

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

**PLANNING & ZONING AND
REGULAR SESSION
FEBRUARY 25, 2021**

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in regular session Thursday, February 25, 2021, with eleven members present via Zoom: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Townsend, Commissioner First District; McKiernan, Commissioner Second District; Ramirez, Commissioner Third District; Johnson, Commissioner Fourth District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District, Philbrook, Commissioner Eighth District; and Alvey, Mayor/CEO, presiding. The following officials were also in attendance: Doug Bach, County Administrator; Gunnar Hand, Director of Planning and Urban Design; Kathleen VonAchen, Chief Financial Officer; Debbie Jonscher, Deputy Chief Financial Officer; Bruce, Newby, Election Commissioner; and Carol Godsil, Deputy Unified Government Clerk.

Mayor Alvey said before I call the meeting to order, I want to announce that due to COVID-19, some commissioners, staff, and public are attending remotely via Zoom or by phone. All participants joining by phone should mute their phones when not speaking to avoid background noise.

During the meeting, please make sure that you announce yourself by name and title every time you speak so the public, that is observing, knows who is speaking. This is critical given the number of remote participants and is current guidance from the Kansas Attorney General.

Due to COVID-19 requirements, the public is allowed to participate by Zoom or submit comments by email prior to the meeting. Those comments will be included in the record of the meeting.

Mayor Alvey said I'd ask the Clerk to please call the roll; call the meeting to order.

Roll call: Markley, Walters, Philbrook, Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Kane, Alvey.

Mayor Alvey said the invocation will be given by Commissioner Harold Johnson of Faith Deliverance Church of God in Christ.

Mayor Alvey asked the Clerk, are there any revisions to tonight's agenda? **Brett Deichler, Interim UG Clerk**, said, yes, Mayor, there are. There was a blue sheet submitted and under the Announcements heading, there were two items. Item No. 1 was a health order update. Item No. 2 was recognition for Bruce Newby as the Election Commissioner.

Under the Regular Consent Agenda, there were two new items. Item No. 3 was a plat for the Turner Logistics Center Third Plat. Item No. 4 was a plat for the Turner Logistics Center Fourth Plat.

Under the Administrator's Agenda, there was one new item, which was Item No. 5, a resolution for the memorandum of understanding with Plumbers Local Union No. 8, sir. That was all.

ANNOUNCEMENTS

Item No. 1 – 21708... HEALTH ORDER

Synopsis: Lifting the health order that has been in place due to the COVID-19 pandemic.

Mayor Alvey said we'll go first to the announcements. The Commission, I know, received a copy of the press release communicating that we have now lifted the time restriction on bars and restaurants that they can close—continue to operate to the hours that they would normally operate, again, with the stipulation and the expectation. We have their commitment to continue to follow the mitigation measures of mask wearing, social distancing because the data does show that we have not had a cluster, or an outbreak, due to those hours; and so we have loosened those restrictions but, again, we depend upon and have seen great compliance by our bars and restaurants.

Action: For information only.

Item No. 2 – 21707... RECOGNITION: BRUCE NEWBY, ELECTION COMMISSIONER

Synopsis: Recognition of Bruce Newby for his years of public service as the Wyandotte County Election Commissioner.

Mayor Alvey said next, as the Clerk stated, our announcements. I'll turn it over to Administrator Bach for the recognition of Mr. Newby.

Doug Bach, County Administrator, said thank you, Mayor. It's a pleasure and an honor for me to be able to recognize Mr. Newby, who has served as our Election Commissioner for the past several years. Mr. Newby is with us this evening and I see he has his camera turned on. Thank you for being here, Bruce.

Bruce was born in Topeka, Kansas, and he moved to Kansas City, Kansas, at the age of seven years old. He's a graduate of Washington High School in 1964. He graduated from the United States Military Academy, West Point, in 1970 with a Bachelor of Science in Engineering. Then he graduated again from the American University in Washington, DC, in 1977 with a Master of Science in Public Administration.

Military service in the Kansas National Guard in 1965 and 1966, West Point 1966 – 1970 and the US Army in 1970 – 1990 where he was an Infantry Airborne Ranger and Military Police. He worked as a Senior Civil Engineer for the URS Corporation, primarily on Homeland Security projects. While he did do projects here in the Kansas City area, he also served in many places across the United States like in Des Moines or in San Francisco. I also noted in this that he was in Security Planner for a rebuilding of the World Trade Center in New York City.

Mr. Newby was appointed as our Election Commissioner in 2006 by a Kansas Secretary of State; Ron Thornburgh at the time. He served under four different Kansas Secretaries of State, successfully conducted 46 different elections, which is quite an achievement; modernized our voting by improving, providing new voting systems and guaranteed that physical paper ballot to everyone to make sure that they could see where they voted after they did that; and he established strict accountability for management of resources and budget.

Bruce and his wife Barbara have two children and two grandchildren.

Now I will say it has been a pleasure and an honor working with you through these years, Bruce. I think at this time if you'd like to say a few words, Mr. Newby, you're welcome to.

Bruce Newby, Wyandotte County Election Commissioner, said thank you, Doug. I appreciate the acknowledgement. I regard the 15 years I was able to spend as the Election Commissioner of Wyandotte County as being a very special gift. When I started out, those many years ago in 1964, I committed my life to public service. Throughout my life, whether it was in the military, or

serving as a civil engineer, or finally ending up as the Election Commissioner for Wyandotte County, I regard no higher calling than that of being able to serve your fellow citizens here in the United States of America. God and country are a paramount importance to me. Some of the things that drove my life were—one of the things I learned as a cadet, do not lie, cheat or steal. That's good words to live by. Don't lie, don't cheat, don't steal, and the cadets took it one step further and that is don't tolerate those who do lie, cheat or steal. My class motto, when I graduated in 1970, was to serve with integrity, and I hope that I have fulfilled that. I believe that I have, and I believe that the legacy that I leave with the Election Office is certainly very strong.

I understand my replacement is going to be sworn in tomorrow, and I had the privilege of being able to train him to make sure that he was ready for the job. Some of the things that just made up what I did, you've heard the laundry list of things that I did and was responsible for, but some of the things that got left out were the overseas assignments in Thailand, Korea and Germany, two assignments to the Pentagon. One of those assignments I was responsible for, what's called the Military Working Dog Program, and we ran all of the bomb dogs, bomb detector dogs, narcotics detector dogs and what's called a patrol dog. The significant thing of the bomb dogs is while I was there at the Pentagon, I was responsible for coordinating the response of bomb dog teams to a particular bad period of time of terrorism in Germany. It goes back to the era of the assassin—the attack by terrorists on the Olympic Games. There was a lot of terrorist activity in Germany at the time, so I regard that as a very important thing that I did.

Another one that I want to capture is the work that I did in Korea. When I got to Korea, the military, the US military had a history of incidents with the North Koreans on the DMZ and we had been on the losing end of many of those engagements. I was given the mission to go up to the DMZ and make sure that the people there were properly trained so that we could defend ourselves against those attacks that were directed against US soldiers as well as the Korean soldiers that served with us. I am glad to say that the training was very successful, and during my tenure there in Korea, we never lost another fight.

The significant accomplishment, I think, I point to the presidential elections during my tenure as Election Commissioner being of the greatest significance, particularly the elections in 2008, 2016, and most recently in 2020, and aside the election that we had in February 2013, was especially fun. If you all remember, there was, we call it the Blizzard of Oz, but there was a horrendous snowstorm and we had to conduct an election in the throes of that paralysis that came

from being in that snowstorm, and, in fact, there was a lot of voters that did vote but there were also a lot of voters that didn't go out to vote. I was accused by one candidate of making it snow so his people couldn't vote for him. Well, my report to that is if I could make it snow, trust me, I would have made it not snow. It was that bad a situation.

The 2020 election, obviously during—being done during the pandemic—if you'd asked me last year about this time whether or not it was—whether elections were even doable, I would have told you no. I just would not have known how we would get through it, but I have a great staff. We figured it out and we got it done. I regard the 2020 elections as being the most successful elections that we ran during my tenure.

I thank everybody in the Unified Government who partnered with us over the years, and there were many of you. I especially appreciate the work of the Unified Government Commissioners to make things possible, not only from a budgetary standpoint or equipment standpoint, but also just in terms of personal relationships and the value with it with which we were able to hold each other. I thank you for your integrity. I would—best wishes to you all. I can't tell you how much I appreciate the time, the 15 years that I was able to spend with the Unified Government. Thank you.

Mayor Alvey said, Mr. Newby, on behalf of the Commission and the residents of Kansas City, Kansas/Wyandotte County, we appreciate your service to our nation, to our community and we know that you will still be around and that you'll still be contributing to God, and to country, and to Wyandotte County. Thank you, sir. **Mr. Newby** said thank you.

Action: For information only.

Mayor Alvey said okay. We now move to the Clerk's statement. We have two parts to our meeting Planning and Zoning, followed by Regular Commission. I'll ask the Clerk to read the statement, required by state law, governing the Planning and Zoning portion of our meeting, followed by the items on the Planning and Zoning Consent Agenda.

PLANNING AND ZONING CONSENT AGENDA

Brett Deichler, Interim Unified Government Clerk, read the statement, required by law, governing the Planning and Zoning portion of the meeting.

