



Public Works and Safety Committee
Standing Committee Meeting Agenda
Monday, January 27, 2020
5:00 PM

Location:

Municipal Office Building
701 N 7th Street
Kansas City, Kansas 66101
5th Floor Conference Room (Suite 515)

Name

Absent

Commissioner Melissa Bynum, Chair

☐

Commissioner Angela Markley

☐

Commissioner Christian Ramirez

☐

Commissioner Mike Kane

☐

Commissioner Jane Philbrook

☐

Tom Groneman, BPU Board Member

☐

I. **Call to Order/Roll Call**

II. **Revisions to January 27, 2020 Agenda**

III. **Approval of standing committee minutes from November 18, 2019.**

IV. **Committee Agenda**

Item No. 1 - RESOLUTION: RIVERVIEW BALL COMPLEX PURCHASE AGREEMENT

Synopsis: A resolution approving a purchase agreement with Turner Recreation Commission for the UG's sale of Riverview Ball Complex, located at 224 S. 74th St., submitted by James Bain, Assistant Counsel.

Tracking #: 201104

Item No. 2 - RESOLUTION: AMEND BENEFIT DISTRICT POLICY

Synopsis: A resolution amending the Benefit District Policy, submitted by Jeff Fisher, Executive Director of Public Works.

*On November 18, 2019, the **Public Works and Safety Standing Committee**, chaired by Commissioner Bynum, voted unanimously to table this item to a later date.*

Tracking #: 201105

Item No. 3 - PRESENTATION: CMIP MAJOR CAPITAL EVALUATION CRITERIA

Synopsis: A follow-up presentation on CMIP major capital evaluation criteria, submitted by Jeff Fisher, Executive Director of Public Works.

For information only.

Tracking #: 201106

V. Public Agenda

Item No. 1 - APPEARANCE: TSCHER MANCK

Synopsis: Appearance of Tscher Manck requesting community resource officers be used to provide a night hoop program.

Tracking #: 191101

VI. Adjourn

**PUBLIC WORKS AND SAFETY
STANDING COMMITTEE MINUTES
Monday, November 18, 2019**

The meeting of the Public Works and Safety Standing Committee was held on Monday, November 18, 2019, at 5:00 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner Bynum, Chairman; Commissioners Markley, Kane, Johnson (arrived at 5:05), Philbrook, and BPU Board Member Groneman. The following officials were also in attendance: Alan Howze, Melissa Sieben, and Emerick Cross, Assistant County Administrators; Misty Brown, Deputy Chief Counsel; Susan Alig and James Bain, Assistant Counsel; Troy Shaw, County Engineer; Kirk Suther, Solid Waste Coordinator; Kathleen VonAchen, Chief Financial Officer; Jeff Fisher, Executive Director of Public Works; Jeremy Rogers, Director of Parks & Recreation; Angel Obert, Recreation Division Manager; Jack Webb, Deputy Director of Parks & Recreation; and Officer Jay Doleshal, Sergeant-at-Arms.

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

Approval of standing committee minutes from September 23, 2019. **On motion of Commissioner Kane, seconded by Commissioner Markley, the minutes were approved.** Motion carried unanimously.

Committee Agenda:

Item No. 1 – 191054...RESOLUTION: AGREEMENT WITH KCK PUBLIC SCHOOLS FOR NEW BRUNE ELEMENTARY SCHOOL INFRASTRUCTURE IMPROVEMENTS

Synopsis: A resolution approving an agreement with the Kansas City, Kansas Public School District for the construction of infrastructure improvements related to the construction of Brune Elementary School, submitted by Susan Alig, Assistant Counsel.



Susan Alig, Assistant Counsel, said this is an agreement with USD 500 for some public infrastructure improvements to the roads that will service the new Brune Elementary School. The roads are going to need some additional public investment. This agreement calls for the district to reimburse the Unified Government \$600,000 toward the cost of those improvements.

Chairman Bynum asked are you showing us the new alignment. **Troy Shaw, County Engineer**, said for clarity, this is 90th Street. If you look at the southwest corner, that's where the medical center is at. 91st Street is the intersection just to the west. This shows the realignment of 90th Street. Ultimately, the part that's gray is what's being built currently with the project. Then you can kind of see the dash lines that go up as to what would be a future connection of 90th, up to 91st and then we can eliminate that offset crossing near 91st St. **Chairman Bynum** said gotcha.

So the gray is what's going to be built right now? **Mr. Shaw** said the gray is what is currently in progress. **Chairman Bynum** said in order to align 90th north of Parallel and swing into the school. That's going to be the school entrance. **Mr. Shaw** said yes. That will be a public road up to the point where the school's property line is and it will turn into the school's entrance.

Chairman Bynum said in the meantime, since it's not going to swing all the way over to 91st for now, in the meantime, the 91st St. traffic signal stays put. **Mr. Shaw** said correct.

Commissioner Kane said right by the church, there's a sidewalk issue. The sidewalk stops. Has anybody even looked at that about extending that sidewalk out where the kids could walk from where the church is at all the way down to where the school is at? **Mr. Shaw** asked on Parallel. **Commissioner Kane** said correct. **Mr. Shaw** said I would have to check on that. You can see on

this plan, you can see the dark black line. **Commissioner Kane** said yes. **Mr. Shaw** said (inaudible) a sidewalk, but I will look at that. **Commissioner Kane** said all right. Thank you.

Chairman Bynum asked any other questions. There were none.

Action: **Commissioner Kane made a motion, seconded by Commissioner Markley, to approve.**

Chairman Bynum said if anyone here from the public wants to address this item, now would be your time to step forward. No one stepped forward.

Roll call was taken on the motion and there were five “Ayes,” Groneman, Philbrook, Markley, Kane, Bynum.

Item No. 2 – 191041...RESOLUTION: SIDEWALKS FOR BRUNE ELEMENTARY

Synopsis: A resolution declaring the necessity and authorizing a survey of lands for the access pedestrian easement to Brune Elementary project, submitted by James Bain, Assistant Counsel. The project consists of new sidewalks to run west from Waverly Avenue to Brune Elementary.

James Bain, Assistant Counsel, said this resolution authorizes a survey for lands for a proposed sidewalk as part of the Brune Elementary project. The sidewalk was discussed in the Planning Commission process for building the school. The sidewalk is proposed to go west of Waverly, ends there through that field to the school.

Commissioner Kane said Lynn and I went out and talked to the guy who lives on this property. The concern is there's a lot of coyotes and everything. I think it's a good idea we put a sidewalk there, but I would also think we would want a fence and some lighting. The fence to keep out the critters and the lighting is so the kids can see where they were going during the winter. We walked back there and it's kind of like—well, Commissioner Bynum, it's like your house. You got coyotes all over the place, right? **Chairman Bynum** said I raise them. It is like—you're right. It is like that.

Commissioner Kane said the concern is, we need a fence to keep the coyotes out and we need the lights so the kids can see where they're going. **Chairman Bynum** said we do and he's right. Thanks for saying that. It's kind of a lonely path from Waverly up to the school. **Commissioner Kane** said well, in fact, there's a sink hole what, 75 yards to the north of there that you could put a tanker truck in there. The fence would be a mandatory issue, at least on the north side. I think it should be lined where the kids could not be—not just kids, but society today.

Melissa Sieben, Assistant County Administrator, said, Commissioners, I just want to note that this is a sidewalk that is one that we'll be asking the school district to construct as part of the project. This is not a UG project. **Commissioner Kane** said I don't care who constructs it. **Ms. Sieben** said I just wanted to make sure you understood that, but we'll relay that information. **Commissioner Kane** said that's fine. I'm not shy. **Chairman Bynum** said we'll make sure we convey. Thank you for making note—**Commissioner Kane** said and you're right; it is their responsibility, not ours.

Chairman Bynum asked any other comments or questions. There were none.

Action: **Commissioner Kane made a motion, seconded by Commissioner Markley, to approve.**

Chairman Bynum asked any comments or questions from the audience. There were none.

Roll call was taken on the motion and there were six "Ayes," Groneman, Philbrook, Markley, Kane, Johnson, Bynum.

Item No. 3 – 191052...RESOLUTION: WATER POLLUTION MAINTENANCE FACILITY AND POLICE DEPARTMENT TOW LOT AND CRIME LAB PROJECT

Synopsis: A resolution declaring the necessity and authorizing a survey of lands for the Water Pollution Maintenance Facility (CMIP 6039) and KCK Police Department Tow Lot and Crime Lab Project (CMIP 8212), submitted by James Bain, Assistant Counsel.

James Bain, Assistant Counsel, said this item, much like the last, approves a survey to begin potential condemnation proceedings regarding the tow lot and crime lab and water pollution maintenance facility. I know we've had updates periodically over the last year on these projects, but we're at the point where we're at now to explore using the eminent domain powers we have to acquire the land.

Commissioner Philbrook asked do we have more than one location where we're looking at, or do we just have one general location that we're looking at. **Jeff Fisher, Executive Director of Public Works**, said we've looked at several. Right now, we are only focused on one. As you know, this is a prudent step in any case. **Commissioner Philbrook** said right.

I want it made very plain to the public what the process is going along with this condemnation so they understand. You're the lawyer. **Mr. Bain** said well, I will tell you the resolution does not limit you to one location and so the resolution just authorizes surveys or one survey to take place. It says that the project is for public improvements, a public purpose, and authorizes the survey which then puts it down the road if we need to go to court to institute condemnation proceedings.

Commissioner Philbrook asked so what's the next step immediately after either you come to a resolution of an agreement with the owners to buy or if you don't. What are the next steps on either way? **Mr. Bain** said the next steps, I think, are to continue negotiations with the owner. If there is no resolution there, a survey would have to take place to get the proper legal descriptions of what we are wanting to acquire. Of course, throughout this process, negotiations can continue to take place. After we get back the proper legal descriptions, we can make a filing with the District Court to have a price determined. Appraisers appraise the land and tell the court what it's worth. The court enters a dollar figure and the dollar figure is paid.

Commissioner Philbrook asked does this come back to the Commission at any time for approval. **Mr. Bain** said it does. There would be—before the petition is filed with the court, we would come back to the Commission for an ordinance authorizing the petition to be filed. **Commissioner Philbrook** said okay. I just wanted to make sure that everybody understood the steps that happen. People get a little upset or worried when you start talking condemnation.

Melissa Sieben, Assistant County Administrator, said, Commissioner, I also want to note that your questions are a great line of questioning because ultimately, the goal is that we don't end up

in the court in those proceedings. I would say probably some 90% of these that we go through do not end up there. In fact, we end up to a mutual agreement with the property owner.

What James has lined out is a process that we use so that we can expedite projects, but ultimately, the goal is to come to an agreement with the property owner on the value of the property. **Commissioner Philbrook** said well, yes, and I hope that's true. That doesn't necessarily mean that the public understands that's why I'm making this very public so people do understand what our process is. Thank you for clarifying this.

Chairman Bynum asked questions. There were none.

Chairman Bynum asked does anyone from the public have a comment on this item. There were none.

Action: **Commissioner Markley made a motion, seconded by Commissioner Kane, to approve.** Roll call was taken and there were six "Ayes," Groneman, Philbrook, Markley, Kane, Johnson, Bynum.

Item No. 4 – 191046...RESOLUTION: SUPPORT OF RESPONSIBLE BIDDER REQUIREMENTS

Synopsis: A resolution supporting responsible bidder requirements and authorizing additional development of responsible bidder requirements, submitted by Misty Brown, Deputy Chief Counsel.

Misty Brown, Deputy Chief Counsel, said this is a resolution that states the Unified Government's desire to ensure that construction contracts are awarded in an environment that encourages competition, a trained workforce, and a safe workplace. It directs staff to work to develop additional requirements for responsible bidders and endorses the concept of responsible bidders.

Action: **Commissioner Kane made a motion, seconded by Commissioner Markley, to approve.**

Chairman Bynum asked are there any comments from the audience. There were none.

Roll call was taken on the motion and there were six “Ayes,” Groneman, Philbrook, Markley, Kane, Johnson, Bynum.

Item No. 5 – 191042...UPDATE: HAZELWOOD NEIGHBORHOOD

Synopsis: Report by staff on steps taken to engage the Hazelwood residents regarding their concerns with speeding in their neighborhood and the new development adjacent to their neighborhood, submitted by Jeff Fisher, Executive Director of Public Works. Staff will also report actions taken to date, and any potential actions to be taken, regarding the new, adjacent development.

Troy Shaw, County Engineer, said a couple of meetings ago, Commission asked us to work with Hazelwood neighborhood related to a new development and concerns they had about cut-through traffic and speeding through the neighborhood once the development is done. Since that time, we’ve met with the neighborhood association, worked with them a little bit, and have also put out speed limit signs to reduce their speed limit from 30 to 25 to be consistent with our ordinance. I think that’s worked out well so far for them with what we’ve heard.

We are also taking steps, as the plans come in for the new subdivision, to require them to provide traffic calming measures for the neighborhood, the Hazelwood Villas neighborhood, as well as the other neighborhood on the east side of the property, or look at that as well and see how they can effectively manage traffic through that; it will cut through, and speeding traffic.

Chairman Bynum said I suppose as the new development progresses, could we maybe just come back around. I don’t even know what timeframe.

Commissioner Kane said part of this was the first developer, who wasn’t doing what he was supposed to do in the first place, which magnified the issue. Then the fact that the dump trucks and all that stuff shouldn’t have been where they were at. They were going in the wrong entrance instead of the designated proper area. We tell them not to do it, then they did it anyway.

I think we should have some cut and dry plans for future development to say the speed limit not to exceed 25 mph. You go in this designated area; that’s how you enter, that’s how you

leave. They failed miserably which is making it even that much worse for the next guy that wants to come in that has no idea what really happened. I think we would be better off with a plan that says here's what you've got to do upfront so we're ahead of the game instead of the way you and I have been playing this, which is behind the fence.

