

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

REGULAR SESSION
THURSDAY, SEPTEMBER 13, 2018

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in regular session Thursday, September 13, 2018, with eight members present: Bynum, Commissioner At-Large First District; Townsend, Commissioner First District; Murguia, Commissioner Third District; Johnson, Commissioner Fourth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; Philbrook, Commissioner Eighth District; and Alvey, Mayor/CEO, presiding. Burroughs, Commissioner At-Large Second District; McKiernan, Commissioner Second District; and Kane, Commissioner Fifth District were absent. The following officials were also in attendance: Doug Bach, County Administrator; Gordon Criswell Joe Connor and Melissa Sieben, Assistant County Administrators; Bridgette Cobbins, Unified Government Clerk; Angie Lawson, Deputy Chief Counsel, Wendy Green, Assistant Counsel; Terry Zeigler, Chief of Police; Chris Slaughter, Land Bank Manager; Greg Talkin, Director of Neighborhood Resource Center; Judd Knapp, Management Analyst; Logan Masenthin, Program Coordinator General Services; Shaya Lockett, Small Business Liaison; Wayne Wilson, Neighborhood Resource Center; Rachel Miskec, Rental License and Inspection Division; Erin Downing, Demolition Program, Program Coordinator; Kristen Love, Parks and Recreation; and Captain James Bauer, Sergeant-at-Arms.

MAYOR ALVEY called the meeting to order.

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

INVOCATION was given by Ken Nettling, Faith Lutheran Church.

Mayor Alvey said I'd like to recognize dignitaries in the audience, Bob Milan from the Board of Public Utilities, Jeff Bryant from the Board of Public Utilities and Mary Gonzalez. Welcome, thank you for being here and I will also recognize Judge Maurice Ryan.

I will ask the clerk are there any revisions to tonight's agenda? **Bridgette Cobbins, UG Clerk**, said there are no revisions to the agenda, Mayor; however, I would like to bring to the

attention on the agenda, the very last page needs to be flipped on the copies that were sent out for the public.

MAYOR'S AGENDA

ITEM NO. 1 – 18409...POLICE DEPARTMENT AWARDS CEREMONY

Synopsis: Presentation of Police Department awards, submitted by Terry Zeigler, Chief of Police.

Terry Zeigler, Chief of Police, said I appreciate the opportunity to give out some good recognition to some officers tonight. The list is kind of short for this quarter, but we want to give out the Lancaster/Melton Award to two officers, Officer Sullivan and Officer Elaine Moore. Now that's kind of a big deal for us. We had a new program that kicked off this year, it was the Summer Cadet Work Program. It was the first time the Police Department did it. We got rid of our old cadet program. We brought in 18 students/kids from 16–18 years old from the various high schools and we decided to put them to work. These two officers took the idea of the concept that we had for the program. The kids started in June. They spent countless hours preparing what the curriculum was going to be, what we were going to do. They got donations from the community for food and whatnot and one of the important things that they did, an important piece of the program was connecting with some of our businesses. They visited these businesses and set it up where the cadets could go to the businesses, find out what it takes to get entry level positions and then those businesses hosted lunch for the kids.

The 18 kids go through, they toured businesses, they did community cleanups on the weekend. They painted an elderly woman's house in our community that needed some brush cleaned out and a fresh coat of paint. They did that for her. They also learned skills like how to sew, how to fix a car, how to cook, some life skills that maybe they don't get otherwise. The program was a great success for us, a great success. The kids had a lot of positive feedback and I can sit up here and tell you what great work they did, but it's probably best that I share with you two letters that I got.

The first letter I want to read, it's from one of the participant's mother and she sent it to Officer Moore. It says, "Officer Moore, Jenny said she is having a great time working as a summer intern. She loves everything about it. Picking up trash under the highway was disgusting but she toughed it out to help get the job done. She said it makes her feel good to do community work and

help others. I just wanted you to know she goes to bed excited about going to work the next day. How lucky to have a job that makes her feel that way! Based on Jenny's feedback it sounds like you're doing a great job. Thank you."

The next letter is from one of the tours they took over at the county courthouse and this one reads, "a couple of weeks ago the Juvenile Court received a visit from the Kansas City Kansas Police Department Cadet Class and the facilitators of the program. These young people were witness to a couple of probation violation hearings. They were very respectful and appropriate despite the difficult stories that they were told during the hearings. Some of the cadets knew the juveniles involved in the hearings. The cadets were engaged and vocally proud of their individual goals whether it was a career in law enforcement or meteorology. The facilitators have done a spectacular job of teaching and showing by example how adherence to simple social norms can improve the community's perception of youth. I hope that the Kansas City, Kansas Department Cadet Program continues. They are welcome to return to the Juvenile Court as visitors and peer support anytime, signed Judge Delia York." Overall, the program was phenomenal. They're already working on next year's program. We're looking at improvements and tonight we felt like we wanted to recognize them with the Brad Lancaster and Dave Melton Award. That's the award they're receiving tonight.

Commissioner Philbrook said just to let you know what a great program you had, I was at a meeting today where there was a bunch of high school kids, some of them that had participated in this program. They were very excited about it. They thought it was wonderful and wanted to continue and I understand that there's an additional program that's going to be worked with for some of the kids that want to stay involved to go places and what's the name of that program? **Commissioner Philbrook** said yes, the Explorer's Program. Thank you very much for your work and I want you to know that those students are very excited about it.

Action: Awards were presented.

Mayor Alvey said thank you Chief. I'd like to take a moment first of all to recognize Judge Nichols who I did not see in the audience before.

September 13, 2018

Also, I would like to present on behalf of the Historical Society of Wyandotte County and the museum a copy of the most recent book, *A Historical Overview of Wyandotte County and Its Historic Sites: Volume II* and this is a gift from Loren Taylor, who is voluminous in his knowledge of Wyandotte County history and it supplements prior publications, the consolidated ethnic history of Wyandotte County, the historic communities of Wyandotte County and historical overview of Wyandotte County and Its Historic Sites: Volume I. This is a 500-page supplement. It's been five years in its development and I just want to take this opportunity to present a copy to each of the commissioners and to publicly give our thanks to Loren Taylor for his dedication to recording the story of Wyandotte County and its citizens in all places at all times. Thank you, Loren, and thanks to all those who helped make this possible.

ITEM NO. 2 – 18408...VOTING DELEGATES: LKM CONFERENCE

Synopsis: Designation of Mayor David Alvey, Gordon Criswell, Kathleen VonAchen and Mike Taylor as voting delegates for the League of Kansas Municipalities Annual Conference in Overland Park, KS.

Mayor Alvey said next we have the designation of voting delegates for the League of Kansas Municipalities Annual Conference. I'll entertain a motion to designate the four as listed.

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

ITEM NO. 3 – 18410...RESOLUTION: REAPPOINTMENT OF ADMINISTRATIVE JUDGE

Synopsis: Reappointment of Maurice Ryan as Administrative Judge of the Municipal Court, submitted by Ken Moore, Chief Legal Counsel.

Action: **RESOLUTION NO. R-40-18,** "A resolution authorizing the Mayor to sign an agreement between the Unified Government of Wyandotte County/Kansas City, Kansas, and Maurice J. Ryan regarding terms and conditions of his appointment to

the position of Municipal Court Judge of Division 1 and to the position of Administrative Municipal Court Judge for a term of four years beginning October 1, 2018 through September 30, 2022.” **Commissioner Bynum made a motion, seconded by Commissioner Philbrook, to adopt the resolution.** Roll call was taken and there were seven “Ayes,” Walters, Philbrook, Bynum, Townsend, Murguia, Johnson, Markley.

Mayor Alvey 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, city of residency for the record and ask that that item be set aside. 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 Philbrook, to approve the Consent Agenda.** Roll call was taken and there were seven “Ayes,” Walters, Philbrook, Bynum, Townsend, Murguia, Johnson, Markley.

CONSENT AGENDA

ITEM NO. 1 – 18343...RESOLUTION: INTERLOCAL AGREEMENT WITH FAIRFAX DRAINAGE DISTRICT

Synopsis: A resolution authorizing approval to enter into an interlocal agreement with Fairfax Drainage District for the joint use of sewer infrastructure, submitted by Susan Alig, Assistant Counsel. On August 27, 2018, the Public Works and Safety Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.

Action: **RESOLUTION NO. R-41-18,** “A resolution approving the interlocal agreement between the Unified Government of Wyandotte County/Kansas City, Kansas and the Fairfax Drainage District.” **Commissioner Bynum made a motion, seconded by Commissioner Philbrook, to adopt the resolution.** Roll call was taken and there were seven “Ayes,” Walters, Philbrook, Bynum, Townsend, Murguia,

Johnson, Markley. Roll call was taken and there were seven “Ayes,” Walters, Philbrook, Bynum, Townsend, Murguia, Johnson, Markley.

ITEM NO. 2 – 18358...RESOLUTION: THE NEW BPU SPEAKER ROAD II SUBSTATION

Synopsis: A resolution declaring the necessity and authorizing a survey and descriptions of lands necessary for the construction, maintenance, operation, use and repair of the new BPU 161kV distribution substation located at 4417 Speaker, submitted by Susan Alig, Assistant Counsel. On August 27, 2018, the Public Works and Safety Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.

Action: **RESOLUTION NO. R-42-18**, “A resolution declaring the necessity and authorizing a survey and descriptions of lands necessary to be condemned for the construction, maintenance, operation, use and repair of the New Kansas City Board of Public Utilities 161kV Speaker II Substation at 4417 Speaker Road.” **Commissioner Bynum made a motion, seconded by Commissioner Philbrook, to adopt the resolution.** Roll call was taken and there were seven “Ayes,” Walters, Philbrook, Bynum, Townsend, Murguia, Johnson, Markley.

ITEM NO. 3 – 18359...RESOLUTION: THE NEW BPU EVERETT AVENUE II SUBSTATION

Synopsis: A resolution declaring the necessity and authorizing a survey and descriptions of lands necessary for the construction, maintenance, operation, use and repair of the new BPU 161kV distribution substation located at 4401 Everett Avenue, submitted by Susan Alig, Assistant Counsel. On August 27, 2018, the Public Works and Safety Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.

Action: **RESOLUTION NO. R-43-18**, “A resolution declaring the necessity and authorizing a survey and descriptions of lands necessary to be condemned for the construction, maintenance, operation, use and repair of the New Kansas City Board of Public Utilities 161kV Everett II Substation located at 4401 Everett Avenue, all

in Wyandotte County, Kansas.” **Commissioner Bynum made a motion, seconded by Commissioner Philbrook, to adopt the resolution.** Roll call was taken and there were seven “Ayes,” Walters, Philbrook, Bynum, Townsend, Murguia, Johnson, Markley.

ITEM NO. 4 – 18360...RESOLUTION: PIPER CREEK REGIONAL IMPROVEMENT

Synopsis: A resolution declaring the necessity and authorizing a survey and descriptions of lands necessary for the construction, maintenance, operation, use and repair of the Piper Creek Regional Improvements Phase 1, CMIP 6046, submitted by Susan Alig, Assistant Counsel. On August 27, 2018, the Public Works and Safety Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.

Action: **RESOLUTION NO. R-44-18**, “A resolution declaring the necessity and authorizing a survey and descriptions of lands necessary to be condemned for the construction, maintenance, operation, use and repair of the Piper Creek Regional Improvements Phase 1 – CMIP #6046, all in Wyandotte County, Kansas.” **Commissioner Bynum made a motion, seconded by Commissioner Philbrook, to adopt the resolution.** Roll call was taken and there were seven “Ayes,” Walters, Philbrook, Bynum, Townsend, Murguia, Johnson, Markley.

ITEM NO. 5 – 18405...ORDINANCE: PUMP STATION 61 FORCE MAIN IMPROVEMENTS

Synopsis: An ordinance authorizing the Chief Counsel to commence legal proceedings to acquire property necessary for the Pump Station 61 Force Main Improvements, CMIP 6303, submitted by Susan Alig, Assistant Counsel. This project will run from Donahoo & N. 123rd Street before cutting over to N. 123rd Terrace and ending at Wingfoot Drive. On June 28, 2018, the Commission unanimously adopted Resolution No. R-28-18 declaring the project to be a necessary and valid public improvement, and authorizing a survey of land for said project.

Action: **ORDINANCE NO. O-34-18**, “An ordinance condemning land for the construction, maintenance, operation, reconstruction, and improvements of the

Pump Station 61 Force Main Improvements – CMIP 6303, 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 Philbrook, to approve.** Roll call was taken and there were seven “Ayes,” Walters, Philbrook, Bynum, Townsend, Murguia, Johnson, Markley.

ITEM NO. 6 – 18361...RESOLUTION: DONATION OF FIRE DEPARTMENT EQUIPMENT TO KCKCC AND URUAPAN, MEXICO

Synopsis: A resolution authorizing loaning 40 Luxfer SCBA airpacks to KCKCC and donation of 200 MSA airpacks and a Bauer Compressor to the government of Uruapan, Michaoacan, Mexico, submitted by Patrick Waters, Senior Attorney. On August 27, 2018, the Public Works and Safety Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.

Action: **RESOLUTION NO. R-45-18,** “A resolution authorizing the loaning and donation of equipment from the Kansas City, Kansas Fire Department to the Kansas City, Kansas Community College and the Unified Government’s sister city Of Uruapan, Michaoacan, Mexico.” **Commissioner Bynum made a motion, seconded by Commissioner Philbrook, to adopt the resolution.** Roll call was taken and there were seven “Ayes,” Walters, Philbrook, Bynum, Townsend, Murguia, Johnson, Markley.

ITEM NO. 7 – 18365...GRANT: FY18 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) PROGRAM

Synopsis: Request approval to apply for and accept the FY18 Edward Byrne Memorial Justice Assistance Grant in the amount of \$104,142, submitted by Laura Cromwell, Professional Fiscal Assistant, Kansas City, Kansas Police Department. There is no match required for this grant. On August 27, 2018, the Public Works and Safety Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.

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

ITEM NO. 8 – 18345...GRANT: CDC REACH FOR HEALTHY SPACES, HEALTHY PLACES

Synopsis: The Public Health Department along with the UG Planning Department will be a subgrantor to the Kansas University Center for Research (KUCR) grant from CDC REACH in the amount of \$130,000 for the first year of a five-year, \$500,000 grant, submitted by Terry Brecheisen, Director of Public Health. The overall goal of the intervention strategies is to reduce or prevent chronic disease in three areas: physical activity; nutrition; and access to healthcare. There is no match requirement. On August 27, 2018, the Administration and Human Services Standing Committee, chaired by Commissioner Markley, voted unanimously to approve and forward to full commission.

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

ITEM NO. 9 – 18357...GRANT: SHARP (SEXUAL HEALTH ADOLESCENT RELATIONSHIP PROGRAM)

Synopsis: Approval of grant application and funding, if awarded, from The Healthcare Foundation of Greater Kansas City for a two-year SHARP (Sexual Health Adolescent Relationship Program) grant in the amount of \$200,000, submitted by Terry Brecheisen, Director of Health Department. The general purpose of the grant is to decrease the STI/HIV and teen pregnancy rates in Wyandotte County. There is no match requirement. On August 27, 2018, the Administration and Human Services Standing Committee, chaired by Commissioner Markley, voted unanimously to approve and forward to full commission.

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

ITEM NO. 10 – 18367... RECOMMENDATION: EXPANSION OF SERVICE AREA FOR CHIP DOWN PAYMENT ASSISTANCE PROGRAM

Synopsis: Request to expand service area for the Community Housing Informative Partnership (CHIP) Down Payment Assistance Program funded with HOME Funds received from U.S. Department of Housing and Development, submitted by Wilba Miller, Director of Community Development. On August 27, 2018, the Administration and Human Services Standing Committee, chaired by Commissioner Markley, voted unanimously to approve and forward to full commission.

