s been times in the past, say specifically 2008 through 2012,

where good people had problems. Sometimes they got behind. You're going to take all that property off the list of rental property in the City. I think that's a pretty tough thing to do.

Once it's in place, once you pass this ordinance, there really can't be any exceptions to the rule. I would suggest that you take that part of it off, and just continue to work with people trying to get their taxes paid up. The good landlords are always going to obey the best they can.

Like everything else in the rental licensing thing, though, the bad landlords, and I shouldn't even say bad landlords, bad people are going to find ways to beat the system in one form or another. I can tell you right now, I've already found a way to beat that behind in tax thing. I'm not going to do it because I'm not a bad person, but other people will.

Let's be careful. We keep talking about wanting affordable housing in this city. 47% of this city, like most cities, are rental properties. Let's try to work with investors instead of working against them.

Mr. Haga said, Commissioners, I just wanted to point out that paragraph seven, which I believe is what Mr. Jaskinia is referring to, is kind of its own independent point, which is to say it's not similar to the requirement that all properties have to have past due taxes paid or within 12 months. In fact, it just reflects the practice that we've had up to this point for years, quite frankly. It also makes the statement that it's not considered past due if the homeowner goes onto a payment plan through the court which is something, obviously, they're allowed to do if it, indeed, falls far enough back on back taxes to actually go to the tax sale.

Action: **ORDINANCE NO. O-19-18**, "An ordinance relating to the updating of regulations, provisions, terms, and standards for the licensing of rental dwellings, amending Section 19-237, and repealing the original section." **Commissioner Markley made a motion, seconded by Commissioner Kane, to approve the ordinance.** Roll call was taken and there were nine "Ayes," Murguia, Johnson, Kane, Markley, Walters, Philbrook, Burroughs, Townsend, Bynum.

ITEM NO. 2 – 18245...NOMINATIONS: BOARDS AND COMMISSIONS

Synopsis: Nominations for Boards and Commissions:

Advisory Commission on Human Relations and Disability Issues, Janice Santiago, 5/10/18 to 3/31/22, submitted by Commissioner Walters

Golf Advisory Board, Roger Miller, 5/10/18 to 3/31/22, submitted by Commissioner Walters

Landmarks Commission, James Schrader, 5/10/18 to 3/31/22, submitted by Commissioner Walters

Planning Commission/Board of Zoning Appeals, Jerrold Childress, 5/10/18 to 3/31/22, submitted by Commissioner Walters

UG Board of Park Commission, John McTaggart, 5/10/18 to 3/31/22, submitted by Commissioner Walters

Wyandotte/Leavenworth Area Wide Advisory Council on Aging, Delores Elliott, 5/10/18 to 3/31/20, submitted by Commissioner Walters

Advisory Commission on Human Relations and Disability Issues, Cynthia Crable, 5/10/18 to 3/31/22, submitted by Mayor Alvey

Housing Authority Advisory Board, Don Jolley, 5/10/18 to 3/31/20, submitted by Commissioner Murguia

Action: **Commissioner Kane made a motion, seconded by Commissioner Johnson, to approve.** Roll call was taken and there were nine “Ayes,” Murguia, Johnson, Kane, Markley, Walters, Philbrook, Burroughs, Townsend, Bynum.

ITEM NO. 3 - MINUTES

Synopsis: Minutes from Regular Session of April 5, 2018.

Action: **Commissioner Kane made a motion, seconded by Commissioner Johnson, to approve.** Roll call was taken and there were nine “Ayes,” Murguia, Johnson, Kane, Markley, Walters, Philbrook, Burroughs, Townsend, Bynum.

ITEM NO. 4 – WEEKLY BUSINESS MATERIAL

Synopsis: Weekly business material dated April 26 and May 3, 2018.

Action: Commissioner Kane made a motion, seconded by Commissioner Johnson, to receive and file. Roll call was taken and there were nine “Ayes,” Murguia, Johnson, Kane, Markley, Walters, Philbrook, Burroughs, Townsend, Bynum.

PUBLIC HEARING AGENDA

No Items

STANDING COMMITTEES' AGENDA

ITEM NO. 1 – 18205...PRESENTATION/IMPLEMENTATION: TRASH & RECYCLING SERVICES TRIAL PROGRAM

Synopsis: Presentation on a proposed trial program to modernize trash and recycling services, submitted by Jeff Fisher, Executive Director of Public Works. Staff requests authorization to implement the trial program. On April 23, 2018, the Public Works and Safety Standing Committee, chaired by Commissioner Bynum, voted 5 to 1 to approve and forward to full commission.

Mayor Pro-Tem Bynum said this item was presented to our Public Works and Safety Standing Committee on April 23. We received a vote of 5 to 1 for approval. We recommended staff present a trial trash and recycling services program to the full commission.

Doug Bach, County Administrator, said tonight’s presentation we wanted to talk about an opportunity we have to do a trial program with Waste Management for receptacles that can be put out in three different areas in the community.

One thing I’ll note, the key that we’re coming forward to you tonight is just to take this idea out to neighborhood community groups and show them how it works. We’ll present to them, so we can get the feedback from them, and then we can bring that information back to you before we go into implementation mode. This is really an opportunity for us to tell you about the program tonight in more detail. Then we want to take it out and explain to the residents how it can work

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and get their feedback before we put anything in place. With that, I'm going to turn it over to Melissa Sieben, Jeff Fisher and Tim Nick.

Jeff Fisher, Executive Director of Public Works, said staff and Waste Management will be here after the presentation for any folks in the audience that might have questions or concerns. We can address them, and we'll be happy to do that.



Staff initiated this idea over a year ago. It really came down to one thing. There was one driver behind it, and it's recycling. In KCK, we have a low participation rate and a very low diversion rate. We began exploring ideas. We came to the conclusion that we needed to test various ideas, various options. Other communities, many communities, have done this before. We're just following their lead.

Since the Standing Committee discussion and the comments made, staff has done some homework, done some benchmarking of other communities that have contracted waste, and had additional discussions of waste management about developing the trial.

I'm going to share the presentation with Melissa and Tim, and hand it over to Melissa for a second.

Melissa Sieben, Assistant County Administrator, said tonight, what we want to do is start out with the first of the two prongs of what Jeff was alluding to as to why we're before you tonight.

Why a Trial to Modernize Service?

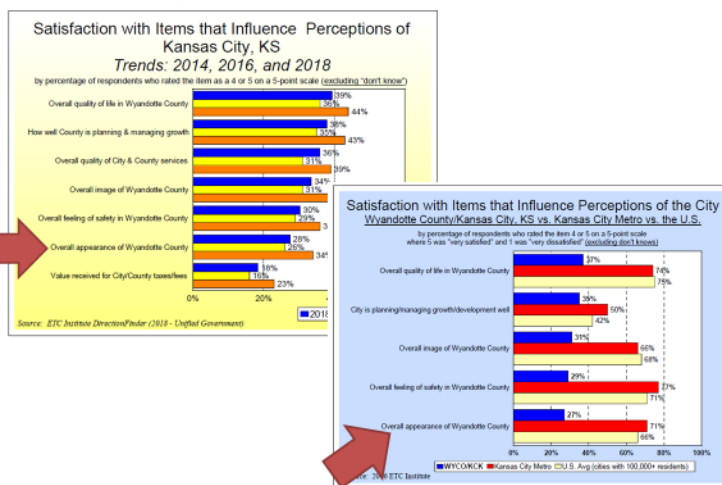
#1 SOAR – Significantly reduces uncontained refuse and recycling that then blows around our neighborhoods

#2 SOAR – Enhances appearance on pick up days by providing a standardized set of container in our neighborhoods

One was identification about the diversion rate, which Jeff sort of mentioned. The other was that SOAR, looking at what we could do to enhance appearance and safety in the community, ran upon the fact that one of the things that we've noticed is that there's often, as number one here states, refuse and recycling blowing around our neighborhoods on trash days. Then that, of course, lingers past our trash days, and then leaves things caught up, making our community not look as good.

Additionally, we also noticed that we don't have a standardized appearance like many communities do on trash day where it's just kind of the same rows of things sitting out. It looks much cleaner and nicer.

Why a Trial to Modernize Service?



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Those were the two things that SOAR was looking at to help address what you'll see here on this second screen. The first red arrow on the left there talks about how our residents feel about the appearance of Wyandotte County. You can see there that though we made some gains this last cycle between 2016 and 2018, over on the right here what you'll see is the benchmarking with the Kansas City Metro and the U.S. average where we are more than half of those other surveyed areas in how we feel about our appearance.

That's why SOAR really started looking at what could we do to help with appearance. We feel that what we're bringing forward to you starts to give our residents an opportunity to make an impact on appearance and the cleanliness of their neighborhoods.

Why a Trial to Modernize Service?, cont.

#3 Waste Diversion – recycling currently at 3% of gross waste tonnage for KCK compared to 31% for the State of Kansas



Mr. Fisher said, as I mentioned a minute ago, recycling being the number one driver initially, you can see that KCK's diversion rate is extremely low compared to the State at 31%. The national average, I believe, is around 32%. I simply wanted to make that point and we'll go to the next slide.

Why a Trial to Modernize Service?, cont.

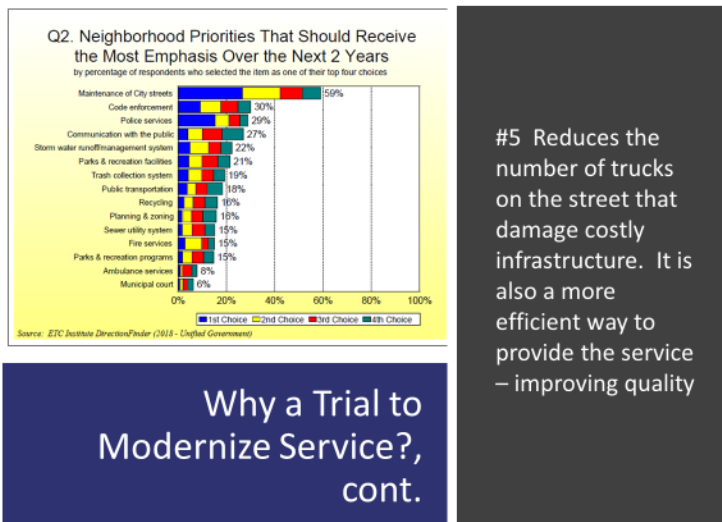
#4 If recycling participation increases, the community will be able to maintain lower rates for waste removal and continue to provide household waste events, Spring Clean Up Days, and an enhanced yard waste services



This one — we thought we'd talk a little bit about one of the biggest drivers behind recycling across the nation is regarding the life-cycle costs of landfills. The fact that there's not a lot of them, they're not easy to permit. Whether it's publicly-owned or a private landfill, they're a regional asset. We need to do everything we can to extend the life of those landfills.