Mr. Shaw said to address that a little bit. Tell me if I'm wrong on your concerns, but when they submit—the first set of plans they submitted was, I think, back in June. That's when we had the last set of plans. We required with that, with the next submittal to say, how are you going to address speeding issues before construction, or during construction so it's in place the minute you get done with that as well. That's going to be part of our requirements before plans are approved and they're even ready to start going.

Along with that, we're going to require a traffic study to be done before any work gets done so we know the traffic volume and the speeds that are currently out there before any development, and then we can also check that post-development and see what the difference is and if there's still additional requirements that are needed.

Chairman Bynum said I think that's good. That's what I was trying to articulate, but not very well. That's exactly what I was looking for.

Commissioner Kane is right. If it could be incorporated across, especially we've got a number of things going on in Piper right now with new construction. **Commissioner Kane** said since we did the 25 mph, I think that's going to make a huge difference. **Chairman Bynum** said I do too.

Commissioner Kane said the traffic study was done a long time ago, and then the other guy wasn't doing what he was supposed to be doing. I think it (inaudible) that we tell them. Like in your neighborhood, there's a way to get in and a way to get out with that heavy equipment not to damage the roads or you guys wouldn't have had to go out there and fix them. I think we need to stick to that. **Mr. Shaw** said we can specify that for construction traffic as well on where they need to go, what roads to come in. We can't say you can't use the road, but we can tell you this is the road how you get access to your property. **Commissioner Kane** said if they can't, then what we need to do is take a good look at the road and see what damage they did so they can fix it before they leave.

Chairman Bynum asked any other comments or questions. There were none.

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Action: For information only.

Item No. 6 – 191044...REPORT: SOLID WASTE PLANNING COMMITTEE

Synopsis: Request approval of the Solid Waste Planning Committee's annual report of the Wyandotte County Solid Waste Plan, as required by the Kansas Department of Health and Environment (KDHE), submitted by Jeff Fisher, Executive Director of Public Works.

Kirk Suther, Solid Waste Coordinator, said recently, the Wyandotte County Solid Waste Committee held its annual meeting, which is required by Kansas Department of Health and Environment. We went through the Wyandotte County Solid Waste Plan. We looked at mainly the infrastructure of the solid waste in the community as well as the goals from the 2015 Solid Waste Plan. The biggest thing that we did in the meeting was, of course, everybody is aware of this now, is the reroute that was implemented this year. With staff and Waste Management last year, we sat down and we came up with the reroute that impacted a little over 14,000 homes, which evened out the number of houses per day and increased both trucks for recycling and trash.

Next year, the big item is going to be the 5-year update of the Solid Waste Plan. We'll be going into a lot more of the details next year as far as the infrastructure and the goals. Next year will be a big year.

Chairman Bynum said just a quick question for you. Just give us a couple of bullet points, not the whole thing, just here and there, a highlight of what we're required by law to produce this update every year, correct? **Mr. Suther** said correct. **Chairman Bynum** said next year we're going to do a required 5-year update. **Mr. Suther** said correct. **Chairman Bynum** asked what are some of the objectives, if you will, for the areas that we are required to produce the report on annually for solid waste. **Mr. Suther** said annually, we look at the goals and objectives that are in our 5-year plan and give the updates. **Chairman Bynum** said we're updating annually within the scope of the 5-year plan we submitted four years ago. **Mr. Suther** said correct.

Action: **Commissioner Kane made a motion, seconded by Commissioner Markley, to approve.** Roll call was taken and there were six "Ayes," Groneman, Philbrook, Markley, Kane, Johnson, Bynum.

Item No. 7 – 191043...RESOLUTION: BENEFIT DISTRICT POLICY

Synopsis: A resolution amending the Benefit District Policy, submitted by Jeff Fisher, Executive Director of Public Works. (Discussed after Item No. 8.)

Chairman Bynum said we are going to talk about recommended amendments to the benefit district policy. **Jeff Fisher, Executive Director of Public Works**, said if I may, we'll report on T.A. Edison first. **Chairman Bynum** asked you want to report on T.A. Edison ahead of—**Mr. Fisher** said please. **Chairman Bynum** said then we'll talk about the benefit district policy. The T.A. Edison is only an update item. **Mr. Fisher** said correct.

Item No. 8 – 191057...REPORT: T.A. EDISON SPECIAL BENEFIT DISTRICT

Synopsis: A report from staff regarding the status of the proposed T. A. Edison Special Benefit District, submitted by Jeff Fisher, Executive Director of Public Works.



Jeff Fisher, Executive Director of Public Works, said well, of course, staff just, working with Rosedale Development Association, just wrapped up the public engagement over the last couple of months. I'm going to hit on the results of that and then get into the proposed new policy.

Chairman Bynum said on this item, I'm going to ask if there's anyone here in the audience that wanted to make any comment on this particular neighborhood benefit district item. There were none. That means we can then talk about the benefit district policy itself.

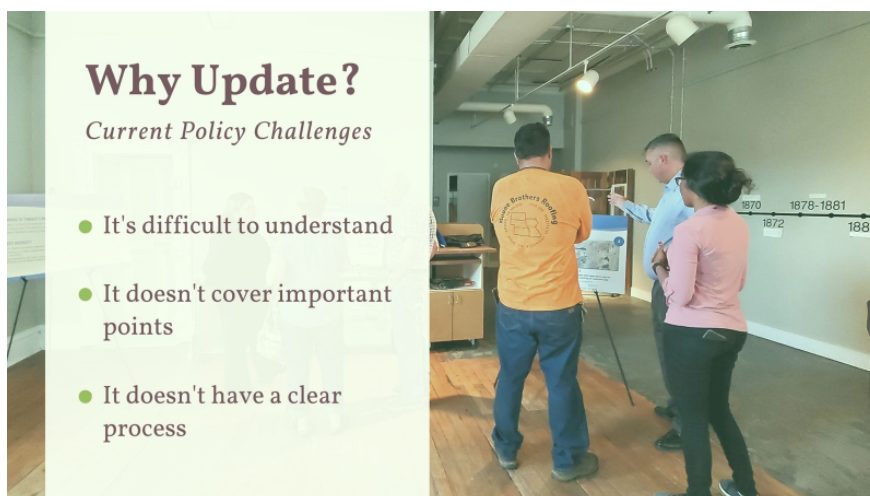
Action: For information only.

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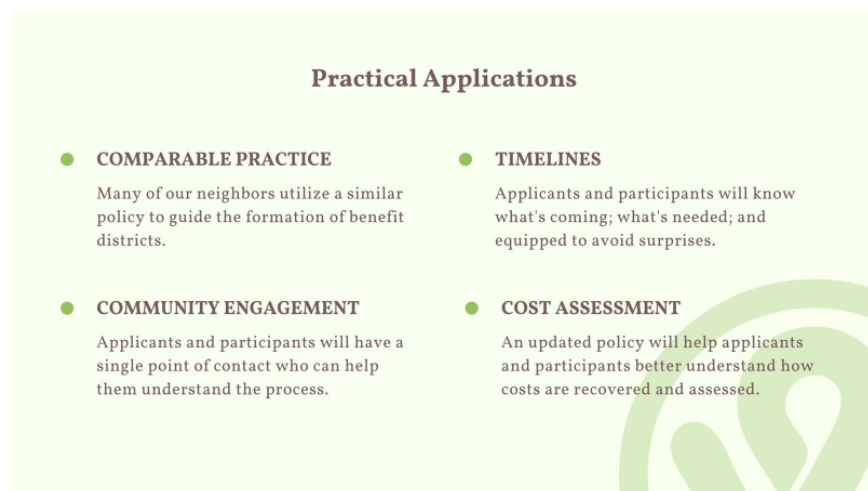


Jeff Fisher, Executive Director of Public Works, said first, I want to recognize the great partnership with Erin Stryka and RDA. It's been really helpful. We also had discussed together the new policy that we're getting ready to highlight. This policy has been around a little while.



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Like any policy, a good practice to review and update periodically, so that's where we're at with this. These are big commitments that the Commission considers in these benefit districts. It's important to have a solid process. We've learned a lot from this T.A. Edison program over the last few years. We want to make sure we capture that in a new policy.



We have benchmarked other communities to see how they're handling these things. This proposed policy is actually modeled after Olathe mostly. We're learning from their experiences. They have a number of active districts, and then try to avoid some of the confusion that we've had in the past. A comparable practice to some neighboring communities. Timelines are clearly defined. Everybody better understands those timelines and where their obligations are. Community engagement is outlined, and then there's a cost assessment process that's been clearly defined.



Some other updates. Generally, you have the suggested policy in your packet. It's comprehensive, for sure. It's longer, more complexed than what we've been operating from, but I think it's

important. It covers all the steps that are needed in a good policy. Community support applications so, administering the process is there and then clear guidelines and timelines.



Important Edits

(b)(iii)
The SOI shall be received by the Director of Public Works within 120 days of the first signature

(b)(i)(9)
Signatures of 80% of resident owners

(d)
Petition must be signed by 100% of non-tax delinquent resident owners

We did, since you received your packet and working with James in Legal, make a few edits and just wanted to point those out for your information. A statement of interest shall be received by the Director of Public Works within 120 days of the first signature. That's different from what you have in your packet. We could also, at conclusion, talk about the 120 days and whether or not that's—**Commissioner Kane** asked (inaudible). **Mr. Fisher** said boy, I'm not sure there is a restriction on that. **Mr. Bain** said the only restriction is that the signatures have to come from resident owners so someone could sign it and move away. Their signature would no longer be a resident owner. **Mr. Fisher** said short is better for that reason. In some cases, that might be difficult, depending on the scope and the nature of the scope of the work.

Signatures of 80% of resident owners, I believe that was property owners or something to the like. Resident owners is the proper terminology and by definition, an owner of property who has lived in the city for a previous couple of days—**Chairman Bynum** said just one second, sorry.

Commissioner Kane said we have a lot of rental property so, the people we're going to work with are the actual owners of the property. **Mr. Fisher** said yes. The resident owner has lived in the city for the previous 30 days and owns property within the benefit district. That would be the definition in this case. A petition must be signed by 100% of non-tax delinquent resident owners. Those are the three edits in there.

Commissioner Philbrook said just as Commissioner Kane just said, we have a lot of people that have rental property. You're stating that these owners have to be living within our community. Is

that what you just said? There are a lot of owners that have property in Wyandotte County that rent that don't live anywhere around here. I guess my question would be, if we're looking to improve an area and we have all these people that have rental property but don't live, how is that going to affect doing something? **Mr. Bain** said it's state statute that the petition—if a community files a petition, the only signatures that count toward getting—the state statute requires 51% of resident owners sign. **Commissioner Philbrook** said 51%. **Mr. Bain** said is what state statute requires in order to move onto the feasibility portion of the factfinding portion of the benefit district. That state statute that outlines it has to be resident owners signing the petition.

Commissioner Philbrook said I just wanted to make sure I knew how many needed to be in a community. You see what I'm saying? Otherwise, you're kind of like whistling in the wind. **Mr. Bain** said I don't know that there's a number that has to—I don't know that there's a minimum number, but if they're in a benefit district, if there's 100 resident owners, under the statute, you need 51 to sign the petition. Under the policy, it's more than those. You could have in that, you could have 500 houses but only 100 resident owners. Those 100 resident owners are the only ones that can sign. **Commissioner Philbrook** said those are the only ones that count.

Commissioner Markley said I was looking for the number example because I think that gives some clarity, like the percentage of that group of people. **Chairman Bynum** said of the resident owners. Go head, please.



Mr. Fisher said really, there's a few points in here that definitely needed some direction on and then some consensus on. The statement of interest being the first step, staff suggests an 80% requirement that triggers resources. Staff believes it is important to have a larger commitment

from the applicants. Then, is an application fee appropriate right now? There's \$2,000 in the suggested policy. Is that appropriate? Does it need to be more? Does it need to be less?

Commissioner Kane asked who pays the \$2,000. **Mr. Fisher** said the applicant. **Commissioner Kane** said each applicant. **Mr. Fisher** said no. I mean if it's a neighborhood, it would be the applicant or the petitioners of that neighborhood.

Chairman Bynum said with that example, in a neighborhood then would that fee fold into what or is it going to be due and payable up front or is it going to fold into the assessment. **Mr. Fisher** said it's paid up front whether or not it's folded into the total cost. It's really just to fund the resources necessary to do the work just like any other permit fee.

Commissioner Kane asked what are you asking. What do you want? **Mr. Fisher** asked for the fee. Staff has \$2,000 plugged in there. We believe that's justifiable. **Commissioner Kane** said I like the idea of 80% because 51% don't get it because I might be strapped if I'm the 49%. **Mr. Fisher** said it's one of the fundamental, I think, issues in past experience. **Commissioner Kane** said I think that's the absolute way to go. I don't know about a petition that would require 100% because you're never going to get some of the folks to agree to it.

Commissioner Markley said that would be my comment. That 100%, I just don't think—you're always going to have that one guy that's going to say I'm not going to sign anything. I'm fine with it being higher than 80%, but I think 100% is probably unrealistic. I don't think we want to allow one resident owner to hold up the entire project.

Commissioner Philbrook said what you were using the comment about 100 houses. That means it would be like \$20 a house, so to speak, if you had 100 and they all chipped in for the 2,000.

Commissioner Kane asked should the number be as high as 80 or should it be lower. I think 80% of the required interest, but I don't know if we need that big number to pull it off. **Mr. Fisher** asked in the statement of interest or in the petition. **Commissioner Kane** said for the petition. I know you're never going to get 100%. I guess either drop it down to 80% or maybe 75%. **Commissioner Philbrook** asked on the petition. **Commissioner Kane** said the petition.

Commissioner Johnson asked what matrix was used to come up with the 80 on the statement of interest. Is that something that's common within other municipalities? **Mr. Fisher** said yes, it

must have been what we found in the benchmarking. **Commissioner Kane** said what happened in my district is they got the 51% and the person that started the project moved out of the area. He used to work for us.

