UPDATE
JULY 1, 2021 UNIFIED GOVERNMENT BOARD OF COMMISSIONERS MEETING
ORDER OF BUSINESS
MEETING TO CONVENE AT 7:00 PM

You are invited to a Zoom webinar.
When: July 1, 2021 07:00 PM Central Time (US and Canada)
Topic: Full Commission (Planning & Zoning)

Join from a PC, Mac, iPad, iPhone or Android device:
Please click this URL to join.
https://us02web.zoom.us/s/85622369016?pwd=cjUyaStYMG5CS3VuZ3RZc3NhS3JqUT09
Passcode: 008954
Or One tap mobile: +12532158782,,85622369016# US (Tacoma) +13462487799,,85622369016# US (Houston) Or join by phone: Dial(for higher quality, dial a number based on your current location): US: +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128 or +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free)
Webinar ID: 856 2236 9016 International numbers available:
https://us02web.zoom.us/u/kHInXb89c

I. CALL TO ORDER

II. ROLL CALL

III. INVOCATION GIVEN BY REVEREND HAROLD JOHNSON, FAITH DELIVERANCE CHURCH OF GOD IN CHRIST

IV. PLEDGE OF ALLEGIANCE

V. REVISIONS TO THURSDAY, JULY 1, 2021 AGENDA

Additional Item Regular Consent Agenda Item No. 2 –.... NOMINATIONS: BOARDS AND COMMISSIONS

Evelyn Hill to the Planning Commission & Board of Zoning Appeals, 7/1/21- 12/13/21, submitted by Commissioner Philbrook
Tracking #: 21003

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

VII. PLANNING AND ZONING CONSENT AGENDA

VIII. PLANNING AND ZONING NON-CONSENT AGENDA

IX. MAYOR'S AGENDA

X. REGULAR CONSENT AGENDA

XI. PUBLIC HEARING AGENDA

XII. STANDING COMMITTEES' AGENDA

XIII. ADMINISTRATOR'S AGENDA

XIV. COMMISSIONERS' AGENDA

XV. LAND BANK BOARD OF TRUSTEES' AGENDA

XVI. PUBLIC ANNOUNCEMENTS

XVII. ADJOURN

VII. PLANNING AND ZONING CONSENT AGENDA

A. CHANGE OF ZONE APPLICATIONS

1. **COZ2021-014 - MAYRA ELIZONDO WITH PNP INVESTMENTS**
   Synopsis: Change of Zone from R-1(B) Single Family District to R-2(B) Two Family District for an existing duplex at 88 South 7th Street Trafficway, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
   Tracking #: 21897

2. **COZ2021-015 - DAVID S. LOTZ WITH CONTINENTAL CONSULTING ENGINEERS, INC.**
   Synopsis: Change of Zone from R-1 Single Family and A-G Agriculture Districts to MP-3 Planned Heavy Industrial District for a tow lot, police CSI building and UG Water Pollution Control office/storage building at 828 North 49th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
   Tracking #: 21898

B. SPECIAL USE PERMIT APPLICATIONS

1. **SP2021-015 - DANIEL CASTILLO FOR THE MOCKINGBIRD LOUNGE**
   Synopsis: Renewal of a Special Use Permit (SP-2019-21 - expired 3/28/2021) for a drinking establishment and live entertainment at 204 Orchard Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 5 YEARS)**
   Tracking #: 21899

2. **SP2021-041 - JAMES SULLIVAN WITH SULLIVAN PALMER ARCHITECTS**
   Synopsis: Special Use Permit for an auto storage and maintenance building at 1032 South 25th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**
   Tracking #: 21901

3. **SP2021-042 - BRYAN STOKES**
   Synopsis: Special Use Permit to keep farm animals at 734 South 76th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**
   Tracking #: 21902

4. **SP2021-045 - JAMES SULLIVAN WITH SULLIVAN PALMER ARCHITECTS**
   Synopsis: Special Use Permit for auto storage and maintenance building at 1037 South 26th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**
   Tracking #: 21903

5. **SP2021-048 - JOANNE HANSON WITH SANDIFER PROPERTIES, LLC**
   Synopsis: Special Use Permit for grading and site preparation for future industrial development at 1705 - 1831 South 45th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**
   Tracking #: 21904

C. VACATION APPLICATION

1. **VAC2021-005 - RANDALL CHERRY WITH CAPITALPLEX PROPERTIES, LLC**
   Synopsis: Vacation of right-of-way at 5837 Leavenworth Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
   Tracking #: 21906

D. PLAN REVIEW APPLICATION

1. **PR2021-013 - DAVID S. LOTZ, P.E. WITH CONTINENTAL CONSULTING ENGINEERS**
   Synopsis: Preliminary Plan for Wolcott Wastewater Treatment Plant Pump Station #50 for excess flow holding tank at 10525 Donahoo Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
   Tracking #: 21907

E. MASTER PLAN AMENDMENT

1. **MPL2021-004 - DAVID S. LOTZ, P.E. WITH CONTINENTAL CONSULTING ENGINEERS**
   Synopsis: Master Plan Amendment from Mixed-Use to Industrial at 828 North 49th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
   Tracking #: 21919

F. MASTER PLAN AMENDMENT

1. A RESOLUTION establishing a moratorium on the enforcement of the prohibition of murals in residential districts and setting temporary standards for enforcement under Chapter 27, Article VIII, Division 11 of the Code of Ordinances.
   Tracking #: 21920

G. MISCELLANEOUS - ORDINANCES (The following ordinances formalize previous Commission approval.)

1. AN ORDINANCE rezoning property at 837 Central Avenue (COZ-0001) from R-1 Single Family District to CP-3 Planned Commercial District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
   Tracking #: 21909

2. AN ORDINANCE authorizing a Special Use Permit (SP2021-024) for the Temporary Use of Land for the existing commercial truck driving training facility at 6801 State Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
   Tracking #: 21911

3. AN ORDINANCE authorizing a Special Use Permit (SP2021-025) for continuation of live entertainment in conjunction with restaurant at 151 South 18th Street, Suite A, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
   Tracking #: 21912

4. AN ORDINANCE authorizing a Special Use Permit (SP2021-030) for continuation of an event venue with live entertainment at 3150 North 91st Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
   Tracking #: 21918

5. AN ORDINANCE authorizing a Special Use Permit (SP2021-031) for continuation of a kennel for four (4) dogs at 334 North Thorpe, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
   Tracking #: 21913

6. AN ORDINANCE authorizing a Special Use Permit (SP2021-032) for continuation of a commercial specialty shop at 3704 North 99th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
   Tracking #: 21914

7. AN ORDINANCE authorizing a Special Use Permit (SP2021-033) for continuation of live entertainment at 701 Village West Parkway, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
   Tracking #: 21915

8. AN ORDINANCE authorizing a Special Use Permit (SP2021-036) to keep 20 chickens at 9350 Nelson Lane, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
   Tracking #: 21916

9. AN ORDINANCE authorizing a Special Use Permit (SP2021-037) for a Short-Term Rental/AirBnB at 2904 Eaton Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
   Tracking #: 21917

VIII. PLANNING AND ZONING NON-CONSENT AGENDA

A. SPECIAL USE PERMIT APPLICATIONS

1. **SP2021-039 - DAREC STOWELL**
   Synopsis: Special Use Permit for a Short-Term Rental/AirBnB at 4449 Rainbow Boulevard, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR - 6/1 VOTE)**
   Tracking #: 21900

2. **SP2021-049 - JOHN L. PETERSON, P.A.**
   Synopsis: Renewal of a Special Use Permit (SP-2020-33 - expired 5/28/2021) for Performance Auto Service at 1110 Merriam Lane, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR)**
   Tracking #: 21896

3. **SP2021-50 - RAYMOND KUSH**
   Synopsis: Special Use Permit for a parking lot (previous Special Use Permit SP-2018-89 expired 11/29/2020) at 1327 Minnesota Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS - 6/1 VOTE)**
   Tracking #: 21905

TAX STATUS REPORT
BOARD OF COMMISSIONERS AGENDA FOR JULY 1, 2021

None of the properties included in applications to be considered on the Planning & Zoning agenda have delinquent taxes prior to 2020.

NOTE: This information cannot serve as the basis for approval or denial of an application. It is not among the factors to be considered as set by ordinance or among accepted zoning factors and criteria. However, such information in certain cases might be relevant to evaluating accepted factors or as an accompaniment to other valid purposes and/or factors.

REGULAR AGENDA

IX. MAYOR'S AGENDA

X. REGULAR CONSENT AGENDA

1. **GRANT: 2022 FISCAL YEAR VOCA**
   Synopsis: Request permission to submit an application for the FY2022 VOCA grant to help fund the Victim Services Unit, submitted by Wendy Medina, Police Department. The grant amount is for $369,335 in federal funds with a required match by the KCKPD.

   *On June 21, 2021, the **Public Works and Safety Standing Committee**, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.*
   Tracking #: 21881

2. **NOMINATIONS: BOARDS AND COMMISSIONS**
   Synopsis: Nominations to Boards and Commissions:

   Ollie Carroll to the Commission on Human Relations & Disability Issues, 7/1/21-12/13/21, submitted by Commissioner Philbrook
   Marc Potter to the Wyandotte/Leavenworth Area Wide Advisory Council on Aging, 7/1/21-12/13/21, submitted by Commissioner Philbrook
   Tracking #: 21910

3. **PLAT: PIPER CREEK PUMP STATON**
   Synopsis: Plat of Piper Creek Estates located at Leavenworth Road and 138th Street and being developed by the Unified Government of Kansas City, Wyandotte County, Kansas, submitted by Brent Thompson, County Surveyor; and Troy Shaw, County Engineer.
   Tracking #: 21923

4. **PLAT: PROJECT SUPERBOWL - LOGISTICS PARK**
   Synopsis: Plat of Project Superbowl - Logistics Park located at 99th and Leavenworth Road and being developed by SP Bennet Lake Development, LLC, submitted by Brent Thompson, County Surveyor; and Troy Shaw, County Engineer.
   Tracking #: 21924

5. **MINUTES**

Synopsis: Minutes from regular session of May 27, 2021, and special session of June 10, 2021.
Tracking #: MINUTES

6. **WEEKLY BUSINESS MATERIAL**
Synopsis: Weekly business material dated June 24, 2021.
Tracking #: WEEKLY BUSINESS MATERIAL

XI. PUBLIC HEARING AGENDA

1. **PUBLIC HEARING/ORDINANCE: ROCK ISLAND BRIDGE PROJECT**
Synopsis: Conduct a public hearing to consider an ordinance to approve the Redevelopment Project Plan for Area 4 of Riverfront Redevelopment District.

On May 27, 2021, the Commission unanimously adopted Resolution No. R-38-21 setting the public hearing.
Tracking #: 21779

XII. STANDING COMMITTEES' AGENDA

XIII. ADMINISTRATOR'S AGENDA

1. **COMPREHENSIVE ANNUAL FINANCIAL REPORT FOR THE PERIOD ENDED 12/31/2020**
Synopsis: Presentation of the Unified Government's Comprehensive Annual Financial Report for the Fiscal Year ended December 31, 2020, submitted by Kathleen VonAchen, Chief Financial Officer; Debbie Jonscher, Deputy Chief Financial Officer; and Pamela Kahao, Accounting Manager.

A full version of this report is available at:
https://www.wycokck.org/files/assets/public/finance/documents/2020-cafr.pdf
Tracking #: 21925

XIV. COMMISSIONERS' AGENDA

XV. LAND BANK BOARD OF TRUSTEES' AGENDA

XVI. PUBLIC ANNOUNCEMENTS

XVI. ADJOURN

AGENDA UPDATE
UNIFIED GOVERNMENT COMMISSION MEETING
THURSDAY, JULY 1, 2021

X. REGULAR CONSENT AGENDA

ADDITIONAL ITEM

Item No. 2 - 21910.... NOMINATIONS: BOARDS AND COMMISSIONS
Synopsis: Nominations to Board and Commissions

Evelyn Hill to the Planning Commission & Board of Zoning Appeals, 7/1/21- 12/13/21, submitted by Commissioner Philbrook

County Administrator's Office
Douglas G. Bach, County Administrator

701 North 7th St., Suite 945
Kansas City, Kansas 66101-3064

Phone: (913) 573-5030
Fax: (913) 573-5540

NOTICE OF PENDING APPOINTMENT

DATE: July 1, 2021

BOARD POSITION: Planning Commission & Board of Zoning Appeals

INCUMBENT REPLACED: Nathan Reasons

TERM EXPIRATION DATE: Resigned

APPOINTING COMMISSIONER: Jane Philbrook

REQUEST FOR APPOINTMENT

NAME OF NEW APPOINTMENT: Evelyn Hill

ADDRESS:

CELL NUMBER AND EMAIL ADDRESS:

TERM OF OFFICE: 7/1/2021-12/13/2021

Planning and Urban Design

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

Phone: (913) 573-5750
Fax: (913) 573-5796
www.wycokck.org/planning

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: July 1, 2021

Re: **COZ2021-014**

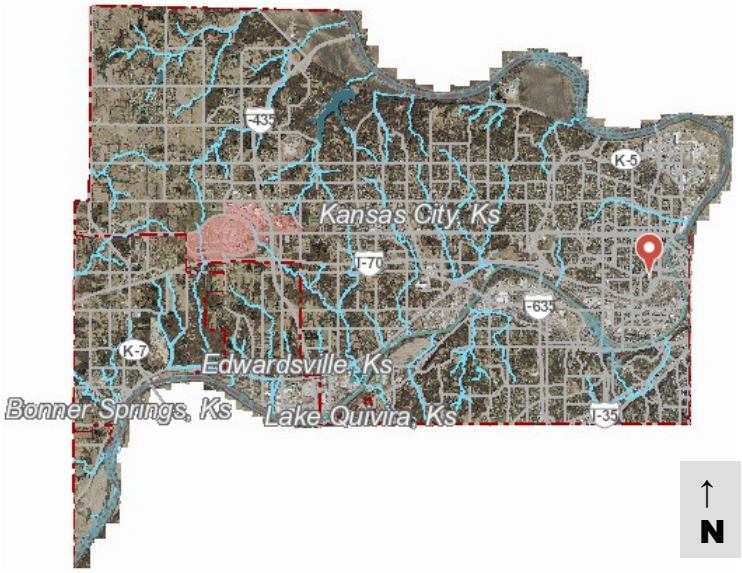
GENERAL INFORMATION

Applicant:
Mayra Elizando

Status of Applicant:
Representative
PNP Investments
16102 West 156th Terrace
Olathe, KS 66062

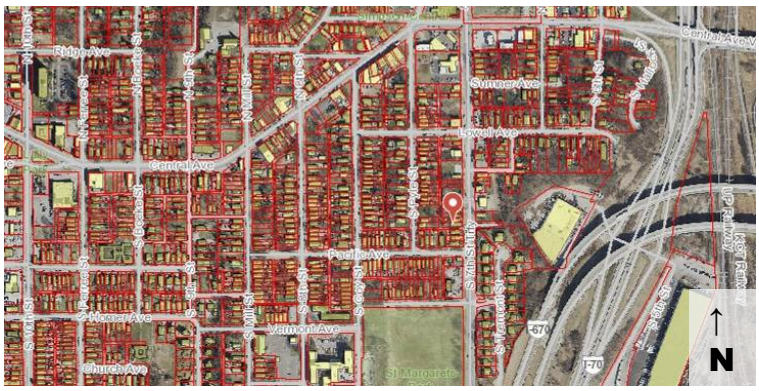
Requested Actions:
Approval of a Change of Zone.

Date of Application:
April 16, 2021



Purpose:
To change the zoning district from R-1(B) Single Family District to R-2(B) Two Family District.

Property Location:
88 South 7th Street Trafficway
Kansas City, Kansas 66101



Commission Districts:	Commissioner At Large: Tom Burroughs District #2 Commissioner: Brian McKiernan
Existing Zoning:	R-1(B) Single-Family District
Adjacent Zoning:	**North:** R-1(B) Single Family District **South:** R-1(B) Single Family District **East:** C-3 Commercial District **West:** R-1(B) Single Family District
Adjacent Uses:	**North:** Single-family residence **South:** Single-family residence **East:** Single-family residence **West:** Single-family residence
Total Tract Size:	0.90 Acre
Master Plan Area:	The subject property is within the Central Area Master Plan.
Master Plan Designation:	The Central Master Plan designates this property as Urban Density. The Urban Density land use designation allows a mix of detached and attached residences, including single-family houses, townhomes, duplexes, triplexes, and fourplexes. Allowed non-residential uses includes schools, places of worship, and libraries.
Major Street Plan:	The Major Street Plan designates South 7th Street Trafficway as a Class B Thoroughfare.
Required Parking:	R-1(B) District (current zoning): Section 27-455(d) requires two (2) off-street parking spaces on the premises for each single-family dwelling. R-2(B) District (proposed zoning): Section 27-457(d) requires one (1) parking space for each dwelling unit on the premises. There is no on-site parking available on the property.
Advertisement:	The Wyandotte Echo – May 20, 2021 Letters to Property Owners – May 21, 2021 and June 25, 2021
Public Hearings:	June 14, 2021 and July 1, 2021
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Mayra Elizondo with PNP Investments, is requesting a Change of Zone at 88 South 7th Street Trafficway from R-1(B) Single Family District to R-2(B) Two Family District. The Change of Zone is being requested in order to reflect the current, legally non-conforming use of the property.

City Ordinance Requirements: Article VI, Sections 27-196 – 27-216

Code Enforcement History: There are no outstanding Notices of Violation attached to this property. The subject property has not been previously cited by Property Maintenance Compliance.

FACTORS TO BE CONSIDERED

1. ***The character of the neighborhood.***

   The subject property is within the Riverview Statistical Neighborhood and is within the St. Joseph Watchdogs Neighborhood Group. The properties along South 7th Street Trafficway are a mix of commercial businesses and residences on small lots, typically one-tenth (0.1)-acre or less. Small residential lots are characteristic of the neighborhood to the west of the subject property. This neighborhood is one of the oldest in Kansas City—the residence on the subject property itself was constructed in 1890. Legal non-conforming uses are more common in older neighborhoods, due to the greater timeframe over which uses, building codes, and setbacks can change.

2. ***The zoning and uses of properties nearby and the proposed use's expected compatibility with them.***

   The subject property is surrounded by parcels zoned in the R-1(B) District. The proposed use—a two-family residence—is still likewise residential. The subject property has legal non-conforming use status, which has allowed the property to operate as a two-family residence for years. In fact, the design of the building indicates that it was built to be a duplex 131 years ago. Although Staff has not yet confirmed that the property has been used as a duplex for its entire history, it has proven compatible with the surrounding properties so far.

3. ***The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property?***

   The subject property has likely always existed as a two-family residence. Therefore, the restrictions of the R-1(B) District may have never applied, and therefore have effectively already been removed. There are no signs of previous or current incompatibility between the subject property and the single-family residences around it.

4. ***The length of time the property has remained vacant as zoned.***

   It is unclear if the property is currently occupied.

5. ***The extent to which the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality or marketability of nearby property.***

   Permitting the subject property's current use, which is allowed by the property's legal non-conforming use status, will have a positive effect on the housing situation within Kansas City and Wyandotte County. While it may not be reasonably necessary to select this particular property or neighborhood for two-family residences, it is certainly reasonable to allow a use to continue as it was built to be and has been for years, provided that use itself is similar to the surrounding uses and has not caused issues with the surrounding allowed uses. Staff would like to note that any potential or previous problem with renters is not an issue of compatible use with the neighboring properties, as rental units are already allowed to operate in single-family districts, so long as there is a current rental license for the property.

6. ***The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.***

   The subject property is currently being used as a two-family residence. There will be no increase in use or number of units, so therefore no increase in the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems. There is currently no off-street parking provided on the property and a parking variance must be applied for in conjunction with this change of zone request.

7. ***The degree of conformance of the proposed use to the Master Plan.***

   The Central Area Master Plan designates this property as Urban Residential. The Urban Density land use designation allows a mix of detached and attached residences, including single-family houses, townhomes, duplexes, triplexes, and fourplexes. A Change of Zone to the R-2(B) Two Family District allows for a multi-family residence to continue legally operating in the neighborhood. A duplex is anticipated and allowed by the Central Area Master Plan to exist under the Urban Density land use designation. Therefore, the proposed use conforms with the Central Area Master Plan.

8. ***The extent to which the proposed use could cause environmental harm or enhance the environment.***

   The residence is pre-existing; the applicant is not purposing any more development at this time. Therefore, the proposed use will not cause any

increased environmental harm. In fact, allowing the property to continue to be used as a duplex may prevent further environmental harm elsewhere by providing another housing unit that would otherwise be built on previously undeveloped land.

9. The extent to which utilities and public services are available and adequate to serve the proposed use.

a. Water service

Water service is provided by BPU.

b. Sanitary sewer service

Sanitary sewer mains are in front of the subject property on South 7th Street Trafficway and in the rear of the subject in the alley.

c. Storm water control

Storm water mains are located across the South 7th Street Trafficway, on a public right-of-way.

d. Police

Police service is provided by East District, #115.

e. Fire

Fire service is provided by Fire Station #3.

f. Transit

The property is approximately one (1) block north of the 7th & Pacific stops along the 7th Street/Parallel (107) bus route.

g. Schools

Public education is provided by Whittier Elementary School, Central Middle School, and Wyandotte High School, under Kansas City USD 500.

h. Streets

The property is accessible by South 7th Street Trafficway, as well as alley access directly to the west and south.

10. The economic impact of the proposed use on the community.

While the Change of Zone will not increase the housing supply within Kansas City and Wyandotte County, it will not have the effect of decreasing the housing

supply either, which would be the end result if the property were to lose its legal non-conforming use status. A reduction in housing choice, especially housing choice other than detached, single-family structures, is vital to attracting and keeping residents in Kansas City and Wyandotte County. Rezoning a property to allow for a legally existing use will maintain the number of housing units available, which will avoid a potential detrimental economic impact if a housing unit is lost.

11. The capability of the proposed use to meet applicable ordinance requirements.

The property appears to not be in compliance with the R-2(B) District parking requirements, which requires at least one (1) parking spaces for each dwelling unit be provided. Section 27-456(d), parking regulations for the R-2 District, provides specifications for on-site parking spaces. The applicant must provide a parking plan demonstrating two (2) on-site parking spaces in compliance with Section 27-456(d). Presently the subject property does not meet the parking standards for the current or proposed zoning district.

12. The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.

Allowing for a Change or Zone will prevent any potential future loss of the legal non-conforming use of the subject property, which in turn would result in hardship on the property owner by reducing one (1) unit in the residence, and a cause a reduction in the local housing stock. Furthermore, even under the legal non-conforming use status, the current property owner has been prevented by the Rental Licensing Division from renewing the rental license for the property due to the incongruity between the district zoning and the property's use. The historic and ongoing use of this property as a duplex shows that no additional hardships will be imposed on the neighboring landowners, and in fact loss of the two-family unit use would be detrimental to the public welfare as it would reduce the local housing stock.

PREVIOUS ACTIONS

N/A

NEIGHBORHOOD MEETING

The applicant received comments via emails and phone calls through June 1, 2021. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant (see the "Attachments" section of this report).

KEY ISSUES

Land Use Compatibility
Parking Spaces
Spot Zoning
Utility Hookups

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of Change of Zone Application COZ2021-014, subject to:

1) **The designated parking area in the rear yard must be paved. Parking plan has been received and can be found in the "Attachments" section of this report. The applicant must provide a revised parking plan demonstrating the dimensions of the parking spaces and the distance of the parking spaces from the rear property boundary line;**
2) **Per Section 27-609(a), the applicant and the subject property must comply with the following requirements:**
    a. **All parking and maneuvering areas on the property shall be graded and surfaced with a permanent bituminous or concrete pavement. The minimum such surface shall be two inches of asphalt over six inches of compacted gravel. The unified government engineer shall determine acceptable alternatives;**
    b. **All parking spaces shall be clearly marked.;**
    c. **All improvements shall be designed and constructed as necessary to prevent dust, erosion, excessive water flow across streets or adjoining property, and to control traffic; and,**
    d. **Failure to keep such areas in satisfactory condition that is free from holes, clearly delineated, etc. shall constitute a violation of this article;**
3) **Per Section 27-609(b)(1), parking, loading and maneuvering areas for new single-family residences or for replacement or expansion of existing asphalt or concrete areas shall be improved with a permanent asphalt or concrete pavement to the standards set out in subsection (a) of this section;**
4) **Per Section 27-609(b)(3), existing single-family dwellings may have a driveway ten feet in width or less extending directly from the street or alley to the house if there is no garage, or to the rear yard, can be paved in its entirety, or as continuous concrete wheel paths, or improved in its entirety with a minimum four-inch depth of gravel or its equivalent. Any other parking, loading, or maneuvering areas must be paved with a minimum of two inches of asphalt over six inches of compacted gravel or its equivalent, as subject to the provisions of subsection (a) of this section. If the parking, loading or maneuvering area is in the rear yard it may be improved with a minimum four-inch depth of gravel so long as it includes less than 40 percent of the rear yard and less than 1,000 square feet in area;**

5) **If continued to be used as a rental property, the applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
6) **The applicant will complete all improvements within six (6) months; and,**
7) **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.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission,

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of **COZ2021-014,** subject to all comments and suggestions outlined in this staff report, and the conditions of the City Planning Commission.