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

ITEM NO. 11 – 18406...NOMINATION: BOARDS AND COMMISSIONS

Synopsis: Nomination for Boards and Commissions:

John McTaggart, Library Board, 9/13/18 to 3/31/22, submitted by Mayor Alvey

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

ITEM NO. 12 – MINUTES

Synopsis: Minutes from regular session of August 2, 2018.

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

ITEM NO. 13 – WEEKLY BUSINESS MATERIAL

Synopsis: Weekly business material dated August 30 and September 6, 2018.

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

PUBLIC HEARING AGENDA

No Items

STANDING COMMITTEES' AGENDA

No Items

ADMINISTRATOR'S AGENDA

ITEM NO. 1 – 18411...PRESENTATION: BOARD OF PUBLIC UTILITIES

Synopsis: A presentation and recognition by the Board of Public Utilities regarding utility benchmarking and an award presentation, submitted by Doug Bach, County Administrator.

Doug Bach, County Administrator, said at this time I'd like to recognize the General Manager of the Board of Public Utilities, Don Gray who is going to come forward and introduce the items that they have this evening. As our close relationship with the Board of Public Utilities, Don and I determined it would be good to come forward and kind of show off some of the awards they received and also where they are with some of their benchmarking. With that I will turn this over to Don Gray.

Don Gray, General Manager, Board of Public Utilities, said I do appreciate the Mayor introducing our board members that are present. I would also if I could, just take a minute to introduce a few of our staff that is here. We have Lori Austin our CFO. At this time, we have Pat Morrill who's the Director of our Electrical Engineering Department. We will also have Dave Mehlhaff here. What this is, a couple months ago we presented our fifth benchmarking review at one of our board meetings and we do the benchmarking studies about once every two years. After

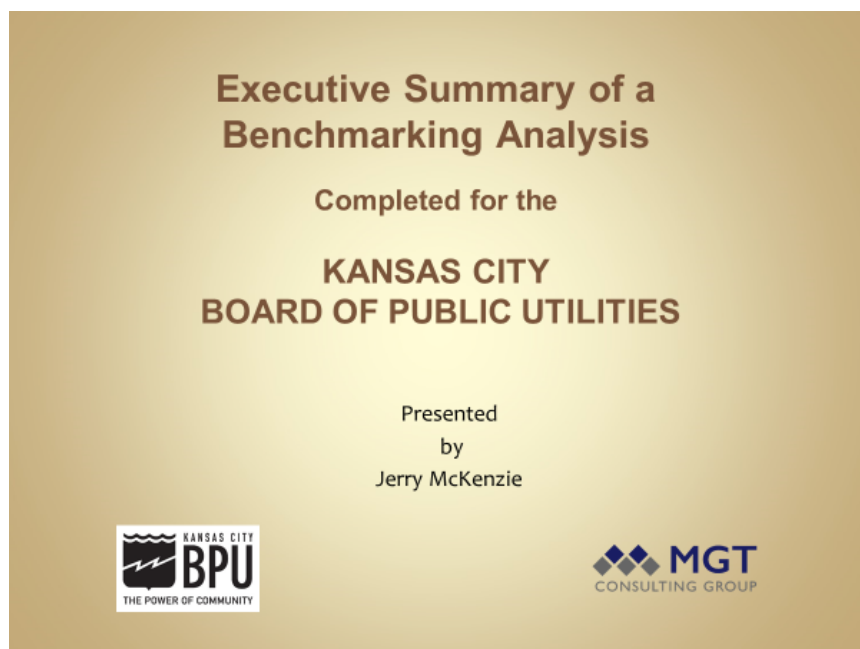
the benchmarking study was presented to our board by our consultant, our Board President, Jeff Bryant said we ought to share the information with the Mayor, the commissioners and some of the UG staff. I thought instead of sending copies of the Executive Benchmark Summary to the UG, why not see if everyone would be interested in hearing the presentation. I called Mr. Bach and he seemed fine with it so he placed us on tonight's agenda and we appreciate that very much.

The purpose of our benchmarking is always to see how our costs of our operations compare with other electric and water utilities, both regionally and nationally. Also, these reviews help us identify areas. We are performing well in other areas where we need to improve. Overall, we feel we are doing a good job in controlling our costs but unless we take a formal review, how do we really know how well we're doing. Since this is our fifth report, this also provides trending of our costs.

The individual we hired to perform our benchmarking review is Jerry McKenzie. Mr. McKenzie is a senior associate with the MGT Consulting Group and has been responsible for managing hundreds of successful engagements in both the municipal and private sector of electric utilities for over 30 years.

Jerry has developed numerous costs of service studies and internal cost allocation models. He has conducted a variety of utility accounting research, analysis studies on subjects such as the impact of mandates on electric rates and transient rate design. He has worked with utilities such as Omaha Public Power, Colorado Springs, Georgia Power, Madison Gas & Electric, Santee Cooper, Southern California Edison and San Diego Gas & Electric.

For over 25 years, Mr. McKenzie has worked with all sizes of municipal utilities to create excel based electric rate forecasting models. These models are specifically designed with the objective to simplify the rate design so that is easily understood by boards, councils and commissioners. Over 75 municipal utilities have benefited from his service. At this time, I would call on Jerry McKenzie to present our benchmarking study.





**Executive Summary
Benchmarking Analysis**

Presenter Background

- Started working with Electric Utilities in 1980
 - Began career with Investor Owned Utility – 10 years (IOU experience)
 - Consultant to IOU and Municipal Utilities for nearly 30 years
 - Serve as Utility Accounting Instructor for American Public Power Association
 - Since 1990 have taught over 3,000 utility personnel
 - Worked with the BPU since mid 1990's
 - Worked with hundreds of municipal electric/water utilities and IOU's
- Mission Statement Differences
 - IOU focus (return to investors)
 - Municipal Utility focus (safe, reliable power at low cost – the 2 R's)
- Personal Comments –
 - As a customer, I prefer the municipal utility approach
 - The BPU continues to do more with less than anyone else that I know

*- meeting the challenges associated with environmental mandates,
building for the future and continuing high contributions to the KCK
community – solid stewards of customer owned assets*



Jerry McKenzie, MGT Consulting Group, said I'm here this evening to present the results of the benchmark review. I just want to give a little bit of a background of myself as well. I began my career working for an investor owned utility. I spent 10 years working in the investor owned world and served as a consultant for both the IOUs in the municipal utilities for over 30 years. I also have served since 1989 as the instructor for public utility accounting on the most exciting

topics on the planet, right, for the American Public Power Association and I've had the privilege of instructing over 3,000 attendees through that conference.

I've worked with the BPU since the mid 90's. I've also worked with the UG before it was the UG. In fact, I worked with Wyandotte County as well as the city of Kansas City, Kansas. I'm familiar with the area as well. One of the things that I've learned over my career, having worked for investor-owned utilities for profit utilities as well as from municipal utilities like the BPU is the significant difference between the way that they approach their jobs and what I mean by that is you can look at and kind of summarize by looking at the mission statements of the different organizations. An investor-owned utility is focused almost exclusively on a return to its investors, profit margins, right. Municipal utilities, you're not going to see that same kind of focus. The focus for municipal utilities is to try to provide safe and reliable power and services at a low cost.

How many of you would invest in a stock for a company that says we're not trying to make any money but it's very important to grasp that difference in a totally different way that the municipal utilities approach the work versus an investor owned utility. As a customer I actually prefer the municipal utility approach. I would prefer to be served by a municipal utility and I'll explain various benefits as we go through this but to kind of—and I'll come full circle with this comment. I've done a number of these studies and I can honestly tell you that in my opinion the BPU does more with less than anybody else that I know. Less resources means you have to manage those resources very, very efficiently. I think the results of this study will kind of quantify that a little bit better.

As Don mentioned earlier, this is the fifth update of the benchmark review. To do a benchmark study once every 10 years you've got 9 years of potentially bad management decisions, right so it is important to stay on top of this. This is the fifth one. We've done them about every two or three years, in some cases one year depending on what circumstances are happening in the environment.

The report that we actually generate has a lot of statistical details in it and I'm not going to cover those. I'm going to get only into the highlights of this, but when we do the benchmark review, we're benchmarking the costs of the BPU versus other municipal utilities as well as doing comparisons to investor owned utilities and at the same time, we're also looking at trends. In some cases, utility costs are going up across the board. In other cases, they're not, depending on different areas of the country.



Executive Summary
Benchmarking Analysis

Benchmarking Project Background

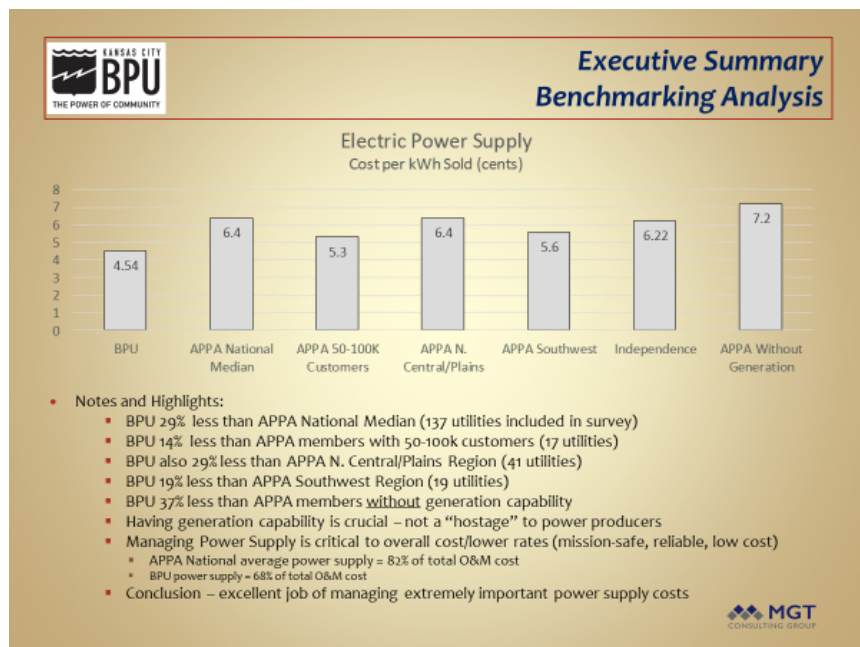
- 5th update benchmark review of the BPU (2007,2010,2013,2014)
 - Vast amount of information in our report – only cover highlights
- Primary areas reviewed
 - Benchmarking of costs (BPU vs. other Municipal Utilities)
 - Trending of costs (Trends internal to BPU over last 4-5 yrs.)
- Benchmarking sources included (2015)
 - APPA's annual Financial and Operating Ratios report
 - APPA's Payments & Contributions by Public Power Report
 - Includes- Cedar Falls, McPherson, Independence, Springfield, Longmont, Loveland, Stillwater, Lincoln, North Little Rock...
 - Financial/statistical info for Water District 1 (Waterone)
 - Financial/statistical info for Independence (Mo) Power & Light Fund
 - Financial/statistical info for Colorado Springs Utilities



What we did in this study, we compared results from 2015 and APPA is some of the source documents that we relied upon. APPA is the American Public Power Association. It has thousands of member utilities municipally owned, city owned across the country and they publish statistical financial and operating information and we use that database within our study. They also publish what they call a contribution by public power report because, as I'm sure you well know, a lot of times municipal utilities are compared to the private sector. Well, what are the differences between the two in terms of the support provided to the community and to the city.

Some specifics about who we compared to in this study, and I'll get into that when we get into some of the specific details, but it included cities like Cedar Falls, McPherson, Independence, Springfield, Longmont, Colorado, Loveland, Stillwater, Lincoln and North Little Rock. There were literally hundreds of different municipal utilities that provide this information and so we know it's on a consistent basis. We are comparing apples to apples. Anytime you do benchmark studies you've got to be careful that you're doing apples and apples comparisons.

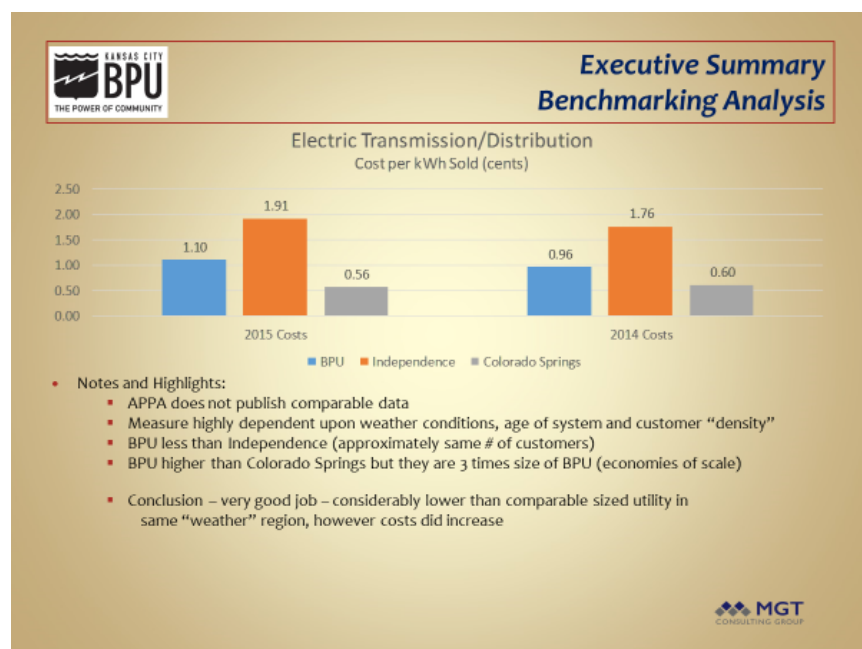
On the water side we, compared to Water District One, Water One in Johnson County. Then we also included things like Independence, Missouri Power & Light as well as specific information associated with Colorado Springs Utilities.



The first benchmark that I want to show you is the electric power supply and I know some of you have a closer relationship with the BPU than others, more of a history, but this is a very critical factor because it's basically the costs to generate and obtain the electricity or the power. This is very critical. Normally, it represents about 70% of the utility's costs, associated with generating or obtaining the electric power. The rest of the costs associated with transmitting it out to the various customers and distributing it to the various customers. I know that the graph may be a little bit hard to read with you guys that are on the left-hand side and then the next column is the APPA National Medium and then they break it down in the APPA study by size of utilities so we also compare to those municipal utilities that have 50,000–100,000 customers. We also did comparisons based on geographic areas because the costs on the coast, if you will, are considerably different than the costs in the central part of the country. We compared to two different regions because the BPU is close to the southwest region and the north central plains region as well and then we also did specific comparisons to Independence and the last graph on the far right, most or a lot of municipal utilities do not have the ability to generate their own electricity. They're buying all of their power from other utilities. If you notice, they're paying on average \$0.7.2 cents and the BPU is \$0.4.54. It pays to have generation. If you don't have generation capabilities in effect, you're kind of a hostage to the marketplace. It's good to have the diversity that comes with being able to generate at least part of your own electricity. Under the notes and highlights, I'm not going to get into the specifics, but obviously the BPU is considerably less, 29% less than the APPA

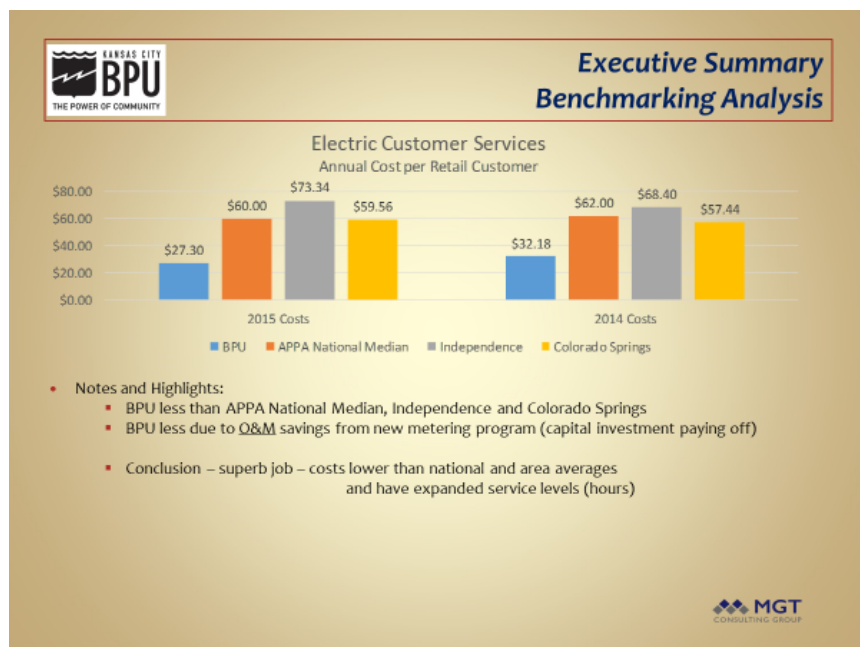
national median. That's a key statistic and that included 137 different municipal utilities. Then if you look at the next grouping, the 50,000–\$100,000 customers, that was 17 municipal utilities within this region, 41 utilities within the north central region, 19 utilities in the southwest and in all of those cases you can see that the BPU is significantly lower than the other comparative statistics. The key bullet, as I've highlighted there, the next to last one is managing power supply is critical because it represents a major component of the overall cost of providing electricity services.