Chairman Bynum said, Mr. Fisher, question for you. Is this the crux of what you want our input on or is there more coming? **Mr. Fisher** said no. These would be the three items and then I mentioned the 120, it would be 180, level of comfort. **Chairman Bynum** said the reason I'm asking is because Erin Stryka is here, and this was the portion that she wanted to have comment on. I just wondered if maybe we go ahead and recognize her now to the lectern. Erin, I thought let's hear from you and that may add more to this discussion we're having.

Erin Stryka said just to start off, I want to tell you that your Public Works staff are heroes. They worked really hard on this. I'm really pleased that a lot of the lessons learned from this very difficult Friendship Heights project has found their way in the policy. There's clear timelines, there's a short timeline. The thing is, I read it and I understood it, which is really exciting for a UG policy.

Over the course of this, what I've heard from UG staff over and over again is they want to raise the barrier of entry to this to make sure that people are serious. What I've heard over and over again from community members is they want to know really clearly what they're committing to, what exactly they're paying for, and exactly how much it's going to be. I think they've made a lot of progress in getting to a policy that does both of those things. I also think that both the UG staff and residents have shared a really strong commitment to finding a way to use this economic development tool to improve neighborhoods, just not maybe quite there yet.

On the percentages specifically, I think you're absolutely right. You're never going to get to 100% of Wyandotte Countians for anything, ever. If I were in charge of the world, I would flip those two percentages. I would use a higher percentage for the statement of interest. I think 80% is appropriate for a statement of interest, and then a lower percentage for the full petition because in between, I'm interested in paying for both and I will pay for both, you'll definitely lose some people.

My thought, and Jeff's the expert, but I would think that 66% for the whole petition still raises it quite a bit above the 51% that it was before. It's still a super majority, but it is attainable

and attainable by your residents who don't get paid to do this knocking on each other's doors gathering all those signatures.

Can I speak briefly about the \$2,000 fee? **Chairman Bynum** said sure. **Ms. Stryka** said I think Katherine over there may have something to say about this too, but that is doable for a lot of neighborhoods, but very intimidating for some, even if it's eventually doable. I'm wondering if we could get a little bit creative with other ways a neighborhood could demonstrate that they are serious. The last thing I want to say, I think there is a missing step in the policy as it's currently written in between statement of interest and formal petition where we hear from the Commission whether they're willing to share that cost and by how much. My understanding is that the assumption with the benefit district is residents carry the whole costs, but the Commission can decide to put some of the UG's money into a benefit district. You look really confused right now. **Chairman Bynum** said I was just looking to Legal to confirm that that's correct. **Mr. Bain** said yes, it is correct. The Commission can use money to help pay the costs of a benefit district.

Commissioner Kane asked don't we have a set amount of money that's set-aside for that already. **Mr. Fisher** said, no, I don't believe so. **Commissioner Kane** said so we don't have the 50/50. **Commissioner Markley** said that's sidewalks.

Chairman Bynum said this was also a sidewalk project. That's where people are confused as we were confused last time this came in front of us. There's a 50/50 program which is different than this. **Mr. Fisher** said the 50/50 is mostly for replacement of existing. **Chairman Bynum** said thank you. That's the different. This is new sidewalks. Does that make sense? Okay. Thank you, Erin.

Ms. Stryka said just as an example, Friendship Heights. When Public Works staff gave us the number estimate, it was wildly unaffordable for most of our residents, but part of it was affordable. There were a lot of residents saying, is there any way we could get the Commission to meet us here to invest in this along with us. We're willing to pay for it, we just can't pay that much. What can we work out? I'm wondering if in this policy could be added a step where the Commission tells the neighborhood we're going to support you with x amount or we're not going to support this; pay for it on your own.

Commissioner Kane asked would we have to set aside some monies from our budget for that. **Chairman Bynum** said I think we would. Kathleen. **Kathleen VonAchen, Chief Financial**

Officer, said the \$2,000 that was determined, it was based on an estimate of the expected amount of staff time that would be undertaken in order to carry the project up to the point where there would be a petition filed. That would be staff time being reimbursed by the \$2,000.

Chairman Bynum said time out. I'm sorry. I apologize for interrupting you. I think we're talking about a different thing.

Commissioner Kane said I'm thinking that if it cost \$200,000 and they come up to Commission and say we can pay \$100,000 and they have to pay \$100,000, we would have to have some money set aside for that event. I don't know how you do it if you didn't have money set aside. **Mr. Fisher** said I guess what we can do is look to insert something in this policy so we have that discussion at some point. That might cover some very small scale applications though we're likely to receive an application here and there that's large and we would have to then program at years out. **Chairman Bynum** said this test project sort of, kind of was hugely expensive.

Commissioner Kane said one, I like the idea where they come up and say we've got x amount of dollars and we want you to kick in x amount of dollars, and let's see if we can meet somewhere in the middle. I think that's great and we have to start somewhere. I do think somewhere, somehow, we're going to have to set some monies aside just for like a pilot to get it started. **Chairman Bynum** said right. I think for purposes of the policy, if we can insert language that says, "and we will be opened to discussion of cost share."

Commissioner Johnson asked are we referring now to the total size of the project itself. **Chairman Bynum** said yes. **Commissioner Johnson** said so in other words, a million dollar project that the neighborhood would be responsible potentially for either all of it or some percentage of that. So, if it's 50/50 then they would be responsible for \$500,000 and we would throw some in there. That's going to be tough, I think, just because, if you just put—I've learned just to put in sidewalk from a school down the street is \$1M or \$1.2M. I don't know where we would just arbitrarily pull money from in order to stick it into a pot/a fund. It just seems a bit arbitrary to me in terms of how we would come about determining how to do that, the mechanics of it. I just want to put that out there.

Secondly, with regard to the application fee, I could see where \$2,000 would be a bit much for some of my neighborhoods if they wanted to do something like that. Ms. Stryka, you said there

might be some alternative ways. Have you all talked about what alternative ways we might look at the application fee itself? **Ms. Stryka** said, yes. My understanding, since I went over there and spoke with Jeff about maybe a \$2,000 fee for an organized neighborhood group supporting the project so that people have already kind of come together, organized, put a little bit of time in, filed that application with Livable Neighborhoods. I thought that was a cool idea. Sorry to step on her toes. Just some other option that you can get that fee waived.

Kathrine Erwin said I got roped into all this when I bought a house and it turned out it had septic. You know, you live and you learn. It was really cute. I was inspired to kind of serve my community because I realized there is an urgent need in this part of south Argentine to upgrade from septic to sewer. We're in these very tiny residential lots. It's really not where you should have a septic system anymore. I somehow managed to make myself or get elected to be president of my neighborhood association because I have a passion for sewers and here we are.

Alluding to this \$2,000 fee, my recommendation to Mr. Fisher and talking to Ms. Stryka was that, the \$2,000 fee is a very appropriate amount given how much work Public Works will have to put into these efforts. That fee is very fair. It's fair in an effort to avoid superfluous applications, or applications that haven't been thought through by the community in which they're hoping to be installed.

My recommendation was that the \$2,000 fee stay unless you are a registered neighborhood group with a Livable Neighborhood Task Force. That Livable Neighborhood Task Force requires a yearly memorandum of understanding for each neighborhood group that requires a commitment to serve not only their neighborhood, but the interests of the Unified Government. The way that I read that is it means they should not submit any kind of application that would place an undue burden on the UG to use resources for applications that are not legitimate.

The same thing could be said for any neighborhood business or revitalization organization like RDA that is contracted to do good for the UG. It would be an important kind of step away from that fee for neighborhood groups like yours that could register, get together, get bylaws and approach this as a group for the benefit for not only your community needs, but for the UG's interest as well. **Chairman Bynum** said I appreciate that as well.

Commissioner Philbrook said thank you for the comments about the fee because yes, it does cost us. Any time somebody brings something forward that they want to do something, it doesn't

matter how wonderful it's going to be, it still costs all of us tax money to pay to have our folks do that work. If we're spending money on that, then we're not spending money on a pothole or whatever it happens to be.

Yes, I still think we need to have that money pay for that somehow, although I do really like your suggestion about the community groups maybe fostering that forward. Is that what you're saying? In other words, they bring it forward and they have an MOU with the city anyway because they have a contract. **Ms. Erwin** said exactly.

Commissioner Philbrook said on the other hand, and I like that; but on the other hand, then it may feel pretty heavy handed to folks that don't have a group or don't live in a neighborhood with a group. Do you hear what I'm saying? **Ms. Erwin** said I do. I'm in the process now of putting these groups together. Stan and I are the father of (inaudible) stabilization with the (inaudible) for a number of years. The process to create that neighborhood organization is roughly 30 days. It's not particularly onerous. There's a lot of guidance through the Livable Neighborhood group and we were able to kind of cobble it together in 30 days. That kind of level of organization and the MOU with the UG, I feel should give some level of comfort to the Commission as well as Public Works that the application being brought forth before them was a legitimate one.

Commissioner Philbrook said I have a question for our lawyer. How much water does an MOU hold in a situation like this? **Mr. Bain** said I don't think anything. **Commissioner Philbrook** said that's right. It's not binding. It's a nice thought, but it's not literally binding. It's great to see—I'm not anti what you're doing. I'm just trying to think from both sides of this. It looks like that, in fact, that group is responsible in the beginning, but there's no law holding anybody's feet to the fire even though it's the group coming forward. That's where my quandary is in this whole thing. I'm sure we can figure a way, but I don't know what that way is. We're really creative.

Commissioner Kane said I'm loss in numbers. **Chairman Bynum** said 66%. **Ms. Stryka** said yes. **Commissioner Kane** said remind me what the 66% which spot that went in. **Ms. Stryka** said I was suggesting 80% for the statement of interest, which was first and just says I'm interested in paying for this, but I'm not committing yet. 66% for the formal petition, which says go ahead and tax me.

Action: **Commissioner Kane made a motion, seconded by Commissioner Johnson, to approve the percentages presented by Ms. Stryka (80% for statement of interest and 66% for the formal petition).**

Commissioner Kane said this is fairer to actually come here and tell us what's going on and give us some guidance. We appreciate yours and I think that would work.

Commissioner Johnson said hold on. Can it be 66.67?

Misty Brown, Deputy Chief Counsel, said I'll just remind you, this is an information only item. You don't need to make a motion.

Chairman Bynum said will, actually, I'm showing it's an item that we're voting on. **Ms. Brown** said you're right, Commissioner.

Chairman Bynum said I am accepting your motion and second, but I think I have Commissioner Markley yet with a comment.

Commissioner Markley said we still have to decide about the fee issue. **Chairman Bynum** said the application fee. **Commissioner Kane** said this is a start until we can—**Chairman Bynum** said absolutely. **Commissioner Kane** said you got to start somewhere, right? (inaudible) finance this part. Just getting us the groundwork to play with. **Commissioner Markley** said this is the application fee is the other part that we need to—**Chairman Bynum** said okay.

Chairman Bynum said I'm going to ask Legal, do we need one vote or can we split this out into two? **Ms. Brown** said you can split it out into two if that's the way you wish to do it. You can do it that way, but it would be preferable to do one for it all. **Chairman Bynum** said okay. We will hold and create one motion at the end of the discussion.

Chairman Bynum said did I see additional requests for public comment on this item.

Ms. Erwin said I have prepared additional comments on two other points on the policy. Do you mind if I finish or would you like her to go and then I can—**Sheila Jackson** said you can go ahead and finish. I just want to understand about raising the PILOT. **Ms. Erwin** said I apologize.

The last two things I think we alluded to, or Mr. Fisher alluded to, was this 120 days requirement. The way the policy is currently written, there's what's called a sundown provision on signatures. As soon as you get your first signature, it's 120 days until every signature expires or your statement of interest expires. I specifically am working on a sanitary sewer district. That is a different policy than this one but will mirror it very closely. I will be the one doing so. I have about 150 households in my area. I will be going door-to-door to get those signatures. I have a family, a job, and that 120 day policy basically requires that I get a signature a day, which just seems very cumbersome for me on my own.

In talking with Mr. Fisher, we propose potentially a 180 day, at a minimum, just to allow me more time and make sure that we are adhering to the UG's desire to have the signatures be current. I would also welcome some discussion on whether or not if at the time of the signature they were a resident owner, whether or not the burden should be on me to maintain that signature through the sundown. That seems pretty onerous for me to track who's moving in or out during the period in which I'm trying to get signatures, so I welcome thoughts on that too.

Last but not least, I just want to make sure to echo Ms. Stryka's thoughts on welcoming the Commission board to respond. There is a provision in this agreement where there is a 90-day requirement after the submission of the statement of interest for the county engineer to provide cost per parcel to the applicant or us. We kind of propose that there be an additional within a 60-day period where the Commission must kind of welcome some sort of discussion or collaboration with the applicant about potential cost-sharing provision. That was the totality of my thoughts.

Chairman Bynum said the last item was within 60 days of the cost per parcel. Now is this a conversation about the potential cost-sharing? **Ms. Erwin** said the way I kind of have it written here was basically some sort of mechanism within those 60 days for the Commission to provide feedback to the applicant on cost-sharing proposal following the cost per parcel, whether it be a formal meeting or discussion or what have you, I welcome the thoughts of the Commission, but certainly would like something there within some sort of timely period.

Chairman Bynum asked does anyone have comments on that.

Commissioner Markley said as far as the application fee, I think the concern for me would be when we talked about \$20 per household doesn't sound bad, but if you're a smaller benefit district, then that cost goes up which is sort of contrary to the reality that if it's a smaller area, it's probably a smaller project; sort of charge them more for their smaller project. I think it should be \$2,000 or a certain amount per resident owner of property, whichever is less, is how I would prefer to see it worded. I don't know what that dollar amount is, whether its \$10, \$15, \$20, something in that range where we're saying it's \$2,000 or a certain amount per resident owner of property.

Now, some of those resident owners are not going to want to pay so somebody's going to have to pick up that extra, right? That, again, incentivizes the neighborhood to get people on board because if they go around to get signatures and everybody is saying, I'm not paying that \$10, then you know they're not going to pay the additional taxes if they're not willing to pay \$10. So, it would be eye opening for the person who is going door-to-door if they can't collect \$10 out of these people, they're not going to pay \$500 extra on their taxes. So, anyway, that's my idea for how to handle that and make it fair for the smaller benefit districts as well as for the larger ones where that cost might come in as little amount per household.

