

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, February 4, 2019**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, February 4, 2019, at 5:00 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner McKiernan, Chairman; Commissioners Burroughs, Townsend (arrived at 5:06 p.m.), and Murguia. Commissioner Bynum substituted for Commissioner Walters. The following officials were also in attendance: Gordon Criswell and Melissa Sieben, Assistant County Administrators; Angie Lawson, Deputy Chief Counsel; Kathleen VonAchen, Chief Financial Officer; Chris Slaughter, Land Bank Manager; Logan Masenthin, Professional Assistant in General Services; Greg Talkin, Director of Neighborhood Services; Alan Howze, Chief Knowledge Officer; Daniel Kuhn, Assistant Counsel; and Jay Doleshal, Sergeant-At-Arms.

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

Approval of standing committee minutes from December 3, 2018. **On motion of Commissioner Burroughs, seconded by Commissioner Murguia, the minutes were approved.** Motion carried unanimously.

Committee Agenda:

Item No. 1 – 19563...ORDINANCE: AMENDMENTS CODIFYING WEED/MOWING VIOLATIONS

Synopsis: Amendments codifying the Unified Government's ability to send a one-time yearly written notification to people that have received a weed/mowing violation in the previous twelve months, allowing abatement and assessment of any resulting costs without prior notice, submitted by Greg Talkin, Neighborhood Resource Director.

Daniel Kuhn, Assistant Counsel, said I do have one quick amendment to the proposed ordinance at 8-539 Section (b). I'd ask that the committee consider the last word "weeds" to be replaced with the phrase, "excessive growth." That's a phrase that's defined previously in the codes. So, I would ask that be considered as an amendment going forward.

Chairman McKiernan said I'm assuming everybody else just was right on top of that, but could you repeat that for me because I was looking for the particular section. You said it's 8-539 (b). **Mr. Kuhn** said 8-539(b), it is the last paragraph on a page. You might see Section 8-547 Penalty. Right above that, there's the underlined paragraph, that's paragraph (b). The last word of weeds, it says, "prior to removal of weeds." Instead of weeds, that should be, "excessive growth." **Chairman McKiernan** said perfect. That's the one piece I missed. Thank you.

Greg Talkin, Director of Neighborhood Services, said this is our effort to do two things. It is to update the ordinance to align with State statute. In the past, there was an ordinance on the books that was rather old, so this is an update to meet the same intent that the State has on the books. Also, our major intent here is to be able to—this year, anybody that has received a violation notice in the past on weeds, basically in the last 12 months, we will be able to directly move to an abatement after we've sent them initial notice in the beginning of the year of the weed season. We'll probably send that out approximately in March before the weeds start growing. That will be the only notice they will receive, and then we'll move straight to abatements when they exceed the allowable height of the weeds and/or grass.

Chairman McKiernan said so effectively, that's where this paragraph (b) comes in just stating that there will be a notice for anyone who's been issued in the previous 12 months, and it will say that no further notice will be given. We'll move right to abatement. Is that correct? **Mr. Talkin** said correct. We will also plan on, even though I'm not sure it's required by ordinance, we will also publish in the official newspaper of the Unified Government this same notice sometime in the range of March.

Commissioner Bynum said I did notice in Section (a)(9), we are increasing the fines? Is that right? **Mr. Talkin** said correct.

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

Commissioner Murguia said I do have just one quick question. Is this revamping of the ordinance part of our SOAR initiative? **Melissa Sieben, Assistant County Administrator**, said well, Commissioner, yes, that is the case. That’s why you’re seeing this. Before, we had some technical glitches with the way it was worded. In order to be able to execute on this particular item of giving people notice in advance of the start of mowing season, we will move to abate. That was needed.

Item No. 2 – 19560...LAND BANK BUSINESS

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

Applications

813 Minnesota Ave. – Casa Aleman, LLC, new construction

1522 Pacific Ave. – Emma Pacheco, property acquisition

1524 Pacific Ave. – Emma Pacheco, property acquisition



WYANDOTTE COUNTY LAND BANK APPLICATIONS

► 3 Applications

- 1 – New Construction (Parking Lot)
- 2 – Property Acquisitions

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



Chris Slaughter, Land Bank Manager, said we have three applications tonight. One is a new construction, which will be a parking lot, and two property acquisitions. All applicants are current on their taxes and have no current code violations.