ATTACHMENTS

June 14, 2021 City Planning Commission Minutes
Land Use Map
Aerial Map
Zoning Map
Photos of the Property Provided by Staff, Dated May 23, 2021
Photos of the Property Submitted by the Applicant
Floor Plan Provided by the Applicant
Parking Plan Submitted by the Applicant
Additional Information Provided by the Applicant
Neighborhood Meeting Materials, Dated June 1, 2021

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Board of Commissioners
Public Hearing Change of Zone	June 14, 2021 Approval	July 1, 2021

STAFF CONTACT: **Michael Farley**
mfarley@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2021-014** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report, and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **COZ2021-014,** as it is not in compliance with the City Ordinances and as it will not promote the health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

June 14, 2021 City Planning Commission Minutes:

Hearing starts at 2:02:58:

CHANGE OF ZONE APPLICATION COZ2021-014 – MAYRA ELIZONDO WITH PNP INVESTMENT - SYNOPSIS: Change of Zone from R-1(B) Single Family District to R-2(B) Two Family District for an existing duplex at 88 South 7th Street.

***Detailed Outline of Requested Action*:** The applicant, Mayra Elizondo with PNP Investments, is requesting a Change of Zone at 88 South 7th Street Trafficway from R-1(B) Single Family District to R-2(B) Two Family District. The Change of Zone is being requested in order to reflect the current, legally non-conforming use of the property. *City Ordinance Requirements*: Article VI, Sections 27-196 – 27-216

Code Enforcement History: There are no outstanding Notices of Violation attached to this property. The subject property has not been previously cited by Property Maintenance Compliance.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated June 14, 2021;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and

7. The Notices to property owners.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- Mayra Elizando, applicant, PNP Investments, 6730 Goodman Drive, Merriam, Kansas
- Florency Winslow, owner of 88 South 7th Street Trafficway, Kansas City, Kansas

Present in Opposition:

- No one appeared

Staff Recommendation starts at 2:08:03: Planning Director Hand stated that this is a legal non-conforming duplex, and the applicant is requesting rezoning from R-1(B) Single Family District to R-2(B) Two Family District. It is located in the Central Area Master Plan and is at the corner of a "T" alley. There is a significant grade change from east to west, so the alley is higher than 7th Street. The applicant has stated they can and will comply with the requirement for two (2) off-street parking spaces. Staff usually recommends giving the applicant six (6) months to make the improvements, which is not in the staff report. Based on the testimony this evening, and as there are no Notices of Violation, Staff recommends approval subject to the conditions in the staff report and the improvements are made within six (6) months.

Motion and Vote starts at 2:10:20:

On motion by Ms. Armstrong, seconded by Mrs. Jones, the Planning Commission voted as follows to recommend **APPROVAL** of **Change of Zone Application COZ2021-014**

Carson	**Chairman**
Armstrong	**Aye**
Cho	**Not Present**
Connelly	**Aye**
Ernst	**Aye**
Huey	**Not Present**
Jones	**Aye**
Miller	**Aye**
Mohler	**Aye**
Pauley	**Not Present**
Reasons	**Aye**

Motion to RECOMMEND APPROVAL Passed: 7 to 0
Subject to:

1) **The designated parking area in the rear yard must be paved. Parking plan has been received and can be found in the "Attachments" section of this report. The applicant must provide a revised parking plan demonstrating the dimensions of the parking spaces and the distance of the parking spaces from the rear property boundary line;**

2) **Per Section 27-609(a), the applicant and the subject property must comply with the following requirements:**
    a. **All parking and maneuvering areas on the property shall be graded and surfaced with a permanent bituminous or concrete pavement. The minimum such surface shall be two inches of asphalt over six inches of compacted gravel. The unified government engineer shall determine acceptable alternatives;**
    b. **All parking spaces shall be clearly marked.;**
    c. **All improvements shall be designed and constructed as necessary to prevent dust, erosion, excessive water flow across streets or adjoining property, and to control traffic; and,**
    d. **Failure to keep such areas in satisfactory condition that is free from holes, clearly delineated, etc. shall constitute a violation of this article;**
3) **Per Section 27-609(b)(1), parking, loading and maneuvering areas for new single-family residences or for replacement or expansion of existing asphalt or concrete areas shall be improved with a permanent asphalt or concrete pavement to the standards set out in subsection (a) of this section;**
4) **Per Section 27-609(b)(3), existing single-family dwellings may have a driveway ten feet in width or less extending directly from the street or alley to the house if there is no garage, or to the rear yard, can be paved in its entirety, or as continuous concrete wheel paths, or improved in its entirety with a minimum four-inch depth of gravel or its equivalent. Any other parking, loading, or maneuvering areas must be paved with a minimum of two inches of asphalt over six inches of compacted gravel or its equivalent, as subject to the provisions of subsection (a) of this section. If the parking, loading or maneuvering area is in the rear yard it may be improved with a minimum four-inch depth of gravel so long as it includes less than 40 percent of the rear yard and less than 1,000 square feet in area;**
5) **If continued to be used as a rental property, the applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
6) **The applicant will complete all improvements within six (6) months; and,**
7) **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.**

LAND USE MAP

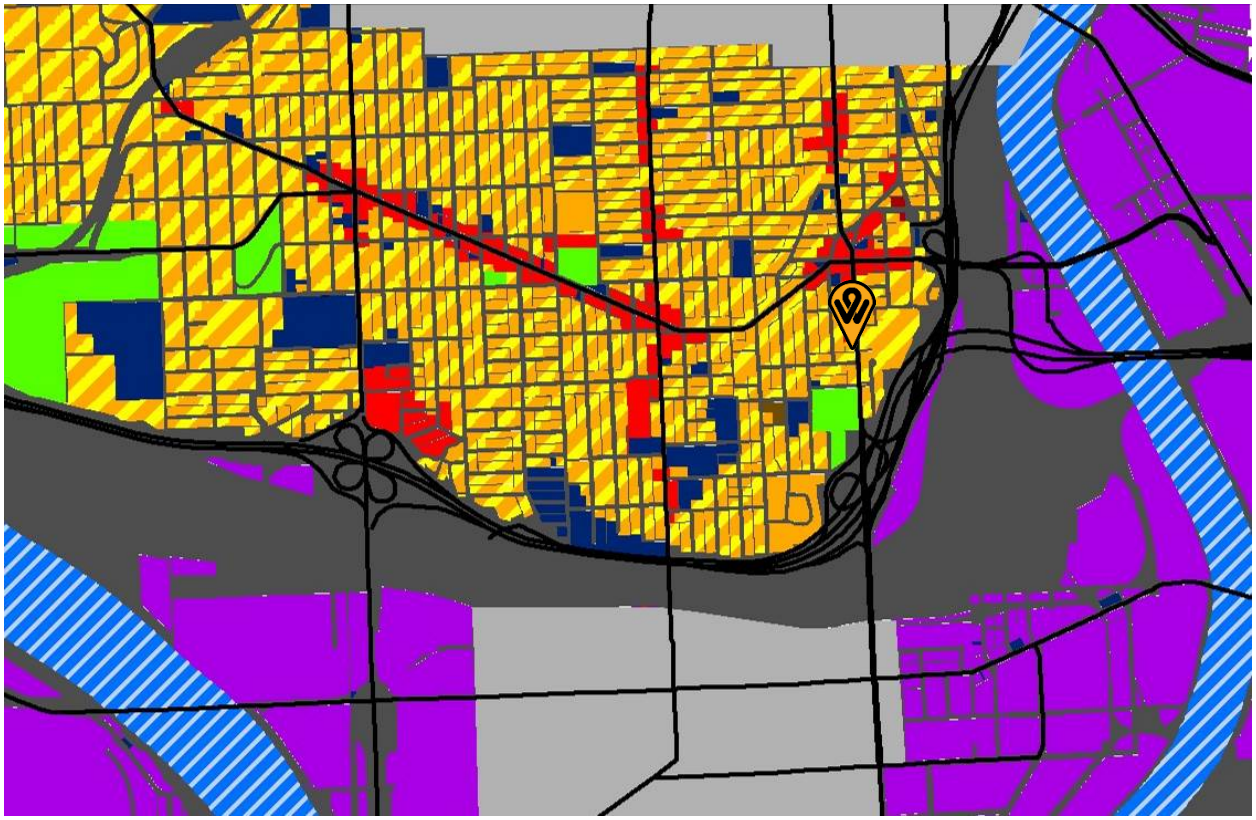
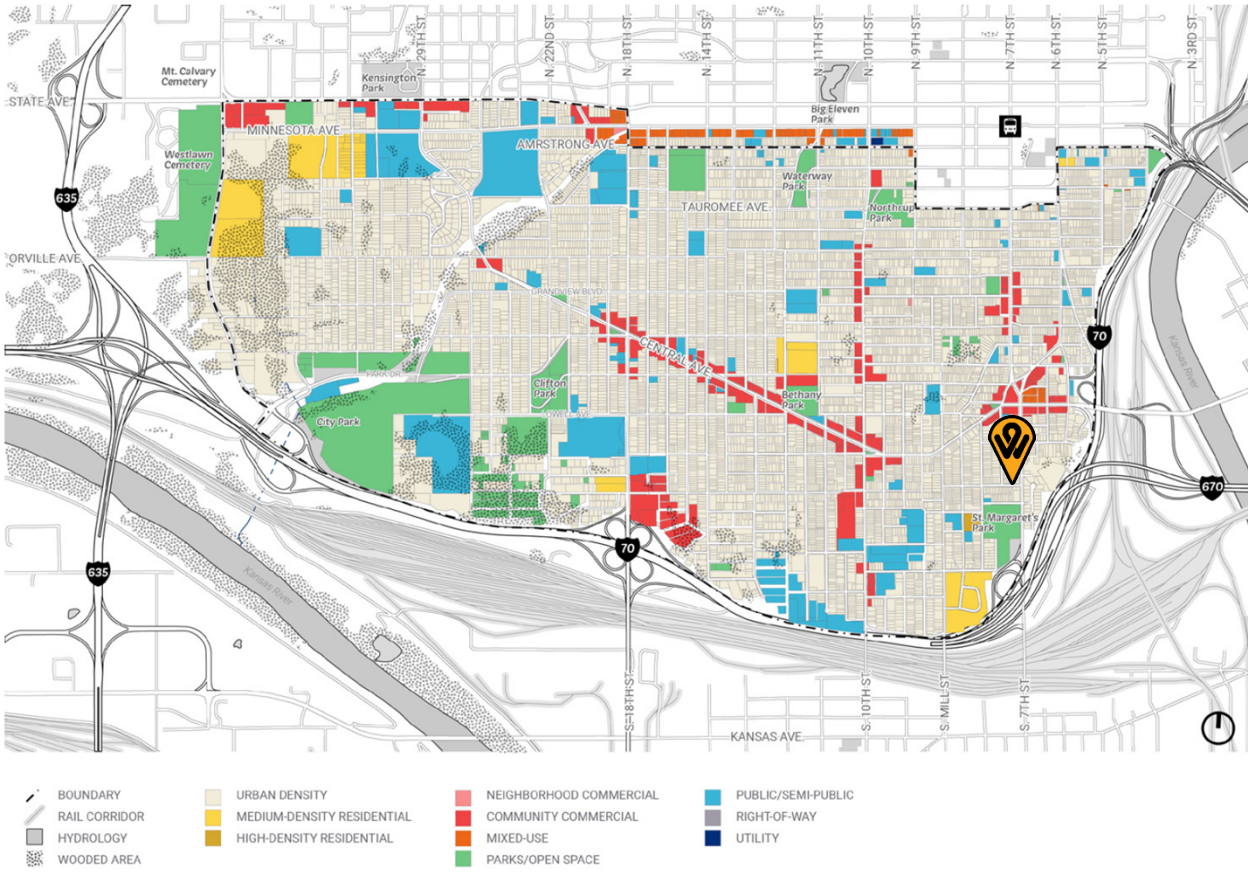
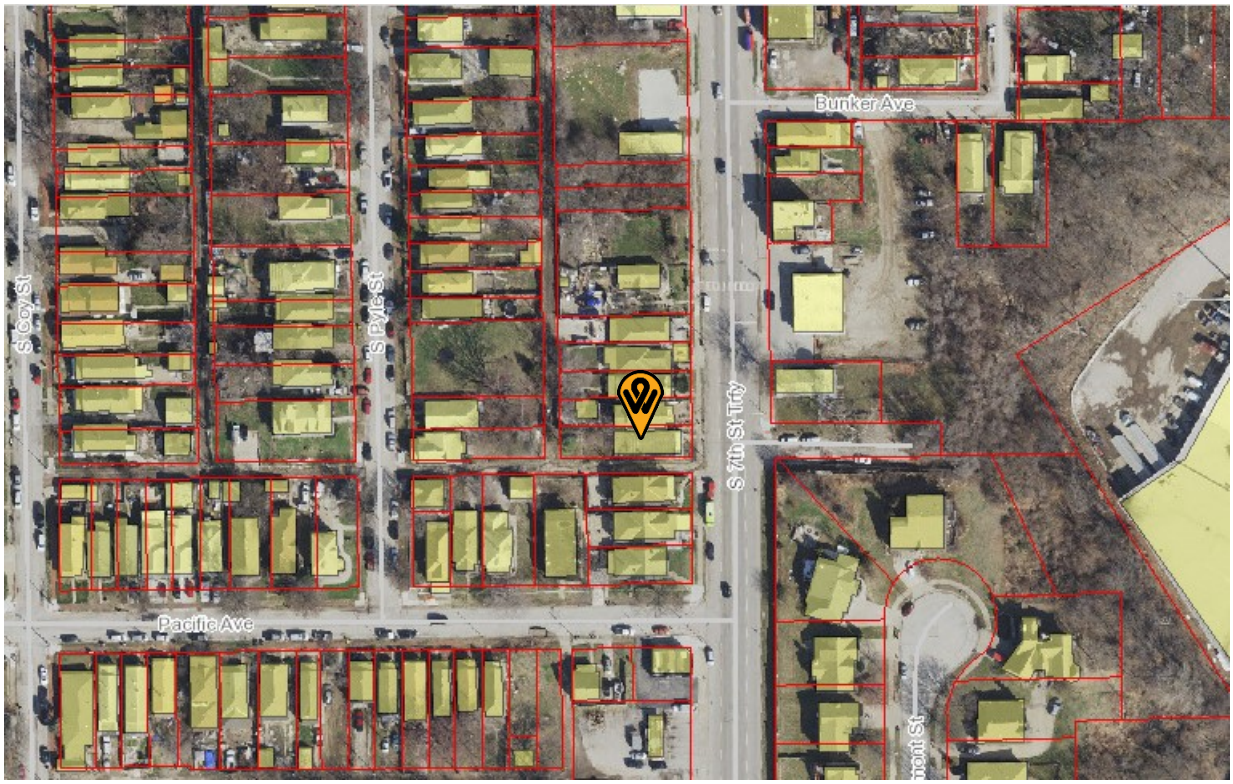


Figure 44: **Future Land Use Plan**



AERIAL MAP



ZONING MAP

PHOTOS OF THE PROPERTY PROVIDED BY STAFF, DATED MAY 23, 2021

PHOTOS OF THE PROPERTY PROVIDED BY STAFF, DATED MAY 23, 2021, CONT.

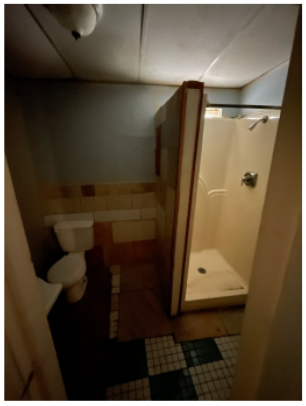
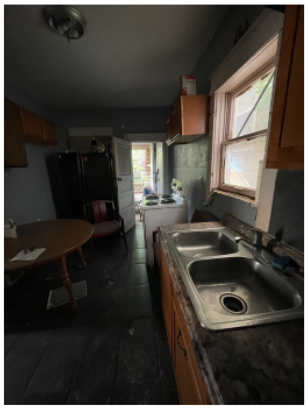
PHOTOS OF THE PROPERTY SUBMITTED BY THE APPLICANT

1.

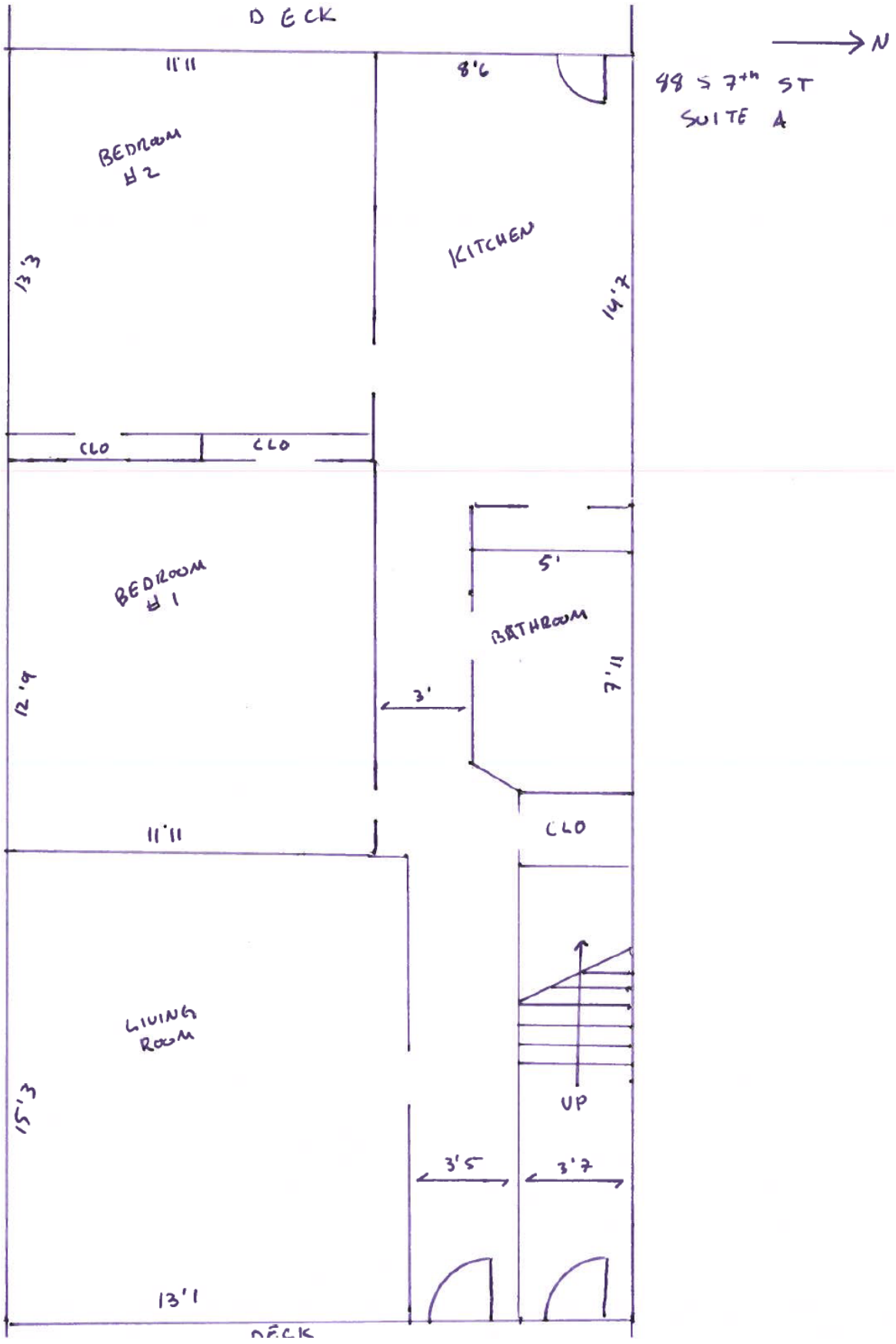
Parking

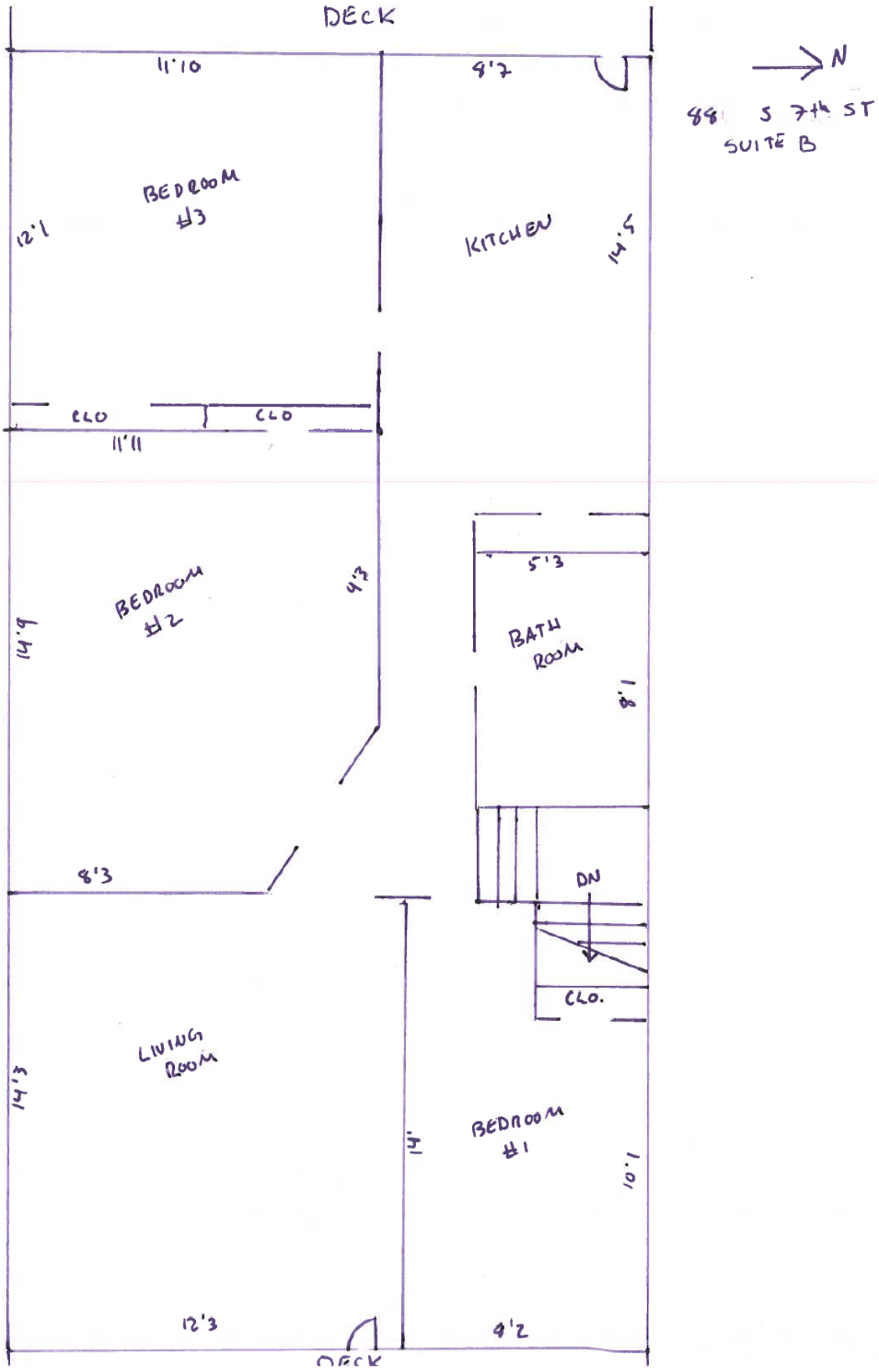
PHOTOS OF THE PROPERTY SUBMITTED BY THE APPLICANT, CONT.