The cost to construct a landfill is extraordinary. It's around \$2M just to locate one, a new one, and permit it through the EPA. It's about \$75,000 per acre to construct it. Then, of course, you've got the O&M cost for its life. It's very expensive. It's in our best interest to do everything we can as a community to help extend the life of those landfills and to manage costs for us and those after us.

This is very important amongst the community. Very supportive of change, 49%; and somewhat supportive at 24%. I think there's an appetite, seems like there's an appetite for change. That's the direction we're recommending.



Of course, in the Citizen Survey, street maintenance was the number one priority amongst the community. Of course, we've talked about our new approach to street preservation — data driven, more techniques to extend the life of our pavement. You've supported pothole patches. We've purchased two of those. One's in service now. One's on the way. We're looking at things like reducing pavement, road diets, low level service roads that may not be servicing much, take those out.

However small the reduction of trucks on the road would be through this proposal, if we just reduce one to two trucks a day in our waste pickup program, it's an improvement to the street system. In fact, trash trucks, fully loaded, are among the two or three heaviest trucks per axle on the road. Anything we can do there helps.

What are other Cities Doing?

Solid Waste Services Surveying (Kansas)

5-7-18

Johnson County Code of Regulations for Solid Waste Management Services:

1. Curbside recycling required along with trash for minimum trash service by haulers.
2. Haulers prohibited from collecting yard waste with trash for disposal in landfill.
3. Haulers must charge their residential customers for trash service on volume-based or pay-as-you-throw rates.

Contracting City	Mo. Rate	Curbside Trash	Bulky Items	Curbside Recycle	Curbside Yard Waste	Other
Roeland Park		96 gallon		96 gallon		
WCA	\$15.17	>\$1.25 bag	2 per mo.	Unlimited	Unlimited	MARC coop purchase with Fairway & Westwood.
Fairway		96 gallon		65/22 gallon		
WCA	\$15.17	>\$1.25 bag	2 per mo.	Unlimited	Unlimited	MARC coop purchase with Roeland Park.
Westwood		96 gallon		65 gallon		
WCA	\$15.17	>\$1.25 bag	2 per mo.	Unlimited	Unlimited	MARC coop purchase with Roeland Park.
Mission		65 gallon	2-3 items once per mo.	65 gallon	8/Jan-Oct	
Waste Management	\$14.07	>\$1.50 bag		Unlimited	12/Nov-Dec	Trash over 96 gallon & yard waste over limits, extra bags at \$1.50 per bag.
Prairie Village		35/65 or 96 gallon		35/65 or 96 gallon		10 yr. contract price locked 2 yrs. CPI or 3% annual.
Republic	\$16.45	>\$1.25 bag	1 per month	Unlimited	12/week over \$1.25	Republic subcontracts with Compost Connection for yard waste pickup.

Contracting City	Mo. Rate	Curbside Trash	Bulky Items	Curbside Recycle	Curbside Yard Waste	Other
KCK	\$15.40	Weekly Unlimited	Weekly Unlimited	18 gallon	Taken	Recycling & Yard Waste Drop Off Center/HHW 7 days
Waste Management	All Services			Unlimited	Weekly with Trash	Per year/2 electronics recycling events.
Edwardsville	\$14.95	96 gallon >.83 a bag	None	65 gallon	None	2017 City cost \$14.40 per house. 1.5% annual increase. Trash charge over 1 cart: \$10 for 12 trash bags.

Contracting City	Mo. Rate	Curbside Trash	Bulky Items	Curbside Recycle	Curbside Yard Waste	Other
Lansing		95 gallon		65 gallon	6/Mar-Aug	
Waste Management	\$16.19	>\$1.25 bag	1/year	Unlimited	12/Sep-Dec	\$14.69 cost property/charge \$16.19. RFP due 8.11.17 for 3 yr./3yr extension in 2018, they want to increase bulky item pickup.

Ms. Sieben said we also wanted to provide some benchmarking information just for the metro and surrounding counties and what they're doing for their services if they're contracted through the city or provided by a city.

The critical part here to note is that this is not in many communities how it is done, so it's kind of a split. Sometimes the community leaves it up to either the individual or homeowner's association. We see a combination of this throughout the metro. We happen to be a community that contracts for the service for the whole community.

The top part here are some Johnson County communities and sort of how they handle it. A bulk of them have one provider that they've got their services through a coop purchase with Mid-America Regional Council. You'll see that they generally have their curbside container varies from 65 to 96 gallons. It's not listed as unlimited like you'll see down on the bottom portion for Kansas City, Kansas. You'll see that they do have bulky item pickup and that they have a similar situation with their curbside recycling carts as we've got demonstrated here tonight, and a variety of different ways they handle yard waste.

What's critical here is what we're looking at in this trial is one version, but we're actually looking to get feedback throughout the trial to understand sort of what the right mix that these other communities have landed on. What's our mix? What's that going to look like?

What are other Cities Doing?
Continued

Contracting City Contractor	Mo. Rate	Curbside Trash	Bulky Items	Curbside Recycle	Curbside Yard Waste	Other
Osawatomie L & K Services	\$17.68	3 items in 30 gallon bag or can	Once Mo. Unlimited	Weekly	None	Free drop off of grass, leaves, & brush at City's Forestry Disposal Site.
Paola Waste Management	\$16.35	3 bags, 3 cans, or 96 gallon	1 per month	65 gallon 23 gallon Unlimited	None	\$1.50 for extra 30 gallon trash bag. Yard Waste drop off site open daily. Limbs picked up curbside by city once a month. Pay WM \$15.37.
City Service	Mo. Rate	Curbside Trash	Bulky Items	Curbside Recycle	Curbside Yard Waste	Other
Olathe, Ks.	\$19.35 All services	96 gallon Extra Cart \$5/mo.	Fee Based	96 gallon Unlimited	Unlimited	Can purchase yard waste container for \$75.00 3 Drop off Recycling Centers/City Compost Facility/HHW Site/ Transfer Station/Electronics Site
Leavenworth, Ks.	\$16.87	Only Bags unlimited	Weekly Unlimited	None	Taken with weekly trash	Yard Waste taken with trash weekly. City Recycling Drop off Site/Free Brush Site drop off 1 time mo. Electronic recycling.

This is just another set of those that you can see kind of the variations and what folks across the metro are doing. What you will see is that we are the only one that's truly unlimited.

With that, I'm turning the rest of this presentation over to Tim Nick.



Three selected trial areas:

- Strawberry Hill
– 361 Homes
- North Ridge/Piper Estates
– 252 Homes
- Highland Crest
– 398 Homes

Six month test period

Evaluate results and make decisions

Trial program cost to UG – \$0

What the UG is Proposing

Tim Nick, Public Works Department, said what we're looking at proposing, if the trial program is approved, is Public Works' staff has met with staff from Waste Management. We selected three different areas.

How we chose these, first we tried to pick an area where all three were different in how they were set up. The Northridge area, which we had some interest in carts. We chose that area, kind of wide open, not much on-street parking. We chose the Strawberry Hill area, which is a lot of on-street parking, some alleys, really a challenge. Waste Management has dealt with these kinds of issues in the past, so we thought that would be a good test for them. Then the Highland Crest area, kind of a combination of both. That's why we went with those three.

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These areas are not set in stone. I mean, if we decide we can tweak the areas, if we want to keep them close to where they are, we can tweak them. They want to stay close to a thousand houses total. That's how we can do that, or we could scratch one area and go with another if that's what's decided.

The trial period, once we implement it, will be a six-month test period. At the end of that, we'll evaluate the results and come back and see where we want to go from there.

The trial program is at no cost to the Unified Government. We're not paying a penny on this at all.

Trial Guidelines

- Trial areas only will receive two 95 gallon carts (each 95 gallon cart will hold 5-8 tall trash bags)
- Trash service picked up weekly
- Unlimited recycling service every other week
- No additional cost for basic service during the pilot
- Cart volume limit on trash (includes yard waste) – to encourage recycling
- Additional stickers available at a cost
- Bulky item pickup the first week of the month at no additional cost, by appointment
- Additional trash carts can be ordered for \$5/month



The way it's set up is all of the trial areas that are chosen, each resident would receive two 95-gallon carts. Of the two that are here, it's the one with the black lid that is the 95-gallon. Each of those hold approximately five to eight of the 13-gallon kitchen trash bags.

Trash service would be picked up weekly like it is now. The trial area, they would be picked up on the same day that they're picked up now. They're not changing days, so they'll pick up those same days. The Highland Crest area and the Northridge area are both on Friday routes, and then Wednesday for Strawberry Hill.

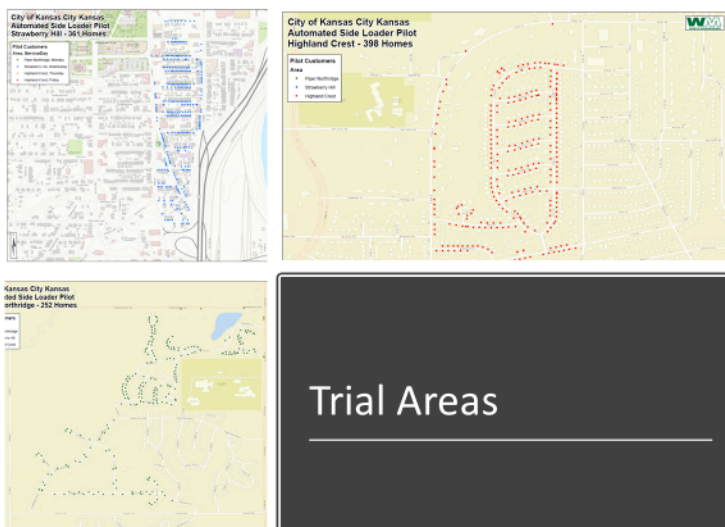
The recycling would be picked up every other week at this point. There's unlimited recycling. If for two weeks, if you've got your 95-gallon barrels full, you could put it in another barrel or any other kind of container and they will take as much recycling as you have out there.