NEW CONSTRUCTION – 813 & 817 MINNESOTA AVE
CASA ALEMAN, LLC – 805 MINNESOTA AVE



The first is the Land Bank property at 813 and 817 Minnesota Avenue. 805 is the applicant. They also own 831 on the block. Again, their plan is to have that be a paved parking lot for this establishment.

PROPERTY ACQUISITION – 1522 & 1524 PACIFIC AVE
EMMA PACHECO – 1518 & 1520 PACIFIC AVE



Then we have 1522 and 1524. The applicant owns 1518 and 1520. This was approved back, I believe, in November. This is no longer there. It has been demoed so it's just a vacant lot. The request is for these two to the west.

LAND BANK ADVISORY BOARD RECOMMENDATION

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

The Land Bank Advisory Board did review these applications and they have recommended forwarding those to the Board for final approval.

**WYANDOTTE COUNTY LAND BANK
APPLICATIONS**

**REQUESTING APPROVAL
OF THE APPLICATION REQUESTS
& TO FORWARD THEM TO THE
LAND BANK BOARD OF
TRUSTEES FOR FINAL APPROVAL**

That's our ask tonight.

Commissioner Townsend said, Mr. Slaughter, I was thinking about this as I reviewed them; sometimes these names look so familiar. I know this body had asked if a potential buyer had already acquired more than five properties, we wanted to delve more specifically as to why they're asking for additional properties and what their intended purpose was. So, not that I have any particular objection to these requests, but it reminded me, like I said, this name is familiar. If we could have on the application, the number of properties that the potential buyer has already acquired from the Land Bank, ever; not within just the last year, but ever, that would kind of give us a heads-up when we review this. Also, a heads-up to that requester to be here in case members had questions. That was my comment and request. I have not talked to my fellow commissioners about it, but we had addressed the subject before.

I thought a good addition to the application would be to ask that question when the potential purchaser makes a request. **Mr. Slaughter** said yes, we can definitely start adding that information. I will add that anybody that's scheduled to be before this committee is sent a letter with the date and time and their presence is requested. We do ask if they can't make it, to contact us. Ms. Pacheco, if that's who you're referencing, or the first applicant is in the audience—did not say they would be here or not.

As far as the information goes going forward, yes, we can definitely dig that up. I will say that if names change because of marriage or stuff like that, that may make it difficult to give you an accurate count, but we'll definitely look into that.

February 4, 2019

Commissioner Townsend said the other question would be on the application, have you acquired property under another name other than the one that you're making the request under now. **Mr. Slaughter** said we can definitely look into changing the application to add that type of information request. Hopefully, they'll be forthright in their answers. **Commissioner Townsend** said of course. They're residents of Wyandotte County.

Chairman McKiernan said I just have two brief comments on these properties. First of all, Mr. Slaughter and I were talking a little bit ago about how for well over 10 years, there was an abandon building that sat on the Minnesota property. Demoing that building to create a vacant lot was an improvement for the block, but a parking lot to support a new business will be an even better improvement on that block. I'm glad to see that progress going forward.

Those two lots on Pacific are quite visible from Prescott Plaza. I'm glad that someone will be acquiring those and, hopefully, keep track of those. It will look better when you pull into Prescott Plaza as you look off to the northeast.

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

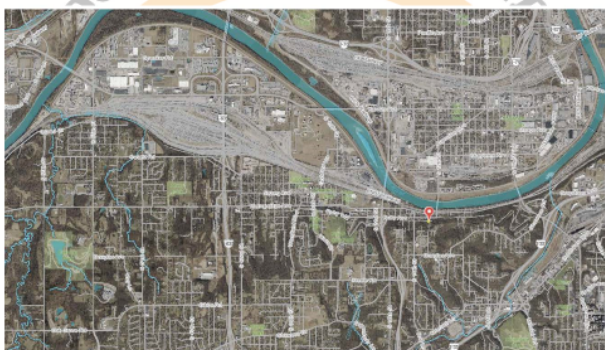
Donations to Land Bank (vacant lots)
 1640 S. Valley – Michael N. Jenkins
 1643 S. 13th – Michael N. Jenkins
 1645 S. 13th – Michael N. Jenkins

WYANDOTTE COUNTY LAND BANK DONATION REQUESTS

- ▶ 1640 S Valley St – Michael Jenkins
- ▶ 1643 S 13th St – Michael Jenkins
- ▶ 1645 S 13th St – Michael Jenkins

Chris Slaughter, Land Bank Manager, said we have three donations requests. They're all from the same individual, Mr. Jenkins. It's 1640 S. Valley and 1643 and 1645 S. 13th Street.