Apartment 1:

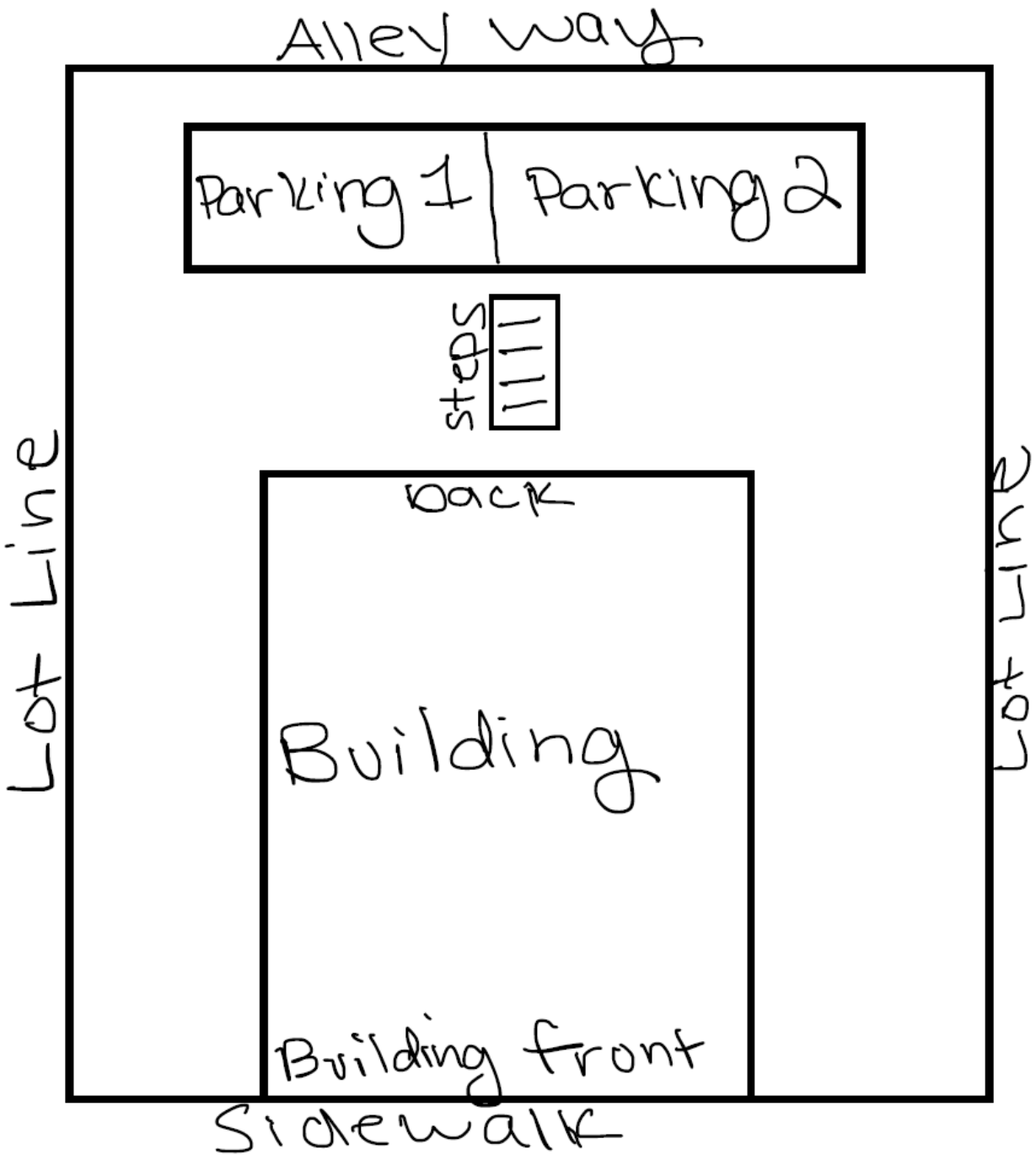



Apartment 2:


DECK
11'11
8'6
N
48 - 7th ST
SUITE A
BEDROOM #2
KITCHEN
13'3
14'7
CLO
CLO
BEDROOM #1
5'
BATHROOM
12'9
3'
7'11
11'11
CLO
LIVING ROOM
UP
15'3
3'5
3'7
13'1
DECK


DECK
11'10
9'7
N
88 S 7th ST
SUITE B
BEDROOM #3
12'1
KITCHEN
14'5
CLO
CLO
11'11
BEDROOM #2
14'9
4'3
5'3
BATH ROOM
8'1
8'3
DN
CLO.
LIVING ROOM
14'3
14'
BEDROOM #1
10'1
12'3
4'2
DECK

PARKING PLAN SUBMITTED BY THE APPLICANT



ADDITIONAL INFORMATION PROVIDED BY THE APPLICANT

9. Additional Information Please note any additional information that may assist staff in reviewing this request.

property was orginally zoned as multi-family then the owner went to renew the rental license and registered the building as single.

NEIGHBORHOOD MEETING MATERIALS, DATED JUNE 1, 2021

Attendance Sheet and Meeting Minutes for COZ2021-014

Name:

Meeting Minutes: No one called or emailed.

Planning and Urban Design

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

Phone: (913) 573-5750
Fax: (913) 573-5796
www.wycokck.org/planning

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: July 1, 2021

Re: **Change of Zone Petition COZ2021-015 and MPL2021-004**

GENERAL INFORMATION

Applicant:
David S. Lotz, P.E.

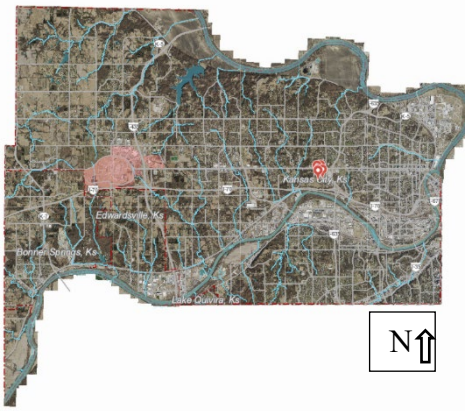
Status of Applicant:
Representative
Continental Consulting Engineers, Inc.
11006 Parallel Parkway
Kansas City, KS 66109

Requested Actions:
Change of Zone from
A-G Agriculture and R-1 Single Family Districts to
MP-3 Planned Heavy Industrial District.

Master Plan Amendment from Mixed Use to Industrial (City-Wide Master Plan).

Date of Application(s):
April 26, 2021

Purpose: To build a KCKPD CSI building and tow lot, offices and service center for Water Pollution Control and associated parking for guests and employees.



Property Location: 600 North 49th Street, 616 North 49th Street, 626 North 49th Street, 626R North 49th Street, 710 North 49th Street, 712 North 49th Street, 728 North 49th Street, 738 North 49th Street, 822 North 49th Street, 825 North 49th Street, and 828 North 49th Street

Commission Districts: Commissioner At-Large: Melissa Bynum
District #8 Commissioner: Dr. Jane Winkler Philbrook

Existing Zoning: A-G Agriculture and R-1 Single Family Districts

Adjacent Zoning:

North:	R-1 Single Family, C-1 Limited Business and CP-2 Planned General Business Districts
South:	R-1 Single Family and MP-1 Planned Light Industrial and Industrial Park Districts
East:	R-1 Single Family District
West:	R-1 Single Family and C-1 Limited Business Districts

Adjacent Uses:

North:	Grace Temple Baptist Church, Neighborhood Resource Center and Aldi's grocery store
South:	Forest View Landfill (closed) and Twin Traffic
East:	Single family homes and undeveloped lots
West:	UG Fleet Services, Hilltop Saddle Club, and a single-family home

Total Tract Size: 37.25 Acres

Master Plan Area: City-Wide Master Plan

Master Plan Designation: The City-Wide Master Plan designates this property as Mixed-Use, which allows specialty retail, sit-down restaurants, convenience retail uses such as banks, drug stores, professional and office services, institutional uses such as churches, schools, libraries, etc., parks, plaza, open space, and mixed-density residential uses.

Major Street Plan: The Major Street Plan classifies North 49th Street, Armstrong Avenue and Muncie Drive as Local Streets.

Required Parking: Sec. 27-4670(f) In no case, however, shall less than one space for each 500 square feet of building floor area be provided. For buildings larger than 20,000 square feet, only one space for each 1,000 square feet needs to be provided for increments between 20,000 and 50,000 square feet. For buildings larger than 50,000 square feet parking required for increments over 50,000 square feet will be determined by the Director of Planning. 143 visitor and employee parking spaces are provided.

Advertisement: The Wyandotte Echo – Change of Zone- May 20, 2021; Master Plan Amendment – May 20, 2021
Letters to Property Owners – Change of Zone – May 21, 2021 and June 25 2021

Public Hearings: June 14, 2021 and July 1, 2021

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, David Lotz on behalf of the Unified Government Water Pollution Control and KCKPD, applied for a change of zone from A-G Agriculture and R-1 Single Family Districts to MP-3 Planned Heavy Industrial District, preliminary plat four (4) lots and build two (2) buildings totaling 81,536 square feet on 37.25 acres. The applicant also wants to amend the City-Wide Master Plan from Mixed-Use to Industrial to allow the evidence and tow lots on the property.

City Ordinance Requirements: *Article VIII Sections 27-340 – 27-765 and Article VII Sections 27-245 – 27-339*

Code Enforcement History: There is no Notice of Violations on the properties.

FACTORS TO BE CONSIDERED

1. ***Neighborhood character***

   The area is predominately rural in nature, however there are various UG offices and buildings in the surrounding area, specifically to the north and west. This area is shifting to more industrial uses with Twin Traffic expanding to the southeast and Scavuzzo's redevelopment of Indian Springs.

2. ***The zoning and uses of properties nearby and the proposed use's expected compatibility with them.***

   The zoning and uses of properties nearby are set out above. The office functions are compatible with the surrounding properties; however, the proposed evidence lot and tow lot are not compatible with the residential properties to the west and east.

3. ***The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property?***

   Under the current zoning, the properties are suitable for single family homes and low impact uses. The removal of the restrictions with the rezoning may affect

nearby residential properties if the specific performance standards are not strictly followed. While this site was formerly a dirt fill site and dust was an on-going problem during that operation, the addition of KCKPD and Water Pollution Control office buildings and tow lots will eliminate those issues because the existing impervious surfaces will be landscaped or paved instead of its current condition of gravel and broken pavement.

4. ***The length of time the property has remained vacant as zoned.***

   The length of time the properties have been vacant range from decades to a few months.

5. ***The extent to which the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality or marketability of nearby property.***

   The proposed use is reasonably necessary for the convenience and welfare of the public, as this property will be used to support the public safety future for the KCKPD and Public Works Department – Water Pollution Control Division. If the existing tree stands can be preserved, the outside storage lots and buildings are properly screened from public view and the surrounding residences, and the overall development can blend in with the topography, then it may not injure the visual quality or marketability of nearby property and the rural character of the area.

6. ***The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.***

   The proposed development will increase traffic on Armstrong Avenue and Muncie Drive because employees will occupy the CSI laboratory building and Water Pollution Control Office and Service Center to provide office and administrative space, maintain vehicles and train on equipment.

7. ***The degree of conformance of the proposed use to the Master Plan.***

   The proposed uses require a Master Plan Amendment from Mixed Use to Industrial, which is part of this application.

8. ***The extent to which the proposed use could cause environmental harm or enhance the environment.***

   The proposed use should not cause environmental harm because a detention pond is proposed to the south, which will capture runoff before it is discharged into the storm sewer system. The tow lot will need stormwater quality enhancements to ensure that fluids are not released into the storm sewer prior to being treated. If the site is developed to preserve the eastern tree stands,

maintain grading, and implement stormwater best management practices, the new uses could enchase the existing environment.

9. ***The extent to which utilities and public services are available and adequate to serve the proposed use.***

   a. ***Water service***

      Water service is provided by BPU.

   b. ***Sanitary sewer service***

      Sanitary sewer service is provided by the UG.

   c. ***Storm water control***

      To be designed to meet City Code.

   d. ***Police***

      Police service is provided by Midtown Patrol, District #441.

   e. ***Fire***

      Fire service is provided by Fire Station #2 located at 62nd Street and State Avenue.

   f. ***Transit***

      Kansas City ATA provides service along State Avenue, Route #101 with a transit stop proposed at the intersection of 50th Street and State Avenue, approximately 750 feet to the north.

   g. ***Schools***

      Public education is provided by Kansas City, Kansas USD 500.

   h. ***Streets***

      To be designed to meet Public Works standards.

10. ***The economic impact of the proposed use on the community.***

    The proposed use will have a minimal economic impact on the community as these properties will be tax exempt.

11. ***The capability of the proposed use to meet applicable ordinance requirements.***

    The proposed use is capable of meeting applicable ordinance and other requirements.

12. ***The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.***

    The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the landowners is minimal. If this application is denied, the owners will still have property that is able to be developed, however, not in the form they are currently proposing.

13. ***Development of such character that it can be used safely without danger to health, or peril from fire, flood, erosion, excessive noise or other adversity.***

    The development can be used safely without danger to health, flood, or erosion. Excessive noise, parking lot and building lighting, and headlights will be further mitigated by landscaping and using the existing site topography to hide the site from Muncie Drive and Armstrong Avenue.

14. ***Streets are designed so as to provide a safe, convenient and functional system for vehicular traffic, and having such width, gradient, location and structural quality as to accommodate prospective traffic as determined by existing and probable future land and building uses.***

    The Major Street Plan classifies Muncie Drive and Armstrong Avenue as Local Street. Internal streets will be designed to provide a safe, convenient, and functional system for vehicular traffic, and having such width, gradient, location, and structural quality as to accommodate prospective traffic as determined by existing and probable future land and building uses.

15. ***Assurance that buildings, lots, blocks, parcels and streets are so arranged as to afford adequate light, open space or air, to facilitate fire protection, and to provide for long-term sustained real estate values.***

    The building and streets will be arranged as to afford adequate light and open space to facilitate fire protection because substantial screening vegetation will be planted, and kept, and existing ridgelines and trees stands preserved along Muncie Drive, Armstrong Avenue, and the eastern and southern property lines.

16. ***Development patterns are designed with due regard to topography, so that the natural features of the land and vegetation shall be protected and enhanced.***

    Staff had previous conversations with the applicant to shield and screen the overall development from Muncie Drive, Armstrong Avenue, and the residences to the east by using the existing topography and vegetation on site.

17. ***Adequate sites are provided for schools, parks, playgrounds, and other community services so that residents of all neighborhoods shall have convenient access to such facilities.***

    This development is for Unified Government and KCKPD personnel. There are not facilities for schools, parks, playgrounds, and other community services due to the perimeter security fencing on site to enclose vehicles, equipment and KCKPD evidence.

PREVIOUS ACTIONS

1. SP-2017-74 was approved by the Unified Government Board of Commissioners on March 1, 2018 for site remediation from the dirt fill operation.
2. SP-2015-52 was approved by the Unified Government Board of Commissioners for dirt fill and recyclable materials site on October 1, 2015.
3. SP-2013-10 was approved by the Unified Government Board of Commissioners for dirt fill and recyclable materials site on March 1, 2013.

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on June 1, 2021, by virtual meeting (Zoom). Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Preservation of Ridge Lines, Vegetation and Natural Features
Noise, Smell, and Visual Impacts
Compliance with the Sidewalk and Trails Master Plan
Building Design
Landscaping and Screening
Traffic
Lighting and Glare
Construction Traffic, Noise, Glare and Staging
Future Industrial Use Conflicts

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of Change of Zone Application COZ2021-015 and Master Plan Amendment MPL2021-004, subject to:

1. **If the property is sold in the future, a deed restriction shall be placed on property restricting the site for a tow lot and office related activities, as MP-3 allows the most intensive, noxious, odorous industrial uses in the zoning code;**
2. **North 49th Terrace should be vacated from Armstrong Avenue south, so the Unified Government does not have to maintain the street. Grace Temple**

Baptist Church will obtain half of the street and can continue to use the west side of the site as parking and access. The Final Plat will properly vacate North 49th Terrace;

3. **Proposed development within this plat will require civil drawings to be submitted, which may result in submitting a revised replat;**
4. **The sidewalk shall be constructed along Muncie Drive and Armstrong Avenue. Staff will continue to evaluate the ability to install a sidewalk that connects to State Avenue along North 50th Street as part of the Final Development Plan;**
5. **Traffic Engineering and Public Works will evaluate the Muncie Drive as the primary route for tow trucks and other large vehicles during the Final Development Plan. Alternate routes shall be explored;**
6. **Per Building Inspection Department:**
    a. **Caution is advised as part of this property may have been a prior fill site;**
7. **Per Business Licensing Division:**
    a. **If approved, tenants will need to file and maintain a current occupation tax application;**
8. **The CSI Building shall have internalized downspouts. The Water Pollution Control building shall have downspouts that are painted to match the building and roof;**
9. **Barbed wire fencing shall be oriented inwards toward the property rather than out towards the public right-of-way or adjacent residential uses;**
10. **The fencing along north edge of Lot 2, south of the main entry drive shall be changed to an architectural screen fence as to screen any outside storage outside the Water Pollution Control Building from Muncie Drive. The architectural screen fence shall continue east and connect to the KCKPD CSI Lot;**
11. **Protect existing ridge lines and vegetation within the development to further assist in screening the development from Muncie Drive, Armstrong Avenue, and the residents to the east, in addition to preserving existing trees stands and underlying vegetation on site. The vegetation that runs along Armstrong Avenue shall screen the evidence lot from public view. The tree stand along the east property line shall be preserved to screen the residences from the KCKPD evidence and tow lots. This will help save money on future landscaping by not having to plant, irrigate and maintain new trees due to the removal of existing old growth trees during the land disturbance and grading process. Staff will review these areas during the Final Development Plan;**
12. **The areas around detention basins A and B shall be redesigned to include reforesting areas that were lost due to grubbing and grading, minimize grading, and preserve existing tree stands;**
13. **The open area west of Lot 2 (Water Pollution Control Service Center) between Hilltop Saddle Club and the single-family home, preserve in perpetuity as open space. Reforest the area, minimize the grading and redesign to preserve the tree stand. Water Pollution Control will need to provide further details as to the type of outdoor training that will occur in the future;**

14. **No building, CSI/tow lot storage or employee parking shall be visible from the perimeter of the development as the adjacently zoned properties are predominately R-1 Single Family Districts;**
15. **Sec. 27-469(g) Trees are required at not less than one (1) per 10,000 square feet of site area. Six (6) foot high architectural screening in combination with a buffer area is to be provided alongside the rear property lines common to or across an alley from residentially zoned property. The architectural screen can either be fencing or landscaping. The fence may be comprised of wood or metal paneling with masonry columns every thirty-two (32) feet on center;**
16. **Sec. 27-700(b)(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 adjacent to the property line and one row of shade trees spaced not more than 40 feet on center and one row of large shrubs spaced not more than eight (8) feet on center**
17. **All overstory trees shall be at least two (2) inch caliper when planted. All ornamental trees shall be at least two (2) inch caliper when planted. All evergreens shall be at least six (6) feet when planted. All shrubs shall be five (5) gallons when planted;**
18. **All landscaping shall be irrigated;**
19. **Landscaping is required to screen all parking areas and service entries. This includes perimeter parking and the trash enclosure.**
    a. **All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times;**
20. **BPU transformer pad shall be completely screened on three (3) sides with 6-foot junipers setback (3) feet from the pad and ten (10) feet from the door opening. Additionally, if the transformer doors open towards the parking lot, the 10-foot setback is established in the parking lot, therefore the gate/enclosure shall be constructed in front of the transformer;**
21. **All utility connections, this includes green electrical boxes and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building. Rooftop mechanical equipment shall be screened from public view by an architectural screen (not perforated);**
22. **Mechanical equipment or other utilities whether on the ground or mounted on the building shall be screened from public view. The screening shall either be dense landscaping with a minimum of six-foot (6) evergreens or an architectural wall constructed from the same materials as the main building;**
23. **Sec. 27-699(b)(9) Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged as 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;

24. **All lighting whether mounted on the building or installed in the parking lot shall have 90-degree cutoff fixtures;**
25. **Shall comply with the sign code;**
26. **Hours of operation for construction shall be during daylight hours. Exceptions shall be made for small-scale after-hours deliveries and equipment maintenance, interior construction within the enclosed building, and construction worker access to the site. Occasional large-scale construction operations may be required to occur after hours, such as concrete or asphalt placements and site grading operations due to weather conditions and suitable temperatures. Contractor/Developer shall provide 24-hour advance notice to the Unified Government Planning & Urban Design office of any large-scale after-hours operations;**
27. **Construction traffic will be further reviewed during the Final Development Plan to determine the best route as not to disturb the residences that live in the area;**
28. **Dust/dirt, trash, noise, vibration, glare must be minimized to not be intrusive to the single-family residences that border the site to the east and west; and,**
29. **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.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petitions **COZ2021-015** and **MPL2021-004** subject to all comments and suggestions outlined in this staff report, and the conditions of the City Planning Commission.

ATTACHMENTS

June 14, 2021 City Planning Commission Minutes
Aerial Map
Zoning Map
Land Use Map
Applicant Response Letter
Neighborhood Meeting Minutes
Preliminary Plat / Site Plan
Grading Plan
Photometric Plan
Landscape Plan
Sight Line Cross Section
Building Elevations
Site Photography provided by Staff Dated May 20, 2021

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Board of Commissioners
Public Hearing Rezoning	June 14, 2021 Approval	July 1, 2021
Public Hearing Preliminary Plat	June 14, 2021 Approved	TBD
Public Hearing Master Plan Amendment	June 14, 2021 Approval	July 1, 2021

STAFF CONTACT: **Byron Toy, AICP**
btoy@wycokck.org

MOTIONS

Master Plan Amendment Petition

I move the Unified Government Board of Commissioners **APPROVE** Petition **MPL2021-004**, as meeting all the requirements of the City Code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **MPL2021-004** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

Change of Zone Petition

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2021-015** as meeting all the requirements of the City Code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **COZ2021-015** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

June 14, 2021 City Planning Commission Minutes:

Hearing starts at 2:11:35:

MASTER PLAN AMENDMENT MPL2021-004 – DAVID S. LOTZ, PE., CONTINENTAL CONSULTING ENGINEERS, INC. – SYNOPSIS: Master Plan Amendment from Mixed-Use to Industrial at 828 North 49th Street.

CHANGE OF ZONE APPLICATION COZ2021-015 – DAVID S. LOTZ, CONTINENTAL CONSULTING ENGINEERS, INC. - SYNOPSIS: Change of Zone from R-1 Single Family and A-G Agriculture Districts to MP-3 Planned Heavy Industrial District for a tow lot, police CSI building and UG Water Pollution Control office/storage building at 828 North 49th Street.

PLAT2021-008 - **DAVID S. LOTZ, CONTINENTAL CONSULTING ENGINEERS, INC. - SYNOPSIS:** Preliminary Plat for Unified Government Public Facilities #1 for four (4) lots at 828 North 49th Street.

Detailed Outline of Requested Action: The applicant, David Lotz on behalf of the Unified Government Water Pollution Control and KCKPD, applied for a change of zone

from A-G Agriculture and R-1 Single Family Districts to MP-3 Planned Heavy Industrial District, preliminary plat four (4) lots and build two (2) buildings totaling 81,536 square feet on 37.25 acres. The applicant also wants to amend the City-Wide Master Plan from Mixed-Use to Industrial to allow the evidence and tow lots on the property.
City Ordinance Requirements: *Article VIII Sections 27-340 – 27-765 and Article VII Sections 27-245 – 27-339*

Code Enforcement History: There is no Notice of Violations on the properties.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated June 14, 2021;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and
7. The Notices to property owners.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- David Lotz, Continental Consulting Engineers, Inc., 11006 Parallel Parkway, Kansas City, Kansas 66109

Present in Opposition:

- No one appeared

Staff Recommendation starts at 2:22:05: Planning Director Hand stated that the applicant is requesting a Change of Zone from R-1 Single Family and A-G Agriculture Districts to MP-3 Planned Heavy Industrial District, a plat which will combine two (2) lots and a Master Plan Amendment from Mixed Use to Industrial located in the Mid-Town area. He further stated that this property is across the street from the Unified Government's Neighborhood Resource Center and Fleet Maintenance facility. This is an extensive project and Staff has numerous conditions of approval and highlighted some of the conditions:

1. If the property is sold in the future, a deed restriction shall be placed on the property restricting the site for a tow lot and office related activities, as MP-3 allows the most intensive, noxious, odorous industrial uses in the zoning code.
2. North 49th Terrace should be vacated from Armstrong Avenue south, so the Unified Government does not have to maintain the street stub. Grace Temple Baptist Church will obtain half of the street and in the vacation which would allow them to continue to use the west side of the site as parking and access.

3. The sidewalk shall be constructed along Muncie Drive and Armstrong Avenue. Staff recommends the installation of a sidewalk that connects to State Avenue along North 50th Street to accommodate Unified Government employees and visitors.
4. Barbed wire fencing shall be oriented inwards toward the property rather than out towards the public right-of-way or adjacent residential uses as there are single-family homes adjacent.
5. The fencing along the north edge of Lot 2, south of the main entry drive shall be changed to an architectural screen fence with the requisite spaced masonry columns as to screen any storage outside the Water Pollution Control Building from Muncie Drive. The architectural screen fence shall continue east and connect to the KCKPD CSI Lot to its easterly west extent ;
6. Protect existing ridge lines and vegetation within the development to further assist in screening the development from Muncie Drive, Armstrong Avenue, and the residents to the east, in addition to preserving existing trees stands and underlying vegetation on-site. The vegetation that runs along Armstrong Avenue shall screen the evidence lot from public view. The tree stand along the east property line shall be preserved to screen the residences from the KCKPD evidence and tow lots.
7. The re-developed portion of the property just west of the new Water Pollution Control building will be preserved as open space in perpetuity.
8. Dust/dirt, trash, noise, vibration, glare must be minimized to not be intrusive to the single-family residences that border the site to the east and west. This condition is similar to the one placed on The Woodlands property.

Director Hand stated that there have been no Notices of Violation and no letters of support nor opposition have been submitted. Staff recommends approval subject to the conditions in the staff report.