There's no additional cost for the basic service during the pilot program. The cart volume on the trash is limited and it includes yard waste. If you've got grass clipping and that, it needs to fit inside of the 95-gallon cart. This is to encourage recycling like Jeff mentioned earlier.

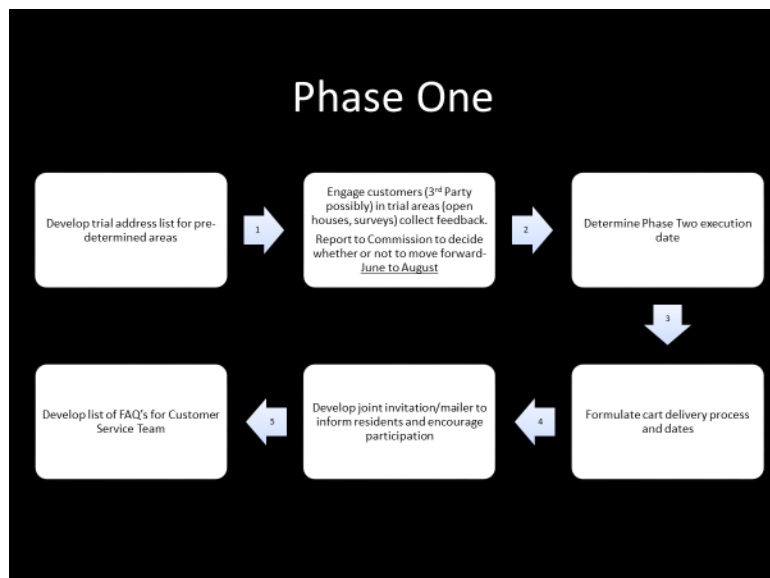
If you've got more than 95 gallons and you want to do something else, they do have a sticker program which basically they sell a sheet of stickers. We would have those for sale at various places, probably like our Fleet Center, Public Works where you could purchase ten stickers for \$12.50. That's \$1.25 a sticker. If you've got your barrel full, you could put it on the bag that you have, and they know that you've paid for it and you can go that way.

Bulky items, your mattresses, your big items, we would still have that for the trial areas. They would be picked up on the first week of the month at no additional cost. However, you have to call in within 48 hours of your pickup day so they can schedule that. They just don't want trash trucks, because it'll be an additional truck that picks up the bulky items. They don't want to just have a truck just driving and only maybe have to pick up one or two bulky item things. That's why they have that.

Another option that if you think you're going to have more than 95 gallons every week, you can rent an additional 95-gallon cart for \$5 per month through Waste Management.



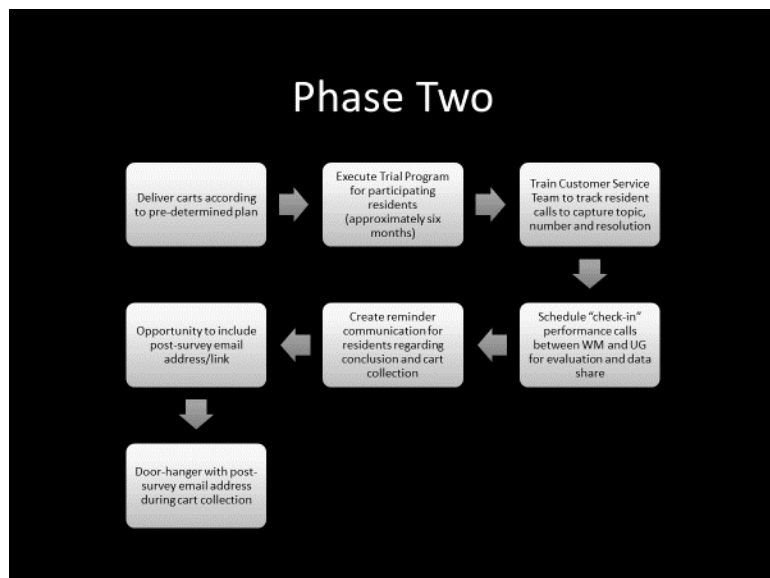
I know you can't really see those, but I think you guys have seen this. These are the maps for the areas. Like I said, they can be tweaked or changed.



This would be a three-phase program that we'd implement. We'd develop the trial address areas which we've already done. We're going to engage the customers either Public Works, Waste Management staff or possibly a third-party through open houses, surveys to collect feedback to bring back to you guys for a decision on how you would like to move forward with this.

If it's decided that we're going to go with the trial program, then we determine the execution date of Phase Two. Waste Management would formulate their cart delivery process and dates. Then through a joint invitation and mailer from the UG and Waste Management, it would go out with some information and provide the dates it'd be starting and when their carts would be delivered.

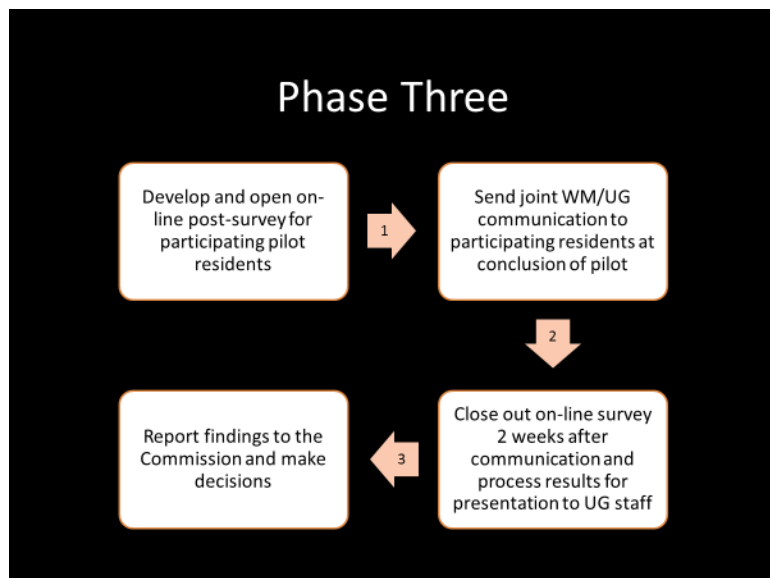
During this whole process, Waste Management and Public Works staff would be developing a list of FAQs for not only their customer service team, but as well as our 311, our Public Works staff, to address any calls that come in during the program if they have questions on what's going on.



Phase Two would then be the delivery of the carts predetermined. Waste Management has a third party that delivers the carts for them. The trial program would start. It'd be approximately six months. Again, with the FAQs, Waste Management and 311 would train both staffs to address any of the residents' calls that come in if they have questions. The big key is capturing as much information as they can, you know, what the problem is so we can go there.

We'll have regular scheduled meetings between Waste Management and our staff just to evaluate how things are going on and check the data and evaluate the program if there's any changes that need to be tweaked while the trial program is going on.

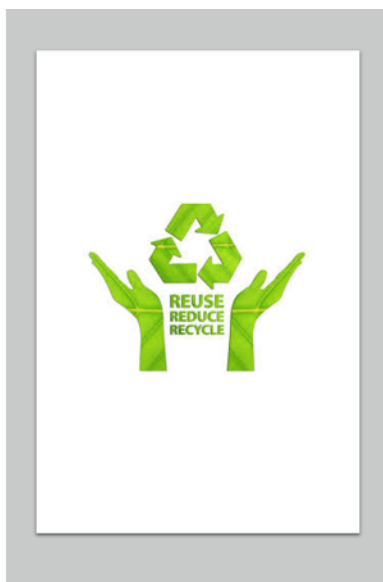
Near the end of the program, we'll create a reminder communication of the date that it's going to be ending and how the carts will be collected. There'll be an opportunity, Waste Management will have a link for a post-survey. There'll be information in the flyer and they'll also have door hangers that have that so they can get ahold of them and make their survey results.



Phase Three is development of the online survey for all the residents of the pilot program only. Then another communication would go out from Waste Management and the UG letting them know how long they'll have. They'll have a two-week window at the end to fill out their online survey. Once we get that, we get all the findings, get our data, the complaints that came in, and they would bring that back to the Commission.

Commission Action Request

- Commission approval to meet with community groups in identified areas to present proposed trail program.
- Findings will be presented back to the Commission after engagement with the trial neighborhoods



Again, like Mr. Bach said, what we're here for tonight is we're asking for Commission approval to just meet with these community groups in the three selected areas to present the trial program information and how it works. Then we would bring those findings back to Commission and see how we want to move forward.

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Mayor Pro-Tem Bynum said I just want to reiterate that the request tonight is authorization to have staff go into these three specific neighborhoods for extended public engagement prior to bringing your findings back to the public and to us, the Commission. At that point, we would make a decision on moving forward with a trial. Is that correct? **Mr. Fisher** said correct.

Commissioner Philbrook said first off, I want to thank Administration and staff for listening to the Public Works Standing Committee about our concerns with how this had been brought forward. Thank you for backing up and letting the citizenry have a chance to put their two cents worth in before we do this.

Having said that, I know that we need some changes. I'm hoping we find out really what works for our community in this because one of the reasons that we created the original, I shouldn't say we, I wasn't up here. One of the reasons that it was created to have a universal supplier of this waste pickup was because we had a lot of trash. We kind of got trashy. Sometimes people don't always pick up their trash and they don't always take care of it. We created this so we could clean up our community.

Now, I think we've kind of moved past that a little bit, but we also realize that we still have to have carriers that are going to pick up our trash and really do it. Some of the things we hear most about is from the change of, and I've got to mention the past just a little bit, is that Waste Management has not had a good name in our community since we switched over from Deffenbaugh. I've had more complaints in that time period than I ever did before.

My concern is, and I want to say this, is that can they really follow through and will they really follow through on what they say they're going to do. Are they really going to be good partners? That's one of my big complaints about this. This is what I'm hearing, and this is my problem with it.

Other than that, I think it's to the point where they really just need to prove, they need to prove to us that we get what they say they will do; that it's not just all promises and then pfttt. They still don't respond to folks. They still don't pick up properly in certain areas and that sort of thing. I'm hoping that this will bring more of it to light. I know that even though we have penalized them for not doing what they're doing, I don't know if we've penalized them enough. I don't know. We'll have to see.