Commissioner Johnson said so, that would be a \$2,000 ceiling then. **Commissioner Markley** said right.

Commissioner Philbrook said I have a question about that. So, asking you guys, how would that work for you? You guys have to sit down and figure out around a \$2,000 cost to the city. Let's say it's sizably smaller. Is it going to cost you that much less? Is it by size or by things you have to do period, either way? I'm just asking. **Mr. Fisher** said I like the idea, I guess. I'd like to take a little time to think through that alternative.

Chairman Bynum said that makes me wonder if we should adopt part of your policy and leave part of your policy for further review and bringing back. **Commissioner Markley** said it would have to go to full commission so why don't we wait until we've got a package. **Chairman Bynum** said all right.

Mr. Fisher said we can describe all the points. **Chairman Bynum** said I think we've got multiple things going on, some of which we, I think, there's consensus around the percentages, for

example. The application fee, I think, requires a little bit more analysis. I'm not opposed to the notion that's been brought forward by the public around a registered neighborhood group, if not this, then you're a registered neighborhood group.

She makes a point. There is an annual MOU signed. The question I have for that is, does it create any further legal relationship or obligation on the part of that registered neighborhood group that because they exist, the application fee is waived? That's kind of what—and then further, do we extrapolate that out to a homeowners association the way she included the mention of the NBR.

Anyway, I think now I'm hearing a possible table of a vote for a little bit more thought and bringing it back. Would that be appropriate? **Mr. Fisher** said sure. **Chairman Bynum** said I think what I need is a motion to table.

Action: **Commissioner Kane made a motion, seconded by Commissioner Philbrook, to table the item.**

Commissioner Philbrook asked when are we going to bring it back. That's the question. Before we vote on it, can we put a timeline on that? **Mr. Fisher** asked is there a December. **Chairman Bynum** asked do we even have Public Works in December. **Mr. Fisher** said that's what I was just wondering. **Chairman Bynum** said but I think it's early. I would say we won't have it by December. Shoot for January. **Mr. Fisher** said we should be able to—**Chairman Bynum** said about December or January, let's say that.

Shelia Jackson, 2515 Haskell Ave., said as I was listening to you all talk about this proposal they just brought up, I thought I heard one of you all say raise the PILOT. **Chairman Bynum** said no. **Ms. Jackson** asked didn't I hear a gentleman—okay, because I don't think we should be paying—okay, but I don't feel like we should be paying or the PILOT should be raised or anything where it's not helping where I live.

Chairman Bynum said thank you. I will clarify that. We did not discuss that in that conversation but thank you.

Roll call was taken on the motion to table and there were six "Ayes," Groneman, Philbrook, Markley, Kane, Johnson, Bynum.

Chairman Bynum said thank you very much. I know that you put a lot of work in, but I think we're just working toward making it better. **Mr. Fisher** said I completely understand. Thank you.

Item No. 9 – 191047...RESOLUTION: ADDENDUM TO THE AGREEMENT WITH BONNER SPRINGS

Synopsis: A resolution amending the 1996 agreement with the city of Bonner Springs, Kansas, regarding street maintenance and emergency services in Loring, the unincorporated areas of Delaware Township south of Bonner Springs, submitted by Jeff Fisher, Executive Director of Public Works.

Melissa Sieben, Assistant County Administrator, said I'll go ahead and take this with Misty as my backup. Commissioner, I just want to update you on the fact that we have been working with the city of Bonner Springs on our agreement for the services that they provide for us in the Loring area, which is southwest of the incorporated area of Bonner Springs.

This year, I met with them several times in August and September. In October, it became clear to us that there were quite a few historical elements that we needed to work through to bring back a more comprehensive long-term agreement. So, what's before you tonight is approval for an extension through 2020. During the next year, we will be bringing back some recommended changes for agreements that will extend beyond 2020, hopefully for a number of years.

Chairman Bynum asked discussion. There was none.

Action: **Commissioner Johnson made a motion, seconded by Commissioner Kane, to approve.** Roll call was taken and there were six "Ayes," Groneman, Philbrook, Markley, Kane, Johnson, Bynum.

Item No. 10 – 191049...PRESENTATION: RECOMMENDED PARK FEES

Synopsis: Presentation regarding recommended park fees, submitted by Jeremy Rogers, Director of Parks & Recreation.

FEE EVALUATION

- In 2017, the Unified Government contracted with MGT Consulting Group to perform a comprehensive user fee study for the Parks and Recreation Department
- Data provided by the National Recreation and Park Association illustrated that in 2018, the typical agency recovered **27.3%** of its operating expenditures from non-tax revenues
- Our Department recovered **7.4%** of its operating expenditures from non-tax revenues in 2018

Jeremy Rogers, Director of Parks & Recreation, said here with me is Assistant Director Angel Obert and Assistant Director Jack Webb. In 2017, Kathleen and I got together and talked about our fees. Parks fees have not been raised in at least over 20 years. We knew we needed to do something and we needed to evaluate those. We brought in MGT Consulting and they looked at our fees. I'm here to tell you tonight what those results were.

It was determined that the national average for recovery rate is 27%. Our recovery rate in 2018 was 7.4%, so we're way behind the national average.

REGIONAL BEST PRACTICES

- "K.C. Parks reviews their fees and cost recovery annually"
 - Roosevelt D. Lyons (City of Kansas City, Missouri Parks & Recreation Department)
- "We analyze our program fees every year and make adjustments as we see fit"
 - Lindsay Hart (City of Lenexa Parks & Recreation Department)
- "We review all of our costs annually. We have consolidated all rental, use and program fees into one resolution... Our goal is to alter that resolution only once a year so we ask each facility and program area to review all fees and charges each fall and to take those changes to the City Council in December of each year"
 - Tony Cosby (City of Overland Park Parks & Recreation Department)

We talked to numerous parks and recreation departments throughout the Kansas City area and each one of those departments made it a habit to review their fees on an annual basis so, we're 20 years behind everybody else. This will, hopefully, bring us up to speed and we will continue to evaluate our fees on a yearly basis.



Okay, let's get started. Davis Hall, for example, that's our most recognized hall. It's our most rented. Currently, to rent Davis Hall is \$475 for residents, \$675 for non-residents.



Comparing that to other like rental halls in the area, we are definitely well below the rental rate. The main difference between our facility and those facilities, those facilities have commercialized kitchens, ours does not. Other than that, they're very similar comparing apples to apples.

3 YEAR TREND – HALLS & FACILITIES

Hall/Facility	2016	2017	2018
Davis Hall	\$50,623	\$38,436	\$71,435
Meyn Hall	\$15,536	\$17,607	\$24,413
Pierson Community Center	\$17,967	\$15,203	\$33,391
Shelters	\$77,700	\$79,147	\$75,425
Community Centers	\$21,815	\$18,343	\$13,987

Hall Reservations		
Hall/Facility	2017	2018
Davis Hall	146	142
Meyn Hall	73	57
Pierson Community Center	67	74

I won't go through every number, but this is just some revenue that we brought in throughout for over the last three years of how we're trending. Our reservations have been pretty steady. If you look at George Meyn, one of the reasons that those reservations were down was because that building was closed for some maintenance work.

PROFESSIONAL RECOMMENDATIONS – HALLS

Hall	2019 Fee	2020 Fee	2021 Fee
Davis Hall (Mon. – Thur.) (Resident/Non-resident)	\$475/\$675	- \$475/\$675 -	
Davis Hall (Fri. – Sun.) (Resident/Non-resident)	\$475/\$675	\$650/\$850	\$800/\$1,000
Meyn Hall (Mon. – Thur.) (Resident/Non-resident)	\$525/\$725	- \$525/\$725 -	
Meyn Hall (Fri. – Sun.) (Resident/Non-resident)	\$525/\$725	\$575/\$750	\$650/\$750
Pierson Community Center (Mon. – Thur.) (Resident/Non-resident)	\$700/\$900	- \$600/\$800	
Pierson Community Center (Fri. – Sun.) (Resident/Non-resident)	\$700/\$900	No changes are recommended at this time	

- Non-profit rate= 50% of resident or non-resident fee
- New revenue generated from these fees will not be seen until the 2021 fiscal year
- Fees will be reevaluated prior to the 2022 fiscal year

So, here's the recommendations that MGT suggested we do. They suggest that we keep Davis Hall the same as is Monday – Thursday but add a weekend rate. That weekend rate would go up to \$650 and \$850 and then \$800 and \$1,000 for resident/non-resident. That's for weekends.

The same with George Meyn. Keep the weekday the same; increase the weekend \$575/\$750, \$650 to \$750 in 2021. However, keep in mind that we are already taking reservations for 2020 on all these halls. This is actually extended a year. 2021 would be the first fee increase. 2022 would be the second fee increase. That's only for our rental halls.

Pierson, we actually looked to lower during the week to \$600 and \$800. It's our largest community center. It is not widely used for outside organizations because it is so big.

November 18, 2019

PROFESSIONAL RECOMMENDATIONS - FACILITIES			
Facility	2019 Fee	2020 Fee	2021 Fee
Shelter – Regular (daily)	\$30	- \$45 -	
Shelter – Medium (daily)	\$45	- \$60 -	
Shelter – Large (daily)	\$75	- \$90 -	
Shelter – Extra Large (daily)	\$95	- \$120 -	
Community Center: Gym (daily)	\$20	- \$35 -	
Community Center: Multi. Rm. (daily)	\$35	- \$50 -	
Community Center: Multi. Rm & Gym (daily)	\$50	- \$65 -	
Special Event: Small <250 (daily)	\$150	- \$200 -	
Special Event: Medium 250-500 (daily)	\$350	- \$425 -	
Special Event: Large 500+ (daily)	\$1,000	- \$1,300 -	

• Fees will be reevaluated prior to the 2022 fiscal year

The professional recommendations on our shelters. We have four different sizes of shelters. An example of a regular shelter would be Leo Alvey, the shelter at Leo Alvey. An example of an extra large shelter would be the beach shelter at the lake. Everything else falls in between. As you can see, the increase to \$45/\$60, \$90/\$120.

Going to our community centers. We have seven community centers. Each of them have a gym. Each of them have a multi-purpose room. Those are suggested to go up from \$20 to \$35, \$35 to \$50, and \$50 to \$65.

Moving on to our special events. We have three different sizes of special events. We don't do a lot of the large special events. Most of ours are in the small to medium. As you can see, those fees are suggested to go up to \$150 to \$200, from \$350 to \$425, and that \$1,000 to \$1,300.

Chairman Markley said I don't know what you mean by that special event. **Mr. Rogers** said a special event is if you want to hold an event that invites the community, let's say you want to put on a concert. That would probably fall under the large 500+. We would charge you to use, to do that event. A small special event would be, let's say you want to do a special program at a park. That would fall under the small event. Does that make sense? **Chairman Bynum** said um-hum. **Mr. Rogers** said perfect.

PROFESSIONAL RECOMMENDATIONS – OTHER PROGRAMS

Program	2019 Fee	2020 Fee	2021 Fee
Field Rental – Tournament (daily)	\$100	- \$150 -	
Field Rental – Soccer (daily)	\$50	Soccer fields will be rented per 4-hour block beginning in 2020	
Field Rental – Soccer (per 4-hour block)	n/a	- \$25 -	
Baseball/Softball Diamonds (per 1.5-hour block)	\$2	- \$5 -	
Light Usage – Soccer & Baseball/Softball Diamonds (per hour)	\$25	No changes are recommended at this time	
Imitator Plus	\$16	- \$19 -	
Cornbelt 4lb Amine	\$17	- \$20 -	

• Fees will be reevaluated prior to the 2022 fiscal year

All of our fields are outdoor fields. If you want to hold a tournament, let's say you want to hold a youth baseball tournament. Currently, we charge \$100. The recommendation is \$150. If you want to use a soccer field, currently we charge \$50. They're suggesting that we break it up and rent those fields in four hour blocks going at \$25 per four hours.

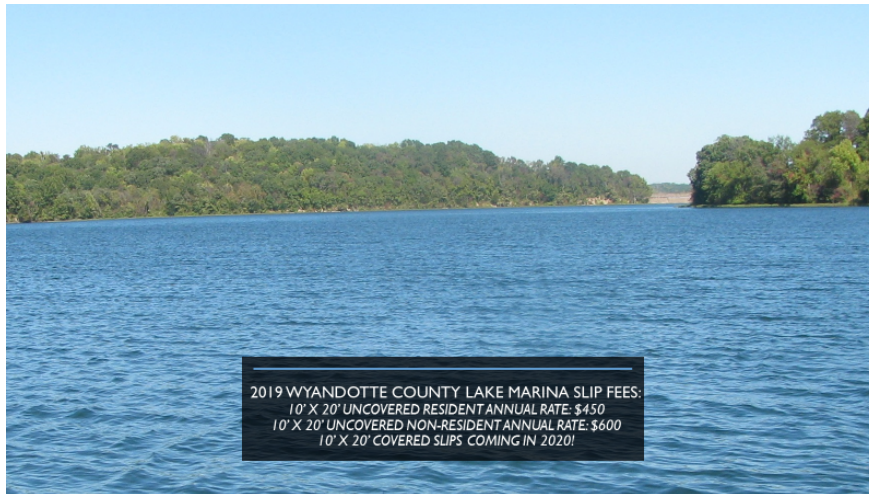
Currently, if you want to have a practice at a baseball field, let's say you want to practice at Wyandotte County Park, we have two baseball fields there. Our current rate is \$2. Their suggestion is \$5. For baseball and softball diamonds, if you want to have a game per hour, we're keeping that at \$25, per their recommendation.

Chemical sales. As overseeing the Noxious Weed Program, by state statute, we're required to sell chemicals. Currently, we sell Imitator Plus at \$16. They're suggesting \$19. Cornbelt \$17; they're suggesting \$20.