Motion and Vote starts at 2:29:13:

On motion by Mr. Miller, seconded by Mr. Ernst, the Planning Commission voted as follows to recommend **APPROVAL** of **Master Plan Amendment MPL2021-004:**

Carson	**Chairman**
Armstrong	**Aye**
Cho	**Not Present**
Connelly	**Aye**
Ernst	**Aye**
Huey	**Not Present**
Jones	**Aye**
Miller	**Aye**
Mohler	**Aye**
Pauley	**Not Present**
Reasons	**Aye**

Motion to RECOMMEND APPROVAL Passed: 7 to 0

On motion by Mr. Miller, seconded by Ms. Armstrong, the Planning Commission voted as follows to recommend **APPROVAL** of **Change of Zone Application COZ2021-015:**

Carson	**Chairman**

Armstrong Aye
Cho Not Present
Connelly Aye
Ernst Aye
Huey Not Present
Jones Aye
Miller Aye
Mohler Aye
Pauley Not Present
Reasons Aye
Motion to RECOMMEND APPROVAL Passed: 7 to 0
Subject to:

1. **If the property is sold in the future, a deed restriction shall be placed on property restricting the site for a tow lot and office related activities, as MP-3 allows the most intensive, noxious, odorous industrial uses in the zoning code;**
2. **North 49th Terrace should be vacated from Armstrong Avenue south, so the Unified Government does not have to maintain the street. Grace Temple Baptist Church will obtain half of the street and can continue to use the west side of the site as parking and access. The Final Plat will properly vacate North 49th Terrace;**
3. **Proposed development within this plat will require civil drawings to be submitted, which may result in submitting a revised replat;**
4. **The sidewalk shall be constructed along Muncie Drive and Armstrong Avenue. Staff will continue to evaluate the ability to install a sidewalk that connects to State Avenue along North 50th Street as part of the Final Development Plan;**
5. **Traffic Engineering and Public Works will evaluate the Muncie Drive as the primary route for tow trucks and other large vehicles during the Final Development Plan. Alternate routes shall be explored;**
6. **Per Building Inspection Department:**
    a. **Caution is advised as part of this property may have been a prior fill site;**
7. **Per Business Licensing Division:**
    a. **If approved, tenants will need to file and maintain a current occupation tax application;**
8. **The CSI Building shall have internalized downspouts. The Water Pollution Control building shall have downspouts that are painted to match the building and roof;**
9. **Barbed wire fencing shall be oriented inwards toward the property rather than out towards the public right-of-way or adjacent residential uses;**
10. **The fencing along north edge of Lot 2, south of the main entry drive shall be changed to an architectural screen fence as to screen any outside storage outside the Water Pollution Control Building from Muncie Drive. The architectural screen fence shall continue east and connect to the KCKPD CSI Lot;**
11. **Protect existing ridge lines and vegetation within the development to further assist in screening the development from Muncie Drive, Armstrong**

Avenue, and the residents to the east, in addition to preserving existing trees stands and underlying vegetation on site. The vegetation that runs along Armstrong Avenue shall screen the evidence lot from public view. The tree stand along the east property line shall be preserved to screen the residences from the KCKPD evidence and tow lots. This will help save money on future landscaping by not having to plant, irrigate and maintain new trees due to the removal of existing old growth trees during the land disturbance and grading process. Staff will review these areas during the Final Development Plan;

12. **The areas around detention basins A and B shall be redesigned to include reforesting areas that were lost due to grubbing and grading, minimize grading, and preserve existing tree stands;**
13. **The open area west of Lot 2 (Water Pollution Control Service Center) between Hilltop Saddle Club and the single-family home, preserve in perpetuity as open space. Reforest the area, minimize the grading and redesign to preserve the tree stand. Water Pollution Control will need to provide further details as to the type of outdoor training that will occur in the future;**
14. **No building, CSI/tow lot storage or employee parking shall be visible from the perimeter of the development as the adjacently zoned properties are predominately R-1 Single Family Districts;**
15. **Sec. 27-469(g) Trees are required at not less than one (1) per 10,000 square feet of site area. Six (6) foot high architectural screening in combination with a buffer area is to be provided alongside the rear property lines common to or across an alley from residentially zoned property. The architectural screen can either be fencing or landscaping. The fence may be comprised of wood or metal paneling with masonry columns every thirty-two (32) feet on center;**
16. **Sec. 27-700(b)(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 adjacent to the property line and one row of shade trees spaced not more than 40 feet on center and one row of large shrubs spaced not more than eight (8) feet on center**
17. **All overstory trees shall be at least two (2) inch caliper when planted. All ornamental trees shall be at least two (2) inch caliper when planted. All evergreens shall be at least six (6) feet when planted. All shrubs shall be five (5) gallons when planted;**
18. **All landscaping shall be irrigated;**
19. **Landscaping is required to screen all parking areas and service entries. This includes perimeter parking and the trash enclosure.**
    a. **All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times;**
20. **BPU transformer pad shall be completely screened on three (3) sides with 6-foot junipers setback (3) feet from the pad and ten (10) feet from the door opening. Additionally, if the transformer doors open towards the parking**

lot, the 10-foot setback is established in the parking lot, therefore the gate/enclosure shall be constructed in front of the transformer;

21. **All utility connections, this includes green electrical boxes and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building. Rooftop mechanical equipment shall be screened from public view by an architectural screen (not perforated);**
22. **Mechanical equipment or other utilities whether on the ground or mounted on the building shall be screened from public view. The screening shall either be dense landscaping with a minimum of six-foot (6) evergreens or an architectural wall constructed from the same materials as the main building;**
23. **Sec. 27-699(b)(9) Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged as 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;**
24. **All lighting whether mounted on the building or installed in the parking lot shall have 90-degree cutoff fixtures;**
25. **Shall comply with the sign code;**
26. **Hours of operation for construction shall be during daylight hours. Exceptions shall be made for small-scale after-hours deliveries and equipment maintenance, interior construction within the enclosed building, and construction worker access to the site. Occasional large-scale construction operations may be required to occur after hours, such as concrete or asphalt placements and site grading operations due to weather conditions and suitable temperatures. Contractor/Developer shall provide 24-hour advance notice to the Unified Government Planning & Urban Design office of any large-scale after-hours operations;**
27. **Construction traffic will be further reviewed during the Final Development Plan to determine the best route as not to disturb the residences that live in the area;**
28. **Dust/dirt, trash, noise, vibration, glare must be minimized to not be intrusive to the single-family residences that border the site to the east and west; and,**
29. **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.**

On motion by Mr. Miller, seconded by Ms. Armstrong, the Planning Commission voted as follows to **APPROVE Preliminary Plat PLAT2021-008:**

Carson	**Chairman**
Armstrong	**Aye**
Cho	**Not Present**

Connelly **Aye**
Ernst **Aye**
Huey **Not Present**
Jones **Aye**
Miller **Aye**
Mohler **Aye**
Pauley **Not Present**
Reasons **Aye**
Motion to APPROVE Passed: 7 to 0
Subject to the above conditions

Figure 1. Aerial Map of 828 proposed development site (provided by UG Maps).

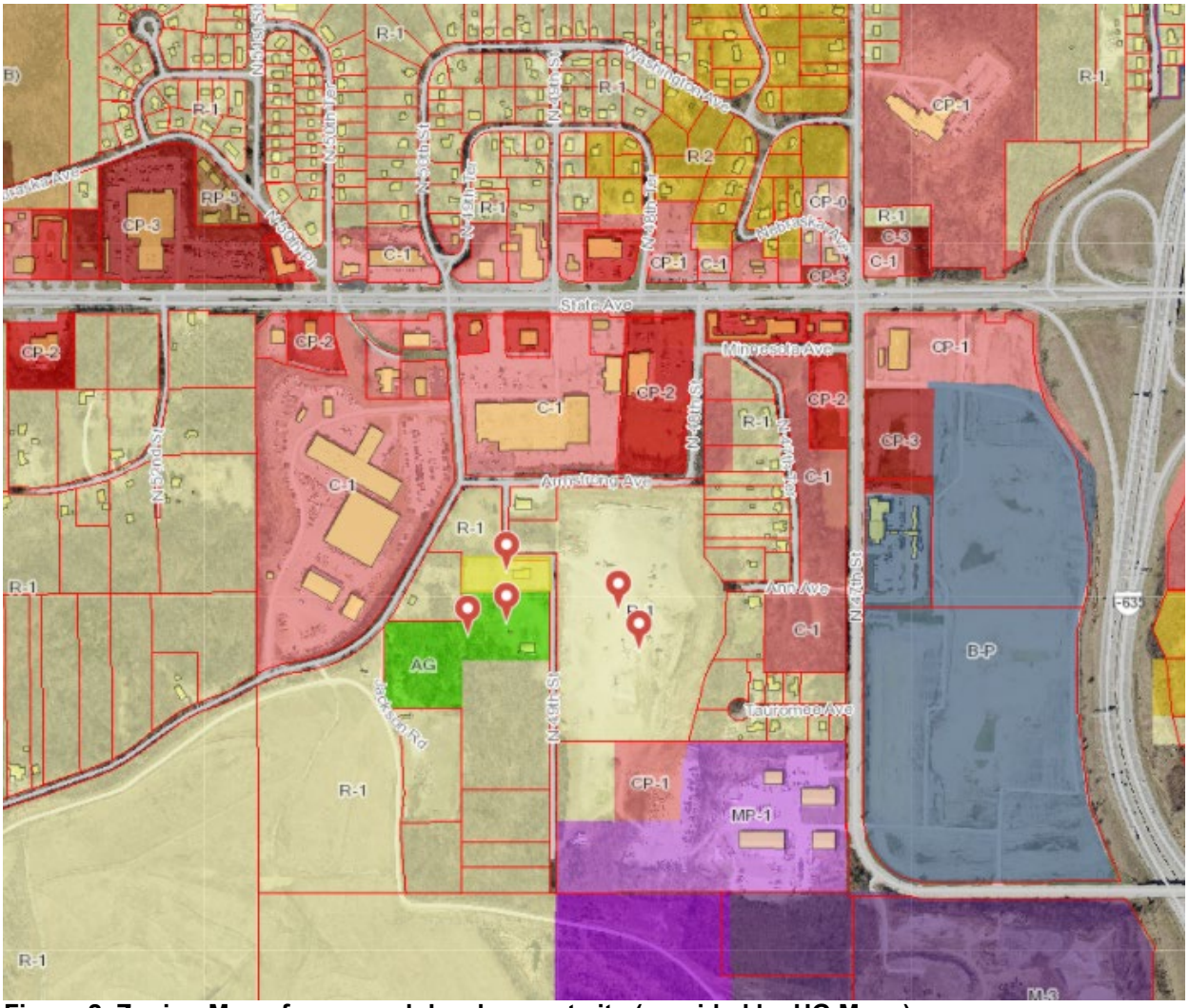


Figure 2. Zoning Map of proposed development site (provided by UG Maps).

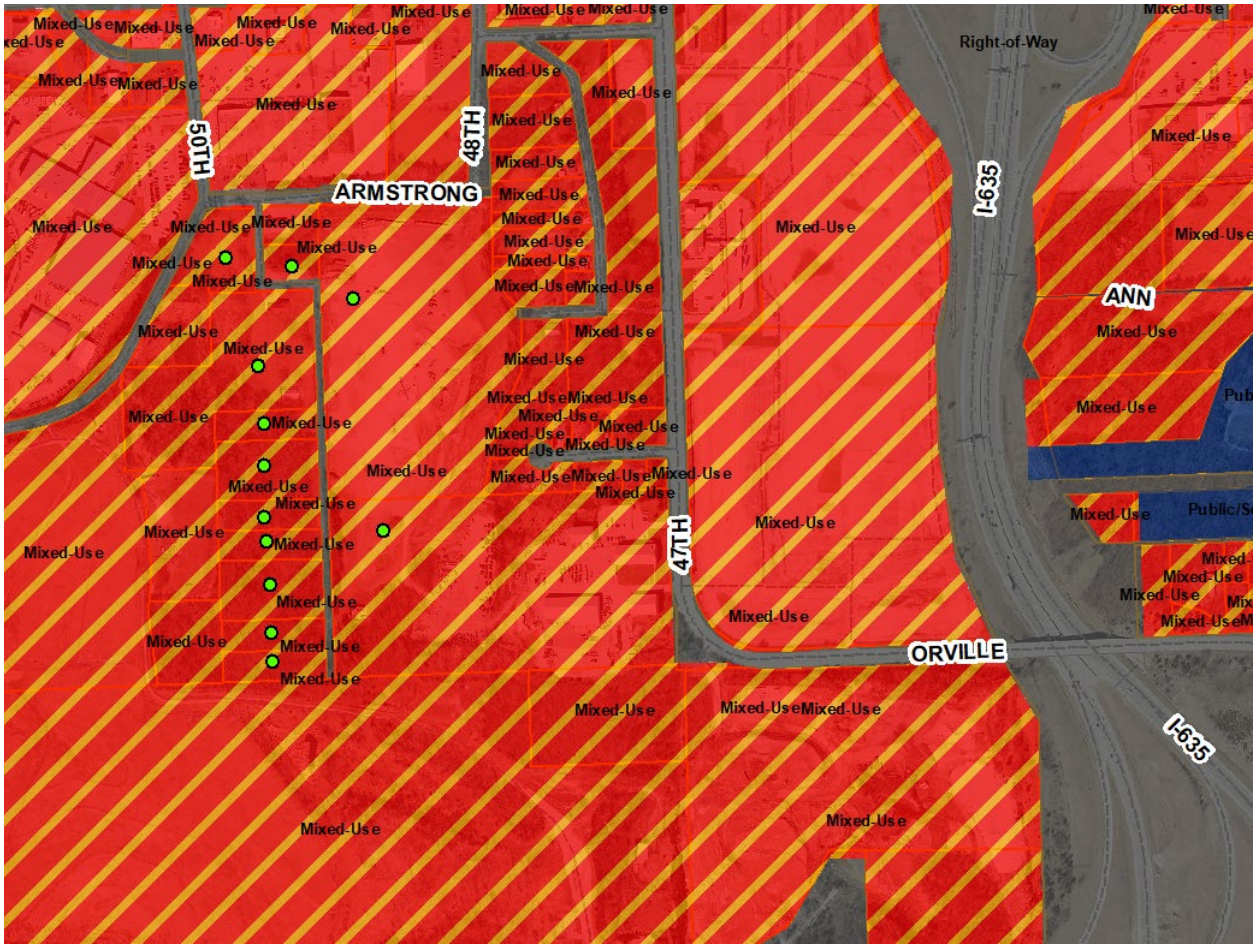


Figure 3. City-Wide Master Plan Land Use Map of proposed development site (provided by ArcMap).

SINCE 1976
Continental
CONSULTING ENGINEERS, INC.

11006 Parallel Parkway
Kansas City, Kansas 66109
9000 State Line Road
Leawood, Kansas 66206
(913) 642-6642
(913) 642-6941 Fax
www.ccengineers.com

June 1, 2021

TO: Tony Sabljak, CFM
Development Review Coordinator
Department of Urban Planning and Land Use
Neighborhood Resource Center
Unified Government of Wyandotte County / Kansas City, Kansas
4953 State Avenue
Kansas City, Kansas 66102

RE: **Tow Lot/Water Pollution Control Building**
(COZ2021-015, PLAT2021-008, MPL2021-004, Preliminary Plan Review)
828 N. 49th Street
City Response Letter

Planning and Urban Design Comments:

General Planning:

1. 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. Understood.
2. If the property is sold in the future, a deed restriction shall be placed on property restricting the site for a tow lot and office related activities, as MP-3 allows the most intensive, noxious, odorous industrial uses in the zoningcode. Understood.
3. North 49th Terrace should be vacated from Armstrong Avenue south, so the Unified Government does not have to maintain the street. Grace Temple Baptist Church will obtain half of the street and can continue to use the west side of the site as parking and access. Understood.
4. Continue the public sidewalk north from the main entrance to the intersection of 50th Street and Armstrong Avenue and continue to State Avenue. The project will add sidewalk along the property frontage of Muncie Drive from the main entrance to the intersection with Armstrong Avenue. The U.G. Building and Logistics and Water Pollution Control Departments do not have sufficient funds to extend the sidewalk to State Avenue.
5. Truck traffic on Muncie Drive should be restricted. Additional signage shall be posted. Coordination with truck drivers to the distribution center is required. The existing Muncie drive experiences little traffic; the primary user of this route is the U.G. Fleet Center, which includes all types and sizes of vehicles. Likewise, this facility is conveniently located with

ease of access to I-70 via Muncie Drive so that both towed vehicles and Water Pollution Control vehicles can use Muncie Drive. We request the truck traffic restriction be removed from the Staff Report.

6. Staff recommends retrofitting solar arrays on the building's rooftops in the future. Solar collectors shall not extend more than three (3) feet above the highest point of the roof. The UG Building & Logistics and Water Pollution Control Departments do not have sufficient funds to provide additional structural support and for future Solar collectors.
7. Per Building Inspection Department:
   a. Caution is advised as part of this property may have been a prior fill site.
      Acknowledged and note that geotechnical investigation has been completed and has specified recommendations unique to the site conditions.
8. Per Business Licensing Division:
   a. If approved, tenants will need to file and maintain a current occupation tax application.
      Understood, but may not be applicable for U.G. operations.

Building Architecture:

1. Downspouts shall be internalized.
   Tow Lot/CSI Building: The Tow Lot/CSI Building plans to incorporate interior roof drains.

   Water Pollution Control Building: Due to the function of the Water Pollution Control Building, the most cost efficient structural system for large bay spacing is a pre-engineered metal building system. With this type of system, the roof is sloped to the eaves where the water is collected and drained by exterior gutters and downspouts. In order to make them less obtrusive, they will be finished to match the building/roof.

   The Water Pollution Control Building elevations, as currently shown, have roofs on the buildings slope in two directions. Since the time of the submission, there have been additional discussions with a metal building designer and we are exploring sloping the roofs on the portions of the building that form the "courtyard", in one direction with the high side on the "courtyard" side. This is being done to help control overall project costs in order to meet the functional requirements of the user for the building.

   Alternate Building Elevations are attached to this resubmission to illustrate what is being considered in the pricing of the building in terms of an alternate roof slope.

Landscaping and Screening:

1. Barbed wire fencing shall be oriented inwards toward the property rather than out towards the public right-of-way or adjacent residential uses. Understood.
2. The fencing along north edge of Lot 2, south of the main entry drive shall be changed to an architectural screen fence as to screen any outside storage outside the Water Pollution Control Building from Muncie Drive. The architectural screen fence shall continue east and connect to the KCKPD CSI Lot. The Water Pollution Control staff prefers to not have a screen fence along the private drive passing in front of their facility. The screen fence is expensive and would like to use the funds around the perimeter of the site bordering residential properties and public roadways.

3. Protect existing ridge lines and vegetation within the development to further assist in screening the development from Muncie Drive, Armstrong Avenue, and the residents to the east, in addition to preserving existing trees stands and underlying vegetation on site. The vegetation that runs along Armstrong Avenue shall screen the evidence lot from public view. The tree stand along the east property line shall be preserved to screen the residences from the KCKPD evidence and tow lots. This will help save money on future landscaping by not having to plant, irrigate and maintain new trees due to the removal of existing old growth trees during the land disturbance and grading process. Understood, the tree lines noted along Armstrong and to the East are shown to remain on the plans. The property is very hilly to the West and grading of catch-slopes requires disturbance of native grade as shown on the submitted grading plan. Additional notes will be placed on the construction documents that clearly show limits of disturbance and require that these limits be field staked.
4. The areas around detention basin A and B shall be redesigned to include reforesting areas that were lost due to grubbing and grading, minimize grading, and preserve existing tree stands. The property is very hilly on the South and West sides, so grading of catch-slopes requires disturbance of native grade as shown on the submitted grading plan. Additional notes will be placed on the construction documents that clearly show limits of disturbance and require that these limits be field staked. Detention Basin A will likely reduce in size with the final design, but due to the V-shape of the property's valley, the shrink will be from the North end of the basin. Detention Basin B is proposed, as shown, excavated into the existing construction material pile and the entire eastern slope flattened to a maintainable 3:1 slope. No existing vegetation will be impacted by construction of Basin B. The project funding can support reseeding with turf reinforcement mat to protect the slopes from erosion.
5. The open area west of Lot 2 (Water Pollution Control Service Center) between Hilltop Saddle Club and the single-family home, preserve in perpetuity as open space. Reforest the area, minimize the grading and redesign to preserve the tree stand. The perimeter of this portion of the property can have minimal disturbance to maintain an existing tree buffer. The Water Pollution Control staff would like to include future expansion flexibility for training while maintaining the existing tree buffer.
6. Provide cross sections of the overall site from Muncie Drive, Armstrong Avenue, and the residences to the east. No building, CSI/tow lot storage or employee parking shall be visible from the perimeter of the development as the adjacently zoned properties are predominately R-1 Single Family Districts. Sight sections have been provided in the response package. The buildings are designed to address the function of the Water Pollution Control Services Center requiring the 25' high roof line at its peak. The Tow Lot building is designed to meet the U.G.'s design requirements and visibility to the public is important for customers to find the building entry. The employee parking will have landscape to screen the vehicles while still allowing safe access.
7. Enhance the street tree and landscape buffer between Armstrong Avenue and the KCKPD CSI Lot architectural screen fence. Understood.
8. Sec. 27-469(g) Trees are required at not less than one (1) per 10,000 square feet of site area. Six (6) foot high architectural screening in combination with a buffer area is to be provided alongside and rear property lines common to or across an alley from residentially zoned property. The architectural screen can either be fencing or landscaping. The fence may be comprised of wood or metal paneling with masonry columns every thirty-two (32) feet on center.

   The site for the proposed development is 37.25 acres, 162 trees are required based on acreage and exclusive of the street tree and parking lot island tree requirements for the lots zoned MP-3 Planned Heavy Industrial District. Understood.

9. All overstory trees shall be at least two (2) inch caliper when planted. All ornamental trees shall be at least two (2) inch caliper when planted. All evergreens shall be at least six (6) feet when planted. All shrubs shall be five (5) gallons when planted. Understood.
10. All landscaping shall be irrigated. Understood.
11. Landscaping is required to screen all parking areas and service entries. This includes perimeter parking and the trash enclosure.
    a. All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times. Understood. The trash receptacles for the Water Pollution Control Facility will be located inside the screen fenced area. The Tow Lot Trash enclosure is located off the main entry road to prevent allowing a trash truck from accessing secured areas of the Tow Lot facility. Details for all trash enclosures are included in the original submission package.
12. BPU transformer pad shall be completely screened on three (3) sides with 6-foot junipers setback (3) feet from the pad and ten (10) feet from the door opening. Additionally, if the transformer doors open towards the parking lot, the 10-foot setback is established in the parking lot, therefore the gate/enclosure shall be constructed in front of the transformer. . Understood. Many of the above-ground utility items will be located behind the screen fence in lieu of having adjacent landscape screening.
13. All utility connections, this includes green electrical boxes and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building. Rooftop mechanical equipment shall be screened from public view by an architectural screen (not perforated). Understood. Many of the above-ground utility items will be located behind the screen fence in lieu of having adjacent landscape screening.
14. Mechanical equipment or other utilities whether on the ground or mounted on the building shall be screened from public view. The screening shall either be dense landscaping with a minimum of six-foot (6) evergreens or an architectural wall constructed from the same materials as the main building. Understood.
15. Sec. 27-699(b)(9) Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged as 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. Understood. The lighting specified and photometrics shown on the documents show how this stipulation will be met.
16. All lighting whether mounted on the building or installed in the parking lot shall have 90-degree cutoff fixtures. Understood. The lighting specified and shown on the documents are 90-degree cutoff fixtures.

Signage:

1. Shall comply with the sign code. Understood.

Construction:

1. Hours of operation for construction shall be during daylight hours. Exceptions shall be made for small-scale after-hours deliveries and equipment maintenance, interior construction within the enclosed building, and construction worker access to the site. Occasional large-scale construction operations may be required to occur after hours, such as concrete or asphalt placements and site grading operations due to weather conditions and suitable temperatures. Contractor/Developer shall provide 24-hour advance notice to the Unified Government Planning & Urban Design office of any large-scale after-hours operations. Understood.
2. No heavy, construction truck traffic other than employee parking traffic (i.e., restrict) off Muncie Drive. Please see General Comment #5's response related to the intention to utilize Muncie Drive for all traffic to the site. It has not been determined how construction traffic will enter/exit this site and may well be via 49th Terrace.
3. Dust/dirt, trash, noise, vibration, glare must be minimized to not be intrusive to the single-family residences that border the site to the east and west. Understood.

Planning Engineering Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:
   1) Detailed engineering comments are made by separate technical review of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments. Responses were made to the engineering comments and resubmitted on May 20, 2021.
   2) The County Surveyor makes separate technical review of the plat documents and submits comments directly to the preparer of the plat. Provide revised plat documents in accordance with County Surveyor comments. We have received no comments at this time related to the Preliminary Plat.
   3) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition. Understood.

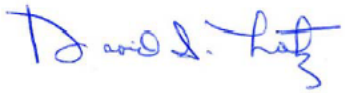
B) Items that are conditions of approval:
   1) None

C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
   1) None

If any further information is required at this time, please let us know?

Sincerely,

Continental Consulting Engineers, Inc.



David S. Lotz, P.E.
Senior Civil Engineer

dl@ccengineers.com

Enclosures: Sight-line Sections from Perimeter of the Site
Alternate Building Elevation Drawings for Water Pollution Control Facility

Cc: John Kelly, Unified Government, Building and Logistics
Kevin Swearengin, Unified Government, Water Pollution Control Division
Peter Ho, CBC Real Estate Group

Neighborhood Meeting Minutes

Petition # COZ2021-015, MPL2021-004 and PLAT2021-008 - 828 North 49th Street

Date: June 1, 2021

Location: Virtual Zoom Meeting

Meeting called to order at: 6:00 p.m.

Names of people in attendance:

1. Peter Ho, CBC Real Estate Group
2. David Lotz, P.E., Continental Consulting Engineers
3. Philip D. Gibbs, Jr. , P.E., Continental Consulting Engineers
4. Pastor Bill Mitchell, Grace Temple Baptist Church, 4900 Armstrong Ave, Kansas City, Kansas 66102
5. Marlon Mitchell, Grace Temple Baptist Church, 4900 Armstrong Ave, Kansas City, Kansas 66102

Presentation by David Lotz:

We have filed an application for Rezoning, Master Plan Amendment and a Preliminary Development plan to construct two buildings for the Unified Government, one for tow lot/CSI operations within the City/County, and one for Water Pollution Control. The building for the tow lot/CSI operations will likely be a phase construction. The building for Water Pollution Control is currently planned as a single phase of construction.

Tow Lot/CSI building

Currently cars towed within the City/County are towed to private lots. With opening of this new approximately 15,000 SF facility, cars will be towed to the City/County owned facility. The building and associated parking for Tow lot/CSI operations with serve two functions, (1) tow vehicles that have been ticketed or abandoned, or (2) tow vehicles that have been involved in a crime. Separate parking lots are provided adjacent to the Tow Lot building to store these vehicles. A third parking lot with 31 vehicle spaces has been provided to the west of the Tow Lot/CSI building for employees and daily visitors who will pay their fines and pick up their vehicles.