Commissioner Kane asked which commissioner brought this forward. Normally something, I've been here 13 years, and in 13 years I've never seen something this big go by without somebody from the Commission sitting on the committee helping make those decisions. **Mr. Bach** said this came forward from staff, Commissioner. **Commissioner Kane** said well, staff made a mistake and here's why.

We've had 1,312 complaints. By district: First one, 87; Second, 86; Third, 53; Fourth, 87, mine, 126; Markley, 77; Walters, 50; Philbrook, 90. We've had all these complaints and staff goes around what I think and says well, we're going to do this. It's not going to be a real big deal. It's a huge deal. Here's a list of all the complaints of all the people that have called in and said you know what, they're not doing their job.

Another thing, it's kind of interesting. The UG isn't going to pay for it because the other day the UG was going to pay for it. Is that right or wrong? **Mr. Bach** said we continue to negotiate on this issue. **Commissioner Kane** said we went out there and we said we were going to pay for it. That's what they said at the standing committee. **Mr. Bach** said that is correct. **Commissioner Kane** said that's exactly what they said. **Mr. Bach** said it came forward. That was an issue with standing committee and we took that back. **Commissioner Kane** said it should have never been. These guys haven't done a good job since they got there.

Now we're going to go out in the community and say we're going to give all these districts this, which is fine, and then six months later you're going to take it back. It will work. That's my housing addition. It will work in that housing addition.

Multiple people have complained they haven't done their job so let's do a pilot. Why don't you do your job first. They're not deploying enough trash trucks. Monday was trash day for me. They picked mine up at 6:45 on Tuesday morning. There were over 40 service days of large sections not picked up on scheduled trash/recycling. On the 2017 MARC recycling survey, 68.9% of the residents not willing to pay for trash services based on the amount of trash set out.

If you drive around everybody's trash day and you see all these trash bags outside, there's a heck of a lot more than just that. In the *Wyandotte Daily*, there's 17 complaints just since the survey we did. Seventeen complaints about what we really want. We want them to do their job.

I've never heard of us, and yeah, they negotiated, but it should never have been negotiated. They should have said we want to do this and we'll do it for free. How much is the cost of that? Who's going to pay for it? When we go to these people, and it will not be me because I'd be

biased—I think we need to get two commissioners on that committee so the Commission has a voice on there. This is the first time in 13 years that we didn't have a voice on the Commission to help make a decision that that's huge.

I'm extremely disappointed on how that went down. I cannot believe that staff said well, and then when they presented it, well, we're going to get these credits and it's going to be great. It's not great. That's not what we do up here. What we do up here, and we've done this several times, it's always been Angela and McKiernan. They say, alright, we're going to serve on this committee. They're going to come back and talk to us and then they're going to tell us instead of going to a standing committee, having a meeting there and all this oh we're going to do all these great things. They haven't done anything in the first place.

When they're not doing their job, if I did my job like this, I'd get fired. I wish we could go to somebody else. There are people out here complaining to us. This is the list telling us we don't like it. If you read the *Wyandotte Daily*, it specifically tells you what they really want to do is they want the recycling bins with lids on them, a little bit bigger. That's what they want.

To sit there at a standing committee and staff say, oh we got this deal and it's going to work and it's going to do this and it's going to do that. If they had done their job in the first place, we wouldn't be where we're at now. I'm extremely frustrated and disappointed in staff for not getting somebody on the Commission to go with them to do the surveys, to talk to the people. We're elected. We have to answer to these phone calls. We're the ones that they call and say you know what—and here's what's funny, on that list some of us have called in and said hey, here's the complaint. It's extremely frustrating to have staff do that. I don't want staff to do anything like that again.

Commissioner Townsend said Commissioner Kane raised a point. This trial, what is the intention of it? I get his point and I appreciate that with what we have now, how is trash collection being handled? I will say my day was Tuesday and I don't know if people are on vacation or what, but when I left this morning, it still hadn't been picked up. That's a different issue than what it's picked up in outside.

In looking at the trial areas that are identified, I'm more familiar with Strawberry Hill, of course, not so much with the other ones. I'm not sure that we take into account with this trial areas

that are representative of places that have Housing Authority issues. How is that going to be handled with something like this?

What concerns me for my constituents would be increased cost. I'm moving forward on this. I understand this is about a trial, but if these costs for uniformity are passed on to the constituents, can constituents opt out of this. What's going to be the recourse if they say I can't afford that on my bill anymore.

These are just some thoughts I have. I'm not sure that in the trial that we're doing some of the neighborhoods representative of what's in my district are included in that trial. There may be a whole different kind of consideration there. I would ask that we look at the trial areas. If you can identify for me out of these three how that looks like what you would find in District One, you have a lot of scattered site housing with Housing Authority, how's that going to look?

Mr. Bach said I might add, Commissioner, one of the big reasons for bringing this forward, they touched on it, but they didn't spend much time on the presentation. One of the reasons to bring this forward to the Commission for input on the idea, and to the community to see how we would go about something like this, is based on the future.

If you look at volumes of trash, our costs will continue to escalate. If we don't defer waste away from that, and we have a good long-term contract. I'm very proud of that. I negotiated it through 2032. It's in play. It still has escalators in there based on volumes and cost to take care of waste. We want to put our community in a good position going forward to divert trash away from the landfill or those costs will come back to our community and we'll start seeing our rates go up at a higher rate. It's one of those things we're looking ahead to the future with this.

Commissioner Kane said I want to make sure that we have two commissioners working with staff on this issue if it passes forward.

Mayor Pro-Tem Bynum said I want to put forward that if we have two commissioners that will agree to work with staff to move forward, would you be willing.....**Commissioner Kane** said nope. I'm voting no for it. **Mayor Pro-Tem Bynum** said you're just not going to....**Commissioner Kane** said if they'd have done their job, if they'd have done what we paid them to do, I wouldn't care. That's no joke. When you go to the gas station and you're buying

gas, you want a full tank of gas, right? You don't want the thing to shut off at halfway and then charge all the way.

Piss poor planning does not constitute an emergency on our part. I actually think we need to sit down, we should have had 3-on-3s on this. We should have had meetings where they're saying this is going to happen. Do you have any ideas as commissioners because you, commissioners, are going to take the hit on this, not us. People say well, this is where I was from. If they don't like the way it is here, go somewhere else.

Before we move forward, we need to take a step back and say are they really doing their job. Let's form this committee now and then have that committee come back to us, all of us, at a 5:00 special session.

Commissioner Markley said I would be willing to volunteer to be a part of whatever committee, discussion going forward. **Mayor Pro-Tem Bynum** said thank you.

Commissioner Murguia said I would not be willing to volunteer on that committee. **Commissioner Markley** said gee, thanks. **Commissioner Murguia** said sorry, Angela. I'll committee with you some other time.

I do want to say Commissioner Kane does bring up a good point. I haven't said it, but since everyone is in some public forum, the trash in my district was always picked up regularly by Deffenbaugh, always early in the morning. There were never any leftovers. All pieces of your trash can or your disposable device that you used was all there when they were done.

I left to come up here tonight. Thursday is my district's trash day. I left to come up here tonight, and I was late, it was after five. Trash was still in front of my house and in front of all my neighbors' houses, which is an extreme difference. It's been that way, now, for months. Sometimes I will get calls wondering, it'll be dark outside before they show up to pick up our trash. I haven't said anything but since Commissioner Kane brought it up, I thought it was appropriate to bring it up.

I'm not opposed to this concept or idea, but like Commissioner Kane, he does bring a really good point. We're trying a good idea, and I told Melissa that. I agree with that concept and the idea. What I'm concerned about is we're adding another idea to a provider who hasn't been able

to do their job to begin with like Commissioner Kane said. I do have some concerns there, but not about the idea. Just so you're clear, I think the bins are great.

Mayor Pro-Tem Bynum said I'm wondering if we can, Mr. Bach, take a step back even from just the authorization to go into the neighborhoods, and maybe back up a step to more study, involvement with the Commission. If I can get one more volunteer to be a part of that. You're volunteering Commissioner McKiernan.

Let me say this, if Commissioner McKiernan would be the second commissioner in addition to Markley, that would be great. I will offer myself as the standby second commissioner. So, would that be acceptable then? It's a different motion and a different action item than what's in front of us.

Action: **Mayor Pro-Tem Bynum made a motion to capture the step back and add two commissioners to a staff committee to bring forward something in the future.**

Commissioner Murguia said, Commissioner Bynum, I would tell you that I think it's fine what Commissioner Kane has proposed. I think we let the test go through. It's a great, staff has done a lot of work on it, but keep the two commissioners involved, whoever those two are, to monitor it, really watch it, see how it's going, look at it from a Commission and public perspective. I think that's great to let it go through as is.

Action: **Mayor Pro-Tem Bynum made a modified motion, seconded by Commissioner Murguia, to authorize the action as it's been brought and adding the two commissioners to a staff committee.** Roll call was taken and there were seven "Ayes," Murguia, Johnson, Markley, Walters, Philbrook, Townsend, Bynum; and two "Nos," Kane, Burroughs.

ADMINISTRATOR'S AGENDA

ITEM NO. 1 – 18211...ORDINANCE: LEGENDS APARTMENTS, GARAGE AND WEST LAWN PROJECT

Synopsis: An ordinance authorizing the issuance of Community Improvement District Sales Tax Revenue Bonds (Legends Apartments, Garage and West Lawn Project), Series 2018 in the maximum principal amount of \$31M, submitted by Kathleen VonAchen, Chief Financial Officer. On December 21, 2017, the commission unanimously approved Ordinance No. O-76-17 creating the CID.

Doug Bach, County Administrator, said the item before you is moving forward with our bond issuance which is being done in accordance with the Legends Garage and West Lawn Project. This is one we've already brought the development agreement forward sometime ago as to how the actual project would be done. At the last Commission meeting, we came forward and identified to you how we were going to amend the agreement in order to make this work forward after just a little bit of time had elapsed.

We do have a presentation if you would like us to step through it. We were just moving forward with the bond issue that is being done in accordance with this project.