Chairman Bynum said, Jeremy, if we could just stop there for a minute. I just think that's something that many people don't know is available. If you could just stop quickly and tell the community where those sales take place and how to call if they want more information.

Mr. Rogers said those sales take place—and Jack, he oversees this program very heavily. His staff does that. Correct me if I'm wrong. We sell once a month on Thursdays, from 9 AM to noon out at the Noxious Weed building at Wyandotte County Lake. We sell a broadleaf that's the Imitator Plus. That's basically a weed and feed type chemical. We also sell a roundup type chemical that kills everything and that's the Cornbelt. That's March – October, or until we run out of product.

Chairman Bynum asked the phone number if someone wanted to call and find out like what day of the month to come, would be what? **Mr. Rogers** said that would be 913-573-8327. **Chairman Bynum** said thank you.



Mr. Rogers said moving on to the fees. At Wyandotte County Lake, we have current boat slips that we rent out to the community. For residents, it's \$450; for non-residents, it's \$600. Approved in the 2020 budget, is covered slips. Currently, all of our slips are uncovered. We're looking to bring in some covered slips to add that to the community.

Commissioner Kane asked how many covered ones are you bringing in. **Mr. Rogers** said eight, I believe. **Commissioner Kane** asked how does somebody get a covered one. **Mr. Rogers** said we'll go through the list of people that are currently, have a slip, offer them. If they choose not to, then we'll go to the remaining list of individuals that are still on the waiting list. **Commissioner Kane** asked how many new ones are you bringing in this year. **Mr. Rogers** said eight. **Commissioner Kane** said I'm number 5 on the waiting list. **Mr. Rogers** said there are two boats per slip, so keep that in mind.

REGIONAL LAKES' ANNUAL RATES

LONGVIEW LAKE

- 10' x 20' Uncovered slip - \$1,680
- 10' x 20' Covered slip - \$1,720

SMITHVILLE LAKE

- 10' x 24' Covered slip - \$1,705



We compared ourselves to some regional lakes. Longview Lake, for an uncovered slip, is \$1,600; a covered slip is \$1,700. Smithville Lake, which is north of here, is \$1,700 for a covered slip.

3 YEAR TREND – OUTDOOR LEISURE

Outdoor Leisure Activity	2016	2017	2018
Uncovered Slips	\$37,500	\$37,500	\$37,500
Boat Permits – Resident Daily	\$141	\$173	\$188
Boat Permits – Resident Season	\$13,528	\$16,613	\$18,389
Boat Permits – Non-resident Daily	\$439	\$539	\$597
Boat Permits – Non-resident Season	\$12,524	\$15,380	\$17,031
Fishing Licenses – Resident Daily	\$1,180	\$2,120	\$1,965
Fishing Licenses – Resident Season	\$31,275	\$62,040	\$56,091
Fishing Licenses – Non-resident Daily	\$1,640	\$2,120	\$2,390
Fishing Licenses – Non-resident Season	\$12,660	\$20,960	\$15,434

Here's the revenue that we brought in. I won't go through this. Obviously, the lake creates a large—it's a large revenue stream for our department. That lake is very important to the success of our department.

PROFESSIONAL RECOMMENDATIONS – OUTDOOR LEISURE ACTIVITIES

Outdoor Leisure Activity	2019 Fee	2020 Fee	2021 Fee
Uncovered Slips (Resident/Non-resident)	\$450/\$600	\$600/\$900	\$750/\$1,125
NEW Covered Slips (Resident/Non-resident)	n/a	\$1,500/\$2,250	\$1,500/\$2,250
Boat Permits – Resident Daily	\$10	- \$15 -	
Boat Permits – Resident Season	\$25	- \$30 -	
Boat Permits – Non-resident Daily	\$20	- \$25 -	
Boat Permits – Non-resident Season	\$50	- \$60 -	
Fishing Licenses – Resident Daily, Resident Season, Non-resident Daily, & Non-resident Season	\$10, \$20, \$20, & \$40	No changes are recommended at this time	

- New Initiatives:
 - Fishing licenses will be discounted by 50% for current members and veterans of the Armed Forces of the United States
 - A new six slip, covered boat dock at the Wyandotte County Lake Marina will open in 2020
- Fees will be reevaluated prior to the 2022 fiscal year

Here are some of the recommendations that they recommended. Currently, as I said, it's \$450 to \$600. They're suggesting we bump that up to \$600 and \$900 for resident/non-resident. Then in 2021, \$750 to \$1,125.

The new covered slips will be \$1,500 for resident and \$2,250 for non-residents.

The resident boating permit will go from \$10 to \$15 for the daily, and then season will go \$25 to \$30. Non-residents will go \$20 to \$25 on the boat permits; on the daily permits. The season permits will go from \$50 to \$60.

Fishing licenses will stay the same. Currently, for a resident, daily it's \$10. Resident season is \$20. Non-resident daily \$20 and non-resident season it's \$40. We'll keep those the same, per the recommendations of MGT.

We are, this year, adding a discount for veterans. 50% off for all current, active military, as well as former active military. That's just for fishing licenses.

COMPARABLE RECREATION ORGANIZATIONS & ACTIVITIES

Activity	U.G.	Kansas Rush Adult Soccer	Turner Rec. Commission	Dayton, OH	Provo, UT	Tallahassee, FL	Average*
Men's Soccer (KSSA)	\$1,500 (per team)	\$1,675 - \$2,075 (per team)	No comparable program	No comparable program	No comparable program	No comparable program	\$1,875 (per team)
Adult Softball	\$325 (per team)		\$300 (per team)	\$382 (per team)	\$400 (per team)	\$385 (per team)	\$367 (per team)
Adult Volleyball	\$90 (per team)		No comparable program	\$150 (per team)	\$260 (per team)	\$75 (per team)	\$162 (per team)
Basketball	\$15		\$40	\$40	\$45	\$45	\$43
Soccer	\$15		\$40.00	\$35.00	\$45.00	\$40.00	\$40.00
T-Ball/ Machine Pitch	\$15/\$15		\$15/\$25	\$25/\$40	\$35/\$35	\$40 (T-Ball)	\$29/\$33
Flag Football	\$15		No comparable program	\$40	\$40	\$40	\$40
Volleyball	\$15		\$40	No comparable program	\$46	\$40	\$42
Aquatics	\$1.00		Facility is not comparable	\$2.25	Facility is not comparable	\$2.30	\$2.28

*The average fee column does not include those assessed by the U.G.

As we looked at this, we compared ourselves to other like communities. It's very hard to find a like community like Wyandotte County throughout the country, but we compared ourselves to Dayton, OH; Provo, UT; and Tallahassee, FL. You can look through there and kind of see how we compare. This is comparing our athletic fees. We're very well under the mark as we compare to the nation as a whole.

3 YEAR TREND - RECREATION

Recreation Activity	2016	2017	2018
Youth Basketball	\$7,277	\$7,485	\$11,149
Youth Soccer & Futsal	\$7,260	\$12,760	\$11,505
Youth Flag Football	\$1,515	\$1,275	\$1,170
Youth Baseball	\$2,610	\$2,400	\$1,845
Youth Volleyball	\$1,125	\$735	\$750
Spring Break & Summer Program	\$11,845	\$8,224	\$12,990
Adult Volleyball	\$1,875	\$510	\$145
Adult Softball	\$9,400	\$9,892	\$15,275
Adult Soccer	\$26,250	\$32,330	\$33,000
Parkwood Pool	\$6,558	\$6,443	\$6,738

Here's our trend of how we've done on sports and aquatics. We're pretty much trending up on most of them, so that's a good thing.

Youth baseball, it's trending down. I've noticed that in my career in Parks & Recreation in the Kansas City metro area, that number goes up and down as the Royals' season goes up and down. That's a very interesting stat.

We stay pretty solid in soccer. Soccer, obviously, is our most popular sport.

Commissioner Kane said a question on how many non-resident people have slips out there. **Mr. Rogers** said oh, out at Wyandotte County Lake. **Commissioner Kane** said correct. **Mr. Rogers** said I don't have that number in front of me, but it's not very many. It's mostly residents. **Commissioner Kane** said I would like to get that number. I think we should give it to us before we would give it to outside people and people like me wouldn't have to wait eight years to get a slip.

RECREATION PARTICIPATION

Recreation Activity	2016	2017	2018
Youth Basketball	500	475	750
Youth Soccer & Futsal	500	850	750
Youth Flag Football	100	100	100
Youth Baseball	200	175	200
Youth Volleyball	75	50	50
Spring Break & Summer Program	600	500	600
Adult Volleyball	16 teams	6 teams	3 teams
Adult Softball	29 teams	31 teams	44 teams
Adult Soccer	19 teams	22 teams	24 teams

Here's our participation numbers. Again, on the sports, you guys can take a look at that.

PROFESSIONAL RECOMMENDATIONS - RECREATION

Recreation Activity	2019 Fee	2020 Fee	2021 Fee
Youth Sports (per participant)	\$15	- \$20 -	
Spring Break & Summer Program (per participant per week)	\$40	No changes are recommended at this time	
Adult Soccer (per team)	\$1,500	- \$1,700 -	
Adult Softball (per team)	\$325	- \$400 -	
Adult Volleyball (per team)	\$90	No changes are recommended at this time	
Parkwood Pool (daily)	\$1	- \$2 -	

• Fees will be reevaluated prior to the 2022 fiscal year

The recommendation. They're recommending we take youth sports from \$15 to \$20. Our spring break and summer program, they recommend keeping that \$40. For adult soccer, \$1,500 to \$1,700. Adult softball \$325 to \$400. Adult volleyball staying the same at \$90. Increase the daily entrance to Parkwood Pool \$1 to \$2.

PROJECTED REVENUE FROM FEE GENERATING PROGRAMS

Fee Generating Program	FY 2019	FY 2020	FY 2021
Youth Basketball	\$ 11,149.00	\$ 15,162.64	\$ 15,465.89
Youth Soccer & Futsal	\$ 11,505.00	\$ 15,646.80	\$ 15,959.74
Youth Flag Football	\$ 1,170.00	\$ 1,591.20	\$ 1,623.02
Youth Baseball	\$ 1,845.00	\$ 2,509.20	\$ 2,559.38
Youth Volleyball	\$ 750.00	\$ 1,020.00	\$ 1,040.40
Spring Break & Summer Program	\$ 12,990.00	\$ 13,249.80	\$ 13,514.80
Adult Volleyball	\$ 540.00	\$ 540.00	\$ 540.00
Adult Softball	\$ 15,275.00	\$ 18,800.00	\$ 18,800.00
Adult Soccer	\$ 33,000.00	\$ 38,148.00	\$ 38,910.96
Davis Hall	\$ 72,601.28	\$ 72,601.28	\$ 99,089.16
Meyn Hall	\$ 24,878.25	\$ 24,878.25	\$ 27,219.37
Pierson Community Center	\$ 33,947.70	\$ 33,947.70	\$ 33,947.70
Parkwood Pool	\$ 6,738.00	\$ 13,476.00	\$ 13,476.00
Imitator Plus	\$ 6,352.00	\$ 7,543.00	\$ 7,543.00
Cornbelt 4lb Amine	\$ 3,434.00	\$ 4,040.00	\$ 4,040.00
Shelters	\$ 75,425.00	\$ 99,271.00	\$ 99,271.00
Fishing Licenses	\$ 75,879.59	\$ 75,879.59	\$ 75,879.59
Boat Permits	\$ 36,205.00	\$ 43,532.35	\$ 43,532.35
Community Centers	\$ 13,987.00	\$ 21,741.89	\$ 21,741.89
Slip Fees	\$ 37,500.00	\$ 56,250.00	\$ 70,087.50
Annual Revenue Generated	\$ 475,171.82	\$ 559,828.70	\$ 604,241.75

- Projected annual increases in participation were included for certain programs
- These projections are conservative in nature and do not account for:
 - revenues seen by athletic field rental fee increases,
 - revenues seen by weekday and weekend rates for Davis Hall, Meyn Hall, & Pierson Community Center; and
 - revenues associated with special event fees

If all these fees were accepted and participation stayed the same, this is what our revenue would be over the next two years. We'd go from \$475 to \$604 in two years. It's not a lot. As you guys know, we have a \$63M deficient per the master plan. It would take a lot of years to generate \$63M, but it does help, every little bit in the right direction.

PROJECTED COST RECOVERY FOR FEE GENERATING PROGRAMS

Fee Generating Program	FY 2019	FY 2020	FY 2021
Youth Basketball	11%	15%	15%
Youth Soccer & Futsal	12%	17%	17%
Youth Flag Football	3%	3%	4%
Youth Baseball	4%	5%	5%
Youth Volleyball	2%	2%	2%
Spring Break & Summer Program	15%	15%	15%
Adult Volleyball	3%	3%	3%
Adult Softball	48%	59%	59%
Adult Soccer	31%	36%	37%
Davis Hall	32%	32%	44%
Meyn Hall	13%	13%	14%
Pierson Community Center	18%	18%	18%
Parkwood Pool	3%	6%	6%
Imitator Plus	80%	96%	96%
Cornbelt 4lb Amine	65%	76%	76%
Shelters	36%	48%	48%
Fishing Licenses	88%	88%	88%
Boat Permits	100%	100%	100%
Community Centers	11%	17%	17%
Slip Fees	100%	100%	100%

- Annual increases in participation were included for certain programs
- These projections are conservative in nature and do not account for:
 - revenues seen by athletic field rental fee increases,
 - revenues seen by weekday and weekend rates for Davis Hall, Meyn Hall, & Pierson Community Center; and
 - revenues associated with special event fees.
- These projections were based off rough field usage estimates and better tracking will allow for a greater knowledge of outdoor sport field usage, and thus stronger estimates of the full cost to put on respective programs, in the future

Our recovery rate would significantly increase from 7% up to almost 20%. That would definitely help and put us on even keel as far as the national standard goes.