As a conclusion, the BPU is doing an excellent job of controlling these costs in a very difficult environment, I would point out, because of legislation that has been passed with regards to green power and those types of things. It's very difficult to keep costs down and at the same time keep up with all of the regulatory requirements associated, that are not only just coming from Washington but from other parts of the country as well. This is a very critical statistic.



The second component is what is referred to as transmission and distribution costs. This covers the costs once the power is generated, how much does it cost to get it from the power plants or from the connection point out to the individual customers that are being served. Again, the BPU is on the left-hand side. We've got Independence and Colorado Springs there and we're showing 2015 as well as 2014 in this particular case. The reason we don't show the APPA median and other APPA information is they do not publish that data within their purview.

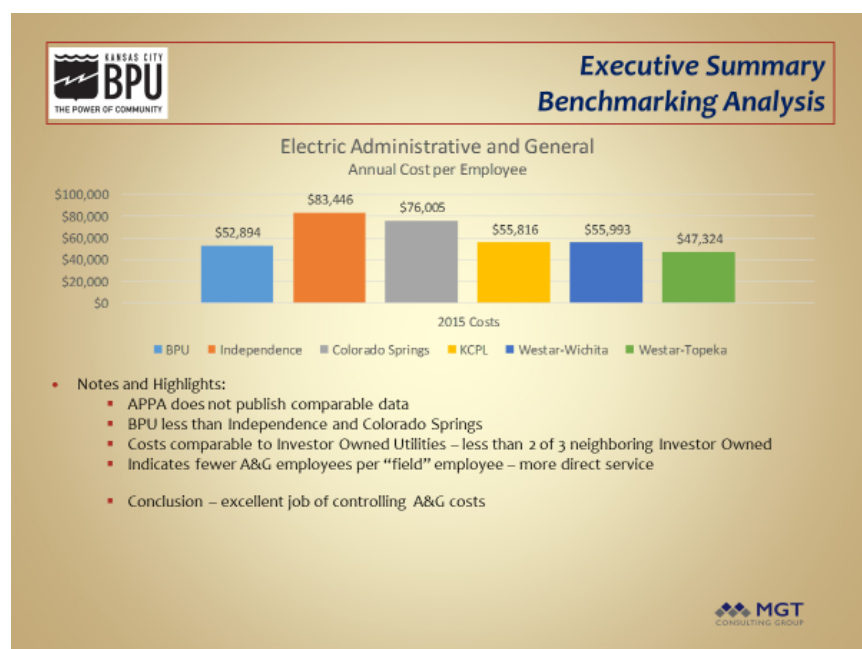
One of the things I would want to point out is a lot of times the costs associated with transmitting and distributing power is dependent on the weather conditions. If you live in an area where the weather is mild most of the time, the weather conditions are pretty conducive to low costs, but if you're in an area like you guys are in where we have rather extremes whether you love them or hate them, we have them, with regards to our weather. That can certainly have an impact on this as well as the customer density can affect us as well. BPU is less than Independence and has approximately the same number of customers. A little bit higher than Colorado Springs but Colorado Springs does have some economies of scale and that they're about three times the size of the BPU so the conclusion that we would reach is that you guys are doing a very good job of controlling those costs compared to other utilities in the same geographic region under the same type of weather conditions.



The next category deals with electric customer service activities and costs. If you look at the big picture, we've generated the power, we've transmitted it and distributed it out to customers but we also have to generate bills. We have to communicate with the customers. We have to collect the costs associated with those types of activities. The BPU, again on the far left in the blue, APPA National Median is shown in the orange color, Independence and Colorado Springs beside that. The BPU is less obviously than the national median as well as Independence and Colorado Springs and considerably less. The BPU also has realized some savings, I think, from the implementation

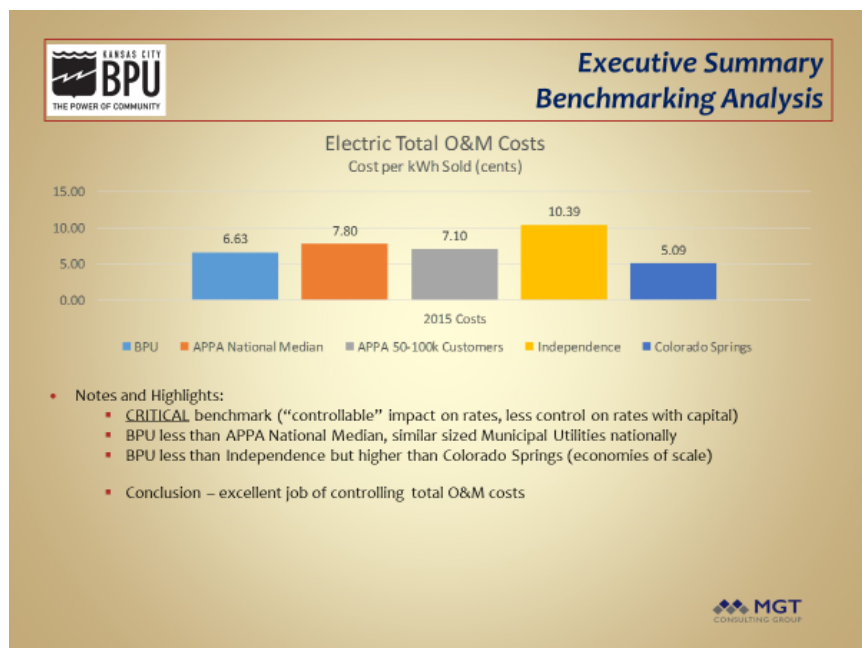
of the new metering program. Obviously, there's capital investment associated with that so the recovery period it takes a while in some cases to see the results of that but I think you guys are seeing right now.

The conclusion obviously is it's a superb job. Costs are much lower than the national and area averages and also, if you look at 2014 versus 2015 you can see that the trend is that the costs are going lower for you guys. They are going lower for some utilities but not at that scale. Now obviously, that'll plateau at some point but it's obviously a very good sign and a good investment on you guy's part with the metering program.

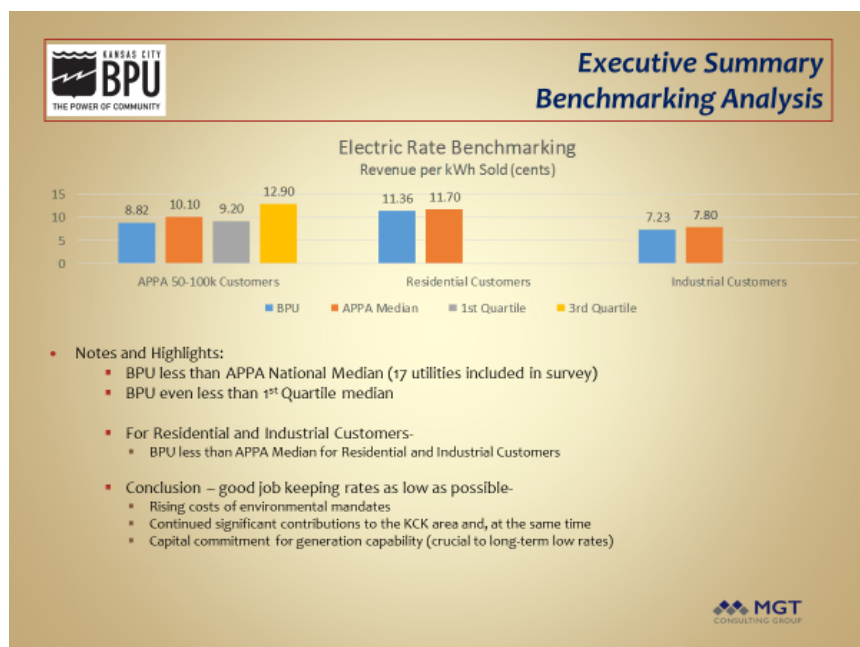


This is electric administrative and general. This really represents—any organization has to have a Finance Department, a Payroll Department, a purchasing, accounts payable, an IT department etc., etc. So, we have all these support costs and the electric administrative in general costs are benchmarked by comparing what is the total costs based on the number of employees within the organization. That's their traditional benchmark and APPA obviously, again, does not publish this data but we did compare you guys to Independence as well as Colorado Springs and also to the investor owned utilities. I think this is interesting, you're less obviously than Independence and Colorado Springs, but you're also less than Kansas City Power & Light as well as Westar Wichita and they break out Westar into two components, Westar Wichita and Westar Topeka, so to be

lower or comparable to the investor owned utilities who have that large economies of scale is a pretty good accomplishment. You're doing an excellent job of controlling the A&G costs as well.



If we package this all together, what's the total of the electric operation and maintenance cost associated with based on the kilowatt hour sold basis. Again, the BPU is on the left. The APPA national average is in orange and the different sized customers in the center as well as Independence and Colorado Springs. This is again a critical benchmark because it ties to what I would refer to as the controllable costs. There's not much you can control on the capital side of things. Once you commit to a program those cost—you're kind of outside your control. This is really an indicator of the costs. How are you doing with the cost that you can influence? That really impacts rates immediately with customers. If you look at this, the BPU is less than the APPA national median, as well as similar sized municipal utilities at a national level, less than Independence, a little bit higher than Colorado Springs but that would be expected because of the economies of scale. Again, everything that we've looked at indicates that the BPU on the electric side is doing an excellent job of controlling the O&M costs.

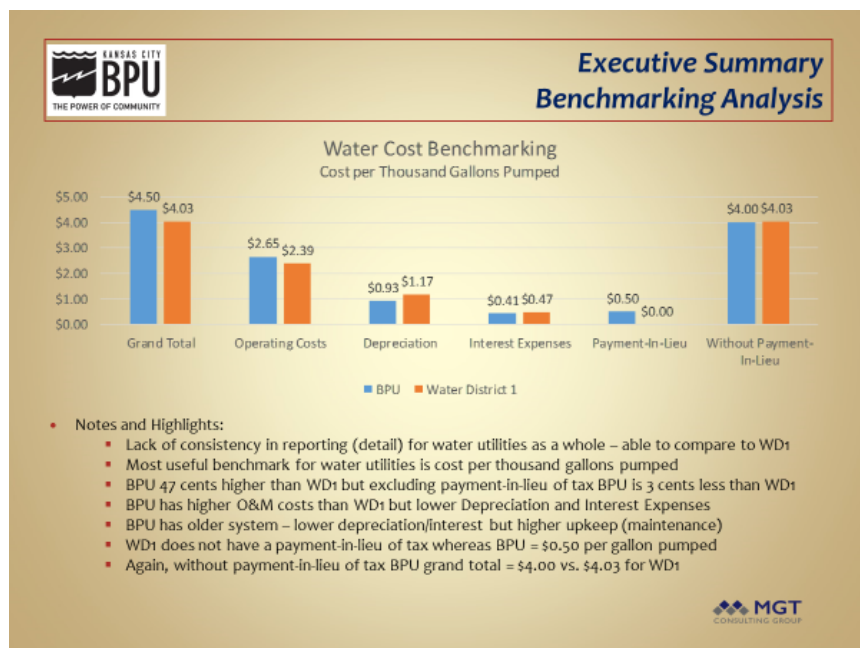


At the end of the day how do customers view a utility based on their pocketbook, rates. Rates seems to be what people focus on. When I teach the APPA class there are two, what we call the two Rs, that are important to customers. What are those? Rates and reliability. People want the power when they turn on the lights. We don't really care about how it gets there. We just want to make sure we have it when we want it, but the other focus for customers is on rates and this benchmark compares APPA to the national median. In this case there were 17 utilities included in that geographic area and the same customer class.

The BPU is less than the APPA median as well as less than the first quartile. The first quartile basically represents the top 25%, if you will, of the people that were in the survey. This is a very, very good indication and I know that there probably have been rate increases since this was done but it's a moving target. The other utilities have had rate increases as well. I'm sure if we were to do this today, you're going to find the same kind of statistic.

For residential and industrial customers, I think it's interesting too, BPU is less than the APPA median for residential and industrial customers. Most municipal utilities may be low on one side but they're higher on the other side. You guys are lower in both conditions. The conclusion, obviously a good job of keeping rates as low as possible. Rising cost of environmental mandates as I mentioned earlier, this has all occurred during a period of time unprecedented in the electric utility world with regards to environmental legislation. This is something to be very much proud of in my opinion. At the same time, contributed or maintained the contributions to the

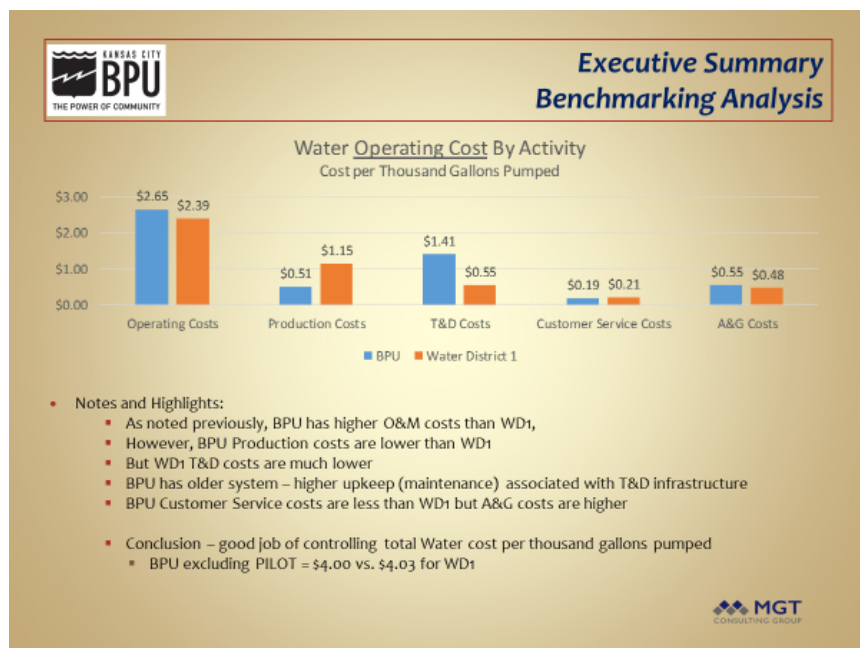
Kansas City, KS area, not only with the services at a low cost but also to contribute money back to the Unified Government. All of this points to the fact that the BPU has done an excellent job and has also contributed back to the Kansas City, KS community beyond just providing good service at a low cost and safe and reliable power, which was the mission statement.