Mr. Deichler asked if any member of the Commission wished to disclose any contact with proponents or opponents on any items on the agenda. **Commissioner Philbrook** said, yes. Can I just make it simple by saying anything that has to do with Turner Logistics, I've been in conversation with them because there's a long list, and then also the ordinance for rezoning 69th Street, No. 2, and another ordinance on rezoning on No. 10, and let's see, I think that's—let me look. Yep, I think that's it. Thank you. **Mayor Alvey** said thank you. Seeing no other hands raised, we may proceed.

Mr. Deichler read the items on the Planning and Zoning Consent Agenda.

Mayor Alvey asked, does any member of the Commission, the County Administrator, or public wish to set-aside any item on the Planning and Zoning Consent Agenda? If an item is not set-aside, all items on the Planning and Zoning Consent Agenda will be voted on by one vote to follow the recommendation of the Planning Commission.

Commissioner Townsend said good evening, Mayor and Commissioners, thank you. I wish to set-aside the petition #SP-2020-105. The applicant is Monserratt Perez-Mera. **Mayor Alvey** said thank you.

Mayor Alvey asked, Clerk, have we received any requests from the public to set aside an item? **Carol Godsil, Deputy Unified Government Clerk**, said the Clerk's Office has not received any requests from the public to set-aside. **Mayor Alvey** said thank you. All right. I'd entertain a motion for approval the Planning and Zoning Consent Agenda.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Ramirez, to approve the Planning and Zoning Consent Agenda, excluding the set-aside.** Roll call was taken on the motion and there were ten "Ayes," Markley,

Walters, Philbrook, Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Kane.

CHANGE OF ZONE APPLICATION

ITEM NO. 1 – 21681...CHANGE OF ZONE APPLICATION #COZ-0008 - NP TURNER INDUSTRIAL, LLC

Synopsis: Change of Zone from R-1 Single Family District to MP-2 Planned General Industrial District for additional property for the Turner Logistics Center for warehousing, distribution and light manufacturing businesses at 915 North 69th Street and

MASTER PLAN AMENDMENT ITEM NO. 1 – 21701...MASTER PLAN AMENDMENT APPLICATION #MPL2021-002 - NP TURNER INDUSTRIAL, LLC

Synopsis: Master Plan Amendment from Low Density Residential and Mixed Use (City-Wide Master Plan) to Industrial (City-Wide Master Plan) at 915 North 69th Street, submitted by Gunnar Hand, Director of Planning and Urban Design. Also, preliminary plat three (3) lots to build two (2) industrial buildings (Building 4 – 259,000 square feet and Building 5 – 173,800 square feet) and one (1) future building at 915 North 69th Street on 49.30 acres. The Planning Commission voted 9 to 0 to recommend approval of Change of Zone Application COZ-0008 and Master Plan Amendment MPL2021-002, subject to:

1. Per Business Licensing Department: All occupying businesses will need to file and maintain the occupation tax application with our office for their business activity;
2. Utility easements shall be provided along each side of the lot to form a continuous utility easement. All easements shall be at least ten feet wide. The required ten-foot width may be provided through five-foot easements on either side of lot or parcel lines when lines do not form, in whole or in part, the outside boundaries of the plat;
3. Utility easements shall connect with easements established in adjoining properties;
4. Per Sec. 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;
5. Provide an enhanced screening plan more in line with that done for Plaza at the Speedway as the truck trailers will be highly visible from State Avenue and College Parkway;
6. Downspouts shall be recessed in corners of the building and in locations that do not draw a person's eye visually. The downspouts shall be painted to match the building;
7. The sidewalk shall be a minimum the (10) feet in width along the west side of North 69th Street. A five (5) foot sidewalk is required along the east side of the North 69th Street;
8. The connection to State Avenue shall be access for emergency vehicles only. The drive shall be landscaped and meander from State Avenue to North 69th Street, as not to attract attention as a public entrance;

9. Similar to the emergency only access on 65th Street, a sidewalk shall be constructed to connect State Avenue to 69th Street;
10. The developer shall create a separate parcel along State Avenue for non-industrial use (multi-family, commercial or mixed-use development);
11. The loading dock doors shall be painted to match the building or a complimentary color as the primary building;
12. Maintain existing tree stands where possible, as existing trees provide an enhanced buffer between the right-of-way and single-family homes;
13. The landscaping and site lines north of Building 4, the remaining single-family homes and the senior living apartments to the east (sight lines not provided) must be screened at the time the Temporary Certificate of Occupancy is issued. Creative solutions are warranted with berms, fencing and landscaping. A variance will be required if the building and outside trailer parking is not screened from public view;
 - a. Staff Response: The applicant is asking for a deviation from the Commercial Design Guidelines that requires retaining walls to be terraced four (4) for every eight (8) feet of rise. The proposed retaining wall will be between twenty (20) and twenty-four (24) feet in height.

By not tiering the retaining wall, the eleven (11) foot berm can be raised along with the eight (8) foot privacy fence, allowing a steeper slope on the back side of the berm. All of this will allow for the sight line to be taller, effectively screening the top of Building 4 from the back of the residence at The Villas Ridge Point. Staff would like to continue to work on the eight (8) foot, ten (10) inch screening deficit that should be resolved by raising the height of the berm and increasing the steepness of the slope. If the deficit cannot be resolved during the final development plan, a variance must be applied for by the applicant and approved by the Board of Zoning Appeals;

14. The Board of Zoning Appeals denied Appeal #2365 for reduced landscaping except for the following:
 - a. The development needs a landscaping plan similar to Amazon and Plaza at the Speedway. Where there are rows of houses, they need more than evergreen trees; they need berms, fencing and evergreens; a considerable landscape buffer of single-family residences is required to make sure that the industrial neighbor that moves in does not interfere with the residential homes. The presentation event said that the trees that are evergreens do not suffice here. Only leaving those trees that are there will not screen this effectively; it will help, but the trees have leaves for the most part. Staff wants to ensure that the residences adjacent to project cannot see it; if they are up high and the residents are down low then they need to work on how to prevent the noise. It needs to be fully screened and they need to make sure that the noise from the trucks and the lights do not interfere with the residential living. Director Richardson further stated that this use is coming to this neighborhood where people have been living for a very long time and it is no different than what has been done where a business moved next to a residence and had lots of trucks and noise related to them. They will have to screen the property a little beyond The Salvation Army because of the residential senior living community. With the exception of the area adjacent to the Gables motel and the truck company (Apex), staff recommends denial.

A sight line cross section has been provided for the residences to the north, but not the senior living to the east. Provide a sight line cross section of what the remaining residences and business will see looking south towards Buildings #4 because it does not appear that a six (6) foot architectural screen wall with masonry columns every 32 feet on center will properly screen the site from the residences that are northwest and northeast of this phase of the development.

When abutting residential zoning districts, the entire development must be screened from public view, not simply the trailer screening. Staff recommends constructing a taller berm with fencing and landscaping to screen the entire development from public view;

15. Trash compactors shall be screened from public view;
16. Mechanical equipment or other utility hardware whether on the ground or on a building shall be screened from public view. Such screening shall be harmonious with building design and materials;
17. Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected glare, from floodlights or commercial operations, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way. Any light or combination of lights that cast light on adjacent residentially zoned property shall not exceed one-foot candle as measured from said property line. All lighting on the property, both on the buildings and in parking lots shall have 90-degree cutoff fixtures;
18. Sec. 27-469(g) Trees are required to be provided at not less than one per 10,000 square feet of site area. Based on the total tract size, 215 trees are required to be planted. This does not include the street trees to be planted along North 69th Street and College Parkway;
19. Sec. 27-700(3) A buffer area shall be provided alongside and rear property lines common to or across an alley from residentially zoned property and shall consist of an area fifteen (15) feet in width improved with a six (6) foot architectural screen wall adjacent to the property line and one row of shade trees spaces not more than forty (40) feet on center and one row of large shrubs spaced not more than eight (8) feet on center;
20. All parking lot islands shall be curbed and landscaped. Painted, hatched islands are not permitted. For the parking lots that are used by passenger cars that have a paved area wider than a double-loaded aisle and more than 20,000 square feet in area, provide one (1) shade tree for each twenty (20) parking spaces on the interior of the parking lot. Interior tree plantings are in addition to other landscaping requirements. For design comparison, review parking islands at Amazon Fulfillment Center, located at 6925 Riverview Avenue;
21. All deciduous and shade trees shall be at least two (2) inch caliper when planted. Evergreens shall be at least six (6) feet in height when planted. Shrubs shall be at least five (5) gallons when planted;
22. Throughout the development, there shall be variety of deciduous and evergreen trees in addition to native grasses and plants (wildflowers);
23. All landscaping shall be irrigated;
24. Shall comply with the sign ordinance; and,
25. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not

submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Ramirez, to approve Change of Zone Application #COZ-0008, subject to the stipulations. Roll call was taken on the motion and there were ten “Ayes,” Markley, Walters, Philbrook, Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Kane.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Ramirez, to approve Master Plan Amendment #MLP2021-002, subject to the stipulations. Roll call was taken on the motion and there were ten “Ayes,” Markley, Walters, Philbrook, Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Kane.