Action: **ORDINANCE NO. O-20-18**, "An ordinance authorizing the issuance of Community Improvement District Sales Tax Revenue Bonds (Legends Apartments Garage & West Lawn Project), Series 2018 in the maximum principal amount of \$31,000,000 of the Unified Government of Wyandotte County/Kansas City, Kansas, for the purpose of funding costs of a certain project; and making certain covenants with respect thereto." **Commissioner Walters made a motion, seconded by Commissioner Markley, to approve the ordinance.** Roll call was taken and there were nine "Ayes," Murguia, Johnson, Kane, Markley, Walters, Philbrook, Burroughs, Townsend, Bynum.

COMMISSIONERS' AGENDA

No items

PUBLIC ANNOUNCEMENT

No items

Mayor Pro-tem Bynum said that concludes the portion of our regular meeting. I'll adjourn us in that capacity and call us back to order as the Land Bank Board of Trustees.

LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA**ITEM NO. 1 – 18213... LAND BANK BUSINESS**

Synopsis: Request approval of the following applications, submitted by Chris Slaughter, Land Bank Manager. The Land Bank Advisory Board has recommended approval. On April 30, 2018, the Neighborhood and Community Development Standing Committee, chaired by Commissioner McKiernan, voted unanimously to approve and forward to the Land Bank Board of Trustees.

Applications for property acquisition, unless noted otherwise

1730 Haskell Ave. - Geraldine White

1901 N. 11th St. - Tim Danner

3240 Cleveland Ave. - Annette Brown, yard extension

Action: **Commissioner Kane made a motion, seconded by Commissioner Murguia, to approve.** Roll call was taken and there were nine "Ayes," Murguia, Johnson, Kane, Markley, Walters, Philbrook, Burroughs, Townsend, Bynum.

MAYOR PRO-TEM BYNUM

ADJOURNED THE MEETING AT 7:46 P.M.

May 10, 2018

Bridgette D. Cobbins
Unified Government Clerk

mls

May 10, 2018



Unified Government Clerk's Office

Bridgette D. Cobbins
Unified Government Clerk

701 North 7th Street, Suite 323
Kansas City, Kansas 66101-3070

Phone: 913-573-5260
Fax: 913-573-5299
<http://www.wycokck.org>

Memorandum

To: Doug Bach
County Administrator

From: Bridgette Cobbins
UG Clerk

Date: May 31, 2018

Re: Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

mbb/cg

Attachment

Weekly Business Material for May 31, 2018

1. BPU REPORTS:

2017 Fourth Quarter Unaudited Financial Statement Reports for the period ending December 31, 2017.

2018 First Quarter Unaudited Financial Statement Reports for the period ending March 31, 2018.

Action: Received and filed.

2. LEASE:

Between the UG, Landlord, and T-Bones Baseball Club, LLC, Tenant, for the lease of Community America Ballpark, effective February 21, 2014 – January 31, 2034.

Action: Signed by the Mayor.

3. COMMUNICATION:

Bridgette Cobbins, UG Clerk, listing bids received May 30, 2018, for B#28478-Bridge #66 Rehabilitation and Structure #220 Replacement.

Action: Received and filed. Copies previously forwarded to Administrator, Emma Scovil, Legislative Auditor, and Public Works.

4. PERSONNEL ACTION COMMUNICATION, DATED MAY 29, 2018:

Section I - Appointments

Name	Department/Division	Eff. Date	Job Title
Pangntoo Xiong	Municipal Court	5/31/18	Court Clerk I
Matthew J Zayas	CAO	5/31/18	Intern

Section III - Separations

Name	Department/Division	Eff. Date	Job Title
Samuel R Jordan	Fire/Comm	5/22/18	Fire Dispatcher Park Maint Tech II
Ryan W June	Parks/Rec	6/6/18	
Leah T Klotz	Finance/Accounting	5/24/18	Prof Fis Asst

Section IV - Leave of Absence

Name	Department/Division	Lv. Beg	Lv. Ends	Leave/Pay
Justin M Folsom	Health	5/26/18	6/25/18	Unpaid

Section VIII - Other Request

Name	Department/Division	Action Requested and Explanation
Gerald E Fillmore	UG Clerk	Out of class pay effective 5/29/18

Action: Received and filed. Copy previously forwarded to Payroll.

5. PERSONNEL ACTION COMMUNICATION, DATED MAY 31, 2018:

Section V - Increases per Memorandum of Understanding

Name	Department/Division	Eff. Date	Job Title
Richard Allen III	Police	6/22/18	Patrolman II
Deotis A Brown	Police	6/22/18	Patrolman II
Kaitlyn D Carter	Police	6/22/18	Patrolman II
Justin A Contreras	Police	6/23/18	Patrolman I
Robert A Dolan	Police	6/23/18	Patrolman I
Dwayne L Donato II	Police	6/23/18	Patrolman I
Nathaniel S Faulkner	Police	6/22/18	Patrolman II
Faisal L Hassan	Police	6/22/18	Patrolman II
Jareal D Hicks	Police	6/23/18	Patrolman I
Anthony E Johnson Jr	Police	6/23/18	Patrolman I
Jorge V Lamas	Police	6/23/18	Patrolman I
Corbin M Lytch	Police	6/23/18	Patrolman I
Allen R Moncibaiz	Police	6/23/18	Patrolman I
Thomas D Morris	Police	6/23/18	Patrolman I
Brandon P Nemec	Police	6/22/18	Patrolman II
Angela Silvestre	Police	6/22/18	Patrolman II

Action: Received and filed. Copy previously forwarded to Payroll.

6. CLAIMS FOR DAMAGES:

Oracio Castaneda, father of Alexa Castaneda (Minor), 933 Riverview; through Shawn Foster, Attorney, 10601 Mission Rd., Suite 250 Leawood, KS, alleging bodily injury to Alexa Castaneda due to officer driving through a red light hitting her and the driver of the bicycle.

State Farm Fire and Casualty Company, PO Box 106173, Atlanta, GA, through Todd B. Butler, Attorney, Butler & Associates, PA, 3706 SW Topeka Blvd., Ste. 300, alleging damages to

claimant Steve Hale's property at 430 N. 81st Terr. due to construction and/or maintenance of the main drain channel and culvert.

Action: Received and filed. Copies previously forwarded to Legal.

7. PETITIONS TO REVIEW AND DISMISS CODE ENFORCEMENT ADMINISTRATIVE CITATION:

Shields Rentals, LLC vs. Unified Government of Wyandotte County/Kansas City, Kansas, Case No. 2018CV000416 (2)

Action: Received and filed. Copies previously forwarded to Legal.

8. PETITION FOR JUDICIAL REVIEW OF AGENCY ACTION:

Equalization appeal of Michael R. Johnson & Ma Elena for the year of 2017 in Wyandotte County, KS, Case No. 2017-5993-EQ.

Action: Received and filed. Copy previously forwarded to Legal.

9. ORDER SETTING HEARING:

The Unified Government of Wyandotte County, Kansas City, Kansas, vs Betty Mulich, Ernest Mulich, Jane Mulich, Paul J. Leonard Jr., Gladys Leonard, Johnnie B. Luciano, Beth Ellen Luciano, John W. Chase, Janet M. Chase, Quicken Loans, Unified Government Clerk, Unified Government Treasurer, and Delinquent Personal Property Tax Department, Case No. 18CV422.

Action: Received and filed. Copy previously forwarded to Legal.

10. TRAVEL REQUESTS:

Rebecca Bautista, County Administrator's Office, travel to Overland Park, KS, August 27, 2018, to attend Microsoft Excel Basics Seminar, Employee Training & Travel.

Amber Thomas Hickerson, Police/CIU/ATF Task Force, travel to Phoenix, AZ, June 3 – 9, 2018, to attend FIAT training, ATF funded.

Josh Magaha, Fire/Operations/HazMat, travel to Baltimore, MD, June 6 – 11, 2018, to attend the IAFC HazMat Conference, Employee Training & Travel.

Nancy Sanchez, Health/PHS/WIC, travel to Long Beach, CA, July 30 – August 3, 2018, to attend the NWA Quarterly Board Meeting, State funded.

Melissa Sieben, County Administrator's Office, travel to Kansas City, MO, July 13, 2018, to attend the Inspiring Women in Public Administration Conference, Employee Training & Travel.

Action: Approved by County Administrator's Office and received and filed.

11. APPLICATIONS FOR DRINKING ESTABLISHMENT/PUBLIC VENUE:

Claudia Anderson/CMA Enterprise, LLC, DBA Casino Bar, 1100 Osage Ave.
Ovations Food Services of Kansas, LLC/William Hutton DBA Kansas City T-Bones Baseball Club, 1800 Village West Pkwy.

Action: Referred to License.

12. APPLICATIONS FOR CATERER/ DRINKING ESTABLISHMENT/HOTEL:

Brykan Legends, LLC/Jerry Johnson DBA Arthur Bryant's Legends, 1702 Village West Pkwy.
Jay Ambe, LLC/Dilip Patel DBA Best Western Inn & Suites, KC Speedway, 10401 France Family Dr.

Action: Referred to License.

13. APPLICATION FOR MASSAGE THERAPIST LICENSE:

Stacy Gonzalez DB/with Major Investments, LLC DBA Blue River Casino Massage, 1225 N. 78th St.

Action: Referred to License.



Suite 323
Kansas City, Kansas 66101-3070

Unified Government Clerk's Office

Bridgette D. Cobbins
Unified Government Clerk

Phone: 913-573-5260
Fax: 913-573-5299
<http://www.wycokck.org>

Memorandum

To: Doug Bach
County Administrator

From: Bridgette Cobbins
UG Clerk

Date: June 7, 2018

Re: Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

tpl

Attachment

1. AGREEMENT:

With Cook Flatt & Strobel Engineers, P.A., and the Secretary of Transportation of the State of Kansas, for Federal-Aid Road Construction Engineering, Project No. 105 N-0634-01, grading and surfacing at 10th Street (T.A. Edison Elementary School), Gibbs Road (Noble Prentis Elementary School), North 44th Street (William Allen White Elementary School).

Action: Received and filed.

2. REPORT:

Audit report and financial statements for the Downtown Shareholders of Kansas City, Kansas, Inc. for the period of December 31, 2017 and 2016.

Action: Received and filed.

3. PUBLIC NOTICE:

Alandon Tow, 6224 Kansas Avenue, held a public auto auction on June 5, 2018 at 10:00 a.m.

Action: Received and filed.