What about on the water side? There's usually only one major benchmark that people look at on the water side and that is what is the cost per \$1,000 gallons pumped and in this particular case, again, we only have one comparison but that's comparing to WaterOne in Johnson County. BPU is \$4.50. The Water District 1 is \$4.03 and then if you look at the various components of that operating costs you're operating cost are a little bit higher. Depreciation is lower. Interconnect expenses are pretty much comparable and then payment-in-lieu of tax you notice that WaterOne does not have a payment-in-lieu of tax. That's the money that's contributed back to the UG. If you subtract that \$.50 out of the first comparison, you can see that in effect your rates are very comparable to what WaterOne is charging. In fact, they're just slightly lower.

There's really, as I mentioned earlier, there's kind of a lack of consistency in reporting on the water side so we don't have a lot of statistical comparisons that we can compare to. If you think about, well, why are some those components different, why do you have higher operating costs but lower depreciation costs, it's tied into the age of the system. Your water system is a little bit older obviously than their system is, so they're going to have higher depreciation costs

associated with their newer system but you guys are going to have higher maintenance costs associated with maintaining your older system. Again, these numbers not only make sense from an accounting standpoint, but they also point to the fact that you guys are managing the assets that you have in an efficient manner.



Water operating costs by activity, again, we broke it down into different components and I'm sure that you guys are all thrilled to talk about these pieces but the operating costs on the far left-hand side, what are the components of that production costs, the costs in effect to pump the water and to get it to the point where it can be distributed so very much like the electric side and you can see the T&D costs, the customer service costs and the A&G costs. The only thing I wanted to point out here is, notice that your production costs are lower, but your T&D costs are higher. Again, it comes back to the fact that you have an older system so you are going to have a little bit more inefficiencies on the T&D side of things but your production system is obviously making up that difference.

In conclusion, based on the per thousand gallons pumped, the BPU is doing a really good job, comparable rates to what Water District 1 has.



Executive Summary

Benchmarking Analysis

Overall Conclusion

- BPU is doing a very good job managing the assets of its customer-owners
 - Costs are in-line (and in many cases lower than) others – translates into reasonable rates for customers without sacrificing service
 - Elect. total O&M costs per kWh sold decreased from 7.31 cents to 6.63 cents
 - Water costs per thousand gallons pumped excluding PILOT are virtually the same as Water District One (BPU \$4.00 vs. WD1 \$4.03)
 - Investment in the new metering program and generation (electric) continues to result in substantial long term savings for customers
- BPU remains fully committed to the Kansas City community
 - As evident by the significant contributions made (over \$47 million)
- The BPU has institutionalized a mindset that focuses attention clearly on best practices & benchmark targets

“BPU CONTINUES to do more with less than anyone I know”



An overall conclusion, with regards to the benchmarking review, you're doing a great job of managing the assets that its customer own. If you think about who owns an investor-owned utilities assets, that would be people who've invested in buying the stock of those companies. Well, who really owns the assets of the BPU? Technically, it's the customers and that's why your mission statement is different than theirs because you're not out to make a profit. You're out to try to manage those assets in an efficient way, a safe and reliable way. Based on my statistical analysis and this is one year, but we've seen similar results the last four times that we've done this. It's not a one off. This has been happening for a number of years. In my opinion, I would be very proud of the BPU if I were you.

Obviously, the BPU also remains fully committed to the Kansas City community. The contributions made over \$47M. I'll hit on that in just a little bit. Again, if you look it from a big picture perspective based on the fact that you guys have limited resources, the BPU, and I'm honest about this in my entire career and I've in this business a long time, I've not seen anyone consistently do more with less than the BPU.

BENCHMARK COMPARISON OF CONTRIBUTION TO THE COMMUNITY (Based Upon 2014 Actual BPU Contributions and 2014 APPA National Survey)			
WHAT THE BPU CONTRIBUTES TO THE UNIFIED GOVERNMENT OF KCK/WYCO			
Direct Payments and Expenses:	Amount	% of Revenue	Notes
Payments-In-Lieu-of Tax	\$ 31,291,745	11.17%	Contribution data taken from the Contributions to the Community report as shown within the BPU's 2016 Annual Budget (2014 actual amounts)
Street Lighting & Signals	5,418,753	1.93%	
Fire Hydrant Services	1,070,261	0.38%	
Direct Payments and Expenses	\$ 37,780,759	13.48%	
Other Services Provided Without Charge:			
UG Facility Energy & Water Usage	\$ 6,992,167	2.49%	
Billing Services - Water Pollution Control	1,181,277	0.42%	
Billing Services - Residential Trash	1,258,720	0.45%	
Other Services Provided to UG Without Charge	\$ 9,432,164	3.37%	
Grand Total Payments and Contributions	\$ 47,212,923	16.85%	
Total Annual Operating Revenue	\$ 280,248,643		
BENCHMARK COMPARISON TO OTHER PUBLIC POWER SYSTEMS			
This section includes all contributions in the form of taxes, fees and (free) services made by public power systems per a study conducted by the American Public Power Association as published in April 2016 in their <i>Payments and Contributions by Public Power Distribution Systems to State and Local Governments in 2014</i> . The Median is defined as the value where 50 percent of the utilities had contribution rates greater than the median and 50 percent contributed less than the median. A quartile represents each of four equal groups into which the population can be divided.	Compared to 176 Public Power Systems-		
	5.60%	Median	
	3.50%	Lowest Quartile	
	8.50%	Highest Quartile	
	Compared to 41 Public Systems in West North Central-		
	4.60%	Median	
	2.40%	Lowest Quartile	
	Compared to 34 Public Systems \$100M+ in Revenue-		
	6.00%	Median	
	4.80%	Lowest Quartile	
	7.70%	Highest Quartile	

This is a busy slide and I apologize for that, but we also did comparisons of the amount of money that was contributed back to the municipal government, to the UG in this particular case and you can see that as a percent of revenue, it's about 16%. You can see what the various components of that are. I'm sure you guys are all familiar with that, but we compared that to 176 public power systems and the median was about a third of that. You can see the various numbers there. We compare it to the north central as well as to those of similar size. Again, I wish I lived in a community that had a municipal utility like the BPU because in effect I'm getting my rates as we just talked about at comparable level but there's money that's being contributed back from the BPU to the UG that's helping the residents of the UG with lower tax dollars. That's how that really translates.

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BENCHMARK COMPARISON WITH INVESTOR-OWNED UTILITIES (IOU'S)			
This section includes all state and local taxes and fees paid by investor-owned utilities as reported within their FERC Form 1 documents. The data was taken from the American Public Power Association's report entitled <i>Payments and Contributions by Public Power Utilities to State and Local Governments</i> , in 2014, published April 2016.			
Compared to 123 Investor-Owned Utilities-			
	4.20%	Median	
	2.90%	Lowest Quartile	
	6.30%	Highest Quartile	
Compared to 13 Investor-Owned in West North Central-			
	4.50%	Median	
	3.40%	Lowest Quartile	
	5.50%	Highest Quartile	

The last slide, we also did comparisons of the same thing. What if the BPU though were owned by an investor-owned utility. What do investor-owned utilities normally contribute back to the communities and this is based off of tax information filed through the Federal Energy Regulatory Commission and you can see that on average they are on average they're around 4.2%, 4.5%. Again, everything that I've seen shows that BPU is managing the assets in a very, very admirable way as well as keeping the focus clearly on the community that it's supporting. With that, I will entertain any questions or comments that you might have.



*Executive Summary
Benchmarking Analysis*

Questions and Discussion



Jerry McKenzie

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jmckenzie@mgtconsulting.com



Commissioner Walters asked do you benchmark reliability? **Mr. McKenzie** said we don't. That gets into the engineering side of things. I know that the APPA does publish some of the things that are based on average outage times and things like that. We did not look at that in this. This was a financial review. **Commissioner Walters** said thank you.

Mayor Alvey said I want to say thank you for coming forward with this. Again, I think that sometimes we take for granted what the Board of Public Utilities does for our community and just to again reiterate that the costs are being managed and kept as low as possible and at the same time the BPU, the ratepayer through the BPU, returns 12% of the total bill in the form of the PILOT back to the Unified Government and supports necessary vital services to our community. We're grateful, we are lucky to have this utility. Unfortunately, I would say that over the decades the Board of Public Utilities has earned the reputation for you know for political shenanigans and I would suggest that is not the case for the current board and has not been the case for a long time. There was a period in history when in fact there were forces which tried to run the utility into the ground in order to sell it so that an individual might have received a finder's fee and we're talking 50, 60 years ago, but it took a long time I think for the Board of Public Utilities to recover from that.

I just want to thank Don Gray, General Manager, and his staff. The number of awards that the Board of Public Utilities has earned in the past decade is astounding and once again the Board

of Public Utilities has won the Stevie Award which is the business of the year. It's like the Oscars for businesses. Congratulations to the Board of Public Utilities, to the management and the board of the BPU. Thank you, Mr. McKenzie.

Mr. Gray said thank you Mayor. You kind of stole my thunder a little bit. I will say that you served on our board very honorably for about roughly eight years and along with our other board members that are here this evening you made sure that all of us as staff, we worked closely with the board and made sure we communicated with you anytime we wanted to spend anything for whatever reason and you overseen our budget and made sure that we were responsible and accountable and it's paid off.

The last item I wanted to present, Mayor, you had mentioned just a little bit. This summer the Board of Public Utilities was presented with the Gold Stevie Award for company of the year, the large utility category at the 16th Annual American Business Awards ceremony that was conducted in New York City. At this time, I'll call on our Chief Communications Officer David Mehlhaff. He's the one that submitted our application and I'll have him kind of explain what this is about.

David Mehlhaff, Chief Communications Officer, said I'll kind of run through this a little bit. I came to the utility in December 2008 and we were doing a lot of digging out and just trying to—everyday was a fire to fight. They decided in 2015 to start entering some awards, not to get awards for the utility, not to get awards for my department but really to get some third-party recognition of doing things right and doing good things and I want to credit our general manager and our board of directors. Three of them are here tonight, Mr. Milan, Mr. Bryant, Ms. Gonzales and other board of members who have really given me a lot of freedom to do what I need to do to communicate with the public, with our employees and just really believe in the importance of communications and marketing.

BPU since 2015, no municipal utility in the United States has received as many national awards for communications and community service as our Board of Public Utilities. In fact, no utility in the United States has received as many awards including investor owned and we've won eight national awards for community affairs in marketing communication activities. In 2015, we won the American Public Power Association Award, the top award for social media for our energy

efficient video series. I submitted something to the American Business Award. We had a Silver Stevie for the Best Corporate Social Responsibility Programs. 2016, American Public Power, the National Community Service Award, American Business Award Gold Stevie for the best website in the nation. American Public Power Association Award the same year for the number one newsletter in the country with the *BPU Connection*. 2017, we won an Award of Excellence for the Power of Community, our video for the American Public Power Association. 2018, the Charge Awards in Reykjavik, Iceland. I couldn't get that one in the travel budget, but we were named one of the world's best energy brands. We were in the top 20 energy brands in the nation with people like Tesla and some of these other organizations. There were only two municipal utilities, actually three to be up there with us. It was ourselves, Austin, Texas and Sacramento.

The biggest award we received recently was the American Business Award Gold Stevie, Company of the Year Large Utility Category. They had 3,700 nominations for the American Business Awards and the Mayor was right, these are considered by the New York Post as the business world's own Oscars. They're very hard to get, very complicated to apply for them. They have 270 judges. Some of the other winners this last year included Marriott, American Express and the US Army just to name a few. A lot of Fortune 500 Companies and our little utility and I'm very proud of that fact.

We were named Good Company of the Year. We were named Company of the Year, Best Overall Company of the Year in the Large Utility Category and that was going against investor-owned and others. What the judges do is they have a ranking system and they have a judge's panel. For our area they had 20 judges and they rank everything and you have to have 10s across the board to get a Gold Stevie. If you've got 7s and 8s, no good. Here's how we were ranked and what we were ranked on. I'll give you a couple bit of the judge's categories. We were ranked on the following items, that was environmental responsibility and environmental stewardship. They recognized the fact that the BPU was the greenest utility in the nation at 45% renewable energy and continues to climb. We were recognized for our Empower Education Program, the only one of its kind at all three school districts in Kansas City, KS and that continues to grow. We were recognized for our community donations, whether it be our charity golf tournament, our youth program, community sponsorships, United Way Campaign and so forth, volunteerism with our employee's foundation, civic leadership, Energy Solar Farm and so forth, a lot of great awards.

I want to give you just some of the judge's comments and these judges have to apply to be a judge and these judges are CEOs of marketing, communications and branding from various organizations. The gentleman who heads up marketing for Marriot says dynamic and well written application with detailed content. Congratulations on all you receive.

This came from Tesla. The company seems to have been investing back in its community with the development of many other items such as online bill pay, customer satisfaction surveys to see how they're doing. They're not afraid to think outside of the box. They don't have big budgets so they seem to do the best with most.

Excellent nominations, comprehensive, BPU should be the poster child for doing well by doing good. I'd like to show what we got. It looks like an Oscar. This is the Gold Stevie on marble. 2018 Company of the Year Large Utilities, our BPU.

Mr. Gray said thank you Dave. Just to wrap up. I want to thank the cooperation and hard work of all of our employees to make this at all possible and also our board for providing the resources that we needed to get a lot of these things accomplished. I'm very proud to stand here and say that I'm very proud of our utility.

Action: For presentation only.

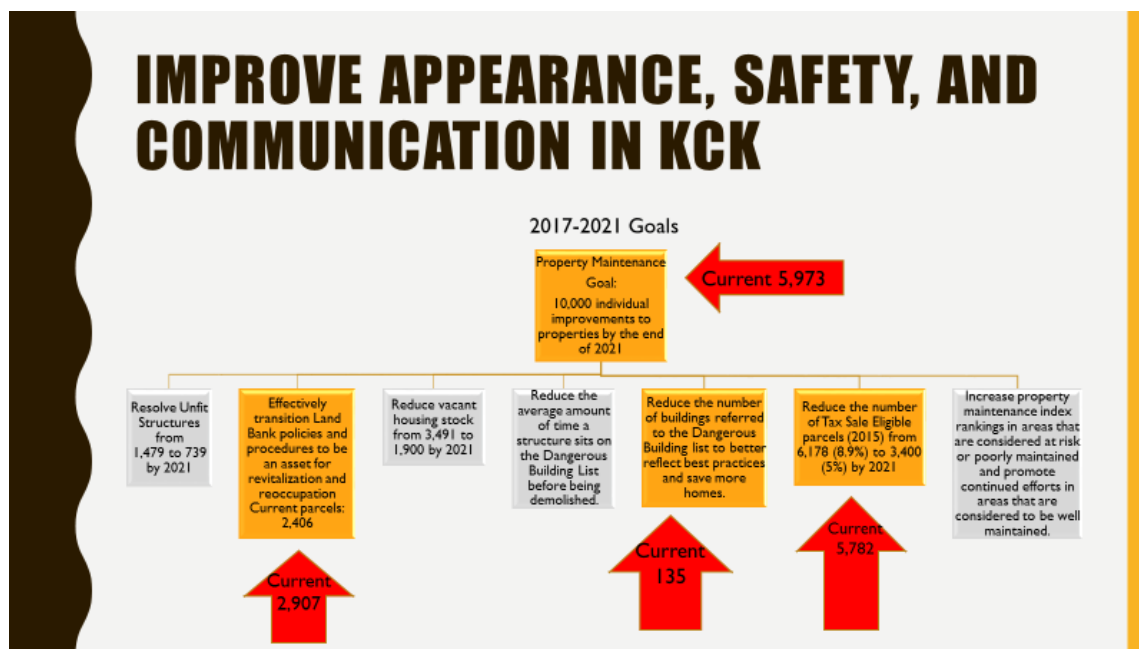
ITEM NO. 2 – 18412...SOAR UPDATE: PRODUCING REAL RESULTS TO HELP NEIGHBORHOODS

Synopsis: Update by the SOAR team on the 2018 goals, submitted by Melissa Sieben, Assistant County Administrator.