SPECIAL USE PERMIT APPLICATIONS

ITEM NO. 1 – 21682...SPECIAL USE PERMIT APPLICATION # SP2020-100 - WENDY OROZCO

Synopsis: Special Use Permit for a car audio installation shop at 1315 State Avenue Renewal of a special use permit (#SP-2017-65, expired 4/26/2020) for an auto body shop at 5015 Gibbs Road, submitted by Gunnar Hand, Director of Planning and Urban Design. The purpose is for operating a car audio installation shop. This building has previously been used for car audio installation but has most recently been used as a window installation glass company. There have been eight (8) Notices of Violation between the years of 2003 and 2011 for abandoned building, weeds, trash, debris/junk, and inoperable vehicles. The Planning Commission voted 9 to 0 to recommend approval of Special Use Permit Application SP2020-100, subject to:

- 1) Any automotive-related business in Wyandotte County that is required to obtain any Special Use Permit, shall be responsible to ensure that the business operations are at all times compliant with all applicable local ordinances and State Statutes and Regulations [27-463 through 27-470; 27-592 through 27-616] [KSA 65-3424, KAR 28-29-29 through 28-29-33]. Proof of proper disposal of waste tires with a Kansas State permit-holding waste tire collector or waste

tire processor is required to be maintained at the management office and provided to any enforcement staff upon request;

- 2) All exterior lighting on the building must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;
- 3) According to Sec. 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the unified government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design to begin this process;
- 4) Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
- 5) Vehicles shall not be parked on the right of way of State Avenue in front of the property. Vehicles shall not park on State Avenue at any time;
- 6) In order to comply with the district's performance standards, auto installation or servicing is not allowed outside or in public view. All work shall be performed totally within an enclosed building;
- 7) Inoperable vehicles are only allowed to be stored inside the enclosed building. Any inoperable vehicles may not be stored outside unless they are completely screened from view in accordance with regulations in Section 27-467(c);
- 8) Must comply with Commercial Design Standards including;
 - a. The site must have street trees. These either need to be planted on the property by cutting the existing asphalt, or in the planting them in the sidewalk right-of-way with tree wells/grates. This would require a Right-Of-Way Agreement from the Public Works Department. Contact them to begin this process;

- b. Main entrance shall be enhanced by architectural details. Such details may include recessed or slightly protruding entrances, building material variations, color variations, or artistic elements and other special treatments;
 - c. Awnings or canopies are encouraged on facades to provide weather protection and shade to pedestrians, and to add visual appeal;
- 9) The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
- 10) Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
- 11) The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit in order to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Ramirez, to approve Special Use Permit Application #SP2020-100 for two years, subject to the stipulations. Roll call was taken on the motion and there were ten “Ayes,” Markley, Walters, Philbrook, Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Kane.

ITEM NO. 2 – 21683...SPECIAL USE PERMIT APPLICATION #SP-2020-105 - MONSERRATT PEREZ-MERA

Synopsis: Special Use Permit for a shipping container at 3500 North 32nd Terrace, submitted by Gunnar Hand, Director of Planning and Urban Design. The container will be used as a storage unit on the property. The structure is a used container from Transport Specialist, LTD. The container was previously used to store furniture. The Special Use Permit is being sought in conjunction with a Variance, BOZA 2407, to have an accessory structure without a primary structure. There has been one (1) Notice of Violation in 2020 for a camper on the vacant lot. The property owner has stated that no one lives in the camper. The Planning Commission voted 9 to 0 to recommend approval of Special Use Permit Application SP-2020-105, subject to:

- 1) Shipping containers are temporary in nature and a permanent solution for the storage of personal items shall be sought within the next two (2) years (i.e. a detached accessory structure on a foundation);
- 2) Container must be placed on an improved surface. All parking, loading and maneuvering areas except those serving single-family dwellings or agricultural uses shall be graded and surfaced with a permanent bituminous or concrete pavement. The minimum such surface shall be two (2) inches of asphalt over six (6) inches of compacted gravel;
- 3) Only personal items such as recreational vehicles and items for property maintenance are allowed to be stored in the container. Storage of commercial inventory or equipment is not allowed;
- 4) The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
- 5) Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
- 6) If approved, the Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit in order to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved.



Case

SP-2020-105

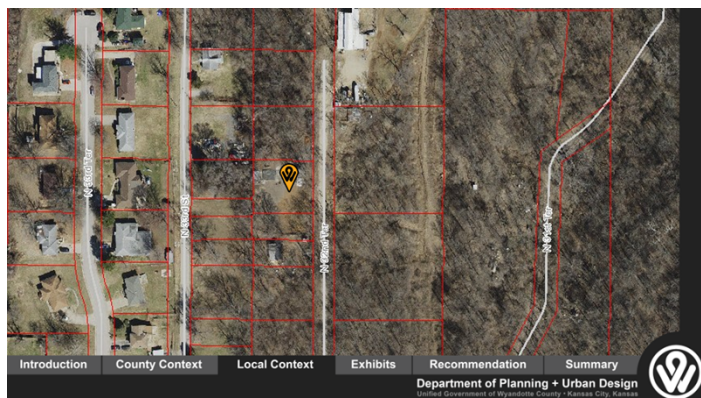
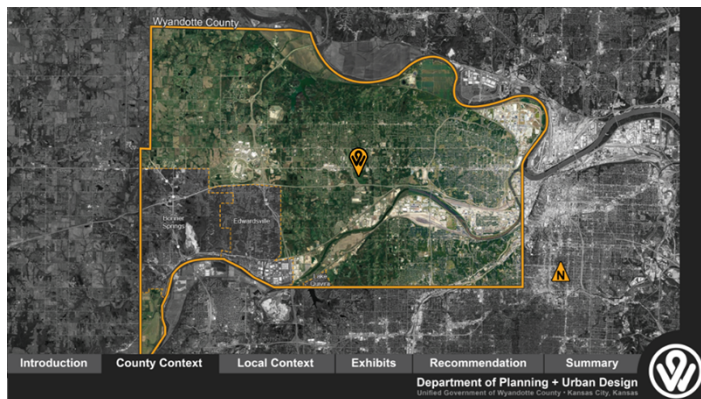
Petitioner	Address
Monseratt Perez -Mera	3500 North 32 nd Terrace

Synopsis

The applicant, Monseratt Perez -Mera, is seeking the approval of a Special Use Permit for the purpose of using a shipping container as a storage unit on their property at 3500 North 32nd Terrace. This is not the applicant's primary residence. This case is in conjunction with BOZA 2407 for an accessory structure without a primary structure, which was approved on February 8, 2021.

Introduction **County Context** **Local Context** **Exhibits** **Recommendation** **Summary**

Department of Planning + Urban Design
 Unified Government of Wyandotte County - Kansas City, Kansas

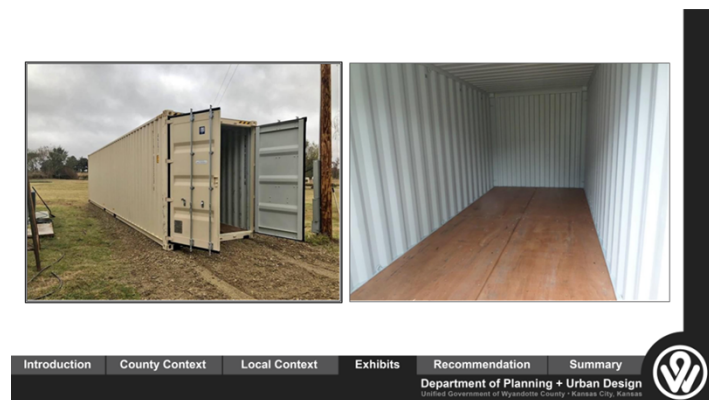


February 25, 2021

Gunnar Hand, Director of Planning and Urban Design, said, again, this is a special use permit request in the northeast area, just off 32nd Terrace. I'll file through here really quick. Essentially, the applicant is looking for an SUP for a shipping container. At the Planning Commission hearing earlier this month, they received approval from the Board of Zoning Appeals for a variance to have an accessory structure without a primary structure. It's essentially a vacant lot that the applicant uses as a second place where they can essentially go outside and be in nature. They do live elsewhere in the Unified Government.



They are part of our conditions of approval, as a part of this project, to clean up the property and maintain its cleanliness. The Planning Commission specifically made it clear that this approval is for two years but it's for two years to find a permanent solution. They essentially sent them notice that this would not be recommended for approval on another two years, and so the applicant has two years to find a permanent solution to the shipping container for the site if they want to continue to use the property as proposed. We also had a condition of approval that the shipping container be placed on an improved surface; so, on this gravel driveway would be sufficient moving forward.



We just want to make sure. We did have some back and forth with the applicant. They provided some information about the shipping container.

Public Opposition		Public Support	
None to date.		None to date.	

Staff Recommendation					
Approval					
Introduction	County Context	Local Context	Exhibits	Recommendation	Summary

Department of Planning + Urban Design
United Government of Wyandotte County - Kansas City, Kansas



This is it and we do recommend approval. I would also just very quickly note, we didn't have any letters of support or opposition. There were a couple of neighbors who attended the meeting at the Planning Commission and brought up issues related to the keeping of animals, of which this SUP does not include anything about keeping of animals. So, I wasn't sure if there was confusion. We didn't chalk that up as opposition ultimately because it was irrelevant or not germane to the case; but with that, we do recommend approval of this SUP for two years.