IN CONCLUSION

- By adjusting fees for 2020 and creating policy for future adjustment, all residents of Wyandotte County and Kansas City, Kansas will benefit from a more effective and efficient utilization of tax dollars
- If implemented, the fee changes will take effect January 2, 2020

If implemented, these fees would take effect January 2, 2020. That's the first day of operations for the new year.

Chairman Bynum asked questions or comments.

Commissioner Johnson asked what happens if we don't increase those fees to your budget. What is the worst that happens? **Mr. Rogers** said our budget stays the same and we look for other ways to increase our revenue so that we can do more through grants, through alternative funding, partnerships, things like that. **Commissioner Johnson** said I'm just asking that question so the public can hear it as well. **Mr. Rogers** said absolutely. **Chairman Bynum** said right. We appreciate that.

Action: For information only.

Public Agenda:

Item No. 1 – 19050...APPEARANCE: TSCHER MANCK

Synopsis: Appearance of Tscher Manck regarding:

- Parks & Recreation and KCKPS
- New Juvenile Service Center
- After school programs

Tscher Manck, Kansas City, KS, said I was coming to speak about parks and recreation and after school programs. I wanted to start out by saying that when I was growing up here in Wyandotte County, all the recreation centers had games or a foosball table or arcades or different activities for the kids to do. They also came with tutoring and mentoring and counseling if needed as well.

November 18, 2019

They had students from Sumner there who volunteered and police officers who volunteered and did different things with the kids. That ensured that the kids stayed out of trouble.

Parks & Recreation and Kansas City, KS public schools collaborated more together to ensure the best for our kids as well. Also, ensure or try to keep them kids from filling up the new jail that you guys are building over there. More funding from Unified Government would ensure that our kids wouldn't be filling up the jail as well. That would help them to get wi-fi in all of the recreation centers or air conditioning in the gyms may be funded for more after school programs in the gyms.

As kids, we had summer camp where we went to out-of-town with the FOP camp. The police officers took us to camp as kids. They have none of these things anymore and that's why you guys are probably building the new jail over there.

That's pretty much all I have to say about that.

Chairman Bynum asked do you want to go into your second item, appearance with Ms. Jackson.

Ms. Manck said yes.

Action: No action.

Item No. 2 – 191051...APPEARANCE: SHELIA JACKSON AND TSCHER MANCK

Synopsis: Appearance of Shelia Jackson and Tscher Manck regarding neighborhood development and BPU charges.

Tscher Manck, Kansas City, KS; and Shelia Jackson, 2515 Haskell Ave., appeared. **Ms. Jackson** said I was having a big problem with my light bill. The UG and the light company and I got together and we did get it worked out. We got it fixed. Thank you, Ms. Bynum, because you were one of the people that was there to help me and all that.

As far as development, we don't even have a grocery store in the north part of Wyandotte County. We were going to get one, but Argentine wound up getting our grocery store. We don't even have a laundry mat. We don't have anything. We don't have places for the kids to play or feel safe when we put them in the park because there always seems to be some form of drive-by or just something that's not right going on. So, that's my major concern. We need a grocery store. Like I said, I want to thank you all as far as my light bill and all that, but we still have to eat. We

have to go all the way out, I mean, you said Price Chopper on 48th and State wasn't no good and they've got all kinds of business.

We had the Springs. It made big money but it was a place where kids hung out and they did get in trouble in the Springs. I understand that. We don't have anything in Wyandotte County right now for these kids. If we could just come together and get a special after school program, a building big enough where they could play sports and have tutoring and like the YMCA, but they can't even get in there. That's all I have to say.

Chairman Bynum said I want to thank both of you for spending time.

Ms. Manck said I wanted to know where I could get a copy of the Northeast Master Plan like what exactly it consists of. **Chairman Bynum** asked do you have access to the internet. **Ms. Manck** said yes. Is it on your website? **Chairman Bynum** said it is. You can find it on the website. You can always send me an email and I'd be happy to send back a link to you for the whole plan. **Ms. Manck** said okay. **Commissioner Johnson** said it would be under www.neamasterplan.com or .org; one or the other.

Ms. Manck said I did want to comment on Jeremy's thing. Some of the fees that are—I can understand some of them can go up, but some of the fees like for instance Parkwood Pool, some of those kids get out and may carry people's groceries just to get that \$1 to get in that pool for the summer to have something to do. It is the only public pool that we have so I just don't agree with the funding going up.

I also don't agree with our coaches who volunteer to coach these kids and these teens having to pay to use the gym for their kids to practice or pay to use the field for their kids to practice because they are volunteering their time. Thank you, guys.

Action: No action.

Adjourn:

Chairman Bynum adjourned the meeting at 6:25 p.m.

tk

November 18, 2019



Staff Request for Commission Action

Tracking No. 201104

Full Commission Meeting Date: 2/13/20

Committee: Public Works & Safety

Date of Standing Committee Action: 1/27/20

(If none, please explain):

Publication Required: No

<u>Date:</u> 1/14/2020	<u>Contact Name:</u> James Bain	<u>Contact Phone:</u> x5077	<u>Contact Email:</u> jbain@wycokck.org	<u>Department/Division:</u> Legal
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Item Description:

This resolution allows Doug to sign a purchase agreement between the UG and the Turner Recreation Commission. Under the agreement, Turner Rec is acquiring the Riverview Ball Complex from the UG, submitted by James Bain, Assistant Counsel. Riverview Ball Complex is located at 224 S. 74th St.

Action Requested:

To adopted the resolution.

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

Resolution Authorize County Administrator to Sign Purchase Agreement, WYCO Park Board Minutes December 11, 2019, WYCO Park Board Minutes January 8, 2020

RESOLUTION NO. _____

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

That the County Administrator of the Unified Government of Wyandotte
County/Kansas City, Kansas, is hereby authorized and directed to execute in the name of
the Unified Government of Wyandotte County/Kansas City, Kansas, and the Unified
Government Clerk is hereby authorized and directed to attest the signature of said County
Administrator and to attach the seal of the Unified Government thereto as the voluntary
act of the Unified Government to the following:

- (1) Purchase Agreement between the Unified Government of Wyandotte
County/Kansas City, Kansas, and Turner Recreation Commission for the Unified
Government's sale of a public park located at 224 S. 74th St, Kansas City, KS
66111.

**ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED
GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS**
THIS _____ DAY OF _____, 2020.

David Alvey
Mayor/CEO

ATTEST:

Unified Government Clerk

MINUTES OF THE
UNIFIED GOVERNMENT WY CO/KCK
BOARD OF PARK COMMISSIONERS
December 11th, 2019

The December 11th, 2019 meeting of the Unified Government WyCo/KCK Board of Park Commissioners was held at City Hall 701 N. 7th St. Room 515 Kansas City, KS 66101

CALL TO ORDER:

The meeting of the Unified Government Board of Park Commissioners was called to order at 6:00 p.m. by Mark Mohler, Chairman. Jeremy Rogers, Director stated proper meeting notice had been given.

ROLL CALL:

Members present were recorded for the minutes.

Board Members Present:

Mark Mohler, Chairman
Bridget Holton-Deere, Member
Patricia Gates, Secretary
Beatrice Lee, Member
Craig Howell, Member
Ty Collins, Member
Billy Brame, Member
Jeff Sachen, First Vice Chairman
Tammy Romstad, KCKPS

Board Members Absent:

Carolyn Wyatt, Member
Matt Warner, Member
John McTaggart, Member

Administration Present:

Jeremy Rogers, Parks and Recreation, Director
Jack Webb, Parks and Recreation, Assistant Director
Angel Obert, Parks and Recreation, Assistant Director
James Bain, Counselor
Nichole Marlowe, Administrative Support Supervisor

I – PRELIMINARIES

1. ADOPTION OF THE AGENDA

A motion was made by Jeff Sachen to adopt the December 11th, 2019 Agenda was seconded by Craig Howell

Motion Carried (Ayes 8, Nays 0)

2. APPROVAL OF PREVIOUS MEETING MINUTES

Minutes of the Wednesday, November 13th, 2019 regular Board of Park Commissioners meeting are presented for review and consideration for approval.

A motion was made by Jeff Sachen, seconded by Beatrice Lee to approve the minutes of the Wednesday, November 13th, 2019 regular meeting.

Motion Carried (Ayes 8, Nays 0)

II - PRESENTATIONS, HEARINGS, COMMUNICATIONS

1. Visitors

Visitors may speak to the Board at this time.

As a general rule, the Board will not enter into discussion, but will direct Administration to take under advisement, make necessary response and bring items to a future agenda as may be appropriate.

- No visitors spoke at this time

2. Correspondence

- No correspondence was given

III – OLD BUSINESS

- No Old Business was presented

IV – NEW BUSINESS

- Jeremy Rogers presented information to the board regarding the interest of the Turner Recreation Commission acquiring Riverview Park. He explained that TRC has been in contract with the UG leasing this property since September 2008. He then introduced Robert Spencer with Turner Recreation Commission and he spoke regarding their interest in acquiring Riverview Park from the Unified Government Parks and Recreation Department.
- Mark Mohler asked why TRC was not happy with the contract they are under now?
- Robert Spencer explained that they were interested in capital improvement of the facilities and did not feel that was in their best interest without ownership.
- Mark Mohler asked if they had capital improvement plans in place with money available and asked their exact plans for the project?
- Robert Spencer said that they do have ideas but no definite set plans as of yet.
- Jeff Sachen asked Robert what the drawbacks were with furthering the partnership with the UG Parks Department. He also suggested that by keeping the same agreement and working together that both departments would be able to benefit using the fields since the City Park Facilities would be under construction in 2020.
- Robert Spencer stated that the facilities at Riverview Park were all youth fields and not of equivalent size as City Park fields and that it was his understanding that their program was at a high capacity, but could possibly accommodate some fields for the UG's youth sports program.
- Billy Brame asked for clarification on what exactly Turner Recreation Commission was.
- Mark Mohler explained that TRC is a separate entity within the Turner School District and that they have their own programming outside of the UG Parks and Recreation Dept.
- Ty Collins asked if there was any history of parks property being transferred to another entity in the past?
- Jack Webb stated that Highland Park had been gifted to TRC.
- Mark Mohler asked for the value of the property that had been previously gifted?
- Robert Spencer stated it was his understanding there was a fee of \$1.00 dollar, for the Highland Park property.
- Jeff Sachen stated that he did not believe that this was a good time to give fields/parks away considering City Park is used by multiple schools within Wyandotte County and the fact that it would be unavailable for their use in the upcoming season. He asked Jeremy for his opinion on moving the UG youth sports to the Riverview fields?
- Jeremy stated that the Parks and Recreation Department would try to accommodate all UG Sports programs but did not consider the Riverview fields as equal accommodations to the City Park Fields.
- Mark Mohler asked if the UG would be offered the same accommodations being offered to the TRC if they had ownership of the Riverview Park and Facilities located there. He also asked what this agreement would state.
- Robert Spencer stated that an agreement could be made after the improvements were made to help accommodate the UG Parks and Recreation Department's Sports Programing.

- Emerick Cross, Assistant County Administrator, introduced himself at this time and stated that the agreement between the TRC and UG Parks and Recreation Dept. would be an interlocal agreement where the existing contract would be changed and would state that it would depend on the final project outcome and what types of teams we would be able to put at these particular fields for the 2020 season.
- Robert Spencer stated that the agreement would depend on the timing of the arrangement, if the park is acquired by the TRC they would begin Capital Improvement projects immediately.
- Mark Mohler asked if TRC had a budget at this time for the project.
- Robert Spencer stated that they do have money for this project and that they are working on grants to help fund the project and have naming rights that would also fund the project.
- Mark Mohler asked if there was a dollar amount being budgeted for the project.
- Robert Spencer stated that there was no exact dollar figure set for the project and would not be until the park is acquired.
- Ty Collins asked if the UG Parks and Recreation staff had any knowledge of the quality and condition of the fields at Riverview Park. He stated that there are other parks throughout the community that are in need of improvements and that if the UG were to keep Riverview Park is there a need for improvements and if so where this would fit into the budget.
- Jeremy Rogers stated that this project is not earmarked in the 2020 budget, there is a maintenance line specifically for ballfields that covers all of the ballfields.
- Ty Collins addressed Angel Obert and asked for her programming prospective if she thought the UG needed more fields than it already has.
- Angel Obert stated that the sports of baseball and softball tend to fluctuate from year to year. Some years the program is beyond capacity and others it is under capacity. Jeremy Rogers added that you can never have too many fields.
- Billy Brame asked if TRC is only for the Turner School District and if there are other school districts throughout the county that are similar.
- Jeremy Rogers explained that there are three Parks and Recreation “District’s” in Wyandotte County. The UG Parks & Recreation Department, the Turner Recreation Commission (which is taxed through the school district) and the Bonner Springs Parks and Recreation Department and that each of these entities are responsible for recreational activities that they sponsor and parks that they maintain/own within their area.
- Jeff Sachen stated that if all parks and recreation department’s throughout the United States are in need of more ballfields why the UG is considering giving these fields away, and how it would benefit the UG. He asked where the schools and other groups would be playing and practicing this season since the City Park fields will not be available.
- Ty Collins stated that Schlagle and Washington High Schools both play baseball at the Eisenhower Ballfield, Sumner Academy plays baseball at Heathwood Park Ballfield, Wyandotte High School plays baseball on their personal field. there are only two USD 500 schools that offer softball, Washington High School plays at the WYCO Fields (privately owned location near 100th and Leavenworth Road), Sumner has recently relocated to the field in Armourdale (Nally Field at Shawnee Park).