DONATION REQUESTS



I just wanted to give you a little perspective of where these requests are located. It's in the Argentine area, just a little bit south of the river.

February 4, 2019

DONATION REQUESTS



This is more of a close-up view. These are the three on South 13th and South Valley. I wanted to point out that the one right here to the south of these two is currently a Board of County Commissioners' property, so it's property that we already control.

I don't know what the future holds, but that does give us a larger footprint going forward if these are approved.

WYANDOTTE COUNTY LAND BANK DONATIONS

REQUESTING APPROVAL
OF THE DONATION REQUESTS
& TO FORWARD THEM TO THE
LAND BANK BOARD OF
TRUSTEES FOR FINAL APPROVAL

That's the ask tonight is to approve those and forward to the Board for final approval.

I will state, the applicant does live out of town. He lives in Salina and has stated that he just does not have the means to keep the properties up. That's generally why they're presented before you.

February 4, 2019

Commissioner Murguia said, Chris, is this a wooded area that's on a steep slope. **Mr. Slaughter** said I don't know about the topography, but according to the map, it does look like it is heavily wooded. Again, I'm not sure how soon something like this could be developed, but again, just wanted to point out if all three, that would give us four right there. Whether we chose to just keep it as the same terrain, or possibly if someone was interested, we have a larger footprint to deal with.

Commissioner Murguia said I kind of wish I knew what the terrain of the ground was. I'm pretty sure this is a very wooded, densely wooded area on a pretty steep slope. I think that's what it is. **Chairman McKiernan** said I just looked it up on Google maps. This is the property. I think you're absolutely right. These are properties that slope up from Ruby going south. **Commissioner Murguia** said right, that's right. I just don't want to mislead the commissioners.

I, for many years, have looked at this area, at least Argentine, for potential development opportunities and my opinion, I think it's not developable. From the engineers I've had out to do some ground and core testing, there are a number of underground springs in this area. Really, if we want to make sure those areas are somewhat maintained, it shouldn't require mowing or additional expense by the Unified Government, but it will require keeping the forest contained off the road and things like that, which we typically do with our easements anyway.

I just don't want any of you misled to believe that this is an area that shows any sort potential for development. This is really just very typical of a wooded area that sits on a very steep slope that's undevelopable in Wyandotte County. That's just my opinion from the little bit of work we've done over there.

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

Commissioner Murguia said I do just have one quick question about people that donate ground Do we have a policy—and I'm probably just forgetting this. Do we have a policy about flat, developable ground that people just don't want anymore and whether or not we're accepting those? I think we've talked about this several times. Are we just accepting any ground from anybody, at any time? Are we doing that with people that are property tax delinquent?

Mr. Slaughter said when we revised the policy last year, we set forth some criteria on what to bring to you and what not to. The reasons these were brought today was just the fact that this was an out-of-town owner who had pretty much indicated that he just couldn't take care of it or really wasn't. I will say that Mr. Jenkins is current on all of his taxes. **Commissioner Murguia** said good.

Mr. Slaughter said we don't get a lot of donation requests. I think the ones that meet a criterion that we could, hopefully, find a quicker use for, I think we would definitely champion those and bring those forward. Unless it doesn't meet the criteria in the policy and they've still submitted the request, I think we'll still bring them to you unless we think we need to turnaround and add criteria that would prevent certain properties to come before the committee.

Commissioner Murguia asked are you still a department of one. **Mr. Slaughter** said I've gained some additional resources. **Commissioner Murguia** asked do you have other employees in your department. **Mr. Slaughter** said I'm with the Economic Development Department. **Commissioner Murguia** said so, they merged the two of you. **Mr. Slaughter** said yes. **Commissioner Murguia** asked did you get more help out of that, or did they just merge you with a bigger department. **Mr. Slaughter** said, no. I've gotten some help, yes.