Conditions of Approval					
1. If approved, the applicant must seek permanent solution to shipping container within two years; 2. Container must be placed on an improved surface. All parking, loading and maneuvering areas except those serving single -family dwellings or agricultural uses shall be graded and surfaced with a permanent bituminous or concrete pavement. The minimum such surface shall be two (2) inches of asphalt over six (6) inches of compacted gravel; 3. Only personal items such as recreational vehicles and items for property maintenance are allowed to be stored in the container. Storage of commercial inventory or equipment is not allowed; and, 4. If approved, the Special Use Permit shall be valid for two (2) years.					
*See staff report for full list of conditions					

Introduction	County Context	Local Context	Exhibits	Recommendation	Summary
Department of Planning + Urban Design United Government of Wyandotte County - Kansas City, Kansas					



Mayor Alvey said thank you. Is the applicant present? **Monseratt Perez-Mera, 3500 N. 32nd Terr.,** said yes. **Mayor Alvey** said yes. If you could just state what your request is. **Ms. Perez-Mera** said my only request is to put a shipping container on the land. **Mayor Alvey** asked is there anything else you'd like to say to advocate for your application? **Ms. Perez-Mera** said no, just that we don't have any animals on there and the property has, is and always has been cleaned. We

always keep it update with everything that the city wants us to do with it and we just do work around.

There was a fee for \$125. We went to the Treasurer's Office and it was not open, or anything. We called to contact with the lady who does that department, and she's currently not in. She won't be back until the 19th, so we don't know how to do that payment. **Mayor Alvey** said we can get to you. If this moves forward, we can get back to you on that. **Ms. Perez-Mera** said okay. **Mayor Alvey** said okay. Thank you. Is there anything else you'd like to add? **Ms. Perez-Mera** said no, that'd be it. Thank you. **Mayor Alvey** said thank you.

Mayor Alvey said, I would now open the public hearing. Has the Clerk received any notification from the public, somebody who'd wish to express their comments in favor of this item? **Mr. Deichler** said, Mayor, the Clerk has not received anything. **Mayor Alvey** said thank you.

Mayor Alvey asked is there anyone from the public present who would like to speak in favor of this? **Ms. Godsil** said, Mayor, we have Waynell Henson, in the attendees. Should I go ahead and promote him? **Mayor Alvey** asked well, does he want to speak in favor of this item? **Ms. Godsil** said I'm not sure. He has his hand raised. **Mayor Alvey** said if he'd like to speak in favor, he can speak now. **Ms. Godsil** said, Mr. Henson, if you would like to make a statement you may do so at this time.

Waynell Henson said, thank you. This is Ms. Henson, and my statement is not in favor. I'll hold until permitted. **Mayor Alvey** said all right, then we'll come back to you. Thank you. **Ms. Henson** said thank you.

Mayor Alvey said all right. We clearly have someone who'd like to speak in opposition, please go ahead. Ma'am, if you want to go ahead now and if you have comments. You'd like to speak in opposition to this, please go ahead. **Ms. Henson** said there we are again. Thank you for the opportunity to speak; property owner at 3457 N. 33rd Terr., Kansas City, Kansas 66104. I am speaking in opposition. We have been residents in that community since 1977. That area is just behind our house. It's a street—it's directly behind. At some point, it has been semi-residential, but in the last I'm going say 10 – 12 years, we, as residents are very unsure of the movement in

that area and exactly what these containers are for. So, as I listen to the intent with this trainer, I did hear the conversation that there would not be animals, but the use of the container is a bit ambiguous and there is just so much activity that is unclear for us that I am in opposition for anything that we don't understand, because what I'll consider kind of the nature of that area is changing quite a bit and, and even the traffic and just being unclear about what the activity is in a very heavily wooded area, it really is very uncomfortable, so that is my opposition. **Mayor Alvey** said thank you.

Mayor Alvey asked, is there anyone else? Have we received any other notification from the public in opposition? **Ms. Godsil** said we have Ernest White. **Mayor Alvey** said okay. **Ms. Godsil** said, Mr. White, you may go ahead and proceed with your comments. **Ernest White** said I think I'm a neighbor of Ms. Henson. Those containers, to me, they're not really clear on what they plan on doing with them. I noticed it's a neighbor right next to me that put one in. I can hear a whole bunch of bumping and animals and different things. It sounds like animals and different things in those containers. Whatever it is, I hear it late at night.

They got track loaders. They've got track loaders out here right now moving stuff all through the—when the bad weather, they've been out here just plowing and doing different things, getting way ahead of you guys, way ahead of what I could see.

But, you know, and it's always animals. I got plenty of pictures in my phone with animals all through here. They start out saying no animals, but I think they went down in the ruins and they had almost like a petting zoo before you get up to the graveyard. Well, they rounded them and shipped them out somewhere else, and that's why I like to keep my neighborhood a family atmosphere, not with no animals and stuff like that.

When I moved out here, I didn't have horses right next door to me. I sit on my back deck as (**Ms. Godsil** said you have one minute remaining.) **Mr. White** said okay and so, I would like to just keep—you know, if they want to build on the property and be neighbors like that, but all this shipping and container stuff, they're never clear on what to do with that. So, I don't—I'm not for that shipping containers stuff or animals. That's all. **Mayor Alvey** said thank you.

Mayor Alvey asked is there anyone else in opposition? **Ms. Godsil** said there are no other hands raised, Mayor. **Mayor Alvey** closed the public hearing.

Mayor Alvey asked, Ms. Perez-Mera, would you like to respond to some of the questions and concerns that were raised by those in opposition? **Ms. Perez-Mera** said yes. **Mayor Alvey** said Monserratt. **Ms. Perez-Mera** said yes. **Mayor Alvey** said if you would like to speak and to respond to some of the comments by those who are in opposition. **Ms. Perez-Mera** said we actually never had animals on our land, and we try to keep as calm and clean as we can. We've never really done anything. You might be talking like about the neighbors. We always try to satisfy everybody, and we don't harm or do any of that. But, if the container is approved, he is more than happy to come by and look inside the container and see if there's no animals. The only thing that's going to be in the container are recreational vehicles. That's about it. **Mayor Alvey** said thank you.

Mayor Alvey closed the public hearing. Do any members of the Commission have any questions or comments? Commissioner Townsend, do you have any questions or comments? **Commissioner Townsend** said yes, thank you. I do.

My request to the Commission is to move this item to the agenda for next month so that I have the opportunity to talk with the applicant in more detail about her request. Ms. Perez-Mera, you may not be aware that this Commission, over the last seven plus years while I've been on, has moved away from the wholesale approval of requests for the use of these containers. It's not really just about what goes in them, it's the fact that these things tend to be unsightly; and this Commission has, it has and is doing its best to make all of Wyandotte County/Kansas City, Kansas, more aesthetically pleasing.

What you have asked for is to put a shipping container in a residential area. So, I would love the opportunity to talk with you more about what your real need is, which you did not really get into here, and to look at some other alternatives to satisfy whatever your need is. You may also not be aware that the location you are in is very close to and or near an area of historic interest and development.

The Commission has dealt with some requests for Planning & Zoning within the last year and we successfully responded to an applicant who wanted to put some animals near one of these historic sites and we were able to come up with something else. They let him have the animals somewhere else.

So, what I'd like to do, not saying you're asking for animals, but to look at what your real needs are and to possibly come up with some other options for you that are satisfactory that does not necessarily include the use of a container. So, that is my motion to the Commission that we table this item for one month to allow me the opportunity to speak more in detail with the applicant.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Kane, to table Special Use Permit Application #SP-2020-105 until next month (March 25, 2021).**

Commissioner Philbrook said yes, I have—I do have a concern beyond what Commissioner Townsend has said. What recreational vehicles? What are we talking about? Because when you start talking about recreational vehicles, I think about four wheelers and those kinds of things that make all kinds of noise and tear up the ground. So, you know, that's also a concern of mine now. Where would they be? We already have some problems in some other areas with people being abusive with that. So, I just thought I would bring that. **Mayor Alvey** said thank you.

Roll call was taken on the motion and there were ten “Ayes,” Markley, Walters, Philbrook, Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Kane.

VACATION APPLICATIONS

ITEM NO. 1 – 21684...VACATION APPLICATION # VAC2020-001 - SHAUN COFER WITH SCANNELL PROPERTIES, LLC

Synopsis: Vacation of right-of-way at 9700 Leavenworth Road (East and West of the main entrance), submitted by Gunnar Hand, Director of Planning and Urban Design. The applicant is developing an industrial business park with Building A under construction at 9400 Leavenworth Road. Scannell Properties #459, LLC wants to vacate a portion of right-of-way along the north side of Leavenworth Road to straighten the property line and clear up a discrepancy between the survey and plat. The Planning Commission voted 8 to 0 to recommend approval of Vacation Application VAC2020-001, subject to:

1. The City of Kansas City, Kansas reserves to itself the right to, at any time after the effective date of this ordinance, reenter or permit a public utility to reenter that portion of said tract of land hereby vacated for the purpose of repairing installing, constructing or reconstructing any

public utilities, including, but not limited to sewers, conduits, electric light pole lines, etc. that are now or may hereafter be installed in the tract of land hereby vacated;

2. Shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, as applicable; and,
3. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Ramirez, to approve Vacation Application #VAC2020-001, subject to the stipulations.** Roll call was taken on the motion and there were ten “Ayes,” Markley, Walters, Philbrook, Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Kane.