Melissa Sieben, Assistant County Administrator, said what we will be doing is there are several of us that will be coming up to do different slides to talk about what we've been doing in the different areas throughout the SOAR update but one of the first things I want to do tonight is recognize a couple of people in the audience. We have Sasha Han and Mike Hagen. They are from the city of Topeka which is also a What Works City under the Bloomberg initiative. They are close partners with us in our fight against blight in their communities as well as ours. We work together. We collaborate together. I bet we probably talk to each other a couple of times, three or four times a quarter just because we have things going on that cross collaborate and we just spent some time beforehand. These folks are with their Neighborhood Relations Center so they wanted to see what our update was all about. I want to welcome them.

Also, tonight in the room not presenting with us is Jenna Hillyer, who is our new Delinquent Revenue Coordinator for the Unified Government. You may recognize her. She was our first Coordinator as a VISTA with the Unified Government and we're very happy to have her back.



Without further ado, let's see what we've been doing with SOAR. This year of course is the year of the vacants and the neighborhood deep dive, which will be a theme throughout. I wanted to give you some updates here on the screen. These are our five-year goals that we have for SOAR. Just recently we updated the mySidewalk page that has our SOAR goals on it and the data tracking. We are currently at 5,900 in change, almost 6,000 of our property maintenance touches that we wanted to make in our five years so we are way ahead on that, which is awesome. We are up in our Land Bank counts which we told you would happen as we get more aggressive with our delinquent properties. That is currently up over where we started about 500 and then we are down in our Dangerous Buildings or demolitions as you may refer to them to 135 and Erin Downing is here as well tonight to talk a little more about that. We will also talk about our tax sale, but we are tracking lower in the number of eligible properties in the tax sale which is good but of course as we've gotten more aggressive, our churn is bigger in that. I just wanted to update you on those numbers.



Again, SOAR hits four of the six areas on the Commission's Strategic Plan and I will be working on a new strategic plan over the course of the next while here again with the Commission, but just wanted to highlight the areas that we are working in. Now we're going to turn into our vacant housing section of the presentation and I'm going to turn it over to Greg Talkin to talk about our Vacancy Registry Success.



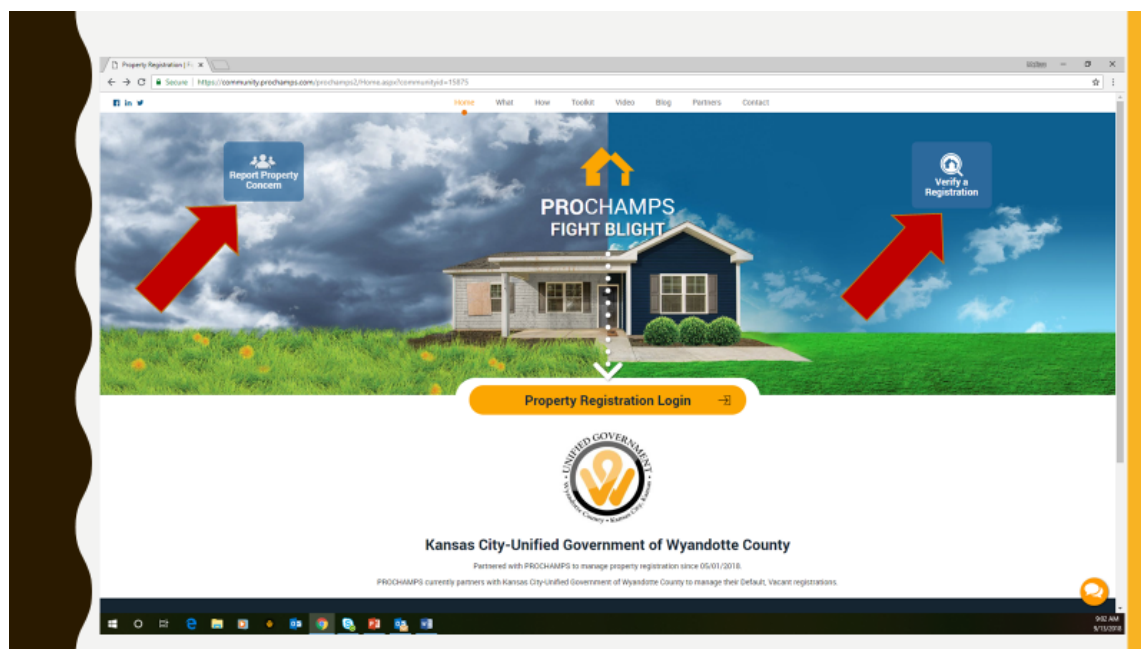
VACANCY REGISTRY

- Implemented vacancy registry with Prochamps
 - Employees trained on Prochamps system and how to add properties (April-May)
 - Vacants currently in the system are those owned by the bank:
 - 421 as of 8/31/18 = \$42,100 in revenue
 - 317 as of 8/9/18
 - 0 as of 1/1/18
 - Dedicated a 0.5 FTE to help administer program
 - Awaiting private ownership registry to be complete in Prochamps system
 - Working through issues but dealing with a few specific properties in the meantime
 - Working to align BPU shutoff data, Post Office vacant data, and other related datasets to be able to register private properties as vacant



Greg Talkin, Director of Neighborhood Resource Center, said vacancy is one of our biggest problems we've been trying to solve with SOAR. It's one of our most biggest issues that's detrimental to our community. It brings a lot of issues associated with that, crime, blight all of those items that are undesirable in a neighborhood. Last year the governing body considered an ordinance and adopted an ordinance for a vacant property registration. This is one of the incremental ways that we're looking at trying to decrease the vacancy rate. We hired, we did this through a third party, we didn't quite have the inside capabilities of doing this and managing this. We're doing this with a third-party vendor named ProChamps. So far, they've registered 421 properties as of the 31st of August. For the Unified Government, that's generated approximately \$42,000 in revenue. We get half of the fees associated with each registration. That helps cover the costs of the dedicated half of a full-time staff member to help administer and oversee the program. We are currently working with ProChamps. This was known when we went into the agreement with them. They are very good at the foreclosure and default market. We had no access to very good records in that area. They have excelled at that. They do that with a lot of other communities but we are piloting with them, the private side of the vacant registry and what I mean by the private side, it's those that aren't in mortgage foreclosure. They're not in default. They're the ones that meet the definition that we put in our ordinance, which is basically they are vacant for a year and they haven't had utilities for 60 days and we have records that we go back and research and develop that. They are developing an entire separate database for this and we're

doing some pilot projects with them right now on that side. An example of that is Rosedale Ridge, which has been a problem property, they were a little bit problematic with them. They weren't expecting to get six/seven building on the same parcel. They didn't know how to handle that so we worked through that with them. Currently, we're hoping to have something live by the end of this year to be full-scale. At that point, we're working with DOTS and the Knowledge Office. They're developing data that hopefully we can do a data dump eventually to ProChamps basically to get all of them notified that they need to register. We feel like this is an innovative management tool that the governing body approved for us to use. We are expecting big results from this over time.

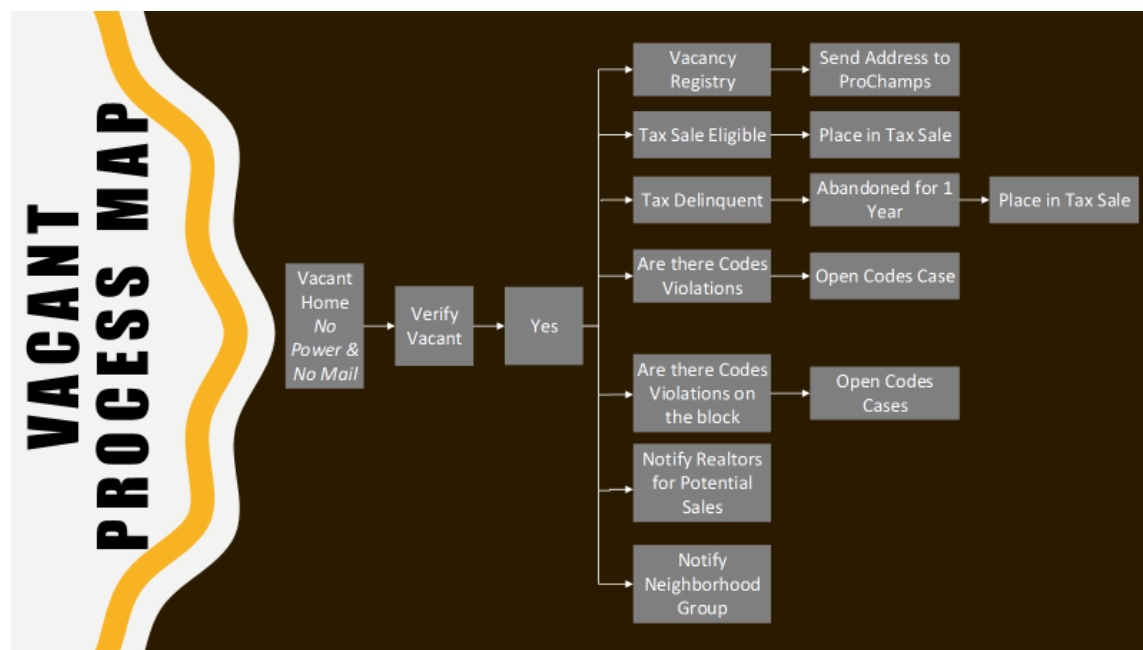


Ms. Sieben said in transition, we just want to be able to show you sort of what the entry portal looks like off of our website. If you go to the Neighborhood Resource Center page you'll see a link to the ProChamps registry. What you can do is you can come in here and if you are a property owner, you can register here in the middle but if you have a problem property as we get the private side set up on the left, you'll see that red arrow. That'll let you report a problem property and then what ProChamps will do is gather all the necessary information, turn it over to our staff to go ahead and do the work if there's violations and things of that nature, so that's great.

The other side is if you're a homeowner and you want to see if something's registered or a business here in town, you can look to confirm if that's already been registered as a vacant

property. You probably would start on the right, see if it's there. If it's not, then go to the left and go ahead and submit for it to be researched. You can do that right now but it will be a much more vibrant resource once the work that Judd and NRC are doing to stand that up here in the next couple of months.

I'm going to turn over to Judd because we have been working on a process map of what happens to vacants and if Commissioner McKiernan was here tonight, he'd get all excited so I just wanted to acknowledge that. He's not here.



Judd Knapp, Management Analyst, said so this is a list of things we could do besides the vacancy registry. It's like what can the Unified Government do to address vacancy. We have our data that we're validating that they are vacant. We sent out a code inspector to verify that they're vacant and if they are vacant, we add them to the vacancy registry, check if they're three years tax delinquent and we can add them to a tax sale. If they are tax delinquent but not three years but they have been abandoned for one year, and we get that from our BPU shutoff data, we can place them in a tax sale. Are there code violations on the house? Vacant properties hurt the value of all the properties surrounding it, so to counteract that we would like to send the code inspector out for the whole block. This house has a high probability to sell. If we can raise the value of the block, the house could sell for an increased price. If it sells for an increased price that's a better count

for the appraiser and a higher count from the appraiser means increased appraisal values and that leads to increased tax revenues.

Notify realtors of the potential sales. We have ProChamps sending them mail. We have the code violations, them getting mail from that and then realtors are contacting them to sell their property. Then we can notify the neighborhood group just to keep an eye on the property.



Ms. Sieben said the next section that we're going to do tonight is our Neighborhood Deep Dive section. With that, I'm going to turn it over to Logan our SOARdinator to tell you what we've been doing in the Park Drive Neighborhood.

PARK DRIVE DEEP DIVE

- Subcommittee meetings held so far in 2018
 - Economic Subcommittee (2)
 - Public Service & Education (2)
 - Housing (2)
- Appraisers re-inspected all properties in Park Drive Neighborhood
- Code Enforcement created an informational booklet and sent them out to all addresses in the NRSA this year. This is one of many efforts to educate the citizens within the NRSA area of code issues and their responsibilities. (May)
- All initial inspections of the licensed rental property in the NRSA have been completed. 61 inspections were completed, exterior only, except for 9 properties that also had full interior inspections.



Logan Masenthin, Program Coordinator General Services, said the Neighborhood Deep Dive refers to the Park Drive/NRSA Project. Some of you have already seen some of this information but we wanted to bring it back since it's all related to SOAR. The Park Drive Neighborhood Project has been moving forward in 2018. We've held six subcommittee meetings, an economic subcommittee, public service and education committee and a housing subcommittee. All three of those have met twice now. The appraisers have reinspected all of the properties in the Park Drive Neighborhood. Code Enforcement created a booklet of information to send out to all residents in this neighborhood and it includes information all about code enforcement, rental inspections, all sorts of things like that and how code issues are important and what property owners need to do to maintain their properties. We've also had all the initial inspections of rental properties in this area have been completed. That's 61 exterior inspections and they've also completed 9 interior inspections.



**PARK DRIVE
NEIGHBORHOOD
WALKING EVENT**

Mission – Educate and speak with residents, invite them to a picnic, and gather data

Walked with over 80 volunteers

Knocked on 1,323 residents doors

Spoke with 303 residents

One of our big things with this project this year has been the walking event and the neighborhood picnics. We held this walking event in July. The mission was to educate and speak with residents, invite them to the picnic and gather data. We walked with over 80 volunteers, we knocked on over 1,300 doors and we spoke with 303 residents.

EDUCATIONAL INFOGRAPHIC



While we were walking we passed out this brochure. It's an infographic with information on how to be a good neighbor as well as the Park Drive Project where you can learn more and how you can help. Just so you know, we've also created a SOAR version of this brochure that we're handing out at events.

PARK DRIVE GIS COLLECTOR APP

- Collected observational data about each property while walking.
- Strategic questions like:
 - Are there people over 65 in the home?
 - Connect with resources offered by the Area Agency on Aging.
 - Are there children under 6 in the home?
 - Connect with the kNOw LEAD KCK program.
 - Are there obvious codes violations?
 - Connect with resources offered by:
 - Community Development
 - Area Agency on Aging
 - Habitat for Humanity of Kansas City
 - Community Housing of Wyandotte County (CHWC)
 - Livable Neighborhoods.
- Note – Not everyone used the App correctly and there were gaps in information.



While we were walking we were collecting we were collecting data. We used a GIS collector app. We worked with GIS to create this app and the picture you see on the right is the map of the neighborhood. It's color coded so that we can walk in blocks of groups. The black you see there is what was completed. As we were walking we were marking them completed and they turned black so we could see in real-time what we were accomplishing as we went. While we walking we were collecting data, just observational things we noticed and we asked strategic questions like are there people over 65 in the home so that we could connect them with Aging resources. We asked if there were children under six in the home so we could connect them with the kNOw Lead KCK Program and we also tried to see if there were any obvious codes violations so we could connect those people with resources. We are moving forward on sending all of those properties noticed a letter with just some information about code violations and why it's important to fix those things.

We did also want to note that this wasn't a perfect process. Not everyone used the app correctly. There was a bit of a learning curve but we still got a lot of information out of it.