Commissioner Murguia said we talked about at one time on these vacant pieces of ground that are developable that people want to get rid of or that we currently have in Land Bank. Are we ever going to put up signage that says, "for sale?" **Mr. Slaughter** said I don't know about signage. We are waiting for an enhancement in our tax software that we'll be able to easily code which we feel are for sale, which we feel we need to hold, and which we feel are not for sale. That enhancement just hasn't been completed yet. Once we get that completed, we should have a map that will have the different properties color coded. One of them will be for sale or for market, that type of stuff. We can surely look at some sort of signage in there. I think we talked last time about additional resources so that could be something we could ask for an increase on, to provide that type of documentation. I think we're getting there; it's still just slowly chugging along.

Commissioner Murguia said the list and the way you're currently doing things is fantastic for larger, bigger corporations and developers or even entry-level rehabbers. What I'm discovering is that I'm getting calls from just people in the neighborhood that have a vacant lot next to their house

that's been vacant for a long time. They don't even know that it's an option to buy it. On those kinds of 25 ft. front lots or 50 ft. front lots, it really would be nice to have some signage. I think they'd go actually rather quickly. I can only speak to my district. I know there are a number of people that are interested in vacant lots that sits next to their house for a yard expansion.

Mr. Slaughter said I think you'll find in the coming months, we'll be bringing some strategies. They may be tailored more to specific areas. We will eventually, probably roll those out county-wide. I think we're heading in that direction. We're still crunching data. I think the goal is to say that whether it's block by block or by neighborhood or by area, here's the areas that we really want to focus on development. Here's the areas that we want to focus on the one offs where we want to try to maybe get someone that is interested in building single family homes. Those are the ones we'll target for them. We're close, but it's just taking some time.

That's the direction I think we're headed partnering with SOAR. I think they're going to be instrumental in helping come up with some of these strategies as well. Knock on wood, it may be next meeting we'll have some of those recommendations, but probably by the April meeting we'll be able to kind of give you the overview of where we're seeing taking the Land Bank from a marketing standpoint going forward. **Commissioner Murguia** said perfect; thanks.

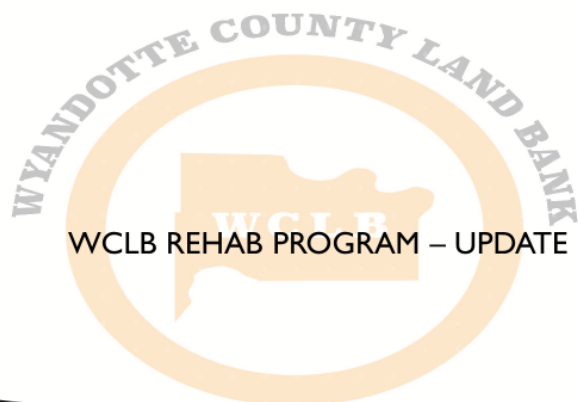
Commissioner Burroughs said a follow-up with that question. Do we go out and physically inspect the properties that people want to give back to us so that we're not picking up a dumping area that has a tremendous amount of construction debris or industrial dump site that somebody has illegally dumped and now all of a sudden—**Mr. Slaughter** said we try to get out there. I know in the past it's been brought up about, is the lot mowed? I would say the answer is yes, maybe sometimes not as quickly as we can get out there. We've had some weather issues the last couple of weeks. We're hopefully presenting you all the information that you guys need to make a strong decision on the subject. **Commissioner Burroughs** said great; thank you.

Roll call was taken on the motion and there were five "Ayes" Bynum, Murguia, Townsend, Burroughs, McKiernan.