ITEM NO. 2 – 21685...VACATION APPLICATION #VAC2020-002 - SP BENNETT LAKE DEVELOPMENT, LLC

Synopsis: Vacation of right-of-way at 9700 Leavenworth Road (main entrance), submitted by Gunnar Hand, Director of Planning and Urban Design. The applicant is developing an industrial business park with Building A under construction at 9400 Leavenworth Road. SP Bennett Lake Development, LLC wants to vacate a portion of right-of-way along the north side of Leavenworth Road to straighten the property line and clear up a discrepancy between the survey and plat. The Planning Commission voted 8 to 0 to recommend approval of Vacation Application VAC2020-002, subject to:

1. The City of Kansas City, Kansas reserves to itself the right to, at any time after the effective date of this ordinance, reenter or permit a public utility to reenter that portion of said tract of land hereby vacated for the purpose of repairing installing, constructing or reconstructing any public utilities, including, but not limited to sewers, conduits, electric light pole lines, etc. that are now or may hereafter be installed in the tract of land hereby vacated;
2. Shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, as applicable; and,
3. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Ramirez, to approve Vacation Application #VAC2020-002, subject to the stipulations. Roll call was taken on the motion and there were ten “Ayes,” Markley, Walters, Philbrook, Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Kane.

PLAN REVIEW APPLICATION

ITEM NO. 1 – 21686...PLAN REVIEW APPLICATION #PR2020-035 - KURT YODER WITH BHC RHODES

Synopsis: Preliminary and Final Plan Review revising previously approved drive entry to Tidal Wave Auto Spa car wash at 10762 Parallel Parkway, submitted by Gunnar Hand, Director of Planning and Urban Design. Plan Review PR-2019-6 was previously approved for a 3,475 square foot express tunnel car wash. The site was originally proposed with a driveway that oriented to the west. The plans are now revised to orient the driveway towards the south. There have been no Notices of Violation issued on this property. The Planning Commission voted 9 to 0 to recommend approval of Plan Review Application PR20920-35, subject to:

- 1) Must comply with all previously outlined conditions such as:
 - a. A 4' sidewalk shall be constructed on the East side of Lot 45 to connect to the shopping center's internal sidewalk.
 - b. All roof slopes and configurations are subject to Landlord approval. No standing seam metal or asphalt shingles will be allowed;
 - c. All downspouts will be internalized. Overflow drains shall be at grade and not at the roof line;
 - d. The steel vacuum canopy columns shall be wrapped in masonry to match the building;
 - e. The painted steel columns along the East and West elevations shall be wrapped in masonry;
 - f. The overhead doors shall match the building;
 - g. Parking lot islands shall be landscaped with two (2)" caliper shade trees;
 - h. All shrubs shall be at least five (5) gallons when planted;
 - i. All landscaping shall be irrigated;
 - j. All utility connections must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall shall be painted to match the building;
 - k. All lighting, whether mounted on the wall or installed in the parking lot shall have 90-degree cutoff fixtures. Light fixtures mounted on the wall shall be decorative, including those above egress doors;
 - l. All trash enclosures and service areas shall be appropriately screened to reasonably hide them entirely from public view. All trash enclosures and service areas shall utilize the appropriate and approved masonry materials to match shopping center standards. All gates

- shall be metal/steel construction. All trash enclosures shall meet the City codes and planning criteria and approvals; and,
 m. All proposed signage shall comply with the sign code; and,
 2) If approved, the applicant will need to file and maintain a current business occupation tax application.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Ramirez, to approve Plan Review Application #PR2020-035, subject to the stipulations. Roll call was taken on the motion and there were ten “Ayes,” Markley, Walters, Philbrook, Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Kane.

MASTER PLAN AMENDMENT

ITEM NO. 1 – 21701...MASTER PLAN AMENDMENT APPLICATION #MPL2021-002 - NP TURNER INDUSTRIAL, LLC

Synopsis: Master Plan Amendment from Low Density Residential and Mixed Use (City-Wide Master Plan) to Industrial (City-Wide Master Plan) at 915 North 69th Street, submitted by Gunnar Hand, Director of Planning and Urban Design.

Action: This item was previously heard with Change of Zone Application #COZ-0008.

MISCELLANEOUS - ORDINANCES (Final action on previously approved items)

ITEM NO. 1 – 21690...ORDINANCE

Synopsis: An ordinance rezoning property at 4520 and 4600 Parkview Avenue (#3211) from R-1 Single Family District to A-G Agriculture District,, submitted by Gunnar Hand, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-27-21**, “An ordinance rezoning property hereinafter described located at approximately 4520 and 4600 Parkview Avenue, in Kansas City, Kansas, by changing the same from its present zoning of R-1 Single Family District to A-G Agriculture District.” **Commissioner McKiernan made a motion, seconded by Commissioner Ramirez, to approve the ordinance.** Roll call was

taken on the motion and there were ten “Ayes,” Markley, Walters, Philbrook, Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Kane.

ITEM NO. 2 – 21691...ORDINANCE

Synopsis: An ordinance rezoning property at 615 North 69th Street (COZ-0010) from None (former KDOT right-of-way) to MP-2 Planned General Industrial District, submitted by Gunnar Hand, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-28-21**, “An ordinance rezoning property hereinafter described located at approximately 615 North 69th Street in Kansas City, Kansas, by changing the same from its present zoning of None (former KDOT right-of-way) to MP-2 Planned General Industrial District.” **Commissioner McKiernan made a motion, seconded by Commissioner Ramirez, to approve the ordinance.** Roll call was taken on the motion and there were ten “Ayes,” Markley, Walters, Philbrook, Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Kane.

ITEM NO. 3 – 21692...ORDINANCE

Synopsis: An ordinance vacating a portion of a street (#S-2020-12) at 1 Woodswether Road and 1R Woodswether Road, submitted by Gunnar Hand, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-29-21**, “An ordinance vacating all of Lots 1, 2, 3, 4, and 5, and all that part of Lots 25, 26, 27, 28, and 29 lying Northerly of the Northerly line of Right of Way of the Missouri Pacific Railroad Company, and that part of Lot 16 lying Easterly of a line drawn from the Southwest corner of Lot 5 to the Northwest corner of Lot 25, all in Block 14, in WOODSWETHER INDUSTRIAL DISTRICT, a subdivision of land in Kansas City, Wyandotte County, Kansas, according to the recorded plat thereof, except that part taken for Intercity Viaduct, containing 58,238.77 square feet or 1.3370 acres, more or less; located at approximately 1 Woodswether Road and 1R Woodswether Road, Kansas City, Kansas.” **Commissioner McKiernan made a motion, seconded by Commissioner Ramirez, to approve the ordinance.** Roll call was taken on the motion and there

were ten “Ayes,” Markley, Walters, Philbrook, Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Kane.

ITEM NO. 4 – 21693...ORDINANCE

Synopsis: An ordinance authorizing a Special Use Permit (SU20-00092) for continuation of the Temporary Use of Land to park a dump truck at 1610 North 51st Street, submitted by Gunnar Hand, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-30-21**, “An ordinance authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, as set forth in #SU20-00092 for continuation of temporary use of land to park a dump truck at property commonly known as 1610 North 51st Street, for one year.” **Commissioner McKiernan made a motion, seconded by Commissioner Ramirez, to approve the ordinance.** Roll call was taken on the motion and there were ten “Ayes,” Markley, Walters, Philbrook, Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Kane.

ITEM NO. 5 – 21694...ORDINANCE

Synopsis: An ordinance authorizing a Special Use Permit (SU20-00095) to keep 3 goats at 7640 Tauromee Avenue, submitted by Gunnar Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-31-21**, “An ordinance authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, as set forth in #SU20-00095 to keep three (3) goats on the property commonly known as 7640 Tauromee Avenue, for two years.” **Commissioner McKiernan made a motion, seconded by Commissioner Ramirez, to approve the ordinance.** Roll call was taken on the motion and there were ten “Ayes,” Markley, Walters, Philbrook, Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Kane.

ITEM NO. 6 – 21695...ORDINANCE

Synopsis: An ordinance authorizing a Home Occupation Special Use Permit for arts and crafts production and storage (SP-2020-90) at 2909 North 74th Street, submitted by Gunnar Hand, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-32-21**, “An ordinance authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, as set forth in #SP-2020-90 for a home occupation for arts and crafts production and storage at property commonly known as 2909 North 74th Street, for two years.” **Commissioner McKiernan made a motion, seconded by Commissioner Ramirez, to approve the ordinance.** Roll call was taken on the motion and there were ten “Ayes,” Markley, Walters, Philbrook, Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Kane.

ITEM NO. 7 – 21696...ORDINANCE

Synopsis: An ordinance authorizing a Special Use Permit for the Temporary Use of Land for the continuation of an office trailer at 6721 Kansas Avenue, submitted by Gunnar Hand, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-33-21**, “An ordinance authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, as set forth in #SP-2020-99 for the continuation of an office trailer at 6721 Kansas Avenue, for one year.” **Commissioner McKiernan made a motion, seconded by Commissioner Ramirez, to approve the ordinance.** Roll call was taken on the motion and there were ten “Ayes,” Markley, Walters, Philbrook, Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Kane.