The Tow Lot/CSI building is open 24 hours a day to tow truck drivers to receive vehicles that are towed. It is anticipated that this building will be open to the general public during the hours of 8-5, M-F to receive visitors who are paying their fines and picking up their vehicles although Saturday operations could be a possibility. Cars that have not been picked up within approximately 30 – 45 days will be put up for auction and sold. It is anticipated that auctions will occur once a month on Saturdays.

The two large parking lots will be encompassed with an 8' high privacy fence and landscaping to prevent visibility of vehicles stored within the facility. Only Landscaping will be provided adjacent to the visitor/employee parking lot.

Water Pollution Control building

The Water Pollution Control Building is an approximately 65,000 SF building to be built to the south of the new site access road. The building will contain offices for Water Pollution Control employees and will be used for the interior storage of City/County Vehicles. On occasion, employee training will occur exterior to the building. Employee parking will be to the north and east of the building. An 8' high privacy fence and landscaping will be along the perimeter of the Water Pollution Control Parking and Paved areas when adjacent to residential.

General Site Commentary

Access to the proposed development site will be fully off Muncie Drive to the west. Access to the church will continue to be off Armstrong/vacated 49th Terrace. The right-of-way for 49th Terrace will be vacated from Armstrong South. One-half the right-of-way adjacent to Grace Temple Baptist Church will revert to the church and the other half would revert to the UG. The exact details of the street vacation have not yet been worked out.

The floor was opened to questions/comments.

Pastor Bill Mitchell indicated that Church services are generally on Sundays with limited traffic weekday. He felt like the project would not have much effect on the way the church operates.

Pastor Bill Mitchell asked if the Church would be asked to relocate? **Peter Ho** indicated that the UG will not ask the church to relocate in association with this project.

Pastor Bill Mitchell indicated that the church is currently operating with a septic tank/field. He asked if their current septic system will be impacted and asked if the UG require the Church to tie into the new Sanitary Lines? **David Lotz** indicated that the UG will install new Sanitary Sewer lines to service their own buildings and will likely not require the Church to connect into the new Sanitary sewer in the immediate future. If the Church choose to connect to the Sanitary Sewer, the system has capacity to service the church. Cost to connect the existing church sewer line would likely be the responsibility of the Church.

Pastor Bill Mitchell asked if there would be any emergency vehicle noise? The **UG Consultant team** responded that there would be no emergency noise unless there was an actual accident on site.

Pastor Bill Mitchell asked if the tow lots will be like a junk yard causing rodents? The **UG Consultant team** responded that vehicles in the general tow lot would be there from 1 to 90 days depending on whether they were picked up by the owner or auctioned off. They further indicated that vehicles in the Police tow lot could be there as long as several years as they were needed for crime investigation. Generally the vehicles should be placed systematically such that there is nothing inviting to a rodent.

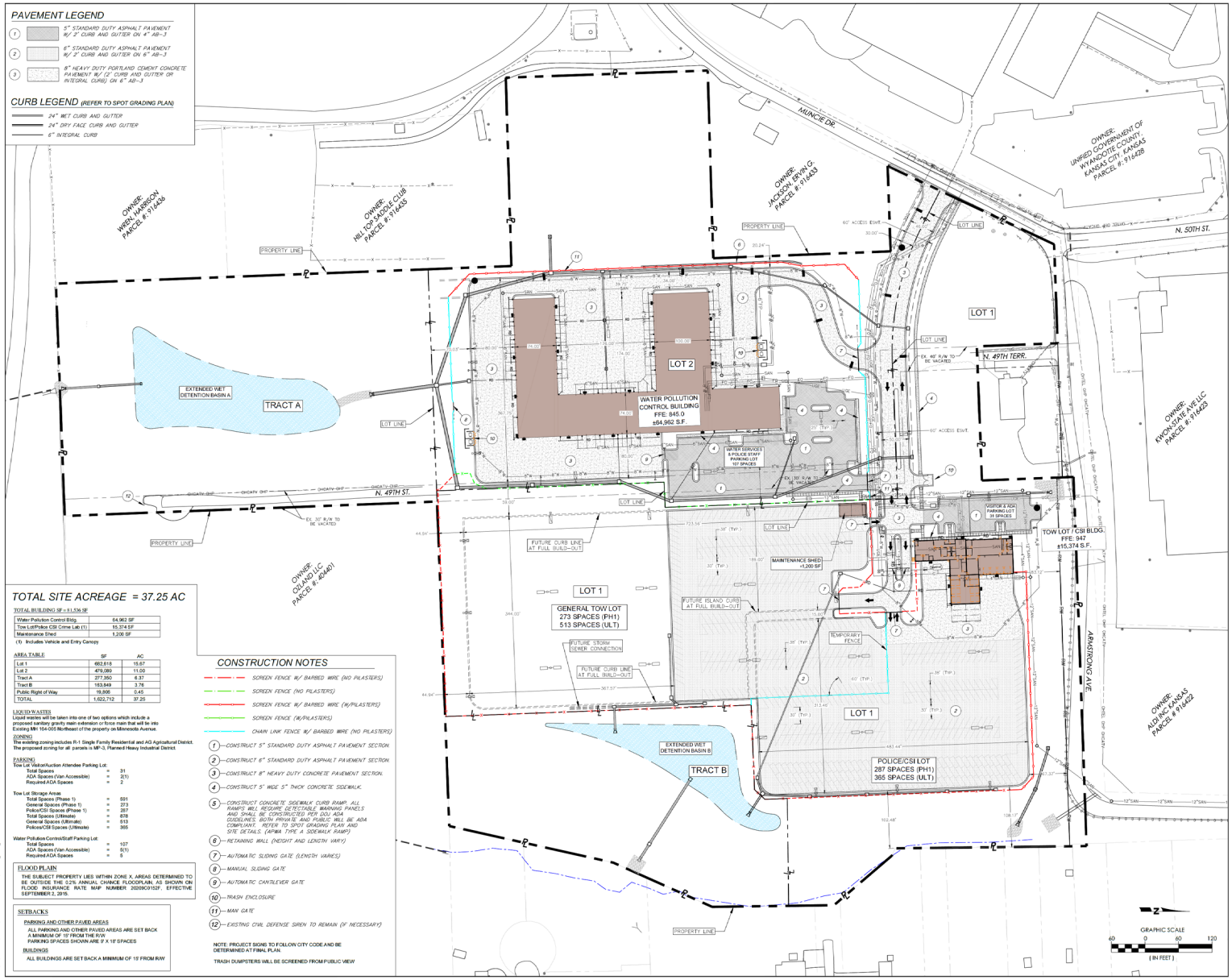
Pastor Bill Mitchell asked when construction might commence? **Peter Ho** indicated that the soonest construction should start is around September of this year with a 12/13 month construction time frame ending in September/October 2021/2022.

The **UG Consultant team** indicated that Trees would be preserved to the greatest extent possible. There were no specific questions on Landscaping following a general review of the landscaping plan.

The Rezoning, Master Plan Amendment, and Preliminary Plan will be heard at the Planning Commission on Monday, June 14, 2021.

Meeting adjourned at: 6:58 p.m.

Minutes taken by: David S. Lotz, P.E.



TOTAL SITE ACREAGE = 37.25 AC

TOTAL BUILDING SF = 81,536 SF

Water Pollution Control Bldg.	64,962 SF
Tow Lot/Police CSI Crime Lab (1)	15,374 SF
Maintenance Shed	1,200 SF

(1) Includes Vehicle and Entry Canopy

AREA TABLE

	SF	AC
Lot 1	682,818	15.67
Lot 2	479,089	11.00
Tract A	277,350	6.37
Tract B	163,849	3.76
Public Right of Way	19,806	0.45
TOTAL	1,622,712	37.25

LIQUID WASTES
Liquid wastes will be taken into one of two options which include a proposed sanitary gravity main extension or force main that will tie into Existing MH 164-005 Northeast of the property on Minnesota Avenue.

ZONING
The existing zoning includes R-1 Single Family Residential and AG Agricultural District. The proposed zoning for all parcels is MP-3, Planned Heavy Industrial District.

PARKING
Tow Lot Visitor/Auction Attendee Parking Lot:
Total Spaces = 31
ADA Spaces (Van Accessible) = 2(1)
Required ADA Spaces = 2

Tow Lot Storage Areas
Total Spaces (Phase 1) = 591
General Spaces (Phase 1) = 273
Police/CSI Spaces (Phase 1) = 287
Total Spaces (Ultimate) = 878
General Spaces (Ultimate) = 513
Police/CSI Spaces (Ultimate) = 365

Water Pollution Control/Staff Parking Lot:
Total Spaces = 107
ADA Spaces (Van Accessible) = 5(1)
Required ADA Spaces = 5

FLOOD PLAIN
THE SUBJECT PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 20209C0152F, EFFECTIVE SEPTEMBER 2, 2015.

SETBACKS
PARKING AND OTHER PAVED AREAS
ALL PARKING AND OTHER PAVED AREAS ARE SET BACK A MINIMUM OF 15' FROM THE R/W.
PARKING SPACES SHOWN ARE 9' X 18' SPACES
BUILDINGS
ALL BUILDINGS ARE SET BACK A MINIMUM OF 15' FROM R/W

CONSTRUCTION NOTES

- SCREEN FENCE W/ BARBED WIRE (NO PILASTERS)
- SCREEN FENCE (NO PILASTERS)
- SCREEN FENCE W/ BARBED WIRE (W/PILASTERS)
- SCREEN FENCE (W/PILASTERS)
- CHAIN LINK FENCE W/ BARBED WIRE (NO PILASTERS)

1. CONSTRUCT 5" STANDARD DUTY ASPHALT PAVEMENT SECTION.
2. CONSTRUCT 6" STANDARD DUTY ASPHALT PAVEMENT SECTION.
3. CONSTRUCT 8" HEAVY DUTY CONCRETE PAVEMENT SECTION.
4. CONSTRUCT 5' WIDE 5" THICK CONCRETE SIDEWALK.
5. CONSTRUCT CONCRETE SIDEWALK CURB RAMP. ALL RAMPS WILL REQUIRE DETECTABLE WARNING PANELS AND SHALL BE CONSTRUCTED PER DOJ ADA GUIDELINES (BOTH PRIVATE AND PUBLIC WILL BE ADA COMPLIANT. REFER TO SPOT GRADING PLAN AND SITE DETAILS. (APWA TYPE A SIDEWALK RAMP)
6. RETAINING WALL (HEIGHT AND LENGTH VARY)
7. AUTOMATIC SLIDING GATE (LENGTH VARIES)
8. MANUAL SLIDING GATE
9. AUTOMATIC CANTILEVER GATE
10. TRASH ENCLOSURE
11. MAN GATE
12. EXISTING CIVIL DEFENSE SIREN TO REMAIN (IF NECESSARY)

NOTE: PROJECT SIGNS TO FOLLOW CITY CODE AND BE DETERMINED AT FINAL PLAN.

TRASH DUMPSTERS WILL BE SCREENED FROM PUBLIC VIEW

P:\UNIFIED GOVERNMENT\ARMSTRONG AVE\CIVIL SET\PRELIMINARY SITE PLAN\PRELIMINARY SITE PLAN.dwg - 4/30/2021 8:53:18 AM - ewall

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WELLNER architects inc. 802 Broadway - 4th Floor Kansas City, MO. 64105 816.221.0017

rosemann & ASSOCIATES, PC

811 Know what's below. Call before you dig

Unified Government Public Facilities #1

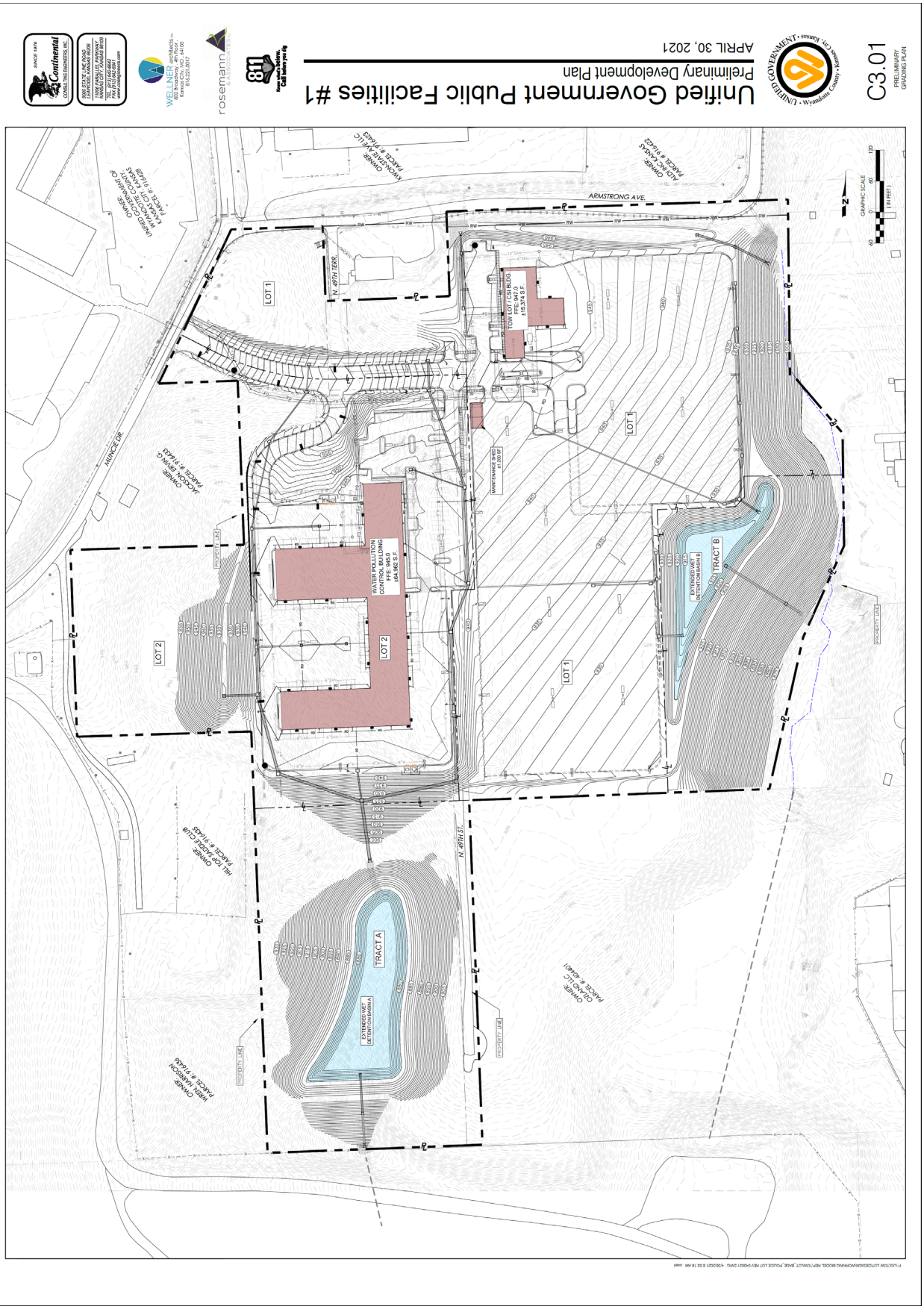
Preliminary Development Plan

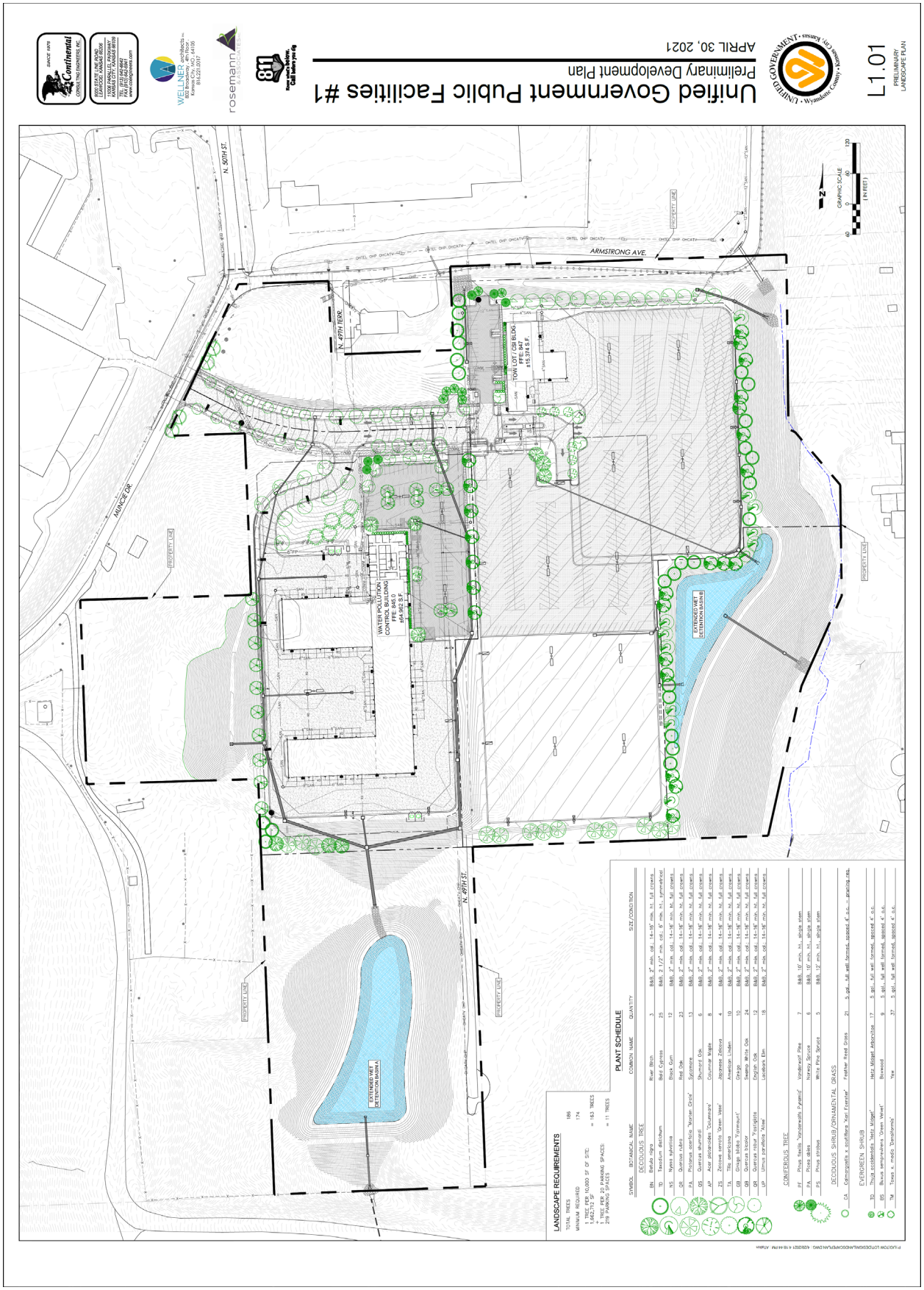
APRIL 30, 2021

UNIFIED GOVERNMENT Wyandotte County • Kansas City, Kansas

C2.01

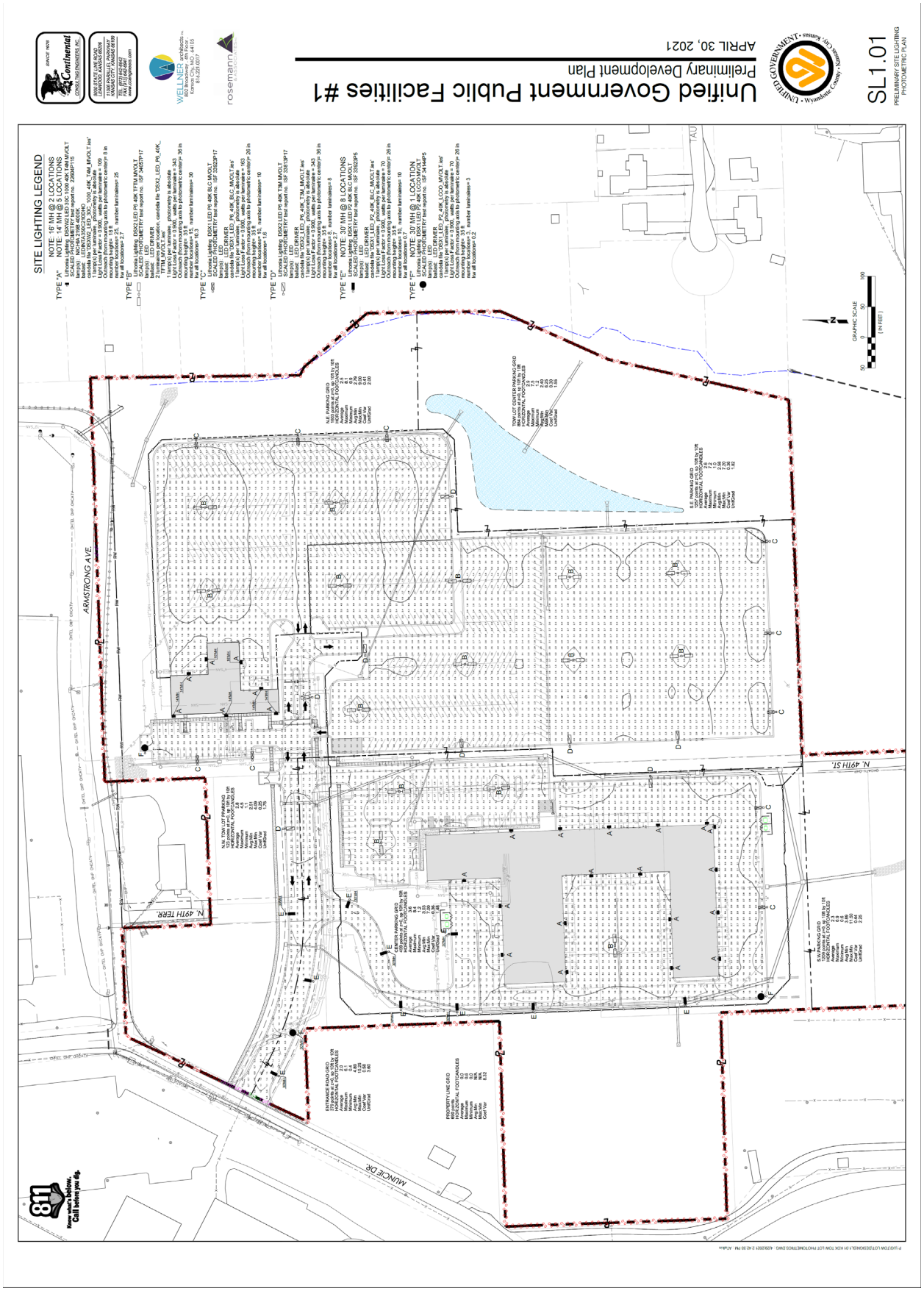
PRELIMINARY SITE PLAN AND PRELIMINARY PLAT


Unified Government Preliminary Development Plan
APRIL 30, 2021
C3.01
PRELIMINARY GRADING PLAN
ARMSTRONG AVE.
N. 49TH TERR.
N. 49th ST.
MUNICIE DR.
LOT 1
LOT 2
TRACT A
TRACT B
EXTENDED WET DETENTION BASIN A
EXTENDED WET DETENTION BASIN B
WATER POLLUTION CONTROL BUILDING
MAINTENANCE SHED
PROPERTY LINE
GRAPHIC SCALE
1 IN = 60 FEET


Unified Government Public Facilities #1
Preliminary Development Plan
APRIL 30, 2021
L1.01
PRELIMINARY LANDSCAPE PLAN
ARMSTRONG AVE.
N. 49TH TERR.
N. 50TH ST.
MUNCIE DR.
N. 49TH ST.
PROPERTY LINE
TOW LOT / CSI BLDG.
FFE: 847
±15,374 S.F.
WATER POLLUTION CONTROL BUILDING
FFE: 845.0
±54,962 S.F.
EXTENDED WET DETENTION BASIN A
EXTENDED WET DETENTION BASIN B
GRAPHIC SCALE
(IN FEET)
LANDSCAPE REQUIREMENTS
TOTAL TREES 186
MINIMUM REQUIRED 174
1 TREE PER 10,000 SF OF SITE: 1,462,712 SF = 163 TREES
1 TREE PER 20 PARKING SPACES: 219 PARKING SPACES = 11 TREES
PLANT SCHEDULE
SYMBOL BOTANICAL NAME COMMON NAME QUANTITY SIZE/CONDITION
DECIDUOUS TREE
BN Betula nigra River Birch 3 B&B, 2" min. cal., 14-16' min. ht., full crowns
TD Taxodium distichum Bald Cypress 25 B&B, 2 1/2" min. cal., 6" min. ht., symmetrical
NS Nyssa sylvatica Black Gum 12 B&B, 2" min. cal., 14-16' min. ht., full crowns
QR Quercus rubra Red Oak 23 B&B, 2" min. cal., 14-16' min. ht., full crowns
PA Platanus acerifolia "Morton Circle" Sycamore 13 B&B, 2" min. cal., 14-16' min. ht., full crowns
QS Quercus shumardi Shumard Oak 6 B&B, 2" min. cal., 14-16' min. ht., full crowns
AP Acer platanoides "Columnare" Columnar Maple 8 B&B, 2" min. cal., 14-16' min. ht., full crowns
ZS Zelcova serrata "Green Vase" Japanese Zelcova 4 B&B, 2" min. cal., 14-16' min. ht., full crowns
TA Tilia americana American Linden 10 B&B, 2" min. cal., 14-16' min. ht., full crowns
GB Ginkgo biloba "Fairmount" Ginkgo 10 B&B, 2" min. cal., 14-16' min. ht., full crowns
QB Quercus bicolor Swamp White Oak 24 B&B, 2" min. cal., 14-16' min. ht., full crowns
QR Quercus robur "Fastigiata" English Oak 12 B&B, 2" min. cal., 14-16' min. ht., full crowns
UP Ulmus parvifolia "Allee" Lacebark Elm 18 B&B, 2" min. cal., 14-16' min. ht., full crowns
CONIFEROUS TREE
PF Pinus fissilis "Vanderwolf's Pyramid" Vanderwolf Pine 7 B&B, 10' min. ht., single stem
PA Picea abies Norway Spruce 6 B&B, 10' min. ht., single stem
PS Pinus strobus White Pine Spruce 5 B&B, 12' min. ht., single stem
DECIDUOUS SHRUB/ORNAMENTAL GRASS
CA Calmagrostis x acutiflora "Karl Foerster" Feather Reed Grass 21 5 gal., full well formed, spaced 4' o.c. – pruning req.
EVERGREEN SHRUB
TO Thuja occidentalis "Hetz Midget" Hetz Midget Arborvitae 17 5 gal., full well formed, spaced 4' o.c.
BS Buxus sempervirens "Green Velvet" Boxwood 9 5 gal., full well formed, spaced 4' o.c.
TM Taxus x. media "Densiformis" Yew 37 5 gal., full well formed, spaced 4' o.c.