- Jack Webb stated that if the department were to keep the fields they would be obligated to accommodate TRC. He also stated that if TRC were to take control of the fields it would not change the situation of the City Park Fields and that either way the department is going to have to accommodate all schools and other outside groups for the upcoming baseball and softball season.
- Jeff Sachen stated that he did not see the benefit of this property being given away, and state that he would feel more comfortable partnering with TRC and work with upgrading the park facilities.
- Mark Mohler stated that he would like there to be a clause in the contract stating that if the park became a for profit facility that it should then come back to the UG. He also stated that he did not feel comfortable voting on the issue at this meeting with this being the only discussion thus far.
- Ty Collins requested information on the cost for renovating the fields if the UG chooses to not sign a new contract with TRC or give ownership to them but also stated that he was open to hearing things about the property going to TRC but also stated that he would like there to be a right of first refusal clause in the contract.
- Beatrice Lee asked the UG still had an “Adopt a Park Program”. She also requested a copy of the previous written agreement prior to a decision being made by the board.
- Jack Webb explained that the program is mainly used to do park clean-ups. He stated that they do have a copy of the agreement and also explained the extent of the upgrades needed to be put into the property and that the improvements would be very costly.
- Mark Mohler asked Jack Webb if he had an estimated cost for the renovations.
- Robert Spencer stated that the estimated cost they are looking at would be several million dollars.
- Jeff Sachen requested copies of the previous agreement between the UG and TRC.
- Tammy Romstad asked how many fields there are at the location now, what age groups are using the fields and their total number of participants.
- Robert Spencer stated that there are 5 fields, baseball and softball starting from t-ball and they have around 250 participants. He also gave his contact information if anyone had any further questions, spencerr@turnerusd202.org

1. Staff Agenda

- Jeremy Rogers:
 - a. Directors Report - Fee Increases: Jeremy reported that he fee increases in which he presented at a previous meeting and was discussed after had been taken to County Administration and was approved. The increases will begin on January 2nd, 2020.
- Jack Webb:
 - a. CDBG Project - They are holding a meeting on December 18th and will have more information for them at the January meeting regarding the timeframe the park will be unavailable.
 - b. Klamm Park Restrooms - Contract was signed today and is in the process of being built. It will be installed mid-summer.

c. West Maintenance Shop - Has not gone to bid yet. They are waiting on the architect for the paperwork, once it is received the information will be presented to County Administration for approval.

- Angel Obert:

- a. January 2nd Reservations - Reservations will only be accepted at the office at 5033 State Ave. KCK 66102, the West Administration Office will not be open.
- b. Craft show Eisenhower has around 50 vendors registered at this time
- c. Donuts with Santa will be December 14th, at Kensington, from 9:00am - 12:00noon
- d. St. Margaret's Fitness Court ribbon cutting will be next Thursday, December 19th at 1:00pm

2. BOARD MEMBER'S QUESTIONS OR COMMENT

- Jeff Sachen asked if information on Eagle Days could be sent to him.
- Beatrice Lee requested more information on the fee increases going into effect in January.

3. ADJOURNMENT

Mark Mohler moved to adjourn the meeting, seconded by Jeff Sachen,
Meeting adjourned at 6:43PM

Motion Carried (Ayes 8, Nays 0)

Mark Mohler, Chairman

MINUTES OF THE
UNIFIED GOVERNMENT WY CO/KCK
BOARD OF PARK COMMISSIONERS
January 8th, 2020

The January 8th, 2020 meeting of the Unified Government WyCo/KCK Board of Park Commissioners was held at City Hall 701 N. 7th St. Room 515 Kansas City, KS 66101

CALL TO ORDER:

The meeting of the Unified Government Board of Park Commissioners was called to order at 6:00 p.m. by Mark Mohler, Chairman. Jeremy Rogers, Director stated proper meeting notice had been given.

ROLL CALL:

Members present were recorded for the minutes.

Board Members Present:

Mark Mohler, Chairman
Carolyn Wyatt, Member
Bridget Holton-Deere, Member
Matt Warner, Member
Patricia Gates, Secretary
Ty Collins, Member
Jeff Sachen, First Vice Chairman
Tammy Romstad, KCKPS

Board Members Absent:

Craig Howell, Member
Billy Brame, Member
Beatrice Lee, Member
John McTaggart, Member

Administration Present:

Jeremy Rogers, Parks and Recreation, Director
Jack Webb, Parks and Recreation, Assistant Director
Angel Obert, Parks and Recreation, Assistant Director
James Bain, Counselor
Nichole Marlowe, Administrative Support Supervisor

I – PRELIMINARIES

1. ADOPTION OF THE AGENDA

A motion was made by Jeff Sachen to adopt the January 8th, 2020 Agenda was seconded by Matt Warner.

Motion Carried (Ayes 6, Nays 0)

2. APPROVAL OF PREVIOUS MEETING MINUTES

Minutes of the Wednesday, December 11th, 2019 regular Board of Park Commissioners meeting are presented for review and consideration for approval.

A motion was made by Jeff Sachen, seconded by Ty Collins to approve the minutes of the Wednesday, December 11th, 2019 regular meeting.

Motion Carried (Ayes 6, Nays 0)

II - PRESENTATIONS, HEARINGS, COMMUNICATIONS

1. Visitors

Visitors may speak to the Board at this time.

As a general rule, the Board will not enter into discussion, but will direct Administration to take under advisement, make necessary response and bring items to a future agenda as may be appropriate.

- Dan Welch spoke of the history of the Riverview Park Complex.

2. Correspondence

- No correspondence was given

III – OLD BUSINESS

- Riverview Park Discussion – Jeremy Rogers stated that a revised agenda had been sent out and the “Riverview Park Discussion” had been added to the under “Old Business”. He wanted them to have time to think about the presentation given and asked for their opinions on the previous meeting discussion on the Riverview Park Complex and requested a vote from the Board regarding the Turner Recreation Commission’s request for possession of the Riverview Park Complex. He also stated he would be presenting this information and their recommendations to the Board of County Commissioners.
- Mark Mohler stated “I will start this. I don’t think there was enough information presented for this ‘We’d like you to give us a park’. There was no plan, there was no what if’s. There was kind of nothing. They have used the park for free or essentially for free for however long. Seems like a pretty good deal to me. I don’t believe enough information was given for us to even make a decision and you are basically asking us to give a park away or not, and just based on what little information we got I vote no, but I would like my other co board members to weigh in.”
- Jeff Sachen stated “I kind of agree with that. I don’t see a benefit that there would be for TRC to abandon the partnership that we currently have the \$5.00 a year since who knows when, when the last contract we had was in 2008. In my opinion, the best way to move forward with this would be, more of a partnership with guarantees that hey if you’re going to put money into this we will do what we can to help you. However, at this point just giving away any type of land just doesn’t make sense to me, especially with the other plans that we spoke about like Mark said, there are new ideas and that, but they didn’t give a whole lot of details for how this is all going to be done. I don’t see how without the UG’s help or the Parks Department’s help, how any of that would necessarily be completed. So my opinion is the same as Mark’s. No. What position are we in right now especially with City Park out for the year to just give away all ballfields?”
- Carolyn Wyatt stated “I don’t see how we can give it away either”
- Ty Collins stated “I’ll just kind of reiterate my position from last time, which is right now I don’t think our budget allows us to sustain the park property properly that we currently have or to the best of our ability and so I would not be in favor of just holding on to a piece of property just to hold on to a piece of property. I would also be interested to know in recent history is there/has there been a precedence set to allow another organization like Bonner or Edwardsville or other Parks Department’s to absorb a piece of land or a part of park property from the UG Parks and Recreation to another smaller entity? Do we know if that’s happened?”
- Jeremy Rogers responded “Not in my time, no it has not.”
- Jeff Sachen stated “So to be correct the only other example we have for this is another parks land that we donated to TRC? Correct?”
- Jeremy Rogers responded “Yes.”
- Jeff Sachen stated “I see where Ty is coming from however I think the keyword there is right now. Right now we may not have the resources to complete a project or anything

that we want out there however, nobody knows the future and I just don't see it being beneficial to the Parks Department to give up a parcel of land not knowing what could happen in the future. I mean 30 years ago west of 435 was no mans land and look at it now. I think a partnership/continued partnership maybe with a little more language at to financial obligations and you know say you get X amount of nights and the UG gets it on the other. I think that's the best way to go into the situation if I was to, should we be giving it away."

- Mark Mohler asked "Does anyone else on the board care to weigh in on the topic?"
 - Bridget Holton-Deere apologized for being tardy then stated "I don't think that we should just give the property away either. I don't think there is anything in the agreement that prevents them from doing what they want unless I'm reading it wrong. So I just don't see why the UG would want to give away any asset.
 - Mark Mohler stated "I'd still like to go back to there's just not enough information other than 'We'd like this land, please give it to us' and based on that I don't support that. So you want a vote? (question is directed to Jeremy Rogers)"
 - Jeremy Rogers answered "Please"
 - Mark Mohler asked "What kind of language would you like to use?" (question is directed to Jeremy Rogers)
 - Jeremy Rogers stated "Vote to support giving the land to Turner"
 - Mark Mohler stated "Just flat without any other knowledge of anything else?"
 - Jeremy Rogers responded "Right"
 - Mark Mohler stated "Ok, so this vote is to move to just give away a piece of park land to Turner Recreation, we'll start with you (directed at Bridger Holton-Deere"
 - Bridget Holton-Deere voted "No"
 - Jeff Sachen voted "No"
 - Matt Warner voted "No"
 - Patricia Gates voted "No"
 - Mark Mohler voted "No"
 - Ty Collins "abstained to vote"
 - Carolyn Wyatt voted "No"
-
- Jeremy Rogers stated "I will take this information, this will go before the standing committee on January 27th and that's at 5pm. So, I will take what you guys have told me tonight to them and when I present to them, I will include your guy's feedback. I encourage you guys to be there, on that date, January 27th at 5pm."
 - Jeff Sachen added "I would encourage that it's more of we would like to continue the partnership and maybe see where we can take it from there as opposed to, hey we don't want you on this. What can we do with our budget to assist furthering your goals as well as maybe giving us a few nights of use as well. Cause I understand that reservation of

putting all of this money into something that isn't technically yours, however I think a partnership is the best way to go about it."

- Jeremy Rogers responded "Ok, I will definitely include that. Do you guys have any questions for Robby (Spencer) with Turner while he's here?"



Staff Request for Commission Action

Tracking No. 201105

Full Commission Meeting Date: 2/13/20

Committee: Public Works & Safety

Date of Standing Committee Action: 11/18/19 & 1/27/20

(If none, please explain):

Publication Required: No

<u>Date:</u> 1/15/2020	<u>Contact Name:</u> Jeff Fisher	<u>Contact Phone:</u> x5415	<u>Contact Email:</u> jfisher@wycokck.org	<u>Department/Division:</u> Public Works
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Item Description:

Staff has developed the new proposed policy (attached) for Commission consideration for adoption. Staff will review the policy.

Action Requested:

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

Resolution benefit district policy adoption, Benefit district policy

RESOLUTION NO. _____

A RESOLUTION RELATING TO A POLICY FOR THE FINANCING OF PUBLIC IMPROVEMENTS THROUGH THE USE OF BENEFIT DISTRICTS IN THE CITY OF KANSAS CITY, KANSAS

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (“Unified Government”) is committed to the construction and maintenance of quality improvements to infrastructure and other city amenities; and

WHEREAS, the Unified Government is authorized by K.S.A. 12-6a01 et.seq and K.S.A. 12-693 to levy special assessments upon properties benefited by such improvements to defray all or part of the cost of such improvements; and

WHEREAS, the Unified Government has reviewed its existing policy and procedures for the review of potential projects to be developed under K.S.A. 12-6a01 et. seq and K.S.A. 12-693 and has concluded that such policy and procedures are in need of amendment; and

WHEREAS, the Unified Government entrusts its Benefit District Committee to determine conformance with its benefit district policy, the level of completeness of benefit district petitions, and to provide recommendations to the Governing Body regarding proposed benefit districts; and

WHEREAS, the use of benefit district financing is discretionary with the Unified Government, and the Unified Government is under no obligation to approve any petitioned improvements, nor is it relinquishing its authority to initiate improvements by resolution as may be necessary to promote the general welfare of the community.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

The Unified Government hereby amends and adopts in the name of the Unified Government the Benefit District Financing of Public Improvements Policy as set forth in the attached Exhibit A, specifically replacing any corresponding policies or procedures previously adopted. Further said procedures and policies, in their entirety, are to be interpreted and construed consistent with K.S.A. 12-6a01 et seq and K.S.A. 12-693.

**ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED
GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS,
THIS ____ DAY OF _____, 2019.**

By: _____

David Alvey, Mayor/CEO

ATTEST

Unified Government Clerk



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1. Purpose

- a. Kansas Statutes (K.S.A. 12-6a01 et seq.) provide a framework for property owners to request that the City design and construct public improvements that benefit a defined geographic area. The City then recoups all or a portion of the costs of the improvements through special assessments on the property that the improvements benefit.
- b. This policy is intended to define the procedure property owners must follow in order to request benefit district improvements.
- c. This policy further provides rules and guidelines intended to ensure that the Unified Government's resources are allocated appropriately, equitably and efficiently.

2. Policy Considerations

- a. In evaluating whether benefit districts should be used to finance public improvements, the Unified Government Commission intends to consider the following factors.
 - i. Projects with the following characteristics are more likely to be approved for financing with benefit districts:
 1. Efficiency
 2. Equitability
 3. Return on investment
 - a. Districts where property values have increased 10% or more per year for the most recent 3 years may be presumed to offer a favorable return on investment
 4. Public health and safety
 5. Connectivity with similar improvements
 6. Likelihood of repayment in full
 7. Consistency with Commission Goals
 8. Consistency with the Master Plan
 9. Improvement of existing infrastructure
- b. Benefit District Committee
 - i. The Benefit District Committee shall be comprised of the Finance Director, the Public Works Director, the Planning Director, and the Two At Large Commissioners, or their designees.
 - ii. The Benefit District Committee shall review applications and make recommendations regarding approval or denial of the application to the Commission. The Committee shall provide advice and counsel to the Commission regarding each of the policy considerations at the Commission's request.