ITEM NO. 8 – 21697...ORDINANCE

Synopsis: An ordinance authorizing a Special Use Permit for a short-term rental (SP-2020-103) at 611 H North 6th Street, submitted by Gunnar Hand, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-34-21**, “An ordinance authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, as set out in #SP-2020-103 for a short-term rental at property commonly known as 611 H North 6th Street, for one year.” **Commissioner McKiernan made a motion, seconded by Commissioner Ramirez, to approve the ordinance.** Roll call was taken on the motion and there were ten “Ayes,” Markley, Walters, Philbrook, Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Kane.

ITEM NO. 9 – 21698...ORDINANCE

Synopsis: An ordinance authoring a Special Use Permit for a temporary trailer to take employee temperatures during inclement weather (COVID) (SP-2020-104) at 100 Osage Avenue, submitted by Gunnar Hand, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-35-21**, “An ordinance authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, as set forth in #SP-2020-104 for a temporary trailer to take employee temperatures during inclement weather (COVID) at property commonly known as 100 Osage Avenue, for two years.” **Commissioner McKiernan made a motion, seconded by Commissioner Ramirez, to approve the ordinance.** Roll call was taken on the motion and there were ten “Ayes,” Markley, Walters, Philbrook, Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Kane.

ITEM NO. 10 – 21699...ORDINANCE

Synopsis: An ordinance rezoning property at 6863 State Avenue (3235) from C-1 Limited Business District to CP-3 Planned Commercial District, submitted by Gunnar Hand, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-36-21**, “An ordinance rezoning property hereinafter described located at approximately 6863 State Avenue, in Kansas City, Kansas, by changing the same from its present zoning of C-1 Limited Business District to CP-3 Planned Commercial District.” **Commissioner McKiernan made a motion, seconded by Commissioner Ramirez, to approve the ordinance.** Roll call was taken on the motion and there were ten “Ayes,” Markley, Walters, Philbrook, Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Kane.

ITEM NO. 11 – 21700...ORDINANCE

Synopsis: An ordinance rezoning property at 1879 Village West Parkway (COZ-0004) from CP-2 Planned General Business District to RP-6 Planned High Rise Apartment District, submitted by Gunnar Hand, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-37-21**, “An ordinance rezoning property hereinafter described located at approximately 1879 Village West Parkway, in Kansas City, Kansas, by changing the same from its present zoning of CP-2 Planned General Business District to RP-6 Planned High Rise Apartment District.” **Commissioner McKiernan made a motion, seconded by Commissioner Ramirez, to approve the ordinance.** Roll call was taken on the motion and there were ten “Ayes,” Markley, Walters, Philbrook, Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Kane.

PLANNING AND ZONING NON-CONSENT AGENDA

No items

REGULAR AGENDA

MAYOR'S AGENDA

No items

REGULAR CONSENT AGENDA

Mayor Alvey asked, does any member of the Commission or County Administrator wish to set-aside any item on the Regular Consent Agenda? If an item is not set aside, all items on the Regular Consent Agenda will be voted on by one vote.

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

ITEM NO. 1 - MINUTES

Synopsis: Minutes from special session of January 28, 2021.

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

ITEM NO. 2 – WEEKLY BUSINESS MATERIAL

Synopsis: Weekly business material dated February 11 and 18, 2021.

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

ITEM NO. 3 – 21704...PLAT: TURNER LOGISTICS CENTER THIRD PLAT

Synopsis: Plat of Turner Logistics Center Third Plat located at College Parkway and Orville Avenue, being developed by NP Turner Industrial, LLC, submitted by Brent Thompson, County Surveyor; and Troy Shaw, County Engineer.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve and authorize the Mayor to sign said plat. Roll call was taken on the motion and there were ten “Ayes,” Markley, Walters, Philbrook, Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Kane.

ITEM NO. 4 – 21705... PLAT: TURNER LOGISTICS CENTER FOURTH PLAT

Synopsis: Plat of Turner Logistics Center Fourth Plat located at College Parkway and Orville Avenue, being developed by NP Turner Industrial, LLC, submitted by Brent Thompson, County Surveyor; and Troy Shaw, County Engineer.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve and authorize the Mayor to sign said plat. Roll call was taken on the motion and there were ten “Ayes,” Markley, Walters, Philbrook, Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Kane.

PUBLIC HEARING AGENDA

No items

STANDING COMMITTEES’ AGENDA

No items

ADMINISTRATOR’S AGENDA

Mayor Alvey said we have four items under the Administrator’s Agenda. Items 1 – 3 will be heard together, but separate votes will be taken for each item.

ITEM NO. 1 – 21687...RESOLUTION: SALE OF MUNICIPAL TEMPORARY NOTES, SERIES 2021-I

Synopsis: A resolution authorizing and directing the sale and delivery of General Obligation Improvement Municipal Temporary Notes, Series 2021-I, estimated amount \$50.3 million, submitted by Kathleen VonAchen, Chief Financial Officer. On December 30, 2020, the Commission unanimously adopted Resolution No. R-88-20, authorizing the sale of said notes and bonds.

Mayor Alvey said, Mr. Bach. **Doug Bach, County Administrator**, said thank you, Mayor, Commission. Tonight, we have our annual municipal bond sales and note series. Those items were placed on the agenda the beginning of this week and the sales were actually conducted today. This evening we have our Finance team here, Ms. VonAchen, our Chief Financial Officer; and Debbie Jonscher, our Deputy Chief Financial Officer, are here this evening to present on this item.



2021 GO BONDS & TEMPORARY NOTES
PUBLIC BUILDING COMMISSION REVENUE BONDS

SALE RESULTS & CREDIT RATINGS
Unified Government of Wyandotte County & Kansas City, Kansas

February 25, 2021



Debbie Jonscher, Deputy Chief Financial Officer, said actually, I'm going to go ahead and start the presentation. Good evening, Mayor, and Commissioners. We are here tonight to talk about the sale results of our bond and note pricing today. There are three items on your agenda, and this presentation will cover all of those. I'm going to start out just giving you the sale results, and then I'm going to turn it over to Kathleen VonAchen, our CFO, to talk a little bit about the credit rating report.

FINANCING TIMELINE

February 12	• Rating Agency Presentations
February 18	• Receive Ratings
February 25	• Bond/Note Pricing
March 4	• Posting of FOS
March 25	• Closing
April 1	• 2020-I Temp Note Payoff

2

Okay, so just to maybe to start off with the timeline, back on February 12th, we did hold rating agency presentations with both Standard & Poor's and Moody's; and on February 18th, we did receive those ratings. I will note that both agencies held up, affirmed our current ratings this year; and as I said, Kathleen is going to talk a little bit about that report when we get here in a few slides.

Today we're at the bond and note pricing. The plan is to close on March 25th, and then we will use the proceeds to pay off the 2020 Temp Note issue.

Pricing / Sale Results

- Bond issue was a competitive sale
- At pricing date 2/25/2021, total interest cost (TIC):
 - Series A GO \$44.3 million (principal) - \$13.5 million TIC or 2.05% thru August 2041
 - 8 bids- winning bid: Wells Fargo Bank, National Association
 - Series I Temp Note \$50.0 million (principal) - \$152,000 TIC or 0.30% thru April 2022
 - 10 bids- winning bid: Morgan Stanley & Co, LLC
 - Series A PBC \$1.8 million (principal) - \$390,000 TIC or 1.97% thru August 2036
 - 2 bids- winning bid: Huntington Securities, Inc.

3

So, we'll just start out with the pricing that we had today. We had three series going. The first one is the Series A General Obligation Bonds. It was a \$44.3M issue. The interest rate is 2.05% with a maturity going through August 2041. There were eight bids, and the winning bid went to Wells Fargo. I will also just note, for comparison, in 2020, we had a very similar sized issue. The interest rate was 2.13%, so we were actually below the rate that we got last year.

The second series that we had is a \$50M temp note. The interest rate on that is 0.3%. It's a one year temp note so the maturity is April of 2022. There were 10 bids, and the winning bid went to Morgan Stanley. Just for comparison, last year, we had a similar sized temp note issue and the interest rate for one year was 1.15%.

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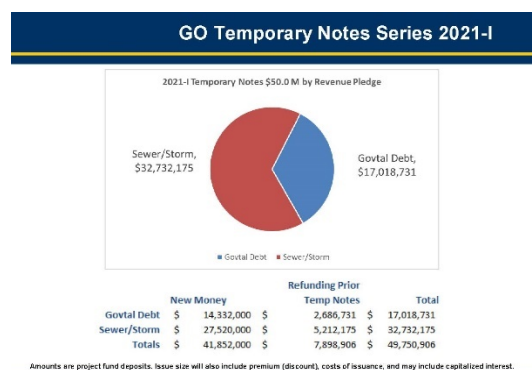
The third series that we had was Series A, PBC issue, a small \$1.8M issue. The interest rate was 1.97%. It's a 15-year maturity, so the date is August of 2036. We had two bids for this issue and the winning bid went to Huntington Securities. Last year in 2020, we did three small issues, and the rates for those were all in the 3% range.