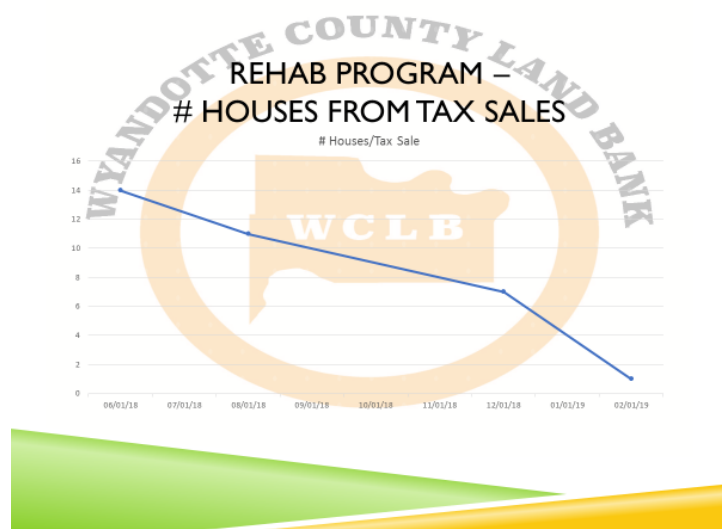
Item No. 3 – 19561...LAND BANK REHAB PROGRAM

Synopsis: Update on the Wyandotte County Land Bank Rehab Program, submitted by **Chris Slaughter, Land Bank Manager.**

February 4, 2019



Mr. Slaughter said we just have our Monthly Rehab Program update.

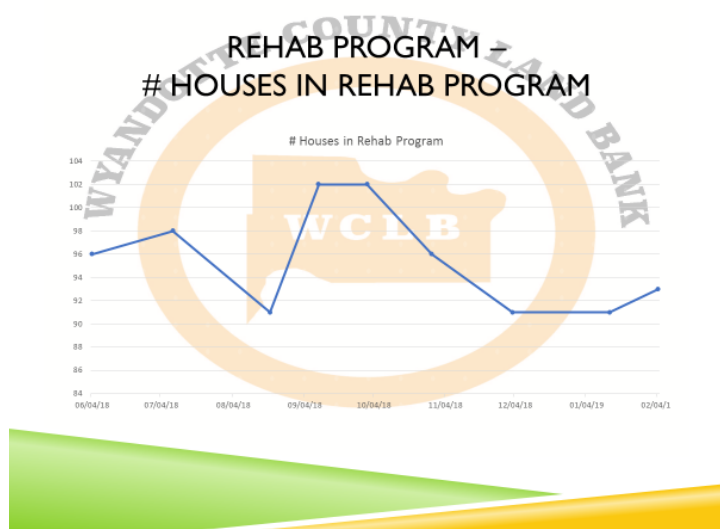


We're going to start with the number of houses we've received from the tax sale. Next month we'll be bringing a memo that will have the properties that we just deeded over from the December sale. From a house standpoint, that sale generated one house. We are expecting, I think, hopefully up to four more when we get the second deed from sale, hopefully, in another month.