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3. Procedure

a. Pre-Application Meeting

- i. The applicant may schedule a meeting with designated Unified Government personnel for an explanation of the benefit district process.
- ii. Unified Government personnel may provide the applicant with this policy, an educational packet, and applicable forms. Unified Government personnel may assist the applicant by providing a customized Statement of Interest form that lists the names of the property owners within the proposed benefit district.
- iii. Unified Government personnel may assist the applicant in developing a rough in-house cost estimate for the improvements.

b. Statement of Interest (SOI)

- i. The applicant shall initiate benefit district proceedings by submitting a Statement of Interest in the form attached as Exhibit A to the Unified Government with the following:
 1. An application fee of \$2,000.00 or \$20 per resident owner, whichever is less.
 2. Contact information for the applicant or a representative of the applicant. Staff shall use this contact information to communicate regarding the benefit district as required by this policy. It is the applicant's responsibility to update this contact information with staff as needed.
 3. A detailed description of the area of the proposed benefit district
 - a. The description shall be sufficiently detailed for staff to determine which parcels are inside or outside of the boundary line of the proposed district.
 - b. No parcels may be partially included within and partially excluded from a benefit district as described in the petition.
 4. A detailed description of the proposed improvements.
 - a. The description shall be sufficiently detailed for staff to calculate a preliminary cost estimate for the improvements. Staff should produce cost estimates within 60 days of receipt of the SOI.
 - b. The description shall use the terminology provided in the educational packet and may include a diagram.
 5. A reasonable, rough cost estimate for the improvements.



Statement of Interest Policy

- a. The applicant may generate this estimate on its own or may use the rough in-house cost information provided by the Unified Government during the pre-application process.
 6. Proposed allocation of costs to property within the proposed benefit district (i.e., equally per lot, equally per square foot)
 7. Proposed allocation of cost between the benefit district and the City-at-large. No more than 95% of the costs may be allocated to the City-at-large. (State Statute)
 8. Proposed term of special assessments (up to 20 years). (State Statute)
 9. Signatures of 80% of resident owners within the proposed benefit district indicating that such property owners agree with the statement, "I am interested in paying for the proposed improvements through a special tax assessment on my property. I am willing to donate any easements or right-of-way to the City that may be required for the improvements. I understand that my signature on this Statement of Interest does not bind me to pay any cost and is merely a statement of my interest in the project."
 - a. Signatures of resident owners who have any tax delinquent property in Wyandotte County will not be counted toward the 80% threshold.
- ii. **Sundown Date**
 1. A Statement of Interest shall be received by the Director of Public Works within 120 days of the first signature.
 2. The purpose of the Sundown Date is to ensure that the Statement of Interest represents the current expression of resident owners' interest within the benefit district.
- iii. **Submission of Statement of Interest**
 1. The applicant shall submit and address the Statement of Interest to the County Engineer.
 2. The Public Works Department shall review the SOI for compliance with this policy and shall in a timely manner determine whether to reject or accept the Statement of Interest. After receiving a facially valid Statement of Interest, Finance staff shall validate the signatures against the tax rolls to determine whether 80% of non-tax-delinquent property owners expressed interest.
 3. The County Engineer (or his or her designee) shall in a timely manner communicate with the applicant regarding whether the Statement of Interest has been accepted or rejected. If it has



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been rejected, Staff may communicate the reason for rejection. Communication within 60 days of the receipt of the Statement of Interest shall be presumed to be timely.

iv. Rejection of SOI

1. The County Engineer (or his or her designee) shall reject in writing a SOI if any of the above-described parts are missing or if it is submitted after its Sundown Date.
2. The Public Works Director, or his or her designee, shall have the discretion to reject a Statement of Interest that is insufficiently detailed or unclear.
3. Rejection of a SOI shall terminate the benefit district process.
4. Staff shall not take any action to remedy an insufficient SOI. Any remedy shall be the responsibility of the Applicant. Neither a rejection nor subsequent attempts to remedy shall toll the Sundown Date.

v. Acceptance of SOI

1. The County Engineer (or his or her designee) shall accept in writing a Statement of Interest that meets the requirements described above.
2. Upon accepting a Statement of Interest, staff shall determine whether to prepare a feasibility report or plans and specifications. In making this determination, staff shall consider the following:
 - a. Whether such a use of resources would be equitable and efficient
 - b. Whether the report, plans, or specifications would be helpful to the governing body in deciding the advisability of the improvement
 - c. Whether the report, plans, or specifications are required to provide a probable cost per parcel.
3. The cost of any feasibility report, plans, and specifications shall be included in the amount to be assessed upon approval of the District.
4. Upon accepting a Statement of Interest, staff shall determine a probable cost per parcel based on the assumption that the property owners will fund 100% of the Improvements.



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5. Staff shall timely communicate the probable cost per parcel to the Applicant. Such communication shall be presumed to be timely if made within 90 days of the receipt of the Statement of Interest.
6. Public engagement within the defined area may be necessary at this point to determining preferred solutions and updated cost estimates. If the Unified Government and the applicant determine such engagement to be necessary, the applicant shall lead coordination and secure a location for the engagement.

c. Formal Petition

- i. After receiving a probable cost per parcel, Applicant shall file a Formal Petition with the City Clerk. The Formal Petition must include the following:
 1. The general nature of the proposed improvement*
 2. The probable cost for each parcel*
 - a. Each petition shall include a maximum cost to construct the benefit district improvements. The maximum cost to construct the benefit district improvements specified in the petition and resolution creating the benefit district may provide that the estimated total costs to be assessed against property owners shall increase at a rate of 1% per month from the date of the petition until construction of the improvements is complete, or twelve (12) months (for a maximum increase of 12%), whichever occurs sooner.
 3. The extent of the proposed improvement district to be assessed*
 - a. Each petition shall have a legal description of the outside boundaries of the district which includes all property to be assessed the cost to construct the proposed improvements.
 4. The proposed method of assessment*
 5. A statement indicating how much of the total cost the District to proposes to bear. Staff will report to Commission at a public meeting, this statement at which time the Commission will determine if it is interested in proceeding with the feasibility study.
 6. A statement that all signatories certify that they have no financial interest in any existing property in Wyandotte County with delinquent tax obligations.
 7. A current list of mailing addresses for all property owners within the proposed benefit district, including those not signing the petition.



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8. A statement that the total costs of the improvements, including an increase of 1% per month until the estimated construction completion date as set forth in the petition may be assessed against the property owners prior to construction pursuant to K.S.A. 12-6a09(c)

- d. The Formal Petition must be signed by 66.67% of the non-tax-delinquent resident owners in the proposed District.

Signatures of resident owners who have any tax delinquent property in Wyandotte County will not be counted toward the 90% threshold.

4. Preliminary Steps for Consideration by the Governing Body

- a. Upon receipt of a Formal Petition, the petition shall be forwarded to the governing body for consideration, together with recommendations from the Benefit District Committee. The recommendations from the Benefit District Committee may, but are not required to, include any information that may be of assistance to the governing body in determining the feasibility and desirability of the improvements, and the financing of the improvements through special assessments. Such information may include an evaluation the policy considerations described in section 2(a)(i).
- b. **Hearing on Resolution Determining the Advisability of the Improvements**
 - i. Upon receipt of a properly filed Formal Petition, the governing body shall timely hold a hearing as required by K.S.A. 12-6a04 on the improvements described in an accepted Statement of Interest. A hearing held within 180 days of the receipt of the Statement of Interest shall be presumed to be timely.
 - ii. After considering the Formal Petition and the staff recommendation, if any, the governing body may adopt a resolution establishing the benefit district and authorizing the improvement.
 - iii. The presumption shall be that the District shall fund 100% of the improvements. The governing body may deviate from this presumption and use Unified Government funds to partially fund the improvements after considering the policy considerations described in section 2(a)(i) and the following factors:
 1. Type of funding
 - a. Debt funding of the city's portion of the cost of improvements is disfavored

5. Construction of Improvements

- a. Prompt construction
 - i. Upon the adoption by the governing body of a resolution approving the improvements, and in the absence of a protest as described by K.S.A. 12-



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- 6a06, staff shall commence the design and construction of the improvements and the special assessments as provided for by statute.
- ii. If more than 365 days pass without the commencement of construction, staff shall notify the office of the County Administrator.
 - b. The total costs of the improvements, including an increase of 1% per month until the estimated construction completion date as set forth in the petition may be assessed against the property owners prior to construction pursuant to K.S.A. 12-6a09(c)
 - c. Donation of Easements and Right-of-Way
 - i. Petitions shall provide that all necessary easements and rights of way within the district be dedicated without cost to the Unified Government. The donation requirement may be waived by the governing body. However, if a property owner refuses to donate land for right-of-way, the governing body shall assess all costs of purchasing right-of-way for that property upon the non-donating property owner pursuant to K.S.A. 12-692.

6. Termination of Benefit Districts

- a. Benefit districts may be terminated by the governing body at the governing body's sole discretion at any time prior to the issuance of bonds to permanently finance the project costs or the levy of the special assessment against property owners. Prior to termination, the Unified Government shall endeavor to provide regular mail notice to all property owners within the district proposed to be terminated.
- b. The governing body may consider the following factors when considering whether to terminate a benefit district:
 - i. If the construction of the improvements described in the petition have not begun for at least five years after approval of the petition and acquisition of all right-of-way and/or easements necessary for construction of the improvements has not been completed within five years of approval of the petition (due to delays related to unforeseen events, including litigation, inflation-related increases in construction costs, changes in the financial environment like a recession, or a greater than 2% increase in the tax delinquency rate of the property owners within the district
 - ii. If changes in ownership and/or land development patterns in the area have reduced or eliminated the need for the improvements described in the petition; and/or
 - iii. If the Unified Government's share of the total costs to construct the improvements have increased over the amount described in the resolution creating the benefit district.



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7. Fees

- a. The governing body hereby establishes a 5% administrative fee to recover costs of administering various aspects of a benefit district.

8. Authority of Governing Body

- a. The governing body reserves the right to deviate from any policy or practice set forth herein when it considers such action to be in the best interests of the Unified Government.

*** denotes a statutory requirement**



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Exhibit A- Sample Statement of Interest

This Statement of Interest is the beginning of the process to form a benefit district to finance public improvements that may benefit your property. If 80% of property owners within the area of the district agree with the statement below, the district will move to the next step. I understand that my signature on this Statement of Interest does not bind me to pay any cost and is merely a statement of my interest in the project

The proposed improvements are:

[Description of improvements + schematic]

A preliminary cost estimate for these improvements is:

[Cost estimate for total construction and for average parcel]

Do you agree with the following statement?

I am interested in paying for the proposed improvements through a special tax assessment on my property. I am willing to donate any easements or rights-of-way to the City that may be required for the improvements

Property Address	Mailing Address	Typed Name	Signature	Yes (Y) or No (N)	Date



Staff Request for Commission Action

Tracking No. 201106

Full Commission Meeting Date: NA

Committee: Public Works & Safety

Date of Standing Committee Action: 1/27/20

(If none, please explain):

Publication Required: No

<u>Date:</u>	<u>Contact Name:</u>	<u>Contact Phone:</u>	<u>Contact Email:</u>	<u>Department/Division:</u>
1/15/2020	Jeff Fisher	x5415	jfisher@wycokck.org	Public Works

Item Description:

CMIP Major Capital Evaluation Criteria Follow-up. A legend for the project information sheets will be shared and discussed. 2020 capital projects will undergo the new CMIP Selection Process per UG Commission request. An update on the status of the 2021-2025 CMIP Data-Driven Project rankings and information sheets for all identified capital projects will be provided.

Action Requested:

No action. Information only.

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:



FILED *JS*
SEP 04 2019
UNIFIED GOVERNMENT CLERK

Unified Government Clerk's Office

Bridgette D. Cobbins
Unified Government Clerk

701 North 7th Street, Suite 323
Phone: 913-573-5260
Kansas City, Kansas 66101-3070
Fax: 913-573-5299

E-mail: bcobbins@wycokck.org

<http://www.wycokck.org>

REQUEST TO APPEAR FORM

Requestor will be given 5 minutes to speak to
committee

Standing Committee: Request to appear on
12/9/2019

Name: Manch Ischer

First

Last

Address:

Street

Kansas City, Kansas

City

State

Zip

Phone Number: _____

E-mail address: _____

Brief description of topic to be discussed:

We the people would like to address the possibility of the community service officers used to be required so we can start Night Hoop again. This was a very successful program for Teen Boys & Girls. Contact the North Patrol Sergeant so we can begin to collaborate ~~the~~ with the community to achieve peace.

Signature Manek



Unified Government Clerk's Office

Bridgette D. Cobbins
Unified Government Clerk

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

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

November 27, 2019

Tscher Manck

Kansas City, KS

Ms. Manck:

Your request to appear before a standing committee requesting community resource officers be used to provide a night hoop program has been approved for the following standing committee:

COMMITTEE: Public Works and Safety Standing Committee

DATE: Monday, December 9, 2019

TIME: 5:00 p.m.

LOCATION: Municipal Office Building

701 North 7th Street, 5th floor conference room (Suite 515)
Kansas City, KS 66101

You will be given up to five minutes to make your comments. All comments must pertain to the subject matter.

If you have any questions, do not hesitate to contact me at 573-5260.

Sincerely,

Carol Godsil
Deputy UG Clerk



Unified Government Clerk's Office

Bridgette D. Cobbins
Unified Government Clerk

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

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

January 16, 2020

Tscher Manck

Ms. Manck:

Your request to appear before a standing committee to request community resource officers be used to provide a night hoop program had been approved for the December 9, 2019 Public Works & Safety Standing Committee. Chairman Melissa Bynum is affording you the opportunity to appear on January 27, 2020 since the previous meeting adjourned prior to your arrival.

The specifics for the January 27th meeting are as follows:

COMMITTEE: Public Works and Safety Standing Committee

DATE: Monday, January 27, 2020

TIME: 5:00 p.m.

LOCATION: Municipal Office Building

701 North 7th Street, 5th floor conference room (Suite 515)
Kansas City, KS 66101

You will be given up to five minutes to make your comments. All comments must pertain to the subject matter.

If you have any questions, do not hesitate to contact me at 573-5260.

Sincerely,

Carol Godsil
Deputy UG Clerk