CAPITAL FINANCING PLAN		
Purpose	Estimated Financing Cost	Anticipated Financing Instrument
Temporary Financing of Capital Projects during planning, design, and construction	\$50.0 M	Municipal Temporary Notes, Series 2021-1
- Annual Street Pavement Preservation - Police Tow Lot - Leavenworth Road, 78th – 63rd - Kaw Point Biosolids Digestion - Wolcott Expansion/Conner Creek - Kansas Levee Bellarmine		
Permanent Financing of completed Capital Projects	\$44.3 M	General Obligation Improvement Bonds, Series 2021-A
- Police Tow Lot - Brune Elementary - Leavenworth Road, 78th – 63rd - I-70 & Turner Diagonal Interchange - Kaw Point Bio Solids Digestion - Wolcott Expansion/Conner Creek		
Courthouse/Adult Jail Facility Improvements	\$1.8 M	PBC Lease Revenue Bonds
FUTURE FINANCINGS		
Permanent Financing of 2021 Temp Notes	\$50.0 M	General Obligation Bonds (over next 3 years)
New Money – Capital Projects	\$13-\$15 M	General Obligation Bonds (over next 3 years)

4

This shows kind of the details some of the larger projects that are in each of the temp note and the bonds. There's street projects, facilities, as well as sewer and stormwater projects on each of the temp note and general obligation bonds.

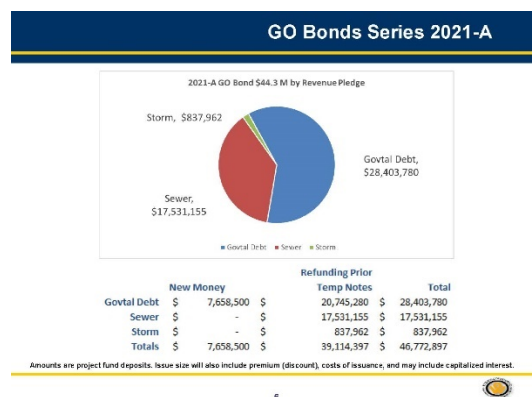
The PBC issue was for improvements at the courthouse and the adult jail facility, just also listing future financing potential. The temp notes that we issued today, we expect to finance over the next three year, as general obligation, and also we could have new projects coming up each year in the \$13M – \$15M range.



5

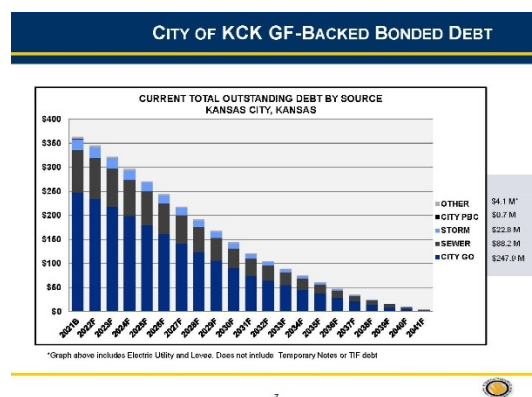
The next two slides just some detail on the temp note issue and the bonds. This one is the temp notes. It's a \$50M issue. \$17M is general obligation, or I'm sorry, governmental projects. \$32.7M is the sewer and storm projects. Down at the bottom of the screen, we did do, just kind of broke

out the new money so that you can see for each project, I mean for each series. We had a total of \$41.8M in new money issued. \$14.3M of that was general obligation and \$27.5M was storm and sewer, sanitary sewer, and then \$7.8M of that was refunded from the previous year's temp notes.



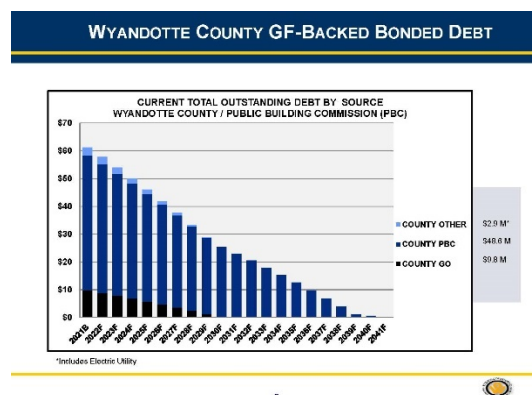
This is the 20, these general obligation bonds. The par amount on this one was \$44.3M. \$28.4M was governmental debt, and about \$18.3M was sewer and stormwater. We did have some new money in this issue. It was about \$7.6M. There were a couple of projects that were funded with new money for the bonds and we had—the rest of it was all refunding from the previous temp notes.

One thing I did want to point out, as you will see, the par amount is \$44.3M, but we are funding \$46.7M. I did just want to note that difference. We did have a premium on this bond issue, so the premium does go toward the project fund deposit. So, the total revenues, I think, for this project were actually \$47.6M.



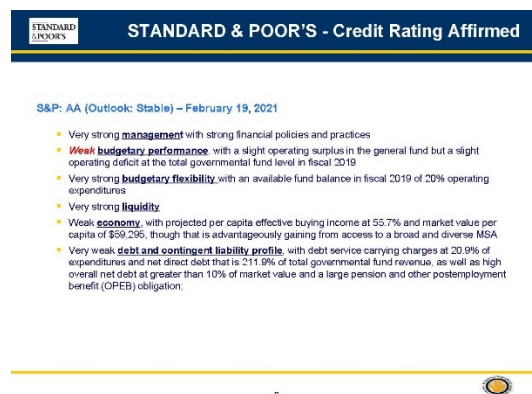
The next two slides just detail out the outstanding debt that's issued. This is on the City General Fund backed debt. As you can see, we've got each of the issues. The largest is the city general

obligation at \$247.9M and then over on the side we've listed all the other, the sewer and stormwater projects, the total sewer and stormwater debt as well as a small PBC issue. And then the other includes—there is some debt from the public levee as well as the electric utility.



And then this next one is the Wyandotte County debt. That little bit, just under \$10M in County GO. \$48.6M, that's PBC. The largest of that includes the juvenile center which was \$28M that was finalized last year. The facility opened in 2020. Then, just about \$3M in other county debt.

So, that concludes my portion. I'm going to turn it over here to Kathleen VonAchen, our CFO, and let her talk about the credit rating report.



Kathleen VonAchen, Chief Financial Officer, said thank you. So, each year we do make presentations both S&P and Moody's. It's about a 50 – 60 page slide presentation that is very comprehensive. It talks about all the various economic development projects that are in the pipeline as well as our current financial performance. It reviews our financial policies and our management, administration and so very comprehensive. This year, Alan Howze joined us and he provided some great comments. So, it was a good visit with our rating analysts.

S&P: AA (Outlook: Stable) – February 19, 2021 - Report Comments

"We expect challenges associated with COVID-19 and the related recession will pressure the UG's budgets, as they will most local governments' during the next one to two years. In the short term, we expect that overall revenue trends could moderate from the recent past as the economy continues to recover from the recessionary period driven by the pandemic. We believe the recession will test management's ability to maintain very strong reserves during the next few fiscal years."

"We believe budgetary performance could temporarily weaken with a prolonged recession, but management has identified cost-control options that it can utilize in the near term. We also think the UG's core economic structure and participation in the broad and diverse Kansas City metropolitan statistical area (MSA) will likely contribute to overall rating stability. Therefore, we do not expect to change our rating during the outlook horizon."

"We could lower the rating if the UG experiences prolonged financial pressure—stemming from the pandemic-driven recession, its elevated debt and pension liabilities, or otherwise—that results in structural budget imbalance or sustained declines in reserves. In addition, we could lower the rating if reserves were to fall below the UG's policy level and not replenished within a reasonable timeframe or if the UG's budgetary performance is worse than expected."



The first was—I'm just going to give a recap of the reports they provided us February 19th. So, overall, the positives are that they cited that we had—S&P gives us a AA rating and they affirmed that. They said that we have very strong management; that we have strong budgetary flexibility. Our fund balance continues and the General Fund continues to be at a good level. You know, we reached 20% of operating expenditures at the end of '19 and we also expect to have that as well in 2020. So those are good things.

On the downside, though, they noted that there was a little bit of weakness in our budgetary performance because there is a deficit between revenues and expenditures in the governmental funds. Generally, the economy overall is weak in our area with market value, per capita, at \$59,000, although it is advantageous that we're in a broad and diverse metropolitan statistical area. The biggest thing is that we have very weak debt and a contingency liability profile. What they mean by that is that it's—we have a high overall debt, it's greater than 10% of our market value, and we have large pension and other post-employment retiree health payments. So, those are some of the concerns that they have.

Now they did give us a few more comments. They said that they expected us to have challenges associated with COVID in the next two to three years and so, you know, the recession that they anticipate is going to test our management's ability to maintain very strong reserves.

So, they said, they could lower our rating if we ended up having continued structural imbalances in our budget or that we continue to rely on reserves. So, just look out for that, but overall they do not expect to change our rating because they know that we're constantly controlling our costs.

Moody's: A1 (Outlook: Stable) – February 18, 2021 – Press Release Comments

"The stable outlook reflects our expectation that continued economic expansion, utility rate increases, and bolstered financial policies will enable to Unified Government to maintain balanced operations over the near term."