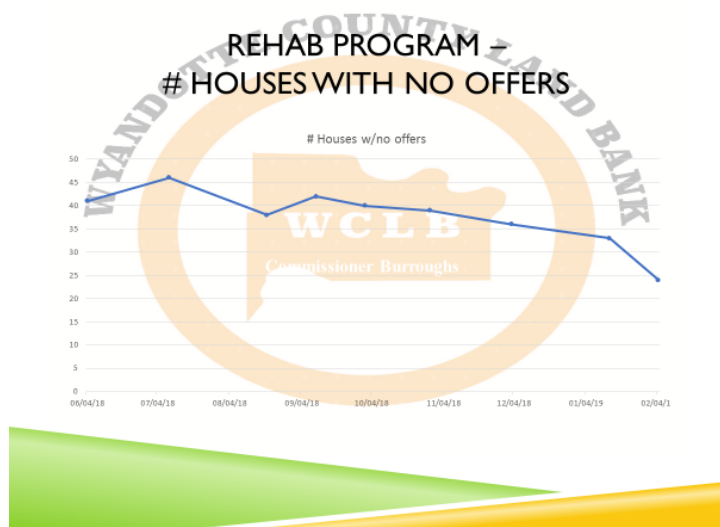
February 4, 2019



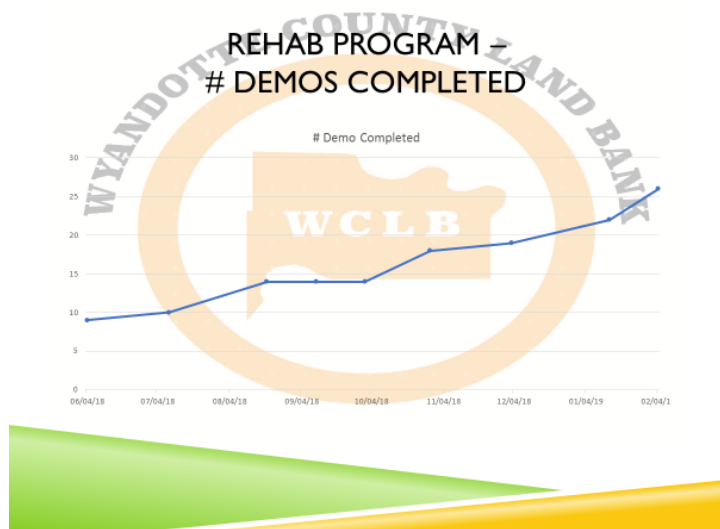
The number of contractors, as you can see, is continuing to grow steadily. We are currently sitting at 103; 104 if I would have entered going in about 4:15p.m. We're still steadily getting the interest in it. Hopefully, we'll continue to have that supply for them.



Currently, the number of houses we have in the Rehab Program is 93. Those categories, as we'll go over here in a minute, are everything that we have that is in the Rehab Program: the demos that we've recommended, and we do have occasionally a house that maybe we're waiting on the court to decide whether they're going to give that property back to the original owner or currently we have an eviction.

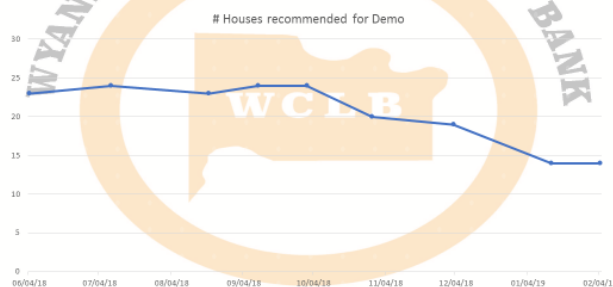


These are the house numbers that we have in the Rehab Program with no offers. That is starting to go down. As we've increased the number of contractors, we have decreased the number of houses with no offers. We continue to hopefully—we don't want to get where we don't have any houses for our rehabbers to do, but that may be a good problem to have.



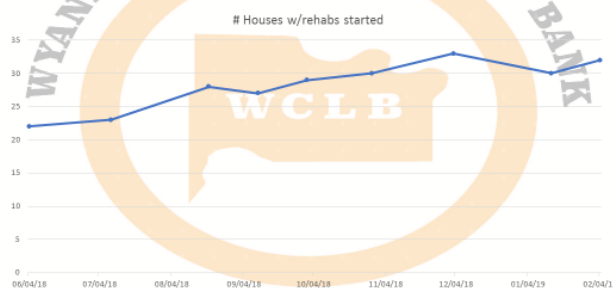
This just outlines the increase in the number of houses of that have had the demo completed. We currently stand at 26 houses. In the previous slide, we have 24 properties that have no offers. We're slowly taking care of the ones that need to be taken care of. The ones we've recommended, as the one goes up, this one, obviously, will go down.

REHAB PROGRAM – # HOUSES RECOMMENDED FOR DEMO

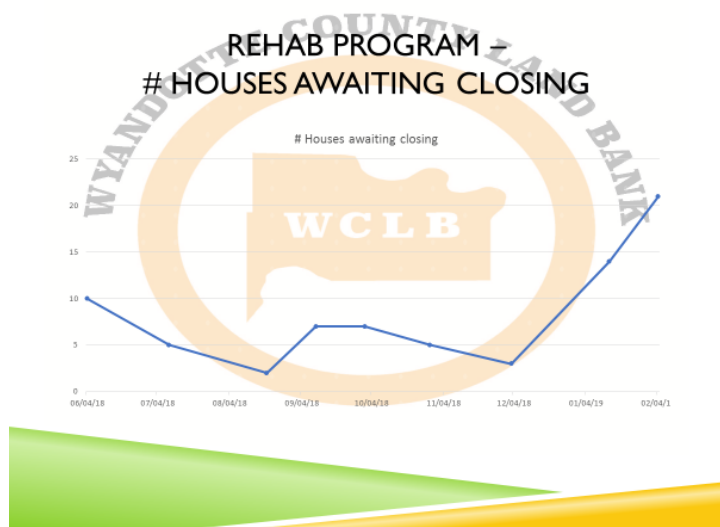


We're sitting currently at 14 houses waiting for the demo to be completed.