OBSERVATIONAL DATA COLLECTED

(Might Not Be Completely Accurate Due To Observational Nature)

- Total Residential Homes Stopped at – 927
(more including parcels with multiple units as data was collected per parcel)
- Residents who spoke with us – 303 (33% of total homes stopped at)
- Vacant Homes – 67
- Commercial Properties – 60
- Residents who speak Spanish – 91
- Residents who speak another language (other than Spanish) – 12

- Households with Children (under 18) - 166
 - Households with children under 6 – 128
- Homes with Code Violations - 179
 - Structural only – 50
 - Environmental only – 54
 - Both on one property – 75



This is the information we collected. We have a lot more than this. We have addresses, parcel IDs and all of that but this is just the totals. We stopped at 927 homes, although it might be a little bit more than because that doesn't include multiple units like apartments. We spoke with 33% of those homeowners so we felt pretty good about that. We noticed 67 vacant homes just coming

back to that vacancy registry and how important that is. Sixty commercial properties, 91 residents spoke Spanish. We did have Spanish translators with us and we used those with 91 residents so that's good to know and 12 residents spoke a language other than Spanish.

There were 166 homes with children under 18 and 128 of those probably under 6 so we know to target them for the kNOw Lead KCK and 179 code violations. We separated those out by structural, environmental and both.



We just wanted to give a shout out to all of our community partners. They have been absolutely amazing and we worked with a big group of partners on this project. Those are all listed there. Wyandotte Countians Against Crime, Mission Adelante, CABA, all those great people. We couldn't do it without them.



**PARK DRIVE
NEIGHBORHOOD
PICNIC**

Mission – Engage the community, educate residents on resources and services, and have fun!

21 UG departments and 9 community partners participated

Picnic included:

- Free food
- Music
- Entertainment
- Informational booths & materials
- Games
- And more!

I had mentioned before that we followed this with a picnic. Again, it was July. It was very hot but we had a lot of people out there telling people about everything that the UG provides as well as some of our community partners. The mission was to engage the community, educate the residents on the resources and services and to have fun. We had a lot of free food, music, entertainment and information for everyone. We had 21 UG departments and 9 community partners participate.

September 13, 2018

PARK DRIVE PICNIC SUCCESS

- Hispanic Economic Development Corporation (HEDC) had an informational booth at the Picnic and got residents to sign up for their classes
 - Number of KCK residents that have attended their classes since the Picnic
 - Computer Literacy Training – 21
 - Fundamentals of Office Administration – Digital Story Telling – 21
 - Financial Professional / Entrepreneurship – 3
 - Business Startups – 2
- Combined total training and technical assistance hours for 2018 for this area – 1,054.82



We did have one really good success story, some numbers we can show you. HEDC, the Hispanic Economic Development Corporation, provides a lot of computer literacy training, business startup, things like that and they were actually able to get some residents to sign up for their trainings while they were there. They are just recently breaking into the KCK market so it was really exciting to know that we had a hand in having people attend these trainings. They had 21 people attending their computer literacy training. The same number for their office administration and then a few people for professional and business startup training. Over 1,000 hours of training is what they're providing for 2018. That was exciting.

PARK DRIVE DEEP DIVE- OTHER PROGRESS

- 18th Street Corridor Plan funded for 2019
- SOAR to present at September's WCAC meeting to further engage residents in Park Drive Neighborhood Project
- Clifton Park chosen for green infrastructure projects – received Health Foundation Grant in partnership with KCMO and MARC to fund community outreach for projects

A few other things, we did get the 18th Street Corridor Plan funded for next year. We are going to be presenting at the Wyandotte Countians Against Crime meeting this month to further engage residents in this area with their neighborhood group and then we also want to point out that Clifton Park which is in this area was chosen for green infrastructure projects and they actually received a Health Foundation Grant in partnership with KCMO and MARC in order to fund community engagement for these projects to get input on those.

PARK DRIVE DEEP DIVE- OTHER PROGRESS, CONT.

New Route Starting January 2, 2019

118 18th Street

Service from Quindaro Blvd. to Roeland Park

- 5:30 AM – 7:30 PM, 60 Minute Frequency

Connections to many RideKC routes

- 101 State Ave., 102 Central Ave., 104 Argentine, 106 Quindaro, 107 7th Street – Parallel, JoCo Routes

Access to Groceries

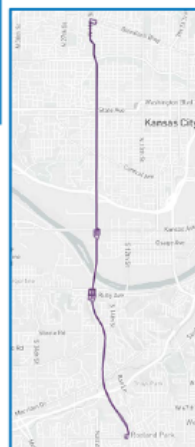
- Fast Fred's Market, Sun Fresh Market, Price Chopper, Sav-A-Lot, Wal-Mart Market

Access to Education

- Argentine Middle School, Donnelly College, NW Middle School, Ward High School

Access to Jobs

- Over 5,000 jobs within ¼ mile of route



September 13, 2018

Justice, is not here at the moment but we wanted to point out that there is a new route starting next year for 18th Street. You can't see the map super well but this is really exciting to get people to businesses and all over. It goes all the way from Roeland Park to Quindaro. The 18th Street bus route we were really excited to get through this project as well.



September 13, 2018

Ms. Sieben said we've been also doing a lot of community engagement events related to SOAR because we know that letting folks know what we're up to is really important in the community. We did start earlier this year with an Earth Day Cleanup in association with CABA (Central Avenue Betterment Association). I think Logan, Kristin and I made sure we worked out our backs really good that day picking up little things everywhere, just some examples of a lot of great community participation beautifying our appearance on that day.



Additionally, this summer, La Placita, which is also in the Central Avenue Corridor invited us to be there as often as we could with a booth about SOAR. You can see our setup there.



NIGHT OUT AGAINST CRIME

KCK Neighborhood Crime Prevention Patrol (NCPP) hosts this annual event that promotes police-community partnerships and neighborhood camaraderie.

SOAR participated with a booth this year.



Additionally, we also in the same area worked with Wyandotte Countians Against Crime on their Night Out Against Crime were there with information as well.

ENGAGEMENT GAMES

Good Neighbor Game

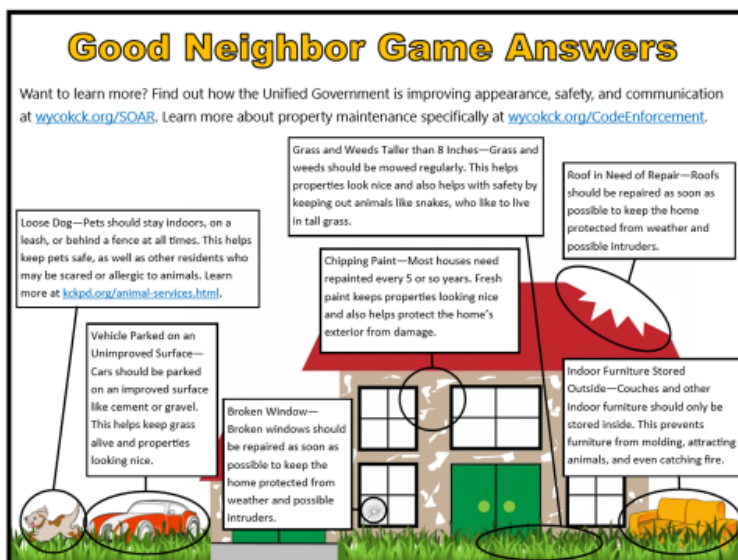
Part of being a good neighbor is maintaining your property, which is crucial to keeping our community safe and beautiful! It is important to understand what you should and should not do to maintain property so we can all be good neighbors to one another.

Can you find what is wrong with this property? There are seven common issues. Circle and label them if you can.

See back for answers.



ENGAGEMENT GAMES



We tried to figure out a way to make this more engaging for children so Logan has developed another infographic where you find the code violation. We looked all over the internet trying to find a way to engage in this area. Let me tell you, there's not a lot out there so this may be the first folks, but this is the way that we asked people to find out about code violations for kids and then they got candy. On the back, we explain exactly what it is that is the violation and why it's a violation.



SOAR STREET SWEEPER

Displayed at APWA PWX 2018 – American Public Works Association International Congress & Exposition in August 2018.

Another thing that we were kind of excited and shocked to do was make our own SOAR Street Sweeper, that's a tongue full. It will be out in the community telling people about improving our appearance and safety. Look for the SOAR Street Sweeper coming soon.

INDUSTRIAL INFOGRAPHIC

How to Be a Good Neighbor in an Industrial Area

For more information:

- Code Enforcement: Visit wycock.org/CodeEnforcement or call (913) 573-8600 to find out more about general property maintenance regulations.
- Urban Planning & Land Use: Visit wycock.org/Planning or call (913) 573-5750 to learn more about fencing, screening, and sign regulations, as well as requirements for new development.
- Fairfax Industrial Association: Visit fiak.org or email exec@fiak.org if you have questions for your business association.
- Air Quality: Email airquality@wycock.org or call (913) 573-6700 for more information on dust control.



myWyco Mobile App

Report issues such as unmaintained weeds/grass and improperly boarded vacant property to the myWyco mobile app. Just search "myWyco" on any App store to download. You can also call 311 (913-573-5311) or visit 311.wycock.org

Report suspicious activity to 911.

Maintain fences so that they are in good condition and free of weeds. Make sure fences do not block the "sight distance triangle" if located on a corner. Contact Planning for razor/barbed wire and electric fencing regulations.

Use appropriate dust control techniques on gravel surfaces so that dust does not leave the property.

Enclose/screen all outside trash receptacles and outdoor storage up to the height of the items so they are not visible from outside the property. Make sure trash is covered so it does not blow away.

Maintain your building, keeping exterior paint, windows, and awnings in good repair.

Maintain your signs in good condition and make sure permanent signs have the proper permits. Check temporary sign limitations with the Planning Department.

Install outdoor security lighting to help maintain a safe environment.

Maintain your landscaping and sidewalks. Keep them free of weeds, trash, debris, trip hazards, and overgrown grass.

Manufacturing, Inc.

Our last one of our initiatives and I bothered Steve Dailey to stay because we've been working with the Fairfax Industrial Association and they are helping us create our beta version of the industrial infographic, which is basically instead of the neighborhood one, it's for industrial areas. We just rolled this out to them and they were very impressed. We actually drove around with Fairfax, Melissa Clark for an afternoon, kind of trying to understand what an industrial area would be looking for from a perspective of SOAR and this is what we've generated for them and we looked to be also taking that out to Armourdale and other groups that would have an interest in improving the appearance of their industrial districts.

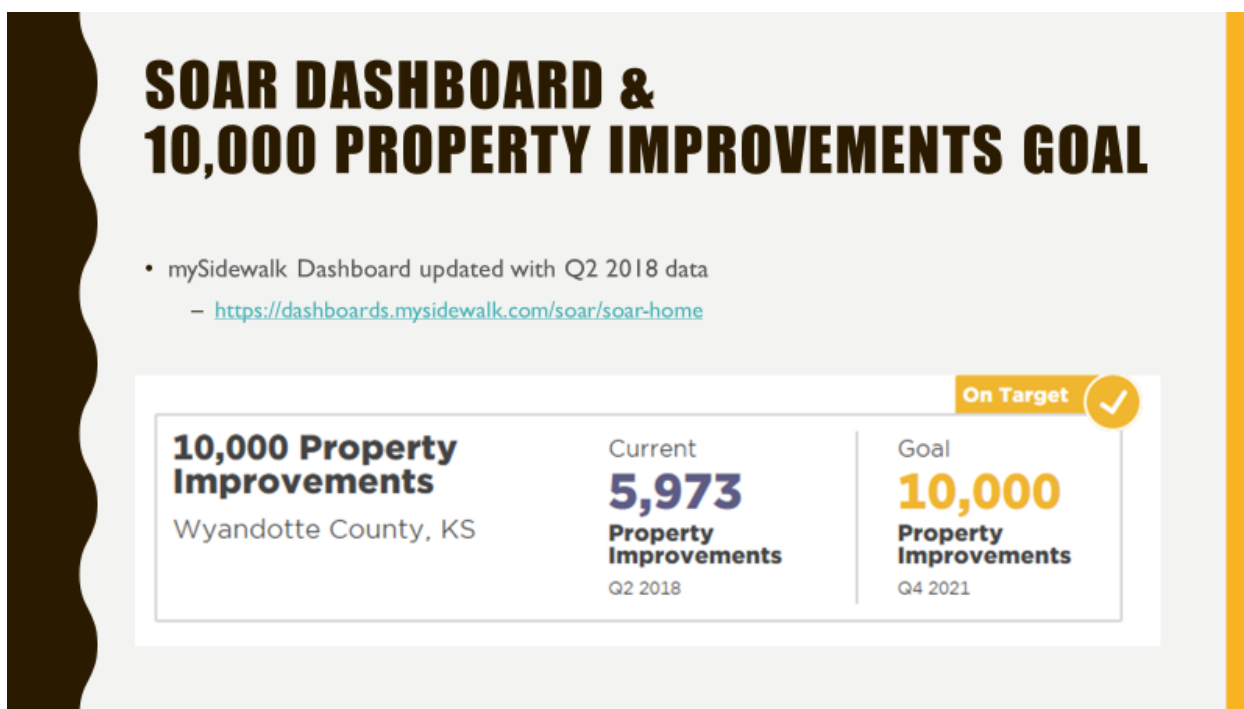
The last thing that I'm going to turn over under the communication which is also kind of a part of the Neighborhood Deep Dive and I'm going to have Shaya walk through this slide.



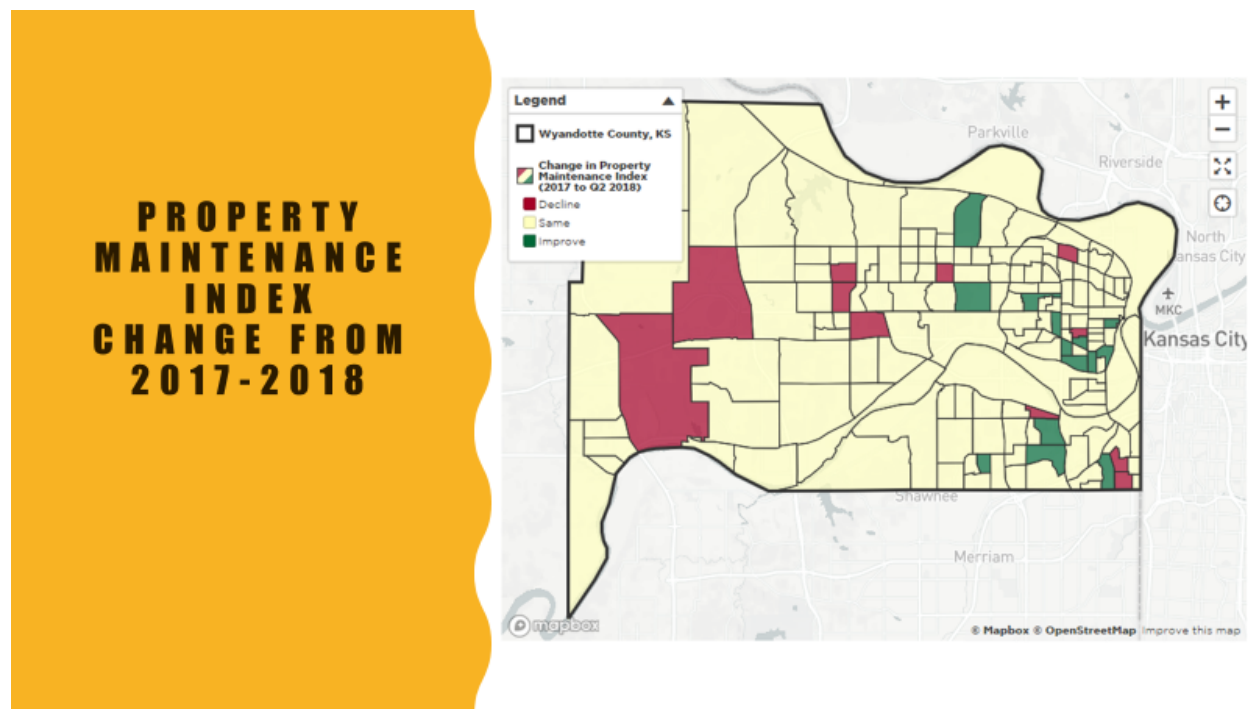
Shaya Lockett, Small Business Liaison, said beginning in May, the Economic Development Department began an initiative Friday mornings. We gathered various departments from the Unified Government to gather to do a 30-minute walk through the Strawberry Hill neighborhood. The purpose of these walks were to examine the infrastructure, housing, businesses and just look at opportunities with our feet on the ground altogether talking at the same time about the possibilities.