Comments from Fall 2020 Report

Credit strengths

- Material improvement of operating reserves
- Large tax base that services as a regional economic center
- Strengthened financial policies

Credit challenges

- Elevated fixed costs comprised of outsized debt and pension burdens
- Extensive ongoing capital needs for citywide deferred maintenance and sewer EPA consent decree
- Below average resident income levels

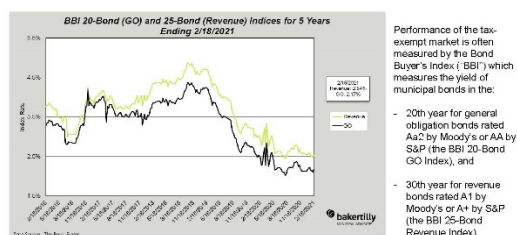
11



Moody's has us at A1, which is a lower rating than Standard & Poor's AA. They said they expected us to remain at our stable outlook because they anticipated expansion in the economy and because we've bolstered our financial policies which is really great, thank you, Commission, and that we will continue to be committed to balancing our operations. So, overall, we have improved operating reserves and we have strengthened our financial policies just like S&P said.

Some of the challenges they see is that we have outside, you know, higher debt and pension levels, and we have extensive ongoing capital needs for citywide deferred maintenance, which actually was discussed earlier in the workshop, and that our residents' income levels are low. So, some of these measures are within our control, but some of them are very difficult to change the needle on.

BOND BUYER INDEX – INTEREST RATE TRENDS



12



The next slide, actually, is just to give you a little bit of historical context of how interest rates are moving. This is the bond buyer interest for index for interest rates on 20-year GO bonds. That dark line is the one that we're kind of tracking there. You can see how it really has dropped quite a bit since the middle of 2000, or the beginning of 2019. It dropped during the pandemic and it's ticked up a little bit but it's still very low. We anticipate it increasing in the future, so.

February 25, 2021

UG Commission Action

Approve bond ordinance and resolutions

- Resolution: Sales of Municipal Temporary Notes Series 2021-I
- Ordinance and Resolution: Sales of city General Obligation Bonds, Series 2021-A
- Resolution: Second Supplemental Lease for PBC for Courthouse and Adult Jail Facility

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So ,overall, we ask for your approval of the bond ordinance and the resolutions for this bond sale that occurred this morning. I'm happy to answer any questions you may have.

Action: **RESOLUTION NO. R-12-21**, “A resolution authorizing and directing the issuance, sale and delivery of Municipal Temporary Notes, Series 2021-I, of the Unified Government of Wyandotte County/Kansas City, Kansas; providing for the levy and collection of an annual tax, if necessary, for the purpose of paying the principal of and interest on said notes as they become due; making certain covenants and agreements to provide for the payment and security thereof; and authorizing certain other documents and actions connected therewith.”
Commissioner Johnson made a motion, seconded by Commissioner McKiernan, to adopt the resolution.

Commissioner Townsend said just a question, Ms. VonAchen, with regard to the entity that rated us A1. Was that a change in the status? I remember from years ago it seems like both of these entities rated us differently, so my question is, was that a change from their rating of us in a previous year? **Ms. VonAchen** said Moody's had the Unified Government governmental issuer debt rated at AA back before 2015 and then in 2015 they dropped it to A1, and that's where it's been ever since. So, it didn't change since 2015. **Commissioner Townsend** said okay, all right, I thought there was a difference for some years, so that was no change. Thank you. Has that motion already been seconded? **Mayor Alvey** said yes. **Commissioner Townsend** said all right, thank you.

Commissioner Ramirez said, it's more so a question of clarification. Is this motion for just one or all? **Mayor Alvey** said yes, it's of Series 2021-I. **Commissioner Ramirez** said okay. Thank you. I just want to clarify that.

Roll call was taken on the motion and there were ten "Ayes," Markley, Walters, Philbrook, Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Kane.

ITEM NO. 2 – 21688... ORDINANCE AND RESOLUTION: SALE OF CITY GENERAL OBLIGATION BONDS, SERIES 2021-A

Synopsis: Requesting approval of the following, submitted by Kathleen VonAchen, Chief Financial Officer.

- An ordinance authorizing and providing for the issuance of City General Obligation Improvement Bonds, Series 2021-A
- A resolution authorizing and directing the sale and delivery of City General Obligation Improvement Bonds, Series 2021-A, estimated amount \$45.7 million

On November 30, 2020, the Commission unanimously adopted Resolution No. R-88-20, offering for sale said bonds and notes.

Action: **ORDINANCE NO. O-38-21**, An ordinance authorizing and providing for the issuance of General Obligation Improvement Bonds, Series 2021-A, of the Unified Government of Wyandotte County/Kansas City, Kansas; providing for the levy and collection of an annual tax for the purpose of paying the principal of and interest on said bonds as they become due; authorizing certain other documents and actions in connection therewith; and making certain covenants with respect thereto." **On motion of Commissioner Johnson, seconded by Commissioner McKiernan, the ordinance was approved.** Roll call was taken on the motion and there were ten "Ayes," Markley, Walters, Philbrook, Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Kane.

Mayor Alvey said, Mr. Bach, I'm confused. The next Item No. 3 is the second supplemental lease.

That's separate from the issuance of bonds. **Commissioner McKiernan** asked do we need to approve the ordinance and the resolution separately for Item No. 2? **Mayor Alvey** said I see. Yes, we had approved an ordinance. The next would be a motion for the resolution. Thank you, Commissioner. So, I'd entertain a motion to approve the resolution regarding the sale of General Obligation Bonds Series 2021-A.

Action: **RESOLUTION NO. R-13-21**, “A resolution prescribing the form and details of and authorizing and directing the sale and delivery of General Obligation Improvement Bonds, Series 2021-A, of the Unified Government of Wyandotte County/Kansas City, Kansas, previously authorized by Ordinance No. O-38-21 of the issuer; making certain covenants and agreements to provide for the payment and security thereof; and authorizing certain other documents and actions connected therewith.” **On motion of Commissioner McKiernan, seconded by Commissioner Johnson, the resolution was adopted.** Roll call was taken on the motion and there were ten “Ayes,” Markley, Walters, Philbrook, Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Kane.

ITEM NO. 3 – 21689...RESOLUTION: SECOND SUPPLEMENTAL LEASE FOR COURTHOUSE AND ADULT JAIL FACILITY

Synopsis: Request approval of a resolution authorizing the Unified Government to enter into a base lease/lease structure with the Public Building Commission for the purpose of constructing certain capital improvements to the existing courthouse and adult jail (supplemental), submitted by Kathleen VonAchen, Chief Financial Officer. On November 30, 2020, the Commission unanimously adopted Resolution No. R-88-20, authorizing the sale of said notes and bonds.

Ms. VonAchen said, Mr. Mayor, the reason it's referred to as a lease is because these are lease revenue bonds. The PBC issues these revenue bonds. **Mayor Alvey** said okay. Thank you. I'd entertain a motion.

Action: **RESOLUTION NO. R-14-21**, “A resolution authorizing the Unified Government of Wyandotte County/Kansas City, Kansas to enter into a second supplemental

lease whereby the Unified Government will continue to lease from the Public Building Commission certain public facilities and buildings for use by the Unified Government; approving the form of said second supplemental lease; and authorizing the execution thereof and certain related documents, all for the purposes of constructing certain capital improvements to the existing courthouse.” **Commissioner Johnson made a motion, seconded by Commissioner McKiernan, to adopt the resolution.** Roll call was taken on the motion and there were ten “Ayes,” Markley, Walters, Philbrook, Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Kane.

ITEM NO. 4 – 21706...RESOLUTION: MEMORANDUM OF UNDERSTANDING (MOU) WITH PLUMBERS LOCAL UNION NO. 8

Synopsis: Memorandum of Understanding (MOU) with Plumbers Local Union No. 8 authorizing the County Administrator to execute a Memorandum of Understanding (MOU) with the Plumbers Local Union No. 8, effective January 1, 2020, through December 31, 2021, submitted by Misty Brown, Deputy Chief Counsel.

Mayor Alvey said the final item was added by way of blue sheet. Mr. Bach. **Doug Bach, County Administrator**, said thank you, Mayor. The final item in this listing is for a memorandum of understanding with our Local Plumbers Union, Union No. 8. This is for years 2020 and 2021. Essentially, this does meet the terms set out by the Commission and we have discussed in executive session regarding how this will go. Essentially, we're looking it will soon open up discussions with them for contract year 2022.

Action: **RESOLUTION NO. R-15-21**, “A resolution authorizing the County Administrator to execute a Memorandum of Understanding between the Unified Government of Wyandotte County/Kansas City, Kansas, and the Plumbers Local Union No. 8 for the period from January 1, 2020, through December 31, 2021.” **Commissioner Kane made a motion, seconded by Commissioner Johnson, to adopt the resolution.** Roll call was taken on the motion and there were ten “Ayes,” Markley, Walters, Philbrook, Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Kane.

COMMISSIONERS' AGENDA

No items

LAND BANK BOARD OF TRUSTEES' AGENDA

No items

PUBLIC ANNOUNCEMENTS

No items

**MAYOR ALVEY
ADJOURNED THE MEETING AT 8:06 P.M.
February 25, 2021**

Brett A. Deichler
Interim Unified Government Clerk

tpl

February 25, 2021