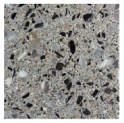
Unified Government Public Facilities #1
Preliminary Development Plan
APRIL 30, 2021
L2.01
PRELIMINARY
SIGHTLINE SECTIONS
SECTION 1
SECTION 2
SECTION 3
SECTION 4
WATER POLLUTION CONTROL BUILDING
EXISTING TREES TO REMAIN
SCREEN FENCE
MUNCIE DR.
GRAPHIC SCALE
(IN FEET)

Unified Government Public Facilities #1
Preliminary Development Plan
APRIL 30, 2021
L2.02
PRELIMINARY
SIGHTLINE SECTIONS
SECTION 1
SECTION 2
SECTION 3
SECTION 4
CHURCH
4900
SCREEN FENCE
EXISTING TREES TO REMAIN
TAKEN FROM 1.6' OFF GROUND
GRAPHIC SCALE
(IN FEET)

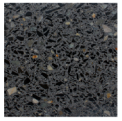

Unified Government Public Facilities #1
Preliminary Development Plan
APRIL 30, 2021
SL1.01
PRELIMINARY SITE LIGHTING PHOTOMETRIC PLAN
SITE LIGHTING LEGEND
ARMSTRONG AVE.
N. 49TH ST.
N. 49TH TERR.
MUNCIE DR.
GRAPHIC SCALE
(IN FEET)

PRELIMINARY DESIGN PLAN FINISH LEGEND	
AL-1	THERMALLY BROKEN, DARK BRONZE, ALIUMNINUM STOREFRONT WINDOWS WITH INSULATING GLAZING
LT-1	LIGHT, LITHONIA DSXW2
LT-2	LIGHT, RECESSED LED
LT-3	LIGHT, RECESSED LED
MA-1	12" X 24" BURNISHED FACE CMU VENEER, FIELD COLOR IN LIGHTER WARM GREY. BANDS OF SPLIT FACE FIELD COLOR MAY BE ESTABLISHED TO REINFORCE HORIZONTALITY OF BUILDING
MA-2	12" X 24" COMBINATION SPLIT FACE AND BURNISHED FACE CMU VENEER IN DARKER GREY.
MT-1	16" X 36" FLAT, SHIGLE-STYLE (CONCEALED CLIP), PREFINISHED METAL WALL PANEL IN PATINA GREEN
MT-2	PRE-FINISHED SHEET METAL IN A MEDIUM TONE GREY
MT-3	PRE-FINIHSED SHEET METAL IN DARK BRONZE
PT-2	PAINT TO MATCH METAL MT-2 MEDIUM TONE GRAY
PT-3	PAINT TO MATCH METAL MT-3 DARK BRONZE

MA-1



MA-2



MA-2 TEXTURE

MT-1 STYLE

MT-1

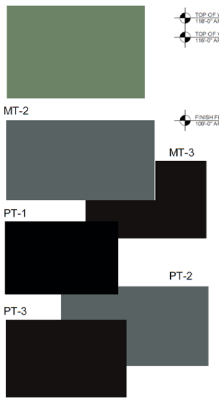
MT-2

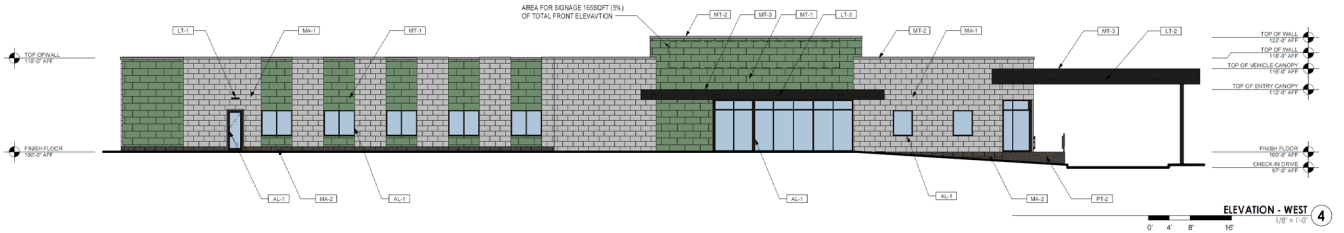
MT-3

PT-1

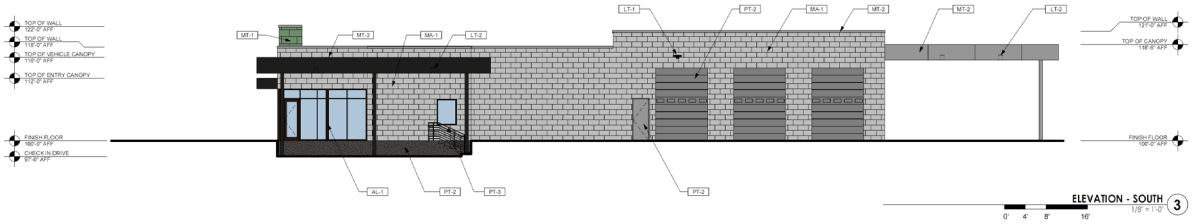
PT-2

PT-3

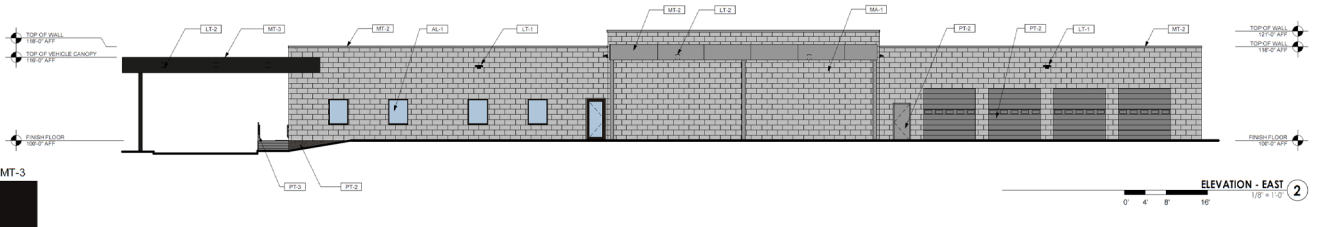




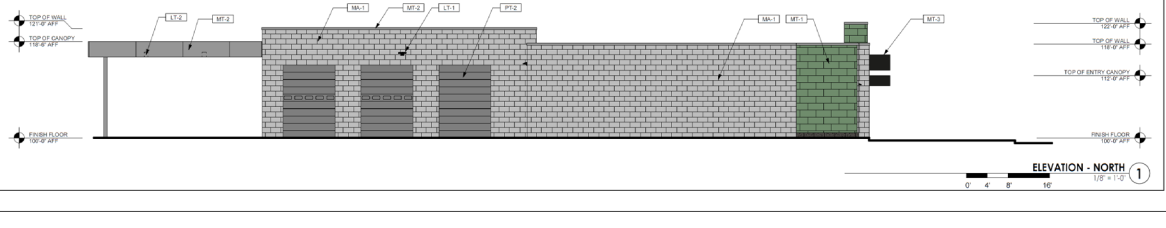
ELEVATION - WEST 4
1/8" = 1'-0"
0' 4' 8' 16'



ELEVATION - SOUTH 3
1/8" = 1'-0"
0' 4' 8' 16'



ELEVATION - EAST 2
1/8" = 1'-0"
0' 4' 8' 16'



ELEVATION - NORTH 1
1/8" = 1'-0"
0' 4' 8' 16'

SINCE 1976
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rosemann & ASSOCIATES

Unified Government Public Facilities #1

Preliminary Development Plan - Review

April 30, 2021

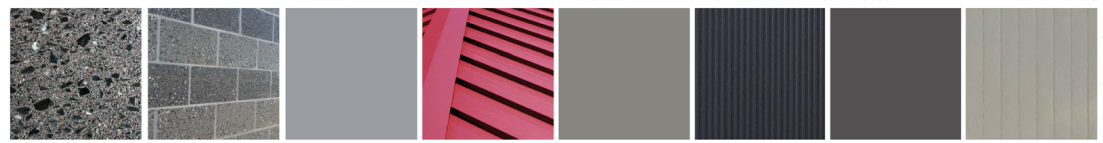
UNIFIED GOVERNMENT Wyandotte County • Kansas City, Kansas

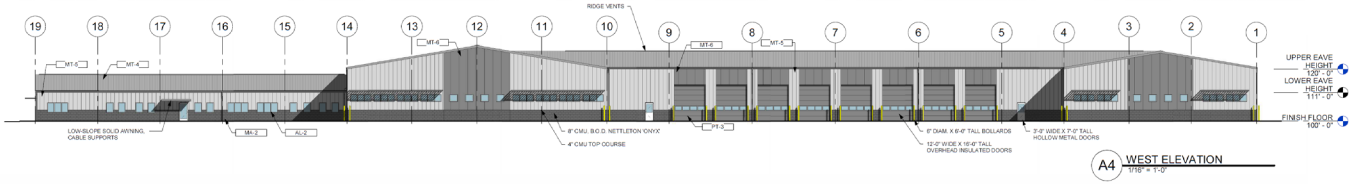
A-102

EXTERIOR ELEVATIONS

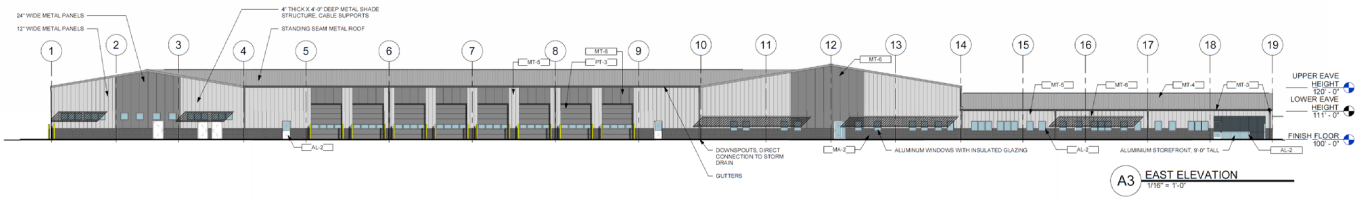
MATERIAL LEGEND	
AL-2	THERMALLY BROKEN, GALVANIZED, ALUMINUM STOREFRONT WINDOWS WITH INSULATING GLAZING
MA-2	12" X 24" COMBINATION SPLIT FACE AND BURNISHED FACE CMU VENEER IN DARKER GREY.
MT-3	PRE-FINIHSED SHEET METAL IN DARK BRONZE
MT-4	PRE-FINIHSED SNAP-ON BATTEN SHEET METAL "CRAFTSMAN" IN TUNDRA
MT-5	PRE-FINIHSED CONCEALED FASTNER SHEET METAL "MASTERLINE 16" IN SLATE GRAY
MT-6	PRE-FINIHSED CONCEALED FASTENER SHEET METAL "FW-120" IN CHARCOAL GRAY
PT-3	HEAVY-DUTY TERMAL SECTIONAL OVERHEAD DOOR AND HOLLOW METAL DOOR AND FRAME IN MEDIUM GREY

MA - 2 | MA - 2 TEXTURE | MT-4 COLOR | MT-4 ROOF TEXTURE | MT-5 COLOR | MT-5 PANELTEXTURE | MT-6 COLOR | MT-6 PANEL TEXTURE



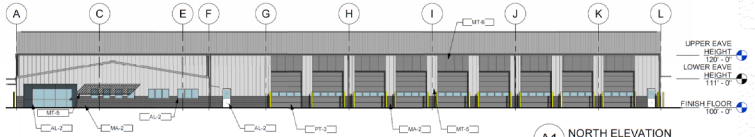


A4 WEST ELEVATION 1/16" = 1'-0"

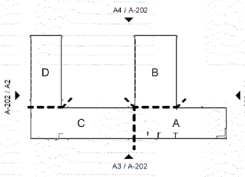


A3 EAST ELEVATION 1/16" = 1'-0"

A2 SOUTH ELEVATION 1/16" = 1'-0"



A1 NORTH ELEVATION 1/16" = 1'-0"



KEYPLAN

SINCE 1976
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rosemann & ASSOCIATES

Unified Government Public Facilities #1

Preliminary Development Plan

4/30/2021

UNIFIED GOVERNMENT Wyandotte County • Kansas City, Kansas

A-202

ELEVATIONS

MATERIAL LEGEND	
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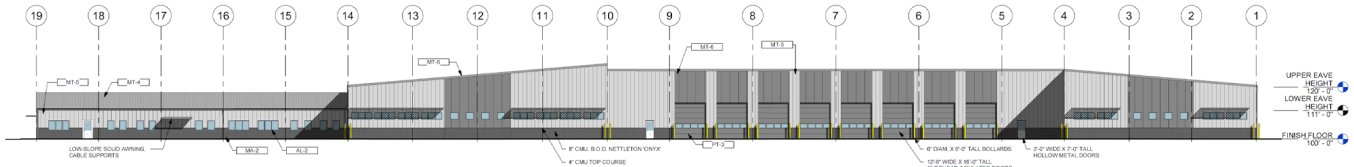
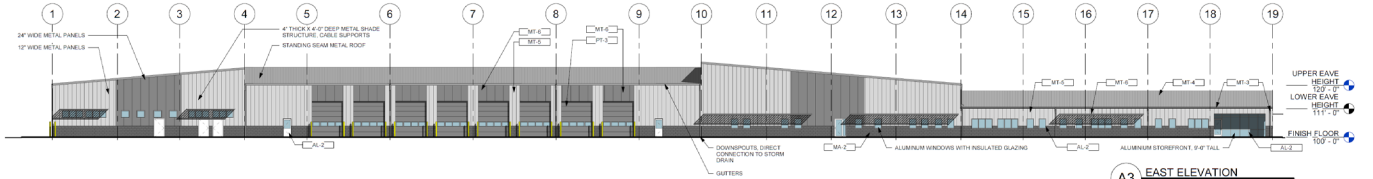
MT-6	PRE-FINIHSED CONCEALED FASTENER SHEET METAL "FW-120" IN CHARCOAL GRAY
PT-3	HEAVY-DUTY TERMAL SECTIONAL OVERHEAD DOOR AND HOLLOW METAL DOOR AND FRAME IN MEDIUM GREY

MA - 2 | MA - 2 TEXTURE | MT-4 COLOR | MT-4 ROOF TEXTURE | MT-5 COLOR | MT-5 PANELTEXTURE | MT-6 COLOR | MT-6 PANEL TEXTURE

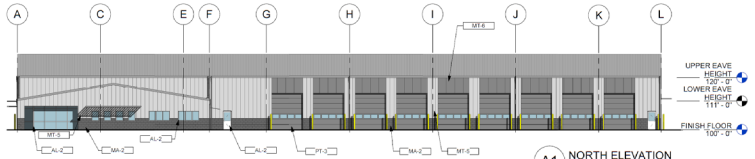


A4 WEST ELEVATION 1/16" = 1'-0"

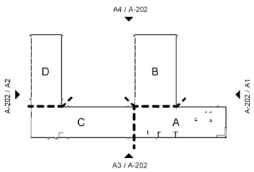


A3 EAST ELEVATION 1/16" = 1'-0"

A2 SOUTH ELEVATION 1/16" = 1'-0"



A1 NORTH ELEVATION 1/16" = 1'-0"



KEYPLAN

SINCE 1976
Continental
CONSULTING ENGINEERS, INC.
9600 STATE LINE ROAD
LEAWOOD, KANSAS 66206
11080 PARALLEL PARKWAY
KANSAS CITY, KANSAS 66109
TEL (913) 642-6642
FAX (913) 642-6641
www.coengineers.com

WELLNER architects inc.
802 Broadway - 4th Floor
Kansas City, MO., 64105
816.221.0017

rosemann & ASSOCIATES, P.C.

Unified Government Public Facilities #1

Preliminary Development Plan

6/01/2021

UNIFIED GOVERNMENT Wyandotte County • Kansas City, Kansas

A-202-ALT

ELEVATIONS

A-202.1-ALT
EXTERIOR ELEVATIONS
Unified Government Public Facilities #1
Preliminary Development Plan
6/01/2021
UNIFIED GOVERNMENT · Wyandotte County · Kansas City, Kansas
Continental
CONSULTING ENGINEERS, INC.
WELLNER associates inc.
rosemann
REFERENCE G-003 FOR GENERAL NOTES
REFERENCE A-200 FOR MATERIAL LEGEND
KEYED ELEVATION NOTES
KEYPLAN
A3 EAST ELEVATION (SOUTH)
A2 EAST ELEVATION (NORTH)
A1 SOUTH WING NORTH ELEVATION
UPPER EAVE HEIGHT 120'-0"
LOWER EAVE HEIGHT 111'-0"
FINISH FLOOR 100'-0"

Unified Government Public Facilities #1
Preliminary Development Plan - Review
April 30, 2021
A-104
3D VIEW

Unified Government Public Facilities #1
Preliminary Development Plan
4/30/2021
A-203
3D VIEW - ENTRY
A2
3D VIEW (NE CORNER)
A1

Figure 4. Site Photograph of North 49th Terrace looking south (provided by Staff).

Figure 5. Site Photograph of the development site looking southeast (provided by Staff).

Figure 6. Site Photograph of the development site looking south (provided by Staff).

Figure 7. Site Photograph of the development site looking southwest (provided by Staff).

Planning and Urban Design

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

Phone: (913) 573-5750
Fax: (913) 573-5796
www.wycokck.org/planning

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: July 1, 2021

Re: **Petition SP2021-015**

GENERAL INFORMATION

Applicant:
Daniel Castillo

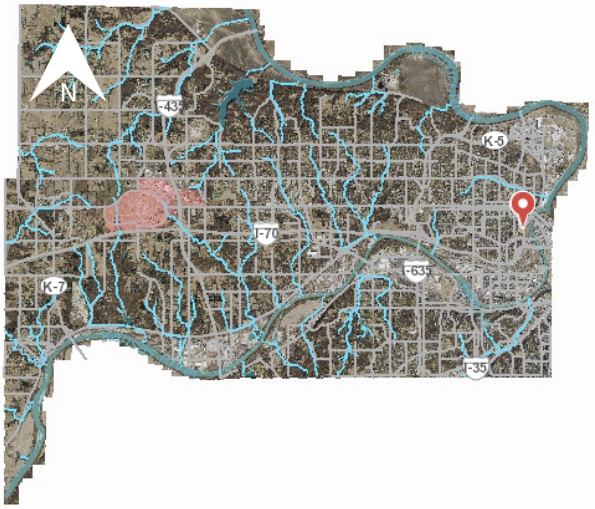
Status of Applicant:
Representative
The Mockingbird Lounge
204 Orchard Street
Kansas City, Kansas 66101

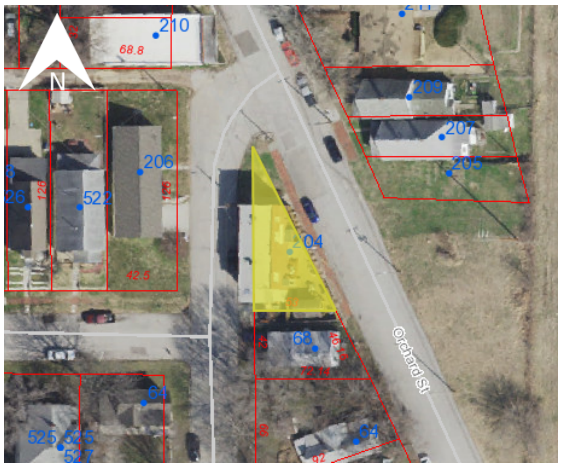
Requested Action:
Renewal of Special Use Permit SP-2019-21, which expired on 3/28/2021.

Date of Application:
February 26, 2021

Purpose:
For the continued use of a drinking establishment with live entertainment.

Property Location:
204 Orchard Street
Kansas City, Kansas 66101





Commission Districts: Commissioner At Large: Tom Burroughs
District #2 Commissioner: Brian McKiernan

Existing Zoning: C-1 Limited Business District

Adjacent Zoning:
North: R-1(B) Single Family and R-2(B) Two Family Districts
South: R-1(B) Single Family District
East: R-1(B) Single Family District
West: R-1(B) Single Family District

Adjacent Uses:
North: Single Family and Two-Family Homes
South: Single Family Homes
East: Single Family Homes, a Vacant Lot, and Interstate I-35
West: Single Family Homes

Total Tract Size: 0.06 Acre

Master Plan Area: Central Area Master Plan

Master Plan Designation: The Central Area Master Plan designates this area as Urban Density. This allows for a mix of detached and attached residential such as single-family homes, town homes, duplexes, triplexes, fourplexes, etc., and institutional uses such as schools, churches, and libraries.

Major Street Plan: The Major Street Plan classifies Orchard Street as a Local Street.

Parking Requirement: Section 27-464 states that uses in this district require paved, off-street parking spaces at a ratio of not less than four (4) spaces per 1,000 square feet of floor area in the building.

The required parking spaces is 44; 38 are for the bar and patio area, four (4) are for the storage spaces/bathrooms/etc. and two (2) are for the residence upstairs. BOZA #2228 was granted on 12/12/2016 which allowed for zero off-street parking spaces.

Advertisement: The Wyandotte Echo – April 15, 2021
Letters to Property Owner – April 16, 2021, May 20, 2021, June 6, 2021 and June 25, 2021

Public Hearings: May 10, 2021, May 27, 2021, June 14, 2021 and July 1, 2021

Public Support: None to date.

Public Opposition: Two (2) neighbors have expressed opposition to the project.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Daniel Castillo, is seeking the renewal of SP-2019-21 to operate The Mockingbird Lounge drinking establishment and live entertainment. The establishment was originally granted Special Use Permit SP-2016-100 to operate a drinking establishment in 2017. Live entertainment was added with the renewal, SP-2019-21. The required parking spaces is 44; 38 are for the bar and patio area, four (4) are for the storage spaces/bathrooms/etc. and two (2) are for the residence upstairs. BOZA #2228 was granted on 12/12/2016 which allowed for zero off-street parking spaces.

City Ordinance Requirements: *27-592 through 27-606*

Code Enforcement History: There have been four (4) Notices of Violation issued on this property. One (1) for weeds and grass in 2014, one (1) for weeds and grass in 2015, one (1) for junk and excessive trash in 2015, and one (1) in 2019 for live entertainment without the required Special Use Permit.

FACTORS TO BE CONSIDERED

1. ***The Character of the Neighborhood.***

   The property is located in the Strawberry Hill Neighborhood. The area is primarily residential in nature, however, there are several small commercial businesses throughout the neighborhood at small-scale nodes.

2. ***The zoning and uses of properties nearby and the proposed use's expected compatibility with them.***

   Most nearby properties are residential in nature, but there are several commercial businesses within a block of this location at 6th Street. The proposed use is compatible with nearby residential and commercial uses if managed properly.

3. ***The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property?***

   This property is suitable for use as a small commercial business or mixed-use building. The property could be suitable for the proposed use if properly managed. The business has had no noise complaints during its time operating as The Mockingbird Lounge. Removal of the restrictions that require a Special Use Permit for such activities has the potential to create issues such as parking, excessive noise, and overcrowding.

4. ***The length of time the property has remained vacant as zoned.***

   This property is not vacant. It has been occupied by The Mockingbird Lounge since 2017.

5. ***The degree of conformance of the proposed use to the Master Plan.***

   The Central Area Master Plan designates this area as Urban Density. This allows for a mix of detached and attached residential such as single-family homes, town homes, duplexes, triplexes, fourplexes, etc., and institutional uses such as schools, churches, and libraries. The proposed use does not conform to the Central Area Master Plan as it is for a small commercial business rather than a residence.

6. ***Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.***

   The proposed use will inherently increase traffic in the area; however, the business has been in operation since 2017 and has not exceeded the capacity of the street network to accommodate it. It is not expected that traffic will increase beyond what it has been since 2017. There have been no reported parking issues in the immediate vicinity.

7. ***Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.***

   If managed properly, this establishment will be an amenity to the neighborhood and provide a gathering space for the public. The proposed use will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.

8. ***Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.***

   The proposed use has the potential to cause issues related to noise, vibration, and illumination if not managed properly. The Mockingbird Lounge has been in operation since 2017 and has not had any neighborhood complaints thus far. Dust is not expected to be an issue.