These walks allowed us to build positive relationships with business owners, with the neighbors and different neighborhood groups and it's helping us to envision a better block. One

of the things that is coming out of the Strawberry Hill neighborhood walks is Blocktoberfest that'll happen on September 28th and it's bringing a lot of those partners that we met through our Strawberry Hill walks together to work collaboratively and to temporarily change the infrastructure of 6th Street from Ann to Tauromee.

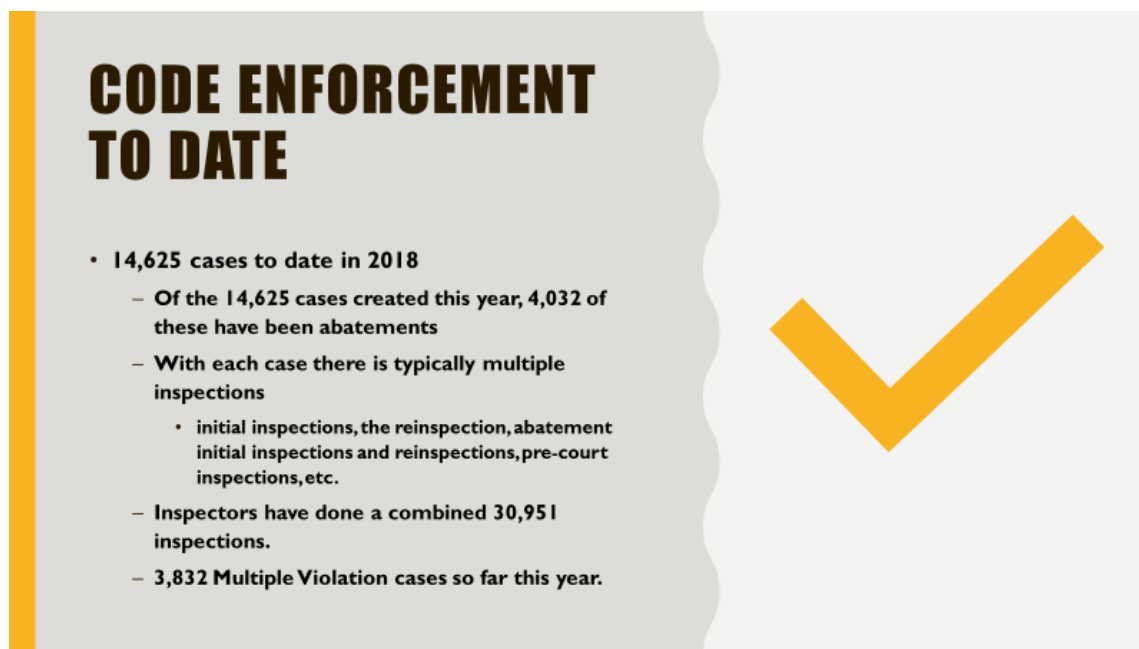


Mr. Knapp said for our update of our \$10,000 count in five years, we're like 60% there. The biggest areas is tax sale eligible, that's 2,500. We have unfit properties to fit at 300. If you want—there is everything SOAR at the mySidewalk Dashboard like how we counted it and all of our progresses on that link.



This is the property maintenance index. We made one of these maps last year and we made it this year and this is the change in the areas. This map, it layers seven variables like vacant structures, vacant lots, tax sale eligible, unfits and it gives each one a rank and we stack all of them together to get an index value for each area to get a property maintenance score for each one. The green ones are the ones that increased and those are around Central Avenue. Those are basically a reduction in tax sale eligible properties and a reduction in unfit properties in those areas. The ones that went down were vacancies unfit and lots.

Ms. Sieben said so next up is going to be a code enforcement update.



CODE ENFORCEMENT TO DATE

- **14,625 cases to date in 2018**
 - **Of the 14,625 cases created this year, 4,032 of these have been abatements**
 - **With each case there is typically multiple inspections**
 - initial inspections, the reinspection, abatement initial inspections and reinspections, pre-court inspections, etc.
 - **Inspectors have done a combined 30,951 inspections.**
 - **3,832 Multiple Violation cases so far this year.**

Wayne Wilson, Neighborhood Resource Center, said so far in 2018 we have 14,000 cases and about 4,000 of those were abatement cases. Those are the cases that we're going out and putting the stickers on to take action immediately on. With each one of those cases that we do there's typically multiple inspections we do, initial inspections, reinspection and if we have court on it we have to do a pre-court inspection. On the abatement type cases we do an initial inspection and then an abatement reinspection and sometimes on those cases that continue out you'll have several reinspections. Taken that into account, so far this year our inspectors have done almost 31,000 inspections in Kansas City, KS. Additionally, to that on the bottom line there you see that there's 3,800 multiple violation cases. Part of that relates to the next slide



**CODE
ENFORCEMENT
TO DATE, CONT.**

1,452 cases have been addressed through our Administrative Citation Process in 2018

- \$31,102 in fines collected out of \$261,527 billed.
- Unpaid fines totaling \$230,425 will be processed as Special Assessments and will then be moved to property tax liens.
- Comparison: same period of March through August in 2017 - 523 cases - \$19,102 collected out of the \$65,927 billed
- Unpaid fines were \$46,825 that were processed as special assessments and property tax liens.

Of those 14,000 cases 1,400 of those were addressed with an administrative citation. We've done 1,400 completed administrative citations this year. We've collected \$31,000 in fines off of those administrative citations and we have \$261,000 more in fines that's been billed out and has not been paid. The unpaid totals will be processed into a special assessment and then if it's not paid on the taxes, it will be applied to the property taxes as a lien. The same time last year when we started heavily on this project we had 523 cases, \$19,000 collected and \$65,000 that got sent down for a special assessment and for liens. The unpaid fines from this year that were sent out were \$230,000. The unpaid fines from 2017 were only \$48,000 that were sent out.

CODES ENFORCEMENT – TRASH AND WEEDS

- 3,460 14-Day Abatements being generated from March 1st, 2018 through August 30th, 2018.
- 2017- same period - slightly more with 3,691 14-Day Abatements
- Nearly all Trash and Weed cases are being addressed through Abatements

(Attribute the comparative decrease in the substantial turn over and loss of more experienced staff that has occurred in this period)



For the trash and weeds, of the 3,460 14-day abatements we did for trash and weeds, that was from March 1st until August 30th of this year and in the same period last year we did 3,691. We had a few less this year and I believe that's probably because of the turnover that we've had in Code Enforcement. We've lost a significant amount of staff this year through resigning, changing positions and a couple of retirements. We're close to where we were last year but not quite the same spot.

CODE ENFORCEMENT - VEHICLES

- 2,167 cases in 2018
 - Vehicles could also be included in cases where there were more than one type of violation being addressed in the same case.
- 1,169 at this time in 2017



So far this year we have addressed 2,167 cases for vehicles alone. That may mean the vehicle was placard for a tag to be towed. It could have been a notice of violation issued against the property if it was sitting some place that we couldn't get to legally to tag it. It could also mean that there was 6, 8 or 10 vehicles on that same property that we addressed. These are just the vehicle cases that are outside of the vehicles that were tagged. We had 1,169 at this time last year. I'll jump back a couple of slides really quick to that figure that I said belongs with a different slide, I screwed that up when I sent that over to Melissa.

The number of multiple violations 3,832, some of those could also have vehicles included in those. If it's a case that maybe has dilapidated structure and other issues going on on the property and there's also vehicles on that property that we can't get to, those vehicles could be included on those properties as well.

CODE ENFORCEMENT – STAFF TURNOVER

- There has been an extremely high turnover in Code Enforcement again this year, with positions still in the works to be filled, however Code Enforcement will be attempting to complete the city-wide vehicle enforcement efforts throughout 2018.
- 40% through the city-wide vehicle enforcement effort year to date



I mentioned the incredible turnover that we've had this year. So far this year we've had 11 open positions in Code Enforcement. Last year we had 10 and the year before that we had like 4. We've been struggling all year to stay on top of it. I think the Code's staff has done a really good job because they are continuously working. We have two inspectors now that are covering multiple districts. We have one of our clerical people who was an inspector but she has taken one of the clerical positions. She's still covering her position until we can get people hired. We have two

people that we're working on going through the process of getting hired now but at this point we're struggling to get there.

We schedule five districtwide vehicle enforcement efforts every year. We've done two of those so far this year. We're going to try to get the last three of those done this year in October, November and December. I'm not sure if we'll be able to make that, but we're going to give it a try. We're going to see what we can get done getting these last few folks hired in, trained and get completely through the rest of the districts.

RENTAL LICENSES

- Rental license renewals were mailed April 4th.
 - We mailed renewals for 7,040 licenses to 3,000 owners for a total of \$648,437. April 2017, we billed out renewals for 6935 licenses for \$631,934.80
- Delinquent Rental License statements were mailed August 1st. Delinquent statements for 1,888 licenses were mailed to 944 owners for a total \$147,149.
 - Comparing to August 2017, we billed for the remaining unpaid licenses – total delinquent licenses 1,305 for \$103,149.00
- Rental licensing has been meeting with Housing Authority/Section 8 to further discuss our collaboration and we are looking forward to finalizing a Memorandum of Understanding to start doing inspections in conjunction with the Section 8 program in 4th qtr. this year.



Rachel Miscec, Rental License and Inspection Division, said just a couple of statistics for you all. Every April we mail out the renewals for all of the licensed rental properties. This year we mailed out 7,040 licenses to 3,000 owners. That's for revenue of \$648,437 compared to April of last year. We're up a little bit from there. The delinquent license statements go out the first of August for anybody that hasn't paid. They have a grace period until the end of July to get that paid before we start applying penalties. August 1st, we apply penalties and send one more bill. We sent 1,188 licenses for \$147,149 which is also down a little bit from last year as far as the amount of properties that we—Oh, I'm sorry we're up on the delinquent licenses this year.

One other thing as far as in the future, the Rental Licensing Division has been talking with the Section 8 Division at the Housing Authority to work with them on getting a memorandum of understanding going so that we can help them with their inspections. They'll require an inspection

from my division to be able to be on the Section 8 program. We are hopefully in the final stages of getting that taken care of to get that implemented here in the fourth quarter.

DEMOLITION

- A \$2 million increase in Demolition Funding was approved for 2018-2019
 - There are currently 120 structures on the demolition list compared to 205 in 2017
 - 2018 estimated demo budget is \$1,742,000
 - General Funds - Amount \$742,426 - Encumbered \$742,426
 - Debt Funds - Amount \$1,000,000 - Encumbered \$305,108
 - 23 structures were removed from the demolition list per recommendations by the SOAR Demolition committee. Most were properties located within historic environs. All have been referred to Delinquent Real Estate.
 - Structures Demolished /Awarded for Demolition YTD.
- 2 Commercial
- 55 Residential
 - 6 of the structures were for the parking lot project
 - 21 were Landbank Owned
- Average Cost per Demolition
 - 2017 - \$14,826
 - 2018 - \$21,931



Erin Downing, Program Coordinator for the Demolition Program, said there was a \$2M increase to the demolition budget over a two-year period. That gave us \$1.7M for the 2018 demo budget. There is a remaining balance of \$700,000 that remains in the budget. All other funds have been encumbered. With those funds we've had the ability to demolish 57 structures. Two of those are commercial structures, 6 structures were demolished for the parking lot project behind Memorial Hall and 21 were Land Bank owned. There are currently 120 structures on the demo list compared to an average of 205 in the previous years. There were 23 structures removed from our current demo list and that was recommended by the SOAR Demolition Committee. Those were all located within historic or landmark environs. Those have been removed and all been referred to our Delinquent Real Estate Department for review to determine if they're tax sale or donation eligible.

The average cost of a demolition project in 2017 was \$15,000. This year it's increased to \$22,000.

DEMOLITION, CONT.

- Implemented mandatory requirement for demolition contractors to use straw wattles for erosion control – these are meant to decompose so that they do not need to be removed afterward
 - Will evaluate decomposition in 6 months



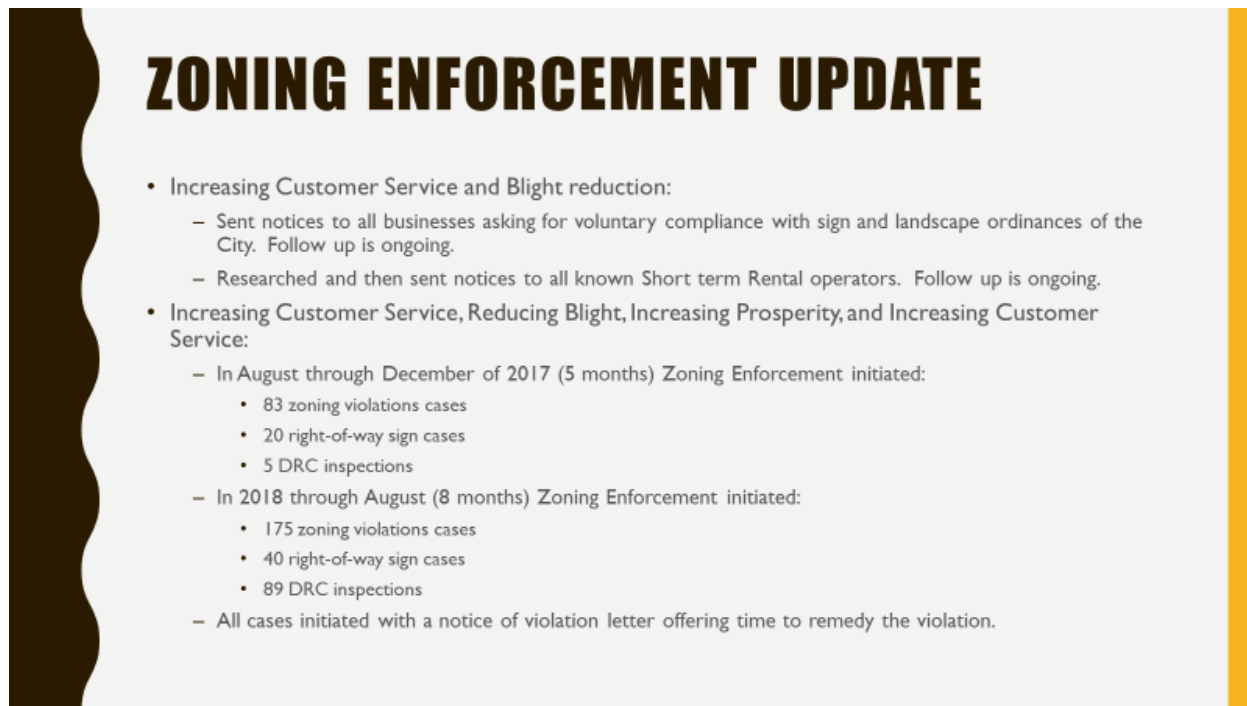
We've also implemented a mandatory requirement for our demolition contractors to only use straw wattles for the erosion control versus the silt fence that was previously used. The straw wattles will decompose over time and flatten so that will help with the mowing of these lots after grass has been established. They are not required to be removed after the demolition. We plan to evaluate the conditions of the wattles within 6 months to see how those are holding up.