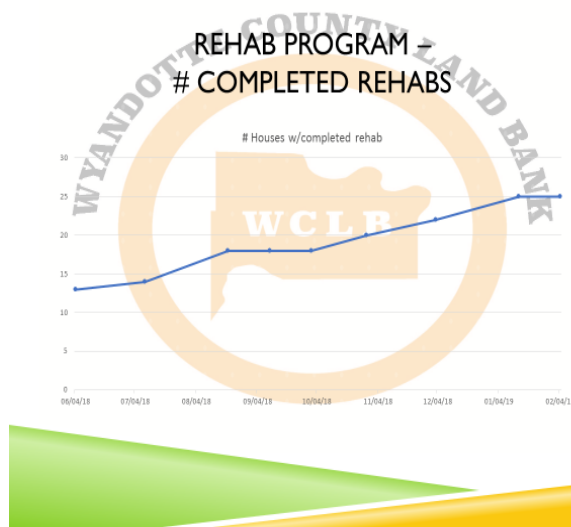
REHAB PROGRAM – # HOUSES WITH REHABS STARTED



The number of rehabs started—we are sitting at 32. Some are just getting started; some are close to being completed. We'll always see some fluctuation in that.

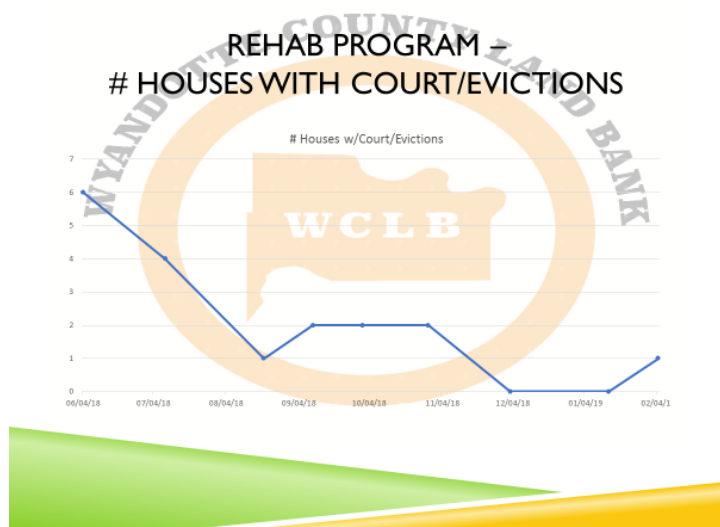


Houses waiting to close. I think you've heard me comment before that the reason there are so many is generally the request for title insurance. We've had conversations with them, but there's just a lot of things that are out of their control. Everybody has been very patient and, hopefully, we'll get that number down here shortly.



The completed rehabs still stand at 25. We didn't have any from the last time we met until today that had finished. We do anticipate that going up.

February 4, 2019



Of course as I talked about, we have one property that we are going to send out the Sheriff's Dept. again for an eviction. This house has been kind of an issue. They threatened to go to the courts. We give them time to go to the courts. They don't go to the courts or I think this last time, they haven't paid their attorney and I think he's walking away. We're going to try the eviction process again. That's the update.

Commissioner Townsend said great job, Mr. Slaughter. I only have a question about the eviction situation. What are the circumstances that brings us to an eviction? Is this a house that's in the UG that we own or what's going on? **Mr. Slaughter** yes, this one we've had for a couple of months. Basically, right now they're currently living in a house owned by the Land Bank. When we first approached them, they filed the proper filings in court to try to have the judge set the sale aside, basically. That proceeding stalled and that's when I was informed that their attorney really wasn't working on the case. That's when I instructed our Legal Department to go ahead and start the eviction process. **Commissioner Townsend** asked so we acquired this through a tax sale. Okay; thank you.

Chairman McKiernan said thank you for the update. We appreciate your work.

Action: For information only.

Adjourn

Chairman McKiernan adjourned the meeting at 5:29 p.m.

de

February 4, 2019