4. COMMUNICATION:

Bridgette Cobbins, UG Clerk, listing bids received June 6, 2018, for Project ID #2134 – 55th Street Bridges Over Nearman Creek, Phase 2.

Action: Received and filed. Copies previously forwarded to County Administrator, Public Works, Emma Scovil and Legislative Auditor.

5. PERSONNEL ACTION COMMUNICATION, DATED JUNE 5, 2018:

Section I - Appointments

Name	Department/Division	Eff. Date	Job Title
Meagan M Geyer	Police/Comm	5/31/18	Public Safety Dispatcher
Keeley M Hanson	Fire	5/24/18	Firefighter V
Jerry Lo	Fire	5/24/18	Firefighter V
Zachary J Mahoney	Fire	5/24/18	Firefighter V
Ahmad A Moukaddem	Fire	5/24/18	Firefighter V
Kyle S Rees	Fire	5/24/18	Firefighter V
Brian N Roberts	Fire	5/24/18	Firefighter V
Connor D Scherer	Fire	5/24/18	Firefighter V

Andrew G Schneider	Fire	5/24/18	Firefighter V Firefighter/Paramedic
Daniel R Tracy	Fire	5/24/18	III Firefighter/Paramedic
Tyler A Womble	Fire	5/24/18	III

Section III - Separations

Name	Department/Division	Eff. Date	Job Title
Ryan L Carpenter	Legal	6/13/18	Attorney II
Kenneth A Gay	Police	5/18/18	Trainee
Ryan P. Haga	Legal	6/13/18	Attorney
Jyan D Harris	Fire	5/22/18	Sr Firefighter
Lisa M Nolan	Finance/Treasury	6/14/18	Treasurer
Anthony D Wright	Police	5/29/18	Info Sys Analyst

Section V - Increases per Memorandum of Understanding

Name	Department/Division	Eff. Date	Job Title
Becky J Arwine	DA's Office	6/14/18	Admin Supt Spec
Amanda T Mejia	HR	5/17/18	Admin Supt Spec

Action: Received and filed. Copy previously forwarded to Payroll.

6. PERSONNEL ACTION COMMUNICATION, DATED JUNE 7, 2018:

Section II-Transfer

Name	Department/Division	Eff. Date	Former Job Title	New Job Title
Laura Cromwell	Police/Chief	5/17/18	Mgt Analyst	Prof Fiscal Asst

Section VIII - Other Request

Name	Department/Division	Action Requested and Explanation
Sheria Howard	Community Develop	ACD code change effective 5/24/18

Action: Received and filed. Copy previously forwarded to Payroll.

7. CLAIMS FOR DAMAGES:

James Frank Abbott, 1006 Grand Boulevard, Apt. 511, KCMO, alleging time spent in the Wyandotte Adult Detention Center from December 22, 2012 – March 5, 2013 was unlawful.

Phyllis E. Cason, 4345 Wood Ave., KCK, alleging charges for tree removal due to a tree on UG property falling over into her yard on August 15, 2017 as a result of the wind.

Southwestern Bell Telephone Company DBA AT&T Kansas, One Bell Center, 39-N-13, Saint Louis, MO, through attorney Robert A. Kumin, P.C., 6901 Shawnee Mission Parkway, Suite 250, Overland Park, KS, alleging damages that Parks & Recreation caused to AT&T's property located at 400 East Dr., KCK.

Tyrolia Wilson, 2844 N. 79th Ter., KCK, alleging damage to tire and rim after hitting a pothole on I-70 west and I-635 south.

Action: Received and filed. Copies previously forwarded to Legal.

8. SUMMONSES:

WD Young vs. Kansas City Board of Public Utilities and the Unified Government of Wyandotte County/Kansas City Kansas, Case No. 18CV470.

Wilford N. Grant vs. Ocelo Covington Mitchell, James M. Mitchell and Unified Government of Wyandotte County/Kansas City Kansas, Case No. 2018-CV-000449.

Action: Received and filed. Copies previously forwarded to Legal Department.

9. TRAVEL REQUESTS:

Cecilia Anderson, Arlie Lindsey and Joseph Monslow, Community Development, travel to Anaheim, CA, June 24 – 28, 2018, to attend the NEHA 2018 AEC & HUD Healthy Homes Conference, CDBG/LBP, 100% grant funded.

Theresa King, Sheriff's Office, travel to Pittsburg, KS, June 4 – 6, 2018, to attend the ALICE Training, no cost to the UG.

Action: Approved by the Administrator's Office and received and filed.



Staff Request for Commission Action

Tracking No. 18285

Full Commission Meeting Date: 6/14/18

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 6/4/18

(If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
06/07/2018	Chris Slaughter	x8977	cslaughter@wycokck.org	Land Bank

Item Description:

The Land Bank Manager respectfully requests that the Neighborhood & Community Development Committee review the proposed packets and forward them to the Land Bank Board of Trustees for final consideration.

Item (1) - Transfers to Land Bank (6)

Item (2) - Land Bank Applications (9)

Item (3) - Transfers from Land Bank (7)

Item (4) - Donations To Land Bank (6)

Item (5) - Land Bank Special Assessment (1)

Action Requested:

The Land Bank Manager respectfully requests that the Neighborhood & Community Development Committee approve the above requests and forward them to the Land Bank Board of Trustees for final approval.

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

Transfer to LB, Applications, Transfer from LB, Donations, Special Assessment Abatement

TRANSFERS TO LAND BANK

Owner	Property Address	Parcel	Comments	Standing Committee Recommendation
City of Kansas City, KS	3850 Bell Crossing Dr	913501	The Land Bank has received an application from an adjacent property owner for this property. The applicant would like the property to be combined with her property (3860 Bell Crossing Dr) for the following: provide livestock additional grazing space, increase youth interactive learning, restore noxious weeds to native grass & flowers and preserve existing wildlife.	APPROVED
Unified Government	829 Everett Ave	081998	Property will be included in an upcoming project.	APPROVED
Unified Government	830 Washington Blvd	082006	Property will be included in an upcoming project.	APPROVED

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WYANDOTTE COUNTY LAND BANK - APPLICATIONS

APPLICANT	APPLICANT ADDRESS	LAND BANK ADDRESS	PROPOSED USE	STANDING COMMITTEE RECOMMENDATION
Olivia Moore	3860 Bell Crossing Dr	3850 Bell Crossing Dr	Property Acquisition	APPROVED
Stephanie Petralie	1202 Lawrence Ave	1728 South 12th St	Property Acquisition	APPROVED
Charlie Sessoms	2904 N 5th St	2912 N 5th St	Property Acquisition	APPROVED
Maria Benitez	1125 Richmond Ave	1127 Richmond Ave	Yard Extension	APPROVED
Oscar Gonzales	913 Cleveland Ave	901 Cleveland Ave	Yard Extension	APPROVED
Flor Herrera	2106 N 12th St	2108 N 12th St	Yard Extension	APPROVED
Franklin Bryant	2101 Nth 12th St	1140 Lafayette Ave	Yard Extension	APPROVED
Victoria Owen	2414 N 12th st	2406 N 12th Street	Yard Extension	APPROVED
Paula Howard	612 Quindaro Blvd	614 Quindaro Blvd	Yard Extension	APPROVED
LAND BANK ADVISORY BOARD RECOMMENDATION	The Land Bank Advisory Board recommends forwarding the application(s), to the Land Bank Board of Trustees, for final approval.			

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RECEIVED #16
FEB 14 2018
BM

Application for Land Bank Property Acquisition

Use this application if:

- You are purchasing an undeveloped Land Bank property that is not adjacent to any property that you own.

Separate applications are available to purchase property for yard extension, new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for this program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the "Hold" listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the following restrictions placed on the property.
 - Property owner must not obtain any code violations
 - Property owner must pay property taxes within the allotted time frame
 - Property owner must not sell the property for a period of 36 months
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold "as-is". The buyer agrees to accept the property in its "as is" condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The WCLB will discuss the asking price for each property upon the receipt of a completed application.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.


Sign here

Date 02/14/2018

Olivia D. Moore
Print Name

Application for Land Bank Property Acquisition

Land Bank Property You Wish to Purchase: 3850 Bell Crossing Drive

Parcel ID Number: 913501 Kansas City, KS 66104

Intended Usage of Property: Provide additional grazing space, increase interactive learning opportunities for youth, restore acreage from invasive non-native species to native tree, shrubs, flowers, and preserve habitat for wildlife.

Applicant Information (Please Print)

Name: Olivia D. Moore

Company/Organization: Bell Crossing Farm

Mailing Address: 5029 Haskell Ave. Kansas City, KS 66104

Phone Number(s): _____

E-mail(s): _____

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes _____ No X
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes _____ No X

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Olivia D. Moore Date 02/14/2018
Sign here

Olivia D. Moore
Print Name

RECEIVED
MAR 05 2018

#27

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the “Hold” listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners.
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier’s checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold “as-is”. The buyer agrees to accept the property in its “as is” condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys’ fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.

Maria Benitez Date 03-05-18
Sign here

Maria Benitez
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 1127 Richmond Ave

Parcel ID Number: 098081

Applicant Information (Please Print)

Name: Maria Benitez

Company/Organization: _____

Mailing Address: ~~8154~~ 1125 Richmond Ave KC KS 66104

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: _____

Do you live in the adjacent structure above? Yes ☒ No ☐

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes _____ No ☒
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes _____ No ☒

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Maria Benitez Date 03-05-18
Sign here

Maria Benitez
Print Name

RECEIVED

APR 30 2018

LAND BANK
WYCO/KCK

Application for Land Bank Property Acquisition

#51

Use this application if:

- You are purchasing an undeveloped Land Bank property that is not adjacent to any property that you own.

Separate applications are available to purchase property for yard extension, new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for this program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the "Hold" listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the following restrictions placed on the property.
 - Property owner must not obtain any code violations
 - Property owner must pay property taxes within the allotted time frame
 - Property owner must not sell the property for a period of 36 months
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable to the Wyandotte County Land Bank.
- All property is sold "as-is". The buyer agrees to accept the property in its "as is" condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The WCLB will discuss the asking price for each property upon the receipt of a completed application.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.