9. ***Whether the proposed use will pollute the air, land or water.***

   The proposed use is not expected to pollute the air, land, or water as it is an existing commercial business in a built-out neighborhood.

10. ***Whether the use would damage or destroy an irreplaceable natural resource.***

    The proposed use will not damage or destroy an irreplaceable natural resource because it is an existing building in a built-out neighborhood.

11. ***The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.***

    The relative gain or loss to the public health, safety, and welfare is likely to be minimal as it only provides the convenience of entertainment with some economic benefit. If denied, the landowner could not use the property as a drinking establishment with live entertainment but may use the property as a small commercial business or sell the property.

12. ***Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.***

    Adding live entertainment does increase the likelihood and frequency of potential overcrowding as it relates to parking and concentrations of population with live entertainment. The proposed use may create issues of overcrowding of land or undue concentrations of population if not managed properly. There have been no issues reported during the time that this business has been in operation.

PREVIOUS ACTIONS

SP-2016-100
BOZA #2228
SP-2019-21

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting via Zoom on March 29, 2021. Attached is the letter sent to the neighbors. The applicant states that no one came. They were unable to submit additional documentation due to technical issues.

KEY ISSUES

Illumination
Noise
Traffic
Parking

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of SP2021-015, for five (5) years, subject to:

1) **Indoor live entertainment shall stop by 11:00 p.m.;**
2) **Outdoor live entertainment will be allowed outside on the patio at the following days and times:**
    a. **Wednesdays until 9 p.m.;**
    b. **Fridays until 9 p.m.;**
    c. **Saturdays until 11 p.m.; and,**
    d. **Sundays until 9 p.m.;**
3) **No amplified music is allowed outdoors, except during live entertainment events;**
4) **The windows and doors shall remain closed during any live entertainment events that increase the noise volume above normal bar operations;**
5) **The second-floor residential use must remain up to code and be properly licensed if used for rental property;**
6) **Must comply with Unified Government Security Ordinance:**
    a. **Patrons are not allowed to loiter in their vehicles. If so determined, they will be asked to leave;**
    b. **For any times or events in which there is a cover charge or any other cost of admission, an I.D. scanner will be used at the door;**
7) **This property is within the historic environs of the Mathias Splitlog Residence. Due to this, any exterior additions or façade work would need to go through the Historic Environs review process. Contact the Planning and Urban Design department to begin this process if any exterior changes to the building are to be done;**
8) **Any illumination that results from a live entertainment event shall not be seen or otherwise impact adjacent residential uses;**
9) **If any additions or modifications are made to the building, a Building Permit is required. Contact the Building Inspection Department at (913) 573-8620 to begin that process;**
10) **If issues arise with adjacent property owners and are brought to Staff's attention during the term, this Special Use Permit can be submitted to the Unified Government Board of Commissioners for revocation;**
11) **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;**
12) **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;

13) **The Special Use Permit shall be valid for five (5) 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; and,**

14) **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.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **SP2021-015** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

May 10, 2021 City Planning Commission Minutes
June 14, 2021 City Planning Commission Minutes
Zoning Map
Aerial Map
Land Use Map
Floor Plans
Site Photographs Provided by Staff, Dated March 24, 2021
Neighborhood Meeting Documentation
Photographs Provided by Applicant

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	May 10, 2021	May 27, 2021
Special Use	Approval	Referred Back
	June 14, 2021	July 1, 2021
	Approval	

STAFF CONTACT: **Michael Farley**
mfarley@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2021-015** as meeting all the requirements of the City Code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff report, and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2021-015,** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

May 10, 2021 City Planning Commission Minutes:

SPECIAL USE PERMIT APPLICATION SP2021-015 – DANIEL CASTILLO WITH THE MOCKINGBIRD LOUNGE – SYNOPSIS: Renewal of a Special Use Permit (SP-2019-21 – expired 3/28/2021) for a drinking establishment and live entertainment at 204 Orchard Street.

***Detailed Outline of Requested Action*:** The applicant, Daniel Castillo, is seeking the renewal of SP-2019-21 to operate The Mockingbird Lounge drinking establishment and live entertainment. The establishment was originally granted Special Use Permit SP-2016-100 to operate a drinking establishment in 2017. Live entertainment was added with the renewal, SP-2019-21. The required parking spaces is 44; 38 are for the bar and patio area, four (4) are for the storage spaces/bathrooms/etc. and two (2) are for the residence upstairs. BOZA #2228 was granted on 12/12/2016 which allowed for zero off-street parking spaces.

***City Ordinance Requirements*:** *27-592 through 27-606*

Code Enforcement History: There have been four (4) Notices of Violation issued on this property. One (1) for weeds and grass in 2014, one (1) for weeds and grass in 2015, one (1) for junk and excessive trash in 2015, and one (1) in 2019 for live entertainment without the required Special Use Permit.

The items I have just read are on the Consent Agenda. At this time, does any member of the Commission wish to disclose any contact on any of the items?" No one responded in the affirmative.

"Please include the following items as part of the record for all of the Items on the Consent Agenda:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated May 10, 2021;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The publications in The Echo for the Special Use Permits; and,
7. The notices to property owners.

The Commission will vote to approve in one vote these items unless someone requests that an item be removed from the Consent Agenda."

Chairman Carson asked if anyone wanted to remove an item from the Consent Agenda. Planning Director Hand requested that Plan Review Application PR2021-012 be removed from the Consent Agenda.

On motion by Ms. Jones, seconded by Mr. Miller, the Planning Commission voted as follows to **APPROVE** the remaining items on the Consent Agenda**:**

Carson	**Chairman**
Armstrong	**Aye**
Cho	**Not Present**
Connelly	**Aye**
Ernst	**Aye**
Huey	**Aye**
Jones	**Aye**
Miller	**Aye**
Mohler	**Not Present**
Pauley	**Aye**
Reasons	**Not Present**

Motion to APPROVE Passed: 7 to 0
Subject to:

1) **Live entertainment shall stop by 11:00 p.m.**
2) **No live entertainment is allowed on the patio;**
3) **The windows and doors shall remain closed during any live entertainment events that increase the noise volume above normal bar operations;**
4) **The second-floor residential use must remain up to code and be properly licensed if used for rental property;**
5) **Must comply with Unified Government Security Ordinance:**
    a. **Patrons are not allowed to loiter in their vehicles. If so determined, they will be asked to leave;**
    b. **An I.D. scanner will be used at all times;**

6) **This property is within the historic environs of the Mathias Splitlog Residence. Due to this, any exterior additions or façade work would need to go through the Historic Environs review process. Contact the Planning and Urban Design department to begin this process if any exterior changes to the building are to be done;**
7) **Any illumination that results from a live entertainment event shall not be seen or otherwise impact adjacent residential uses;**
8) **If any additions or modifications are made to the building, a Building Permit is required. Contact the Building Inspection Department at 913-573-8620 to begin that process;**
9) **If issues arise with adjacent property owners and are brought to staff's attention during the term, this Special Use Permit can be submitted to the Unified Government Board of Commissioners for revocation;**
10) **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;**
11) **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;**
12) **The Special Use Permit shall be valid for five (5) 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; and,**
13) **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.**

<u>June 14, 2021 City Planning Commission Minutes</u>:

<u>Hearing starts at 2:32:09</u>:

SPECIAL USE PERMIT APPLICATION SP2021-015 – DANIEL CASTILLO WITH THE MOCKINGBIRD LOUNGE – SYNOPSIS: Renewal of a Special Use Permit (SP-2019-

21 – expired 3/28/2021) for a drinking establishment and live entertainment at 204 Orchard Street.

***Detailed Outline of Requested Action*:** The applicant, Daniel Castillo, is seeking the renewal of SP-2019-21 to operate The Mockingbird Lounge drinking establishment and live entertainment. The establishment was originally granted Special Use Permit SP-2016-100 to operate a drinking establishment in 2017. Live entertainment was added with the renewal, SP-2019-21. The required parking spaces is 44; 38 are for the bar and patio area, four (4) are for the storage spaces/bathrooms/etc. and two (2) are for the residence upstairs. BOZA #2228 was granted on 12/12/2016 which allowed for zero off-street parking spaces.

City Ordinance Requirements: ***27-592 through 27-606***

Code Enforcement History: There have been four (4) Notices of Violation issued on this property. One (1) for weeds and grass in 2014, one (1) for weeds and grass in 2015, one (1) for junk and excessive trash in 2015, and one (1) in 2019 for live entertainment without the required Special Use Permit.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated June 14, 2021;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo;
7. The Notices to property owners.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- Daniel Castillo, applicant, The Mockingbird Lounge, 204 Orchard Street, Kansas City, Kansas 66101

Present in Opposition:

- No one appeared

Staff Recommendation starts at 2:34:52: Planning Director Hand stated that this application was remanded to the Commission by the Board of Commissioners as the applicant had questions about some of the conditions of approval. Staff met with the applicant and worked through the conditions. Indoor live entertainment must conclude by 11:00 p.m. Outdoor live entertainment will be allowed outside on the patio Wednesday, Friday and Sunday until 9:00 p.m. and on Saturday until 11:00 p.m. When there is no live entertainment there will be no amplified noise outside. There have been Notices of Violation, but none occurred recently. Staff has not received any letters in

support but has received two (2) letters in opposition since it was remanded back to the Planning Commission. Staff recommends approval for five (5) years subject to the conditions in the staff report.

Motion and Vote starts at 2:36:36:

On motion by Ms. Miller, seconded by Ms. Armstrong, the Planning Commission voted as follows to **recommend APPROVAL** of Special Use Permit **SP2021-015 for five (5) years:**

Carson	**Chairman**
Armstrong	**Aye**
Cho	**Not Present**
Connelly	**Aye**
Ernst	**Aye**
Huey	**Not Present**
Jones	**Aye**
Miller	**Aye**
Mohler	**Aye**
Pauley	**Not Present**
Reasons	**Aye**

Motion to recommend APPROVAL Passed: 7 to 0
Subject to:

1) **Indoor live entertainment shall stop by 11:00 p.m.;**
2) **Outdoor live entertainment will be allowed outside on the patio at the following days and times:**
    a. **Wednesdays until 9 p.m.;**
    b. **Fridays until 9 p.m.;**
    c. **Saturdays until 11 p.m.; and,**
    d. **Sundays until 9 p.m.;**
3) **No amplified music is allowed outdoors, except during live entertainment events;**
4) **The windows and doors shall remain closed during any live entertainment events that increase the noise volume above normal bar operations;**
5) **The second-floor residential use must remain up to code and be properly licensed if used for rental property;**
6) **Must comply with Unified Government Security Ordinance:**
    a. **Patrons are not allowed to loiter in their vehicles. If so determined, they will be asked to leave;**
    b. **For any times or events in which there is a cover charge or any other cost of admission, an I.D. scanner will be used at the door;**
7) **This property is within the historic environs of the Mathias Splitlog Residence. Due to this, any exterior additions or façade work would need to go through the Historic Environs review process. Contact the Planning and Urban Design department to begin this process if any exterior changes to the building are to be done;**
8) **Any illumination that results from a live entertainment event shall not be seen or otherwise impact adjacent residential uses;**

9) If any additions or modifications are made to the building, a Building Permit is required. Contact the Building Inspection Department at (913) 573-8620 to begin that process;

10) If issues arise with adjacent property owners and are brought to Staff's attention during the term, this Special Use Permit can be submitted to the Unified Government Board of Commissioners for revocation;

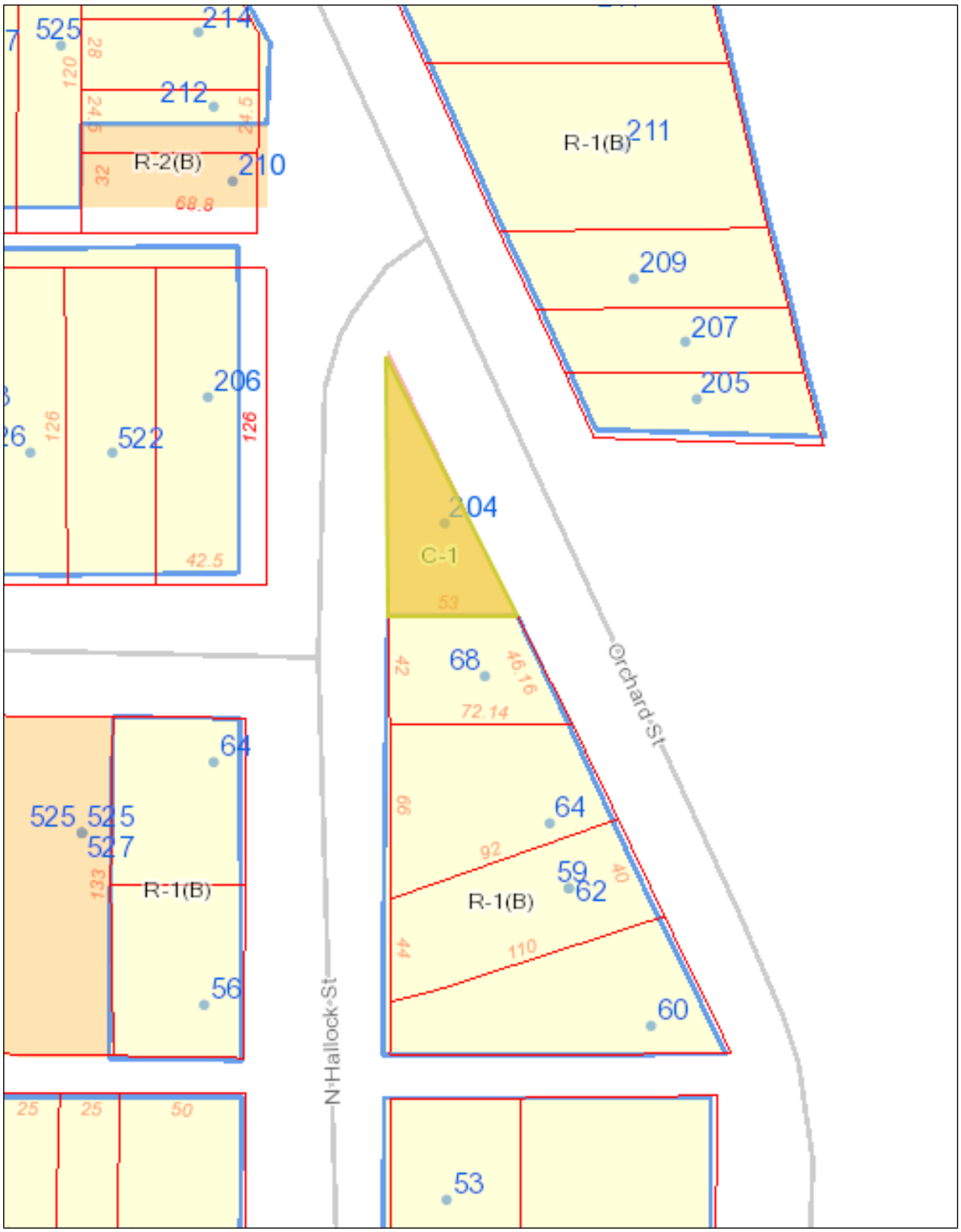
11) According to Sec. 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the unified government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design to begin this process;

12) 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;

13) The Special Use Permit shall be valid for five (5) 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; and,

14) 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.

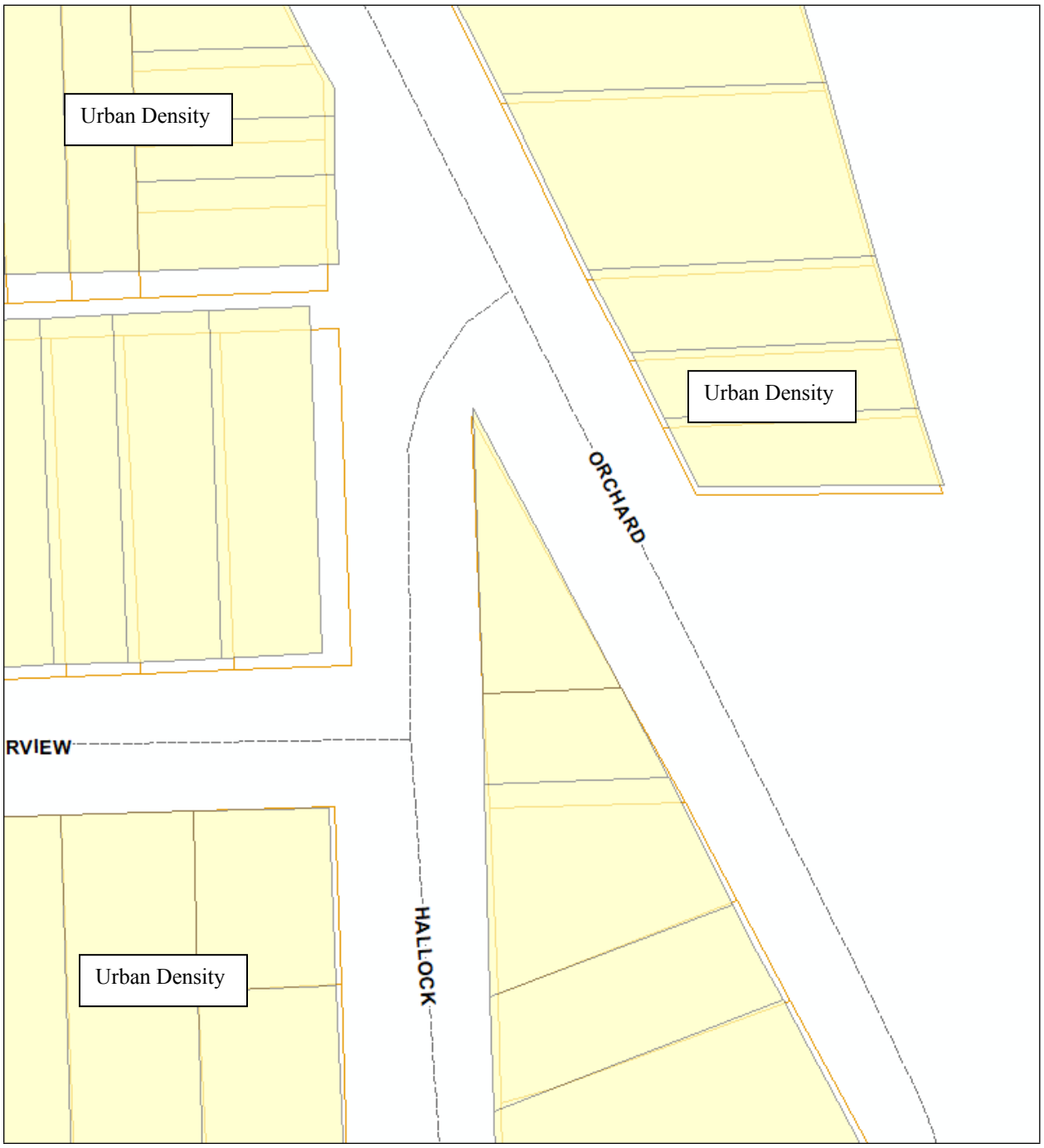
Zoning Map:


525
214
212
210
R-2(B)
211
R-1(B)
209
207
205
206
522
204
C-1
68
64
525
525
527
R-1(B)
64
59
62
R-1(B)
56
60
53
N Hallock St
Orchard St

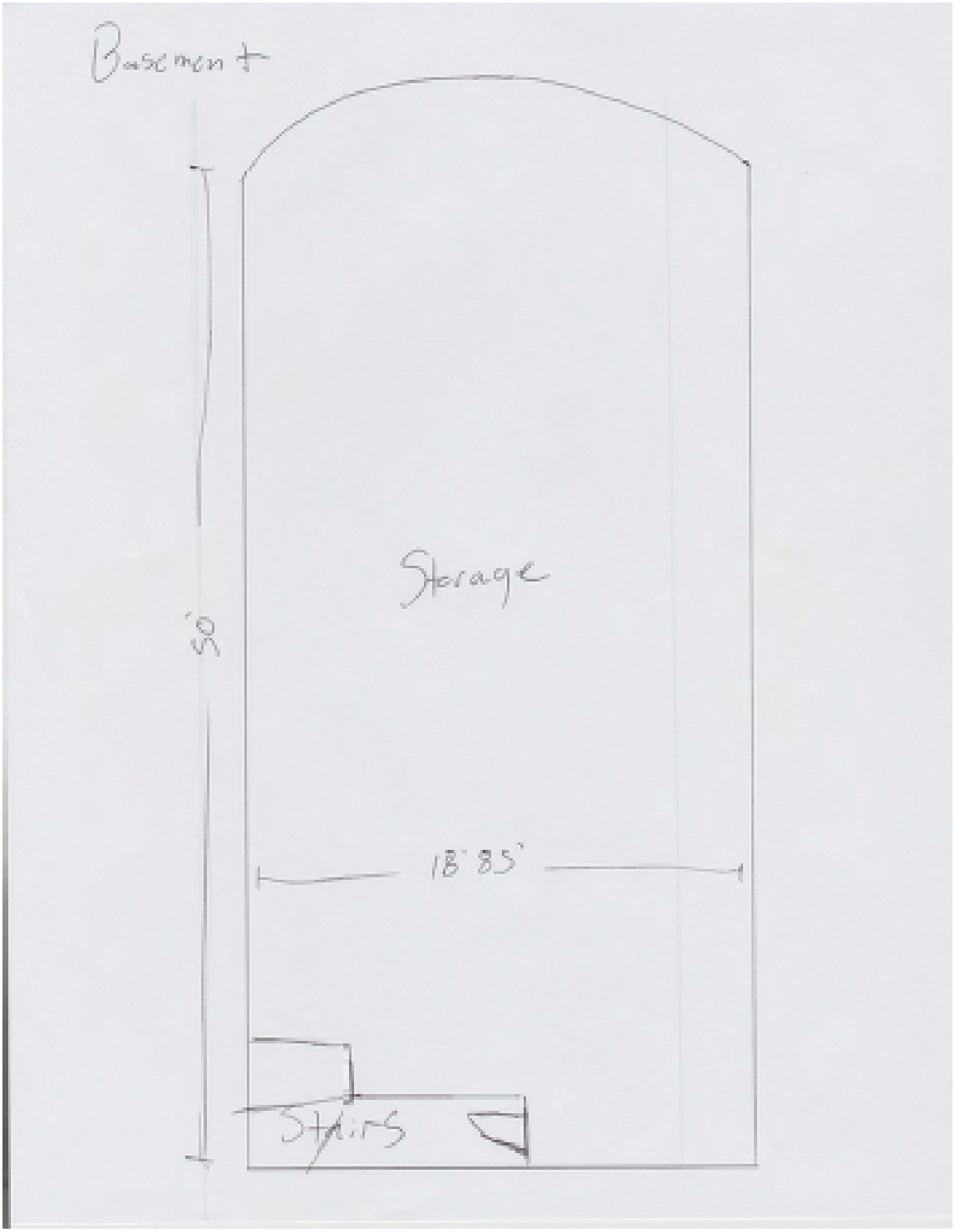
Aerial Map:

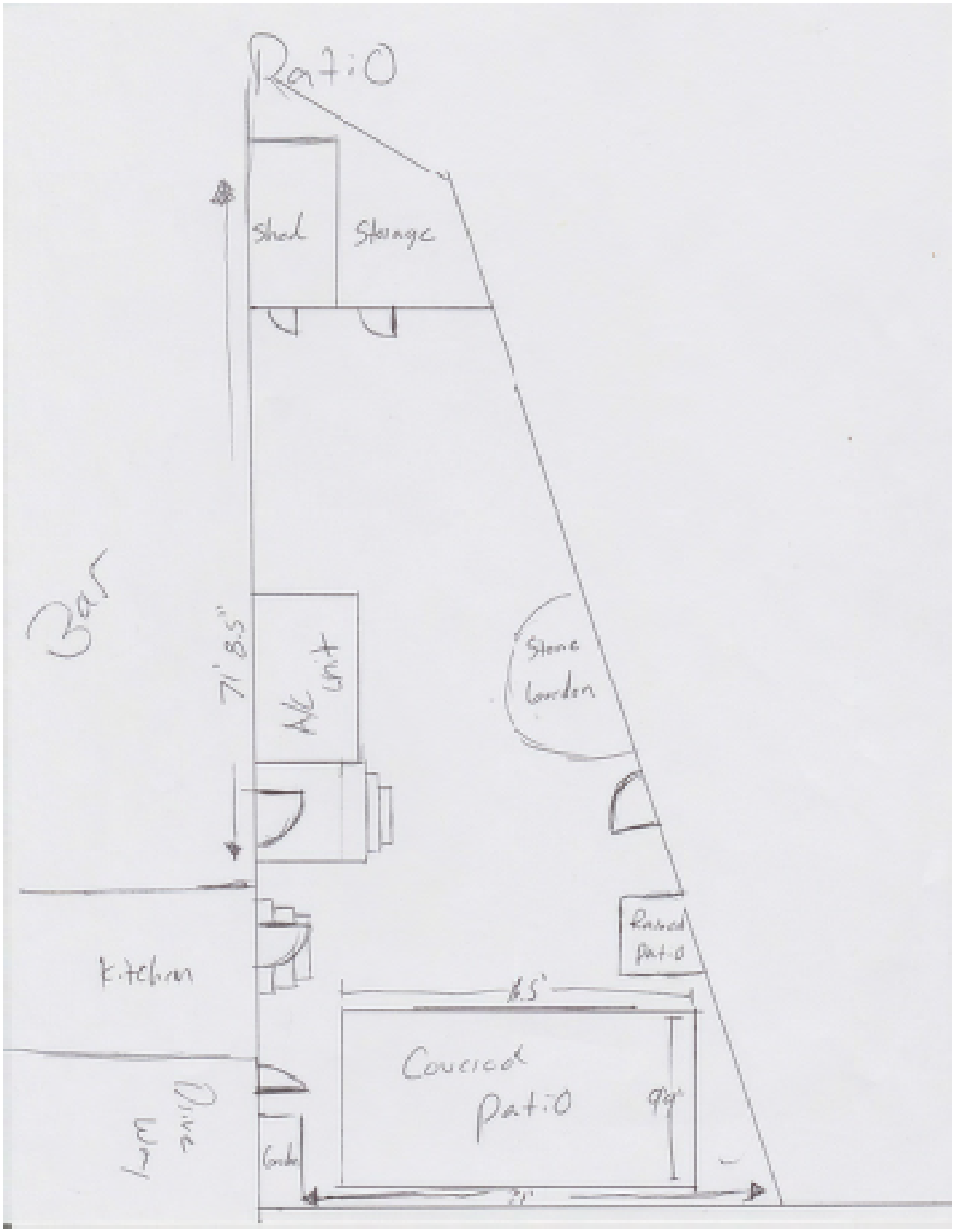
216
214
212
210
68.8
217
211
209
207
205
206
530
528
526
522
42.5
204
68
64
525
527
531
529
56
64
59
62
60
53
Orchard St
N Hallock St