QUICK RESPONSE TRASH TEAM (QRTT)

- As of 9/10, the Quick Response Trash Team has completed **817** 14-Day Abatements
- They have also responded to **93** instances of debris needing immediate removal



Kristen Love, Parks and Recreation, said the Quick Response Trash Team is part of the Parks Department. We have responded to 817 14-day abatements so far this year. Those are properties that are either in need mowing, debris removal, or a combination of both. We've also been called to 93 instances of what's called like the true QRTT where whatever debris is left at the curb needs to be picked up within 24 hours of being called to it. During our busy season, we average about 14 abatements sent over to us every day. We are still pretty busy out there.



ZONING ENFORCEMENT UPDATE

- Increasing Customer Service and Blight reduction:
 - Sent notices to all businesses asking for voluntary compliance with sign and landscape ordinances of the City. Follow up is ongoing.
 - Researched and then sent notices to all known Short term Rental operators. Follow up is ongoing.
- Increasing Customer Service, Reducing Blight, Increasing Prosperity, and Increasing Customer Service:
 - In August through December of 2017 (5 months) Zoning Enforcement initiated:
 - 83 zoning violations cases
 - 20 right-of-way sign cases
 - 5 DRC inspections
 - In 2018 through August (8 months) Zoning Enforcement initiated:
 - 175 zoning violations cases
 - 40 right-of-way sign cases
 - 89 DRC inspections
 - All cases initiated with a notice of violation letter offering time to remedy the violation.

Ms. Sieben said I am presenting this tonight for Rob Richardson so pardon me if read a little more than I would like to. He's at the Strawberry Hill Neighborhood Group Meeting for us tonight.

Zoning Enforcement was something new we also started under SOAR. We are now sitting at almost one full year of having a Zoning Enforcement Officer again for the Unified Government. We have been working on sending notices to all businesses asking for voluntary compliance throughout this last year with signs and landscaping ordinances. All follow-up continues to be ongoing. We've researched and sent notices to all known short-term rental operators and also are following up.

What's interesting here is the numbers that are below. August through December of last year we cited 83 businesses or residences for zoning violations, 20 signs in right-of-way cases and sent 5 things for DRC inspections. So far this year, we're at 175 zoning violation cases, 40 signs

of right-of-way cases and 89 DRC inspections. These are all noticed through a letter stating the violation and we work with folks to find a remedy. This is not the only duties of our Zoning Enforcement Officer. They also do reinspections for us as well. They have multiple duties and this is one person so he's been very busy. These take a few extralegal hurdles because it is zoning related.

TAX SALE PROGRESS

DELINQUENCY YEAR - SEPT. 2017-SEPT. 2018

- **\$3,667,171.51** brought in from Tax Sale process this Delinquency Year
 - Includes December 2017, April 2018, and August 2018 Tax Sales
- **2,016** tax sale eligible properties resolved this Delinquency Year
 - 699 (35%) of those were put on payment plans.
 - These are resolved for now but will be tracked in case the payment plans fall through.



Wendy Green, Assistant Counsel, said just to give you an update on how we've done with our tax sales. We brought in \$3,667,171.51 and that's from this delinquency year. Now by delinquency year, the delinquency year starts in September for the previous year so that's what they're referring to as delinquency year. They start keeping track last September and work their way up. They include in that the December 2017 sale, the April 2018 sale and the August 2018 sale that we just had, 2,106 tax sale eligible properties were resolved through this process. By resolved that means they either were redeemed, they were put on a payment plan before the tax sale or they were sold, through the tax sale and if not sold, then they were taken by the UG and then moved to the Land Bank so that gets them out of the purgatory that you've heard us talk about before where if doesn't sell it's still just sitting out there with nothing happening to it. We've eliminated that now.

We brought in over a million dollars with the December 2017 tax sale. We brought in almost \$1.4M with the April 2018 tax sale and we brought in just under \$1.3M with the August

2018 tax sale. We're generating lots of revenue for taxes which is wonderful. We're also dealing with these properties that haven't been dealt with properly in the past. Of all those properties the Land Bank has now taken in 48 houses just in this delinquency or through the three sales. Again, we're getting these properties out of the purgatory and we're making something useful happen with them.



Chris Slaughter, Land Bank Manager, said we're going to talk tonight a little bit about the rehab program, also known as Property Knocks. I just want to point out something that was stated earlier by Judd that you know we're all familiar with these houses that are anchors and they're bringing our property values and our neighborhood values down and the main reason we started this program was to reverse that trend. Currently we have 102 houses in the program. We also have 67 contractors that are currently making offers to rehab our properties, as you can see our before and after success stories.

Then it says Phase II now open. We're in the process of opening it up to 80 more new applicants. We just sent those applications out this morning and we'll be evaluating them and hopefully adding them to the program.

PROPERTUNITY KNOCKS!

Rehab

- 18 Houses completely rehabbed
- 16 In the rehab process
- 42 In inventory

Demo

- Over half of 24 houses to be demolished are already down.

75% of houses transferred to the Land Bank are potential rehabs. 25% require demolition.

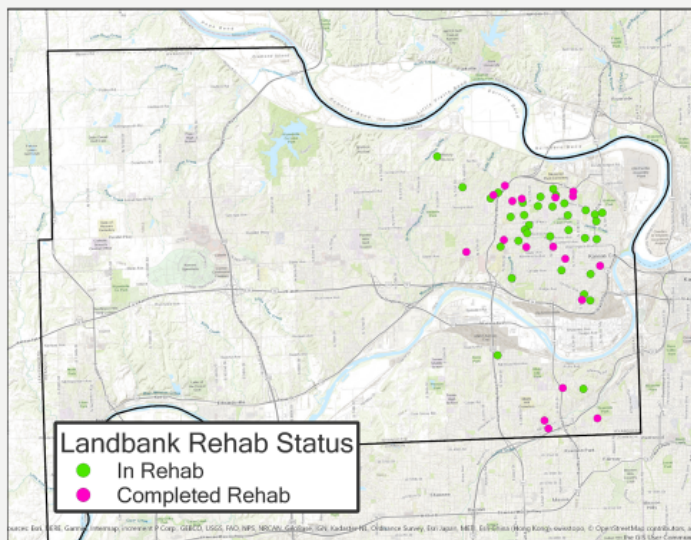


The collage features three distinct images. The top right shows a single-story house with a dark roof and a concrete driveway. The bottom right shows a similar house but with boarded-up windows and a 'For Sale' sign. The center image is a circular inset showing a close-up of a demolition hammer with an orange handle breaking through a brick wall.

Currently through—since we started the program early summer last year we’ve completely rehabbed 18 houses. I should say our contractors have. We currently, it says 16 but we actually have 26 that are in the rehab process now and we have 42 in our inventory that are just kind of sitting there without an offer. That’s why we’re expanding the program to hopefully get that number down.

From the demo side, we’ve asked for 24 houses to be demoed and we’ve had a little bit over half of those already been torn down. 75% of the houses that we transferred technically are potential rehabs but we are giving our contractors an opportunity to look at those and we have had some success stories that we’ll be sharing with you soon.

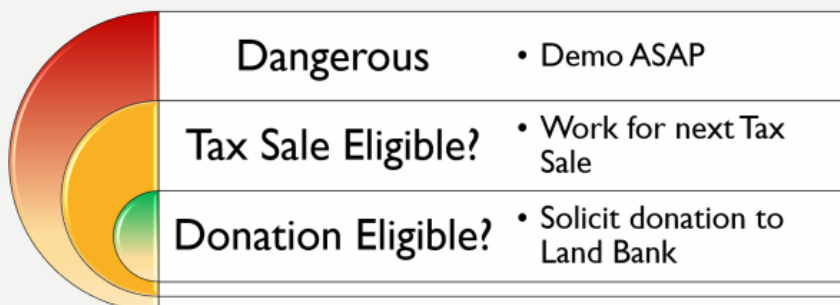
WHERE PROPERTUNITY KNOCKS



This again is just a map right now that just kind of shows the area in focus where we've had some successes and what we're still working on with the program.

DANGEROUS BUILDINGS PROCESS IMPROVEMENT

- Updated Dangerous Building List referral process with new process map
 - Presented to Standing Committee on June 4th
- New process directs non-emergency homes toward other options, like Land Bank donation, before resorting to demolition as a last resort.



Mr. Talkin said a little bit more about demolition, we've enhanced or changed the process associated with demo. We've renamed the demo list basically as dangerous buildings. We presented this to the standing committee on June 4th. The real reason around this as SOAR and we're moving forward. We're trying to put value on some of these properties. Even though they

used to meet the demo criteria, they still may have a market but before we could never get them to anybody because we didn't have the ability to acquire ownership.

The new process directs non-emergency homes to other options like Land Bank donation before resorting to demolition as a last resort. Dangerous buildings are the same. In fact, Erin's developed a process actually that probably those will be even coming down quicker because they are a priority and we've got a new process that we work through with Legal, we're calling our 72-hour process. Those are the buildings that basically are collapsing, fire damage and things along that line that we can't come close to even securing properly to keep them safe. Those are automatically going into demo and going in a priority status.

Those that are tax sale eligible or not even tax sale eligible, or the ones that are tax sale or working towards the next tax sale. If they are not tax sale eligible, we're still referring those to DRE which is communicating with Chris' office and they're working on a communication to request a donation. If for some reason it falls between the cracks and doesn't meet any of that, it comes back to the SOAR Committee to look at that property to find out if there are any other options before it's put back in demo.

This accomplishes a couple of things for us. First of all, once again, we're looking at our properties as trying to have value. It's putting them into the market which we've never really done before whether it's through the tax sale process or going in the Land Bank and then let contractors bid it to find out if there's any market interest. That helps us because a lot of those properties Erin mentioned, the 21 that we're taking out of the demo process because they were in environs or in the landmarks, they wanted us—not the Planning Commission but the Landmark's Commission, they were having a problem with us just razing properties. We were taking them to them but they wanted to look at other options. What can we do? They actually kind of agreed and kind of come up and helped this process that if we put it through the tax sale and nobody buys it or if it goes to Land Bank and nobody bids on it, that satisfies their requirement that there's no market interest. They're more willing to approve that process to go ahead and demolish.

TREE MANAGEMENT

- Developed system to manage urban forest (including storm debris, dead trees, and more on private property)
- Developed a tree management plan for UG-maintained areas
 - Including keeping an inventory of trees, their condition, maintenance completed, and more



Ms. Sieben said just one other item of note. For those of you who remember the Stony Point problems we had over a year ago, we are as part of SOAR also looking at tree management with BPU trying to come up with a plan there. We got a little stalled out because of something called Waste Management but, we will be coming back to that but we will be coming back to that and I want to let you know that we are working on that and we're working on it together because our urban forest is important to the appearance and safety of our community.

**HIRED FULL TIME
SOAR
COORDINATOR**

MAY 2018

September 13, 2018

Lastly, we did hire Logan to be our SOARdinator. She wasn't thrilled with those other pictures but we did throw her professional picture in here. We're very excited to have her on board and she helps keep us all on our toes all the time.



What I want to do here at the end is recognize something that I thought the Mayor said. The very app that describes SOAR quite well. We are working on the real problems facing our

September 13, 2018

neighborhoods and I want to give a big round thanks to the Commission for letting us do that for you, to make this a better place. With that I'm done. Are there any questions?

Commissioner Bynum said I just don't know if I can put into words the appreciation that I have for the team, the work, the data and the outcomes. I think I did put it into words. Thank you.

Commissioner Townsend said again, thank you to everybody. I think Commissioner Bynum summed it up. The effect of this is something that we can all see and you're working through a lot of problems that, you know, stalled out and prohibited us in the past from moving some of these properties on. I just want to make sure though that I understand from early in your presentation, this was something that came up in the early stages of this vacant registry. I was very concerned that we not have a system where we have a shopping list for people with less than good intent. When you were explaining about availability of identifying or maybe accessing some of these properties deemed to be vacant. That's not public is it because that was the intent that I understood that would not be public. We didn't want a shopping list, so to speak, for people who were like I said like I said were less than ill intent. **Mr. Talkin** said actually, right now the vacant property registration itself on the mortgage and defaults, that is public. You can access those properties online. It does not give ownership name, but it does give property address and I believe the bank that's involved. Now the private side we have not worked through that yet. None of that's out there even for us to access yet and that would be the ones that are meeting the definition of vacant that aren't in default or foreclosure.

Commissioner Townsend said so I get the private side. Tell me again what is. **Mr. Talkin** said we can't even see the private side yet. We haven't worked through the details of what that will be. We're only doing paper right now with them on the foreclosure and the default side. As Melissa showed on that slide, you can actually find out if one is registered as vacant in your neighborhood. It does not give ownership, but it does give an address and it does give the bank that has it. **Commissioner Townsend** said that's on the commercial side or one that might be in foreclosure you're saying. We're coming pretty close to something that we may need to reconsider because again, this came up early on, we don't necessarily want a list that people in the neighborhood—**Ms. Sieben** said I think I was thinking it was, you were able to check if it was

registered, not see everything that was in your neighborhood. I haven't gone on that part. I'll look at it Commissioner. If it's doing what you are saying, I don't want that either. It was more for me to go I've got this problem property. I want to see if you guys know about it. That was what it was for. It wasn't supposed to be a shopping list. We'll have to see how that comes out. I know they have full access on their side, but what they see is different than probably what you or I should see. Let me check that out. Okay. **Commissioner Townsend** said okay. Thank you. **Ms. Sieben** said yes. We'll get back to you on that.

Commissioner Markley said obviously, you all know I'm a huge fan of SOAR and the work you guys are doing. I just really appreciate something that we haven't seen in the past is the level of interaction between departments and the teamwork that we see, not just in your presentation today, but in what you're doing every day. Not only is that obviously having an impact in the data that you're gathering and in the goals you're trying to advance, but I feel like you have a lot more enthusiasm because you're working together and getting to know each other. I hope you guys feel that way too, but we see you being much more enthusiastic about this project than you would have been seven years ago when said tell us about demolition or tell us about vacant houses, and you all were kind of like well we've got a lot of them. We feel that enthusiasm. I think the neighborhoods feel that enthusiasm when you come out and talk to them and present to them and that's part of the reason they're becoming engaged in this project. I appreciate that. I hope it's making you guys have a better work environment as well and I know our neighborhoods are seeing the impact of that. I appreciate it.

Commissioner Johnson said I hope I'm giving the concluding comments tonight. **Mayor Alvey** said so do we. **Commissioner Johnson** said I'll try to make it brief. First of all, thank you to all the departments that have presented tonight. You're doing an excellent job. I thought it was a novel concept that we would all work together as a team and I think that we're seeing some changes that will be generational in their affects so that our children will be able to be the real beneficiaries of the things that we're doing right now.

As we're continuing to work together—first of all, let me say the Park Place Project. I think will be something that can be replicated throughout the metropolitan area, throughout the Kansas City, KS, Wyandotte County area. There are a lot of things to be learned and hopefully

we can share that as we go to other areas. As we're talking about a team concept, I would encourage you to make sure that you're keeping the commissioners involved and aware of changes that are happening whether it be tax sales, improvements and things of that nature so that we can be a part of that team process as well. We would love to make sure that we're present at some of these things as our schedule would permit. Though these are told to us that we are doing a part-time job, but I think the most of realize it is more than a part-time job, but we want to be part of that change as well so please make sure that we're notified as you are doing things in our respective districts as well. Thank you again.

Action: For information only.

COMMISSIONERS' AGENDA

No items

LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

No items

MAYOR ALVEY
ADJOURNED THE MEETING AT 8:42 P.M.
September 13, 2018

Bridgette D. Cobbins
 Unified Government Clerk

tpl

September 13, 2018