Stephanie Petralie, Patrick Petralie Date 4/27/2018

Sign here

Stephanie Petralie and Patrick Petralie

Print Name

Application for Land Bank Property Acquisition

Land Bank Property You Wish to Purchase: 1728 South 12th Street Kansas City, KS 66103
Parcel ID Number: 128233

Intended Usage of Property: Continuation of current backyard for family leisure use

Applicant Information (Please Print)

Name: Stephanie Petralie and Patrick Petralie

Company/Organization: N/A

Mailing Address: 1202 Lawrence Ave. Kansas City, KS 66103

Phone Number: _____

E-mail(s): _____

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.

Yes _____ No X

2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.

Yes _____ No X

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Stephanie Petralie, Patrick Petralie Date 4/27/2018
Sign here

Stephanie Petralie & Patrick Petralie
Print Name



Application to Purchase a Vacant Land Bank Property as Yard Extension

#52

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the “Hold” listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners.
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier’s checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold “as-is”. The buyer agrees to accept the property in its “as is” condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys’ fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.

Oscar Gonzalez

Sign here

Date 05-1-18

Oscar Gonzalez

Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 901 Cleveland

Parcel ID Number: 157921

Applicant Information (Please Print)

Name: Oscar Gonzalez

Company/Organization: _____

Mailing Address: 614 Elizabeth Ave KCKS 66101
omarmolina217@yahoo.com

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 913 Cleveland Ave KCKS 66101

Do you live in the adjacent structure above? Yes ___ No X

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes _____ No NO
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes _____ No NO

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Oscar Gonzalez Date 05-1-18
Sign here

Oscar Gonzalez
Print Name

RECEIVED

MAY 09 2018

LAND BANK

WYCO/KCK

#53

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the "Hold" listing, it may not currently be for sale.
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- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.

 Date 5-9-18

Sign here

Flor T. Herrero A.
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 2108 N 12th St. KCK

Parcel ID Number: 157209

Applicant Information (Please Print)

Name: Flore I Herrera A.

Company/Organization: _____

Mailing Address: 778 Manorcrest Dr. KCK 66101

Phone Number: _____

E-mail(s): _____

Address of the adjacent structure you own: 2106 North 12th Str. KCK

Do you live in the adjacent structure above? Yes ☐ No ☒

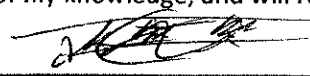
Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes ☐ No ☒
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes ☐ No ☒

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

 Date 5-9-18
Sign here

Flore I Herrera A.
Print Name

RECEIVED

MAY 09 2018

LAND BANK

WYCO/KCK

Application to Purchase a Vacant Land Bank Property as Yard Extension

#54

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

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- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
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- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.

Franklin D. Bryant Sr

Sign here

Date 5-9-18

Franklin D. Bryant Sr

Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 1140 Lafayette Ave

Parcel ID Number: 157008 -

Applicant Information (Please Print)

Name: Franklin D. Bryant Jr

Company/Organization: NONE

Mailing Address: 2101 Nth 12 Street Kansas City, Kansas 66104

Phone Number(s):

E-mail(s):

Address of the adjacent structure you own: yes

Do you live in the adjacent structure above? Yes ☒ No ☐

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes ☐ No ☒
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes ☐ No ☒

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Franklin D. Bryant Jr
Sign here

Date 5-9-18

Franklin D. Bryant Jr
Print Name

RECEIVED

MAY 10 2018

LAND BANK
WYCO/KCK

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

#55

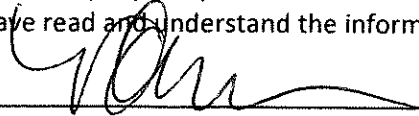
Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

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- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold "as-is". The buyer agrees to accept the property in its "as is" condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.



Date 5/10/2018

Sign here

Victoria D. Owen

Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 2406 N. 12th Street, Kansas City, KS 66104

Parcel ID Number: 15723

Applicant Information (Please Print)

Name: Victoria D. Owen

Company/Organization: _____

Mailing Address: 2505 N. 71st Street, Kansas City, KS 66109

Phone Number(s): (

E-mail(s): _____

Address of the adjacent structure you own: 2414 N. 12th Street, Kansas City, KS 66104

Do you live in the adjacent structure above? Yes ____ No X

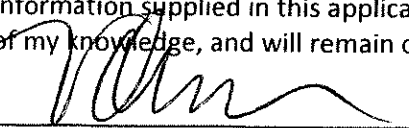
Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes _____ No X
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes _____ No X

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

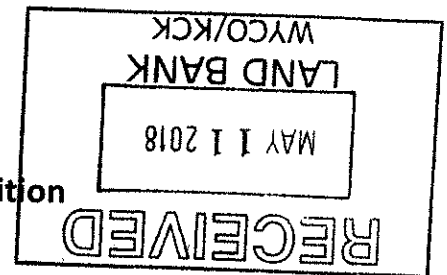
Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

 _____ Date 5/10/2018
Sign here

Victoria D. Owen
Print Name

Application for Land Bank Property Acquisition



Use this application if:

- You are purchasing an undeveloped Land Bank property that is not adjacent to any property that you own. #56

Separate applications are available to purchase property for yard extension, new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for this program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the “Hold” listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
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- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the following restrictions placed on the property.
 - Property owner must not obtain any code violations
 - Property owner must pay property taxes within the allotted time frame
 - Property owner must not sell the property for a period of 36 months
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
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- All property is sold “as-is”. The buyer agrees to accept the property in its “as is” condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The WCLB will discuss the asking price for each property upon the receipt of a completed application.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys’ fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.

Charlie M. Sessoms
Sign here

Date 5/8/18

Charlie M. Sessoms
Print Name

Application for Land Bank Property Acquisition

Land Bank Property You Wish to Purchase: 2912 N 5th St KCK 66101

Parcel ID Number: *095934

Intended Usage of Property: enlarge yard. This is the 3rd year I have maintained this property. I cut it every week when I cut my own grass. I have also planted seed and applied fertilizer when such things have been done to my property.

Applicant Information (Please Print)

Name: Charlie M. Sessoms

Company/Organization: N/A

Mailing Address: 2904 N 5th St, Kansas City KS 66101

Phone Number(s): _____

E-mail(s): none - someone hacked into my yahoo address and I can no longer use it

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.

Yes _____ No X

2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.

Yes _____ No X

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Charlie M. Sessoms Date 5/8/18

Sign here

Charlie M. Sessoms

Print Name

RECEIVED

MAY 17 2018

LAND BANK

WCLB/KCK

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

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- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold "as-is". The buyer agrees to accept the property in its "as is" condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.

Howard Paula Jr.
Sign here

Date *5-15-18*

Howard Paula Jr.
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 614 Quindaro Blvd

Parcel ID Number: 112010

Applicant Information (Please Print)

Name: Howard Paula Jr.

Company/Organization: _____

Mailing Address: 612 Quindaro

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 612 Quindaro Blvd.

Do you live in the adjacent structure above? Yes ☒ No ☐

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes _____ No ☒
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes _____ No ☒

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Howard Paula Jr. Date 5-15-18
Sign here

Howard Paula Jr.
Print Name

TRANSFERS FROM LAND BANK

Recipient	Property Address	Parcel	Comments	Standing Committee Recommendation
Habitat for Humanity of Kansas City	3008 N 30th St	099328	Habitat has been approved for HOME funds to build two (2) new homes on the requested parcels.	APPROVED
Habitat for Humanity of Kansas City	3012 N 30th St	099327		APPROVED
Habitat for Humanity of Kansas City	3016 N 30th St	099326		APPROVED
Unified Government	2901 Lake Ave	902208	Property was transferred to Land Bank to have delinquent taxes abated, property is also part of the Mission Cliffs TIF	APPROVED
Bright Solutions, LLC *	3040 Cissna St	115536	Recipient is rehabbing a Land Bank house at 3028 Cissna St	APPROVED
Pillar KC, LLC *	819 Ohio Ave	119801	Recipient is rehabbing a Land Bank house at 817 Ohio Ave	APPROVED
Pillar KC, LLC *	823 Ohio Ave	119802	Recipient is rehabbing a Land Bank house at 817 Ohio Ave	APPROVED
Carlson Custom Homes, LLC *	3520 Ohio Ave	056623	Recipient is rehabbing a Land Bank house at 3532 Ohio Ave	APPROVED
Priority One Residential Homes, LLC *	2942 N 16th St	115342	Recipient is rehabbing a Land Bank house at 2940 N 16th St	APPROVED
M & K Repair *	1831 N 29th St	195470	Recipient is rehabbing a Land Bank house at 1833 N 29th St	APPROVED

*** Property is only conveyed after rehab has passed both the City's and Land Bank's Final Inspections.**

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DONATIONS TO LAND BANK

Donor	Parcel #	Requested Donation Address	Comments	STANDING COMMITTEE RECOMMENDATION
Lorene P Wilson	208314	1926 N 25th St (house)	The applicant has indicated that she is unable to keep the property up to our Code standards. This property is a house that the Land Bank has inspected and recommended for demo.	APPROVED
James Denham	018617	6737 Speaker Rd	The applicant has indicated that he is unable to keep up property to UG standards; applicants states he has a Leavenworth County address.	APPROVED
Peggy Graham	095008	641 Parallel Ave	The applicant has indicated that he is unable to keep up property to UG standards; this property is currently next to one of our Rehab Program properties and if received will ask to transfer to the rehabber in future.	APPROVED
John S Savage Revocable Living Trust	094507	104 Greeley Ave	The applicant has indicated that he is unable to keep up property to UG standards; applicants states he lives in Grain Valley, MO.	APPROVED
John S Savage Revocable Living Trust	094505	116 Greeley Ave	The applicant has indicated that he is unable to keep up property to UG standards; applicants states he lives in Grain Valley, MO.	APPROVED
John S Savage Revocable Living Trust	094501	128 Greeley Ave	The applicant has indicated that he is unable to keep up property to UG standards; applicants states he lives in Grain Valley, MO.	APPROVED

RECEIVED
JAN 19 2018


WYANDOTTE COUNTY LAND BANK Property Donation Application

Please use the following application to notify the Wyandotte County Land Bank (WCLB) of your interest in donating any property that you currently own in Wyandotte County. This form may **only** be completed by the owner of the property or by a person with authorization to act on behalf of the owner by virtue of a power of attorney. Please fill out one form per property address. The WCLB will **NOT** accept your property as a donation unless certain conditions are met. The property must be free of liens, including a mortgage, utility lien, or judgment.