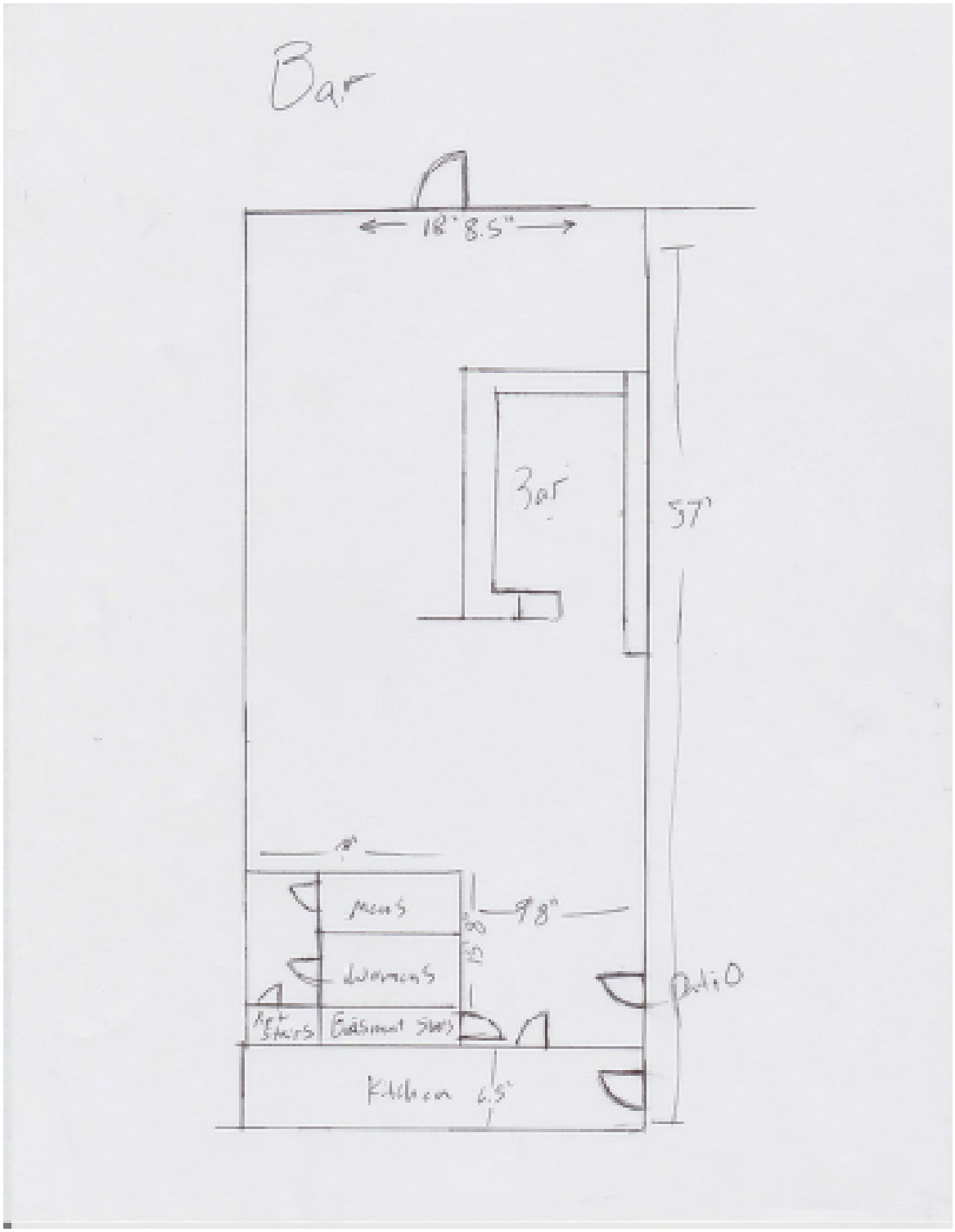
Land Use Map:


Urban Density
Urban Density
ORCHARD
RVIEW
HALLOCK
Urban Density

Floor Plans




Ratio
Shed
Storage
Bar
71' 8.5"
A/C unit
Stone Garden
Kitchen
Raised Patio
8.5'
Covered Patio
9'9"
Drive Way
Garden
21'


Bar
18' 8.5"
Bar
57'
Mens
Womens
Kitchen 6.5'

Site Photographs Provided by Staff, Dated March 24, 2021:

Neighborhood Meeting Documentation:

The Mockingbird Special Use Permit Renewal

SP2021-015 - 204 Orchard Street

This letter is to inform you that The Mockingbird Lounge at 204 Orchard Street is up for renewal of it's Special Use Permit. The above application will be heard on Monday April, 12th by the City Planning Commission at 6:30 p.m. The meeting will be held via Zoom. Information on attending the meeting via zoom will be available at our Neighborhood meeting on March 29th at 6:30pm.

We Invite you to attend our neighborhood meeting to discuss the special use permit renewal and address any concerns you may have. This neighborhood meeting will also be on Zoom in order to follow COVID19 guidelines. The meeting will be on March 29th at 6:30 pm at the following Zoom address:

https://us05web.zoom.us/j/3433214030?pwd=Vk5TYkVpeklkeUZBb1EwaHJlMFJMdz09

Or use the meeting ID : 343 321 4030

Passcode: Qk58xQ

If you have any questions regarding the permit or the neighborhood meeting, please don't hesitate to reach out.

Thank you,

Daniel Castillo

9137870921
Themockingbirdkc@gmail.com

Photographs Provided by Applicant:

Planning and Urban Design

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

Phone: (913) 573-5750
Fax: (913) 573-5796
www.wycokck.org/planning

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: July 1, 2021

Re: **SP2021-041**

GENERAL INFORMATION

Applicant:
James Sullivan

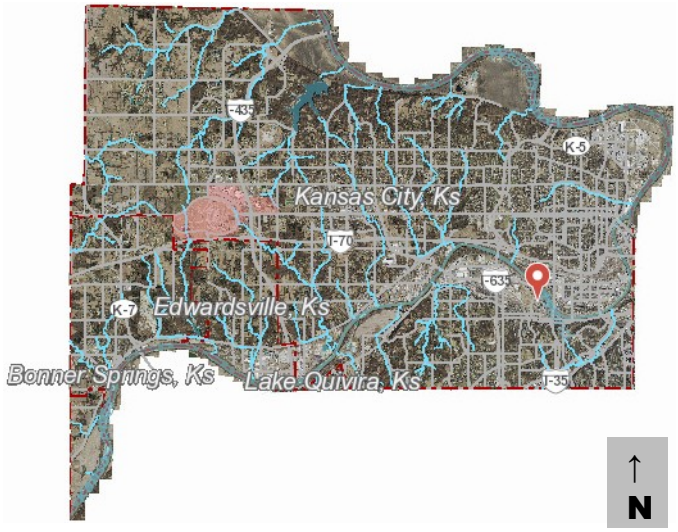
Status of Applicant:
Architect
Sullivan Palmer Architects
8621 Johnson Drive
Merriam, Kansas 66202

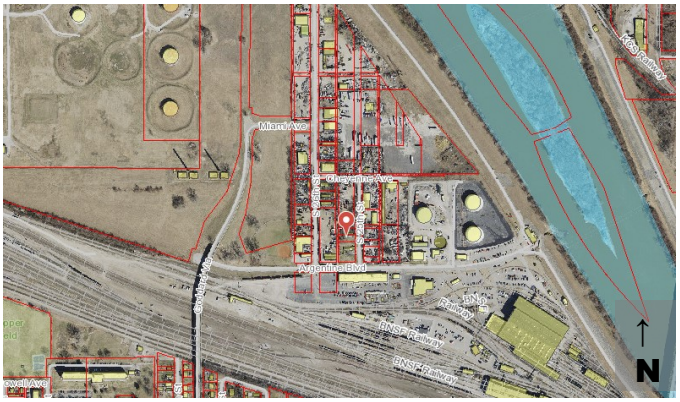
Requested Action:
Approval of a Special Use Permit

Date of Application:
April 30, 2021

Purpose:
To request a Special Use Permit to allow for auto storage and auto maintenance.

Property Location:
1032 South 25th Street
Kansas City, Kansas 66106





Commission District:	Commissioner At Large: Tom Burroughs District #6 Commissioner: Angela Markley
Existing Zoning:	M-3 Heavy Industrial District
Adjacent Zoning:	**North:** M-3 Heavy Industrial District **South:** M-3 Heavy Industrial District **East:** M-3 Heavy Industrial District **West:** M-3 Heavy Industrial District
Adjacent Uses:	**North:** Single-family residence **South:** Single-family residence **East:** Salvage yard **West:** Auto service business
Total Tract Size:	0.14 Acre
Master Area Plan:	The subject property is within the City-Wide Master Plan.
Master Plan Designation:	The City-Wide Master Plan designates the property as Industrial. The Industrial land use designation allows a variety of uses including manufacturing, warehouse, distribution, outdoor storage, salvage, and limited related commercial and service uses such as truck stops, service stations, and convenience stores. The Industrial land use designation discourages all residential uses.
Major Street Plan:	The Major Street Plan classifies South 25th Street as a Local/Neighborhood Street.
Required Parking:	Section 27-470(f) requires paved off-street parking at a ratio necessary to serve the employees, visitors, customers and others who may be on the premises. The ratio will vary among occupants and will be determined by the director of planning after receipt of a summary of parking needs and characteristics prepared by the owner or initial occupant. In no case, however, shall less than one space for each 500 square feet of building area be provided. For buildings larger than 20,000 square feet, only one space for each 1,000 square feet needs to be provided for increments between 20,000 and 50,000 square feet. For buildings larger than 50,000 square feet, the parking required for increments over 50,000 square feet will be determined by the director of planning. Where questions arise concerning increments over 50,000 square feet, the unified government board of

	commissioners shall make the final determination upon recommendation of the planning commission. Commercial uses shall provide parking as would be required in the C-3 district. Submitted site plans show a proposed building with a floor area of 1,800 square feet and seven (7) off-site parking spaces on a parcel less than 100 feet to the north, one (1) of which is ADA-compliant.
Advertisement:	The Wyandotte Echo – May 20, 2021 Letters to Property Owners – May 21, 2021 and June 25, 2021
Public Hearings:	June 14, 2021 and July 1, 2021
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, James Sullivan with Sullivan Palmer Architects, is requesting a Special Use Permit to allow light automotive and truck maintenance at 1032 South 25th Street. The site plan proposes a building measuring 20' x 90', a total of 1,800 square feet. A paved driveway apron will allow vehicles to access the building from both South 25th Street and the alley. Employee and customer vehicles will be served by a parking lot at 1000 South 25th Street, consisting of eight (8) spaces, one (1) of which is ADA-compliant.

City Ordinance Requirements: Article VIII Sections 27-592 through 27-606

Code Enforcement History: There are no outstanding Notices of Violation attached to this property. The subject property has been previously cited by Code Enforcement:

- May 24, 2012- 14-Day Weeds Abatement
- May 10, 2012- Environmental: Weeds
- September 26, 2011- Other Multiple Violations
- July 26, 2005- Graffiti
- February 3, 2000- Sinking/Unmaintained Driveway

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is within the Santa Fe Statistical Neighborhood and is not within a Neighborhood Group. The neighborhood is zoned industrial, but two (2) of the few remaining residences in neighborhood are situated to the immediate north and south of the subject property.

2. ***The zoning and uses of properties nearby and the proposed use's expected compatibility with them.***

   The subject property is zoned M-3 Heavy Industrial District, which is compatible with all nearby properties except for the properties immediately to the north and south, which are single-family residences. Expansion of an industrial use on to a 0.14-acre parcel flanked by residential uses is not compatible with those uses.

3. ***The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property?***

   The property will serve as an expansion of the business at 1000 South 25th street, which is two (2) parcels north of the subject property on South 25th Street. The proximity of the parcel to the primary business does make it a suitable use. The location of the subject property between two (2) parcels used for residential purposes, however, does not make it a suitable location for use as an expansion of a heavy commercial or industrial business.

4. ***The length of time the property has remained vacant as zoned.***

   It is unclear how long the property has been vacant, but according to aerial photos it has been vacant since at least 2004.

5. ***The degree of conformance of the proposed use to the Master Plan.***

   Special Use Permits are not addressed in the City-Wide Master Plan, but the Industrial land use designation does allow for a wide range of industrial uses, which includes automotive-related businesses (i.e., outdoor storage, salvage, and limited automotive services). Therefore, the proposed use is in conformance with the City-Wide Master Plan.

6. ***Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.***

   Use of the property will increase traffic due to vehicles driving through the proposed maintenance building. All vehicle traffic will either have to enter or exit through the alley between South 25th and 26th Streets, respectively. Site photos of the property show that the alley is suffering from overgrowth. In its current state, the alley could not see any increase in vehicular traffic. The applicant must clean up the alley before it can be used as part of the access network to and from the property.

7. ***Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.***

   The expansion of the automotive business is only necessary for the owner's convenience. Expanding an automotive use, one that is allowed in industrial

zoning districts, in between two (2) single-family residences, will further injure those properties' appropriate use, visual quality, and marketability.

8. ***Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.***

   Lights from the business, car lot, and on-site cars interfere with surrounding residences in the evening. The applicant has not submitted a lighting plan for the proposed development, so Staff cannot make a full determination of the potential lighting issues. Regardless, landscape buffering between the use and residential properties as provided by the applicant is required and necessary. Furthermore, noise, dust, and vibrations are common negative externalities associated with automotive-related businesses. The business owner can mitigate such externalities by conducting all automotive repairs completely within a building with garage doors closed.

9. ***Whether the proposed use will pollute the air, land or water.***

   Anywhere cars are gathered for parking, storage, repair, or salvage purposes can result in air, land, and water pollution. Mitigation measures such as the installation of an oil-water separator within every building is required.

10. ***Whether the use would damage or destroy an irreplaceable natural resource.***

    The subject property is currently a vacant lot in between two (2) properties that are used for residential purposes. Constructing both an 1,800-sqaure foot building and two (2) paved access driveways on a 6,000-square foot would result in approximately 50% of the parcel being covered or paved in some manner. This significant increase in impermeable surface area may cause stormwater to runoff in greater quantities or different patterns. Due to the effects this runoff could have on the adjacent properties, the applicant must submit a water runoff plan to prove that such effects will be mitigated and will not occur.

11. ***The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.***

    Expanding an automotive-related business in between two single-family residences will impose a great hardship on those residences. The applicant has not stated the exact proposed use for the subject property, so Staff cannot be completely sure of the magnitude of the gain such expansion would be to the business owner. Therefore, with all current information available to Staff, the gain to the business owner from expanding the physical size of the business is outweighed by the harm caused to the local residents and homeowners.

12. ***Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.***

    If proper site design is not employed, a 6,000-squre foot parcel can be easily overcrowded. The concern of overcrowding is exacerbated by the industrial use of the property and the proposed 1,800-square foot building, which encompasses 30% of the parcel. The Truck Turning Plan submitted by the applicant (see the "Attachments" section of this report) demonstrates the issues with size and dimension inherent to the property. Although the site design shows paved access from the alley to the western garage doors on the proposed building, the Truck Turning Plan shows trucks entering the pull-through building via South 25th Street and then exiting through the alley, which appears to be too narrow to turn in to. As currently demonstrated by the applicant, the proposed use of the subject property would result in overcrowding of the land.

PREVIOUS ACTIONS

N/A

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting 10 AM on May 29, 2021, at 1032 South 25th Street. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant (see the "Attachments" section of this report).

KEY ISSUES

Adjacent Residential Uses
Buffering
Landscaping
Lights
Noise
Off-Site Striped Parking
Overcrowding of the Land
Property Maintenance Compliance Issues
Stormwater Runoff Plan
Vehicular Access

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of Special Use Permit SP2021-041, for two (2) years, subject to:

1) **The property may only be used for light maintenance for the business owner's existing truck fleet. The trucks to be repaired shall not exceed 30,000 gross vehicle weight rating (GVWR). Light maintenance is defined**

by Section 27-340 as "(1) tire and battery sales and installation, (2) Brakes and other similar diagnostic and repair services, and (3) auto detail shops, tune-up shops, upholstery shops, radiator repair shops, lubrications service, sound system shops, or alignment and suspension services";

2) **At least eight (8) parking spaces, at least one (1) which is ADA-compliant, must be available for use by the employees and guests of the subject property. The applicant or business owner must submit a notarized Parking Agreement with the Register of Deeds;**
3) **The applicant must comply with the respective site, parking, landscaping, and turning plans as submitted to Staff in this report, unless written conditions in this report and/or modifications made by the City Planning Commission, or the Board of Commissioners supersede the plans;**
4) **The landscaping plan shall continue to comply with Section 27-470(h): "All land area that is not covered by buildings or otherwise surfaced shall be brought to a finished grade and landscaped. Six-foot high architectural screening in combination with a buffer area is to be provided along all side and rear property lines common to or across an alley from residentially zoned property.";**
5) **There is a deteriorating sidewalk serving the subject property along South 25th Street. The sidewalk must be rehabilitated and restored along the frontage of the subject property and extended north to provide sufficient access to the off-site parking lot;**
6) **Per Section 27-673 (c), the City Planning Commission may require that a parking area be screened on any side where it may adversely affect adjacent property, by a wall, screen planting, or fence of a height that the commission deems adequate;**
7) **The stormwater runoff plan, demonstrating the changes in surface water runoff after the construction of the building and the steps taken to address such changes in runoff onto the adjacent properties and rights-of-way, must be provided to Staff by June 23, 2021.**
8) **Improve the alleyway for the entire length of the property to the east (1037 South 26th Street), and the area of the alley in between the two (2) related parcels (i.e., the subject property, 1032 South 25th Street, and 1037 South 26th Street and south to Argentine Boulevard);**
9) **The perimeter gate at 1032 South 25th Street shall swing inward towards the property so when trucks are transferred to 1027 South 26th Street, the alley is not blocked;**
10) **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;**
11) **Per Section 27-673(a), any lights used to illuminate the parking area shall be so arranged, located, or screened as to direct light away from any adjoining or abutting residential district. 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. Any illumination that results from use of the parking lot shall not be seen or otherwise impact adjacent residential uses;**

12) The applicant must file and maintain a current business occupation tax application and entertainment license;

13) A Right-of-Way permit is required for construction that requires either temporary use or alteration of the public right-of-way. Please contact the Public Works Department at (913) 573-5311 to begin that process;

14) 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 (Section 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;

15) 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;

16) The driveway and access to alleyways meet current codes.

17) 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;

18) 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; and,

19) Subject to approval, a $125.00 ordinance publication fee must be submitted to the Urban Planning and Land Use Department (check made payable to the Unified Treasurer) immediately 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.

STAFF COMMENTS AND SUGGESTIONS

Staff recommends that this application be held over until the July 29, 2021 Board of Commissioners meeting as staff requested a storm water plan be submitted by June 23, 2021 and that plan has not been received

1) **The stormwater runoff plan, demonstrating the changes in surface water runoff after the construction of the building and the steps taken to address such changes in runoff onto the adjacent properties and rights-of-way, must be provided to Staff by June 23, 2021.**

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners **HOLD OVER** Petition **SP2021-041** to the July 29 2021 Board of Commissioners meeting

ATTACHMENTS

June 14, 2021 City Planning Commission Minutes
Aerial Map
Zoning Map
Land Use Map
Plans Submitted by the Applicant
Applicant Response to Staff Comments, Dated May 25, 2021
Neighborhood Meeting Materials, Dated May 29, 2021
Conservation District Letter, Dated May 18, 2021

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing Special Use	June 14, 2021 Approval	July 1, 2021

STAFF CONTACT: **Michael Farley**
mfarley@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **HOLD OVER** Petition **SP2021-041** until the July 29, 2021 Board of Commissioners meeting.

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2021-042** as meeting all the requirements of the City Code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff report, and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2021-041,** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

June 14, 2021 City Planning Commission Minutes:

Hearing starts at 2:53:50:

SPECIAL USE PERMIT APPLICATION SP2021-041 – JAMES SULLIVAN - SYNOPSIS: Special Use Permit for an auto storage and maintenance building at 1032 South 25th Street.

***Detailed Outline of Requested Action*:** The applicant, James Sullivan with Sullivan Palmer Architects, is requesting a Special Use Permit to allow light automotive and truck maintenance at 1032 South 25th Street. The site plan proposes a building measuring 20' x 90', a total of 1,800 square feet. A paved driveway apron will allow vehicles to access the building from both South 25th Street and the alley. Employee and customer vehicles will be served by a parking lot at 1000 South 25th Street, consisting of eight (8) spaces, one (1) of which is ADA-compliant.

***City Ordinance Requirements*: Article VIII Sections 27-592 through 27-606**

Code Enforcement History: There are no outstanding Notices of Violation attached to this property. The subject property has been previously cited by Code Enforcement:

- May 24, 2012- 14-Day Weeds Abatement
- May 10, 2012- Environmental: Weeds
- September 26, 2011- Other Multiple Violations
- July 26, 2005- Graffiti
- February 3, 2000- Sinking/Unmaintained Driveway

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated June 14, 2021;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- Jim Sullivan, applicant, Sullivan Palmer Architects, 8621Johnson Drive, Merriam, Kansas 66202
- Tito Castaneda, California Disposal Service
- Martha Gonzalez, owner

Present in Opposition:

- No one appeared

Staff Recommendation starts at 2:58:15: Planning Director Hand stated that the request is for an auto storage and maintenance building in the Argentine area. The owner has an option on a Landbank property contingent upon approval of this Special Use Permit. The lot is between two (2) legal non-conforming single-family homes. Director Hand stated that he believes these two (2) homes are some of the last ones in the neighborhood and Staff therefore put emphasis on screening and landscaping. He stated that there are no provisions for parking on-site, so the applicant is requesting approval for off-site parking on the property directly north of the single-family house to its north. It is within 100 feet of the property in question so it does not need a variance, but a parking agreement will need to be registered with the Register of Deeds. One (1) of the conditions of approval is to repair the sidewalk to the north and south of the property. There is an existing sidewalk that has deteriorated. Because they are having off-site parking, Staff has requested that the sidewalk be repaired and extend from their southern property line to this off-site parking. The applicant will use the alleyway as customers will drive-through the building and staff is requesting that the alley be resurfaced from the owner's northern property line south to Argentine Boulevard. He further stated that this is a private facility for their vehicles and not a public facility so there should not be any public traffic. The perimeter gate shall swing inward towards the property, so the alley is never blocked. Vehicles cannot exceed 30,000 GVW. There are old Notices of Violation, but no current violations., Staff would add a condition of approval that their driveways and access to alleyways meet current codes as the currently proposed driveways are the entire length of the parcel which is not to code. Staff has received no letters of support nor in opposition to this application. Staff recommends approval, subject to the revised conditions.

Motion and Vote starts at 3:03:35:

On motion by Mr. Ernst, seconded by Ms. Armstrong , the Planning Commission voted as follows to **recommend APPROVAL of** Special Use Permit **SP2021-041 for two (2) years:**

Carson	**Chairman**
Armstrong	**Aye**
Cho	**Not Present**
Connelly	**Aye**
Ernst	**Aye**
Huey	**Not Present**
Jones	**Aye**
Miller	**Aye**
Mohler	**Aye**
Pauley	**Not Present**
Reasons	**Aye**

Motion to RECOMMEND APPROVAL Passed: 7 to 0
Subject to:

1) **The property may only be used for light maintenance for the business owner's existing truck fleet. The trucks to be repaired shall not exceed 30,000 gross vehicle weight rating (GVWR). Light maintenance is defined by Section 27-340 as "(1) tire and battery sales and installation, (2) Brakes and other similar diagnostic and repair services, and (3) auto detail shops, tune-up shops, upholstery shops, radiator repair shops, lubrications service, sound system shops, or alignment and suspension services";**
2) **At least eight (8) parking spaces, at least one (1) which is ADA-compliant, must be available for use by the employees and guests of the subject property. The applicant or business owner must submit a notarized Parking Agreement with the Register of Deeds;**
3) **The applicant must comply with the respective site, parking, landscaping, and turning plans as submitted to Staff in this report, unless written conditions in this report and/or modifications made by the City Planning Commission, or the Board of Commissioners supersede the plans;**
4) **The landscaping plan shall continue to comply with Section 27-470(h): "All land area that is not covered by buildings or otherