Full Commission Meeting Agenda Update

Thursday, December 17, 2015
7:00 PM

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

Name	Absent
Mayor Mark Holland	☐
Commissioner At-Large Dist. 1 – Melissa Bynum	☐
Commissioner At-Large Dist. 2 – Hal Walker	☐
Commissioner Gayle Townsend	☐
Commissioner Brian McKiernan	☐
Commissioner Ann Brandau-Murguia	✓
Commissioner Harold Johnson	☐
Commissioner Mike Kane	☐
Commissioner Angela Markley	☐
Commissioner James Walters	☐
Commissioner Jane Philbrook	☐

SERGEANT-AT-ARMS: Captain Robert Melton

I. CALL TO ORDER

II. ROLL CALL

III. REVISIONS TO DECEMBER 17, 2015 AGENDA

X. ADMINISTRATOR'S AGENDA

NEW ITEM

Item No. 3 - RESOLUTION: MOA WITH LIUNA

Synopsis:

A Memorandum of Agreement with LiUNA/Public Service Employees Local Union #1290PE for 2015-2017, submitted by Joe Connor, Assistant County Administrator. This is the 5th of 13 labor contracts to be ratified which represents 51% of the union workforce under contract.

Tracking #: 15322

RESOLUTION NO. R-119-15 ADOPTED

IV. INVOCATION GIVEN BY REVEREND CYNTHIA SMART, MASON MEMORIAL UMC

V. PLEDGE OF ALLEGIANCE

VI. MAYOR'S AGENDA

VII. CONSENT AGENDA

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

Item No. 1 - ORDINANCE: EXTENSION OF MBE/WBE ORDINANCE FOR CONSTRUCTION CONTRACTS

Synopsis:

A request to re-adopt Division 2 of Ordinance No. O-17-09 to extend the sunset date of December 31, 2014, to December 31, 2017, relating to the MBE/WBE program for construction contracts exceeding $250,000, which is located in Chapter 18, Article V, Division 2 of the Unified Government Code of Ordinances (Sec. 18-256 et seq.), submitted by Brandy Wells, Purchasing Department.

*On November 30, 2015, the **Administration and Human Services Standing Committee**, chaired by Commissioner Markley, voted unanimously to approve and forward to full commission.*

Tracking #: 15248

ORDINANCE NO. O-71-15 APPROVED

Item No. 2 - DISTRIBUTION: 2016 SPECIAL DRUG AND ALCOHOL TAX FUNDS
Synopsis:
Recommendation of the Alcohol and Drug Fund Advisory Committee to disburse 2016 Special Drug and Alcohol Tax funds to the following agencies, submitted by Angie Masloski, Public Safety Business Office.

- Associated Youth Services: $127,536 (flat funding)
- Friends of Yates: $73,474 (increase of $2,558)
- Mirror, Inc.: $48,490 (decrease of $2,558)

*On December 7, 2015, the **Neighborhood and Community Development Standing Committee**, chaired by Commissioner Walker, voted unanimously to approve and forward to full commission.*
Tracking #: 15245
APPROVED

Item No. 3 - GRANT: 2016 VIOLENCE AGAINST WOMEN ACT (VAWA)
Synopsis:
Approval to request VAWA funding for $76,618 for partial salaries and travel with a match of $25,313, submitted by Angie Masloski, PSBO. The match is the remaining salaries of Ms. Meyer and Ms. Thomas as well as their travel expenses to the Annual Governor's Conference on Domestic Violence.

*On December 7, 2015, the **Neighborhood and Community Development Standing Committee**, chaired by Commissioner Walker, voted unanimously to approve and forward to full commission.*
Tracking #: 15249
APPROVED

Item No. 4 - RESOLUTION: SALE OF MUNICIPAL TEMPORARY NOTES AND GENERAL OBLIGATION BONDS
Synopsis:
Resolution authorizing the offering for sale of Municipal Temporary Notes and General Obligation Bonds of the Unified Government of Wyandotte County/Kansas City, Kansas.

<u>Temporary Notes:</u>
2016-I (Tax-Exempt) $61,048,573.29
2016-II (Taxable) $ 7,167,702.08

General Obligation Improvement Bonds:
2016-I (Tax-Exempt) $28,076,930.89

On December 7, 2015, the ***Economic Development and Finance Standing Committee****, chaired by Commissioner McKiernan, voted unanimously to approve and forward to full commission.*

Tracking #: 15271
RESOLUTION NO. R-111-15 ADOPTED

Item No. 5 - AMENDMENT: WYANDOTTE PLAZA REDEVELOPMENT AGREEMENT

Synopsis:

Second amendment to the Wyandotte Plaza Redevelopment Agreement to allow for the sale of the Wyandotte Plaza by the developer and removes the pledge of the original CID to the lender, submitted by Lew Levin, Chief Financial Officer. This amendment pledges the original CID to the initial bond refinancing, which will occur in February of 2016.

On December 7, 2015, the ***Economic Development and Finance Standing Committee****, chaired by Commissioner McKiernan, voted unanimously to approve and forward to full commission.*

Tracking #: 15273
APPROVED

Item No. 6 - RESOLUTION: TRANSFER/SALE OF WYANDOTTE PLAZA RETAIL CENTER

Synopsis:

A resolution authorizing the transfer/sale of Wyandotte Plaza Retail Center (the grocery store and all in-line shops), located at the northeast corner of 78th Street and State Avenue, to Phillips Edison, submitted by George Brajkovic, Economic Development Director.

On December 7, 2015, the ***Economic Development and Finance Standing Committee****, chaired by Commissioner McKiernan, voted unanimously to approve and forward to full commission.*

Tracking #: 15279
RESOLUTION NO. R-112-15 ADOPTED

Item No. 7 - RESOLUTION: TRANSFER/SALE OF KRISPY KREME DOUGHNUTS IN THE WYANDOTTE PLAZA RETAIL CENTER

Synopsis:

A resolution authorizing the transfer/sale of Krispy Kreme Doughnuts in the Wyandotte Plaza Retail Center, located at the northeast corner of 78th Street and State Avenue, to LAG Investments Kansas City, LLC, submitted by George Brajkovic, Economic Development Director.

*On December 7, 2015, the **Economic Development and Finance Standing Committee**, chaired by Commissioner McKiernan, voted unanimously to approve and forward to full commission.*

Tracking #: 15284

RESOLUTION NO. R-113-15 ADOPTED

Item No. 8 - RESOLUTION: RIVERVIEW AVENUE BRIDGE REPLACEMENT

Synopsis:

A resolution authorizing the replacement of the existing Riverview Avenue Bridge over Turner Diagonal with a new bridge and authorizing the issuance of general obligation bonds not to exceed $8.8M for said improvement, submitted by Bill Heatherman, County Engineer.

*On November 30, 2015, the **Public Works and Safety Standing Committee**, chaired by Commissioner Bynum, voted unanimously to forward this item to the Economic Development and Finance Standing Committee with the recommendation for the bridge replacement and an increase in the cost of the project from $7M to $8.8M.*

*On December 7, 2015, the **Economic Development and Finance Standing Committee,** chaired by Commissioner McKiernan, voted unanimously to approve the increase for the bridge replacement and forward to full commission.*

Tracking #: 15247

RESOLUTION NO. R-114-15 ADOPTED

Item No. 9 - PLAT: KU MEDICAL PLAZA, FIRST PLAT

Synopsis:

Plat of KU Medical Plaza, First Plat, located at 39th and State Line Road and being developed by The University of Kansas Hospital Authority, submitted by Brent Thompson, County Surveyor, and William Heatherman, County Engineer.

Tracking #: 15317

APPROVED AND MAYOR AUTHORIZED TO SIGN THE PLAT

Item No. 10 - PLAT: KAW 88 SECOND PLAT
Synopsis:
Kaw 88 Second Plat located at Gibbs Road and S. 88th St. and being developed by W.H. Warehouse, LLC, submitted by Brent Thompson, County Surveyor, and William Heatherman, County Engineer.
Tracking #: 15318
APPROVED AND MAYOR AUTHORIZED TO SIGN THE PLAT

Item No. 11 - WEEKLY BUSINESS MATERIAL
Synopsis:
Weekly business material dated December 10, 2015.
Tracking #: WEEKLY BUSINESS MATERIAL
RECEIVED AND FILED

VIII. PUBLIC HEARING AGENDA

Item No. 1 - RESCHEDULE A PUBLIC HEARING/RESOLUTIONS: LEGENDS APARTMENTS CID
Synopsis:
Request approval of the following resolutions relating to the proposed Legends Apartments and Garage CID, a $50M development to include a three-story parking garage with 240+ units of luxury, market-rate apartments above, submitted by George Brajkovic, Economic Development Director.
- Terminate the previous CID action.
- Create a new public hearing date on January 7, 2016, to consider the CID as identified in the new CID petition filed December 10, 2015.

On November 19, 2015, the commission unanimously adopted Resolution No. R-101-15 setting the public hearing date to December 17, 2015, to consider the CID; however, the original CID petition filed by the developer on November 16, 2015, was found to contain errors in the legal description and needs to be terminated.
Tracking #: 15310
RESOLUTION NOS. R-115-15 AND R-116-15 ADOPTED, RESPECTIVELY

Item No. 2 - RESCHEDULE A PUBLIC HEARING: LEGENDS APARTMENTS IRBS/PILOT
Synopsis:
Reschedule a public hearing to consider a Resolution of Intent to issue $50M in IRBs and approve the PILOT structure for a multifamily project known as the Legends Apartments, located at 1879 Village West Pkwy., proposed by EPC Real Estate, Legacy Development and

KKR, submitted by George Brajkovic, Economic Development Director. The project includes a three-story parking garage with 240+ units of market-rate, luxury 1 & 2 bedroom units above.

On November 19, 2015, the commission unanimously adopted Resolution No. R-101-15, setting the public hearing date.

Tracking #: 15308
APPROVED

Item No. 3 - PUBLIC HEARING/ORDINANCE: RAINBOW VILLAGE REDEVELOPMENT DISTRICT

Synopsis:

Conduct a public hearing to consider the creation of the Rainbow Village Redevelopment District, (a 4-acre parcel located at the NW corner of 34th Street and Rainbow Boulevard), to allow for the acquisition of land and redevelopment for hotel and transient guest purposes, retail and office use, submitted by Marlon Goff, Economic Development.

On November 12, 2015, the commission unanimously adopted Resolution No. R-65-15, setting the public hearing date.

Tracking #: 15309
PUBLIC HEARING HELD; ORDINANCE NO. O-72-15 APPROVED

Item No. 4 - PUBLIC HEARING/RESOLUTION: UNIVERSITY-ROSEDALE URBAN RENEWAL PLAN AMENDMENT

Synopsis:

Conduct a public hearing to consider amending the University-Rosedale Urban Renewal Plan, submitted by Marlon Goff, Economic Development. The University-Rosedale Urban Renewal Area was established in 1964. The original plan includes language prohibiting the construction of any new hotels, motels and transient guest housing developments. The proposed resolution removes this language to help maximize the development opportunities within this corridor.

On November 12, 2015, the commission unanimously adopted Resolution No. R-66-15, setting the public hearing date.

Tracking #: 15312
PUBLIC HEARING HELD; RESOLUTION NO. R-117-15 ADOPTED

Item No. 5 - PUBLIC HEARING/ORDINANCE: AMEND THE METROPOLITAN AVENUE REDEVELOPMENT DISTRICT PLAN

Synopsis:

Conduct a public hearing to consider an amendment to the Metropolitan Redevelopment TIF District and Project Plan as part of the proposed location for the new South Patrol Police Station, submitted by Marlon Goff, Economic Development.

On November 12, 2015, the commission unanimously adopted Resolution No. R-67-15, setting the public hearing date.

Tracking #: 15316

PUBLIC HEARING HELD; ORDINANCE NO. O-73-15 APPROVED

IX. STANDING COMMITTEES' AGENDA

X. ADMINISTRATOR'S AGENDA

Item No. 1 - RESOLUTION: FUTURE SALE OF HILTON GARDEN INN HOTEL

Synopsis:

A resolution, submitted by Marlon Goff, Economic Development, authorizing the County Administrator to proceed with the following actions:

1. Execute a purchase/sale agreement with potential buyers of the Hilton Garden Inn Hotel at an amount sufficient to satisfy outstanding obligations. (The Hilton Garden Inn Hotel is owned by the KCK Hotel Group, LLC, an entity which includes the Unified Government as a majority shareowner.)

2. Execute an exclusive third-party agreement for management of the Jack Reardon Center. (The Reardon Center is fully owned by the Unified Government and is proposed to continue as a publicly owned facility and managed under a new third-party agreement.)

Tracking #: 15311

RESOLUTION NO. R-118-15 ADOPTED

Item No. 2 - ADOPTION: 2016 STATE LEGISLATIVE PROGRAM

Synopsis:

Request approval of the 2016 Unified Government State Legislative Program, submitted by Mike Taylor, Public Relations Officer.

The State Program was presented to the Commission and Wyandotte County Legislative Delegation during a special session held on December 10, 2015.

Tracking #: 15314

APPROVED

XI. COMMISSIONERS' AGENDA

XII. LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

Item No. 1 - COMMUNICATION: LAND BANK APPLICATIONS
Synopsis:
Request approval of the following applications, submitted by Chris Slaughter, Land Bank Manager. The Land Bank Board of Trustees has recommended approval.

Land Bank Applications
2113 Pacific Ave. - Dean Zagortz, development
2029 Homer Ave. - Dean Zagortz, development
2024 Quindaro Blvd. - Ronald Smith, yard extension
2102 N. 30th St. - Mustaffa Muhammad, property maintenance
3120 N. 23rd St. - Vance Reynolds, future development
1621 S. Early Dr. - Tyler Curry, future development

Transfer to Land Bank
2113 Pacific Ave. from Board of County Commissioners
(part of land assemblage for Dean Zagortz)
Tracking #: 15270
APPROVED

XIII. PUBLIC ANNOUNCEMENTS

XIV. ADJOURN