NOTE: The WCLB Board of Trustees must approve the donation. The WCLB will keep you informed of its progress and final decision.

If the WCLB accepts your donation offer, you will be contacted to begin the donation procedure. This form is a statement of interest only and does not commit the WCLB to accept your property as a donation or for value.

****Application will not be processed if not completed in its entirety****

CONTACT INFORMATION

Owners Name: LORENE P WILSON
Mailing address: 1925 N 25th Street
City: KANSAS CITY State: KANSAS Zip: 66104
Daytime Phone #: (913) 621-7094 Alternate Phone #: (816) 820-6522
Email address: _____

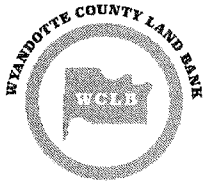
DONATED PROPERTY INFORMATION

Property address: 1926 N 25th Street
Parcel ID#: 208314
Structure Present: Yes X No _____
Has this property recently gone through foreclosure? Yes _____ No X
Are there any existing liens on this property or are you currently involved in a bankruptcy? Yes _____ No X

The information provided in this application is true to the best of my knowledge. I understand that this application does not commit the WCLB to accepting my property.

Signature of Applicant: Lorene P Wilson Date: 1-9-2018

Please return to:
Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101



WYANDOTTE COUNTY LAND BANK

Property Donation Application



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NOTE: The WCLB will research this property to determine if it meets the donation criteria. The WCLB Board of Trustees must approve the donation. The WCLB will keep you informed of its progress and final decision.

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CONTACT INFORMATION

Owners Name: JAMES A. DENHAM
Mailing address: Box 477
City: BONNER SPRINGS State: KS Zip: 66002
Daytime Phone #: 913-302-1325 Alternate Phone #: _____
Email address: JIM.CANAAN@YAHOO.COM

DONATED PROPERTY INFORMATION

Property address: 6737 SPOKEN RD Parcel ID#: 018617
Structure or vacant lot: VACANT LOT
Why are you requesting to donate your property? I LIVE IN LEAVENWORTH
AND IT'S A JOB TO KEEP UP WITH LIVING SO FAR AWAY.

The information provided in this application is true to the best of my knowledge. I understand that this application does not commit the WCLB to accepting my property.

Signature of Applicant: _____ Date: 5/2/18

Please return to:
Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101

RECEIVED
FEB 14 2018
[Signature]

WYANDOTTE COUNTY LAND BANK

Property Donation Application

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CONTACT INFORMATION

Owners Name: Ray L. Graham

Mailing address: 1300 N 7th St

City: KC State: KS Zip: 64117

Daytime Phone #: 913-638-3426 Alternate Phone #: 913-299-1460

Email address: pegleg1948@lphco.com

DONATED PROPERTY INFORMATION

Property address: 641 Parallel Ave

Parcel ID#: 095008

Structure Present: Yes ☐ No ☒

Has this property recently gone through foreclosure? Yes ☐ No ☒

Are there any existing liens on this property or are you currently involved in a bankruptcy? Yes ☐ No ☒

The information provided in this application is true to the best of my knowledge. I understand that this application does not commit the WCLB to accepting my property.

Signature of Applicant: Ray L. Graham Date: 2/9/18

Please return to:
Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101



WYANDOTTE COUNTY LAND BANK

Property Donation Application



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NOTE: The WCLB will research this property to determine if it meets the donation criteria. The WCLB Board of Trustees must approve the donation. The WCLB will keep you informed of its progress and final decision.

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****Application will not be processed if not completed in its entirety****

CONTACT INFORMATION

Owners Name: John Shields Savage
 Mailing address: 101 SW Cross Creek Dr.
 City: Crown Valley State: MO Zip: 64029
 Daytime Phone #: 816-678-2869 Alternate Phone #: _____
 Email address: rdg13566@yahoo.com

DONATED PROPERTY INFORMATION

Property address: 104 Greeley Ave, KS, KS 66101 Parcel ID#: 09-4-50.7 1-
 Structure or vacant lot: Vacant lot
 Why are you requesting to donate your property? Owner cannot care for upkeep
of property.

The information provided in this application is true to the best of my knowledge. I understand that this application does not commit the WCLB to accepting my property.

Signature of Applicant: Regina D. Jarvis Date: 5/10/18

Please return to:
 Wyandotte County Land Bank
 701 N 7th St, Suite 421
 Kansas City, KS 66101



WYANDOTTE COUNTY LAND BANK Property Donation Application



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****Application will not be processed if not completed in its entirety****

CONTACT INFORMATION

Owners Name: John Shields Savage
 Mailing address: 101 SW Cross Creek Dr.
 City: Cornin Valley State: MO Zip: 64029
 Daytime Phone #: 816-678-2869 Alternate Phone #: _____
 Email address: rdg13566@yahoo.com

DONATED PROPERTY INFORMATION

Property address: 116 Greeley Ave, KC, KS 66101 Parcel ID#: 094505
 Structure or vacant lot: Vacant lot
 Why are you requesting to donate your property? Owner cannot care for
upkeep of property

The information provided in this application is true to the best of my knowledge. I understand that this application does not commit the WCLB to accepting my property.

Signature of Applicant: Regina D. Jarvis Date: 5/10/18

Please return to:
 Wyandotte County Land Bank
 701 N 7th St, Suite 421
 Kansas City, KS 66101



WYANDOTTE COUNTY LAND BANK Property Donation Application



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If the WCLB accepts your donation offer, you will be contacted to begin the donation procedure. This form is a statement of interest only and does not commit the WCLB to accept your property as a donation or for value.

****Application will not be processed if not completed in its entirety****

CONTACT INFORMATION
 Owners Name: John Shield & Savage
 Mailing address: 101 SW Cross Creek Dr.
 City: Corn Valley State: MO Zip: 64029
 Daytime Phone #: 816-678-2869 Alternate Phone #: _____
 Email address: rdg18566@yahoo.com

DONATED PROPERTY INFORMATION
 Property address: 128 Greeley Ave, KC, KS 66101 Parcel ID#: 09450.1
 Structure or vacant lot: Vacant Lot

Why are you requesting to donate your property? _____
Owner cannot care for property upkeep.

The information provided in this application is true to the best of my knowledge. I understand that this application does not commit the WCLB to accepting my property.

Signature of Applicant: [Signature] Date: 5/10/18

Please return to:
 Wyandotte County Land Bank
 701 N 7th St, Suite 421
 Kansas City, KS 66101

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Public Improvement Special Assessment Abatement Request

Property	Parcel	Comments	Standing Committee Recommendation
51 E Cambridge Circle Dr	891610	Property was transferred to the Land Bank in July 2016 to abate delinquent taxes. There are currently Special Assessments on the property for storm sewer repairs for the years 2003 - 2012. The Unified Government Commissioners passed Resolution No. R - 39 - 17 on October 12, 2017 to give the Land Bank Board of Trustees the authority to approve the abatement of any Land Bank property with public improvement special assessments on them.	APPROVED

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(Published in *The Wyandotte Echo* on 10-19-17, 2017)

RESOLUTION NO. R-39-17

**A CONTINUING RESOLUTION
AUTHORIZING THE ABATEMENT OF SPECIAL ASSESSMENTS
LEVIED TO FINANCE PUBLIC IMPROVEMENTS FOR ANY
PROPERTY ACQUIRED BY THE WYANDOTTE COUNTY LAND BANK
PURSUANT TO K.S.A. 19-26,111**

WHEREAS, the Unified Board of Commissioners of Wyandotte County/Kansas City, Kansas, pursuant to K.S.A. 19-26,111 (b) provides that when property is acquired by the Wyandotte County Land Bank, except for special assessments levied by a municipality to finance public improvements, all taxes, assessments, charges, penalties and interest due and payable shall be removed from the tax rolls; and

WHEREAS, K.S.A. 19-26,111 (c) provides that property held by the Wyandotte County Land Bank shall remain liable for special assessments levied by a municipality to finance public improvements; and

WHEREAS, K.S.A. 19-26,111 (d) authorizes the governing body of any municipality which has levied special assessments on property acquired by the Wyandotte County Land Bank to abate part or all of said special assessments and to enter into agreements related thereto; and

WHEREAS, the Unified Board of Commissioners of Wyandotte County/Kansas City, Kansas, by way of Resolution No. R-21-99, established the Wyandotte County Land Bank and provided that it would be guided in its affairs by a Board of Trustees consisting of the Mayor/Chief Executive and the Commissioners of the Unified Government of Wyandotte County/Kansas City, Kansas; and

WHEREAS, removing these types of special assessments from properties acquired by the Wyandotte County Land Bank will allow it to facilitate in a more efficient manner the repurposing of blighted and vacant properties.

NOW, THEREFORE, be it resolved by the Unified Board of Commissioners of Wyandotte County/Kansas City, Kansas that:

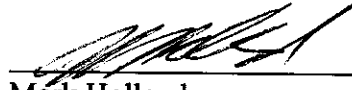
Section 1. The Board of Trustees of the Wyandotte County Land Bank is authorized to approve the abatement of special assessments levied by the Unified Government of Wyandotte County/Kansas City, Kansas to finance public improvements on any property acquired by the Wyandotte County Land Bank pursuant to K.S.A. 19-26,111 (d).

Section 2. The Clerk of the Unified Government of Wyandotte County/Kansas City, Kansas is authorized and directed to abate all special assessments levied by the Unified Government of

Wyandotte County/Kansas City, Kansas to finance public improvements approved by the Board of Trustees of the Wyandotte County Land Bank.

ADOPTED THIS 12 DAY OF OCTOBER, 2017.

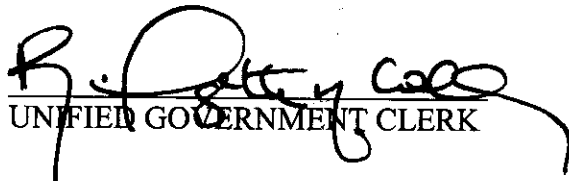
**UNIFIED BOARD OF COMMISSIONERS
WYANDOTTE COUNTY/KANSAS CITY, KANSAS**



Mark Holland
Mayor/Chief Executive Officer

ATTEST:

APPROVED AS TO FORM:



UNIFIED GOVERNMENT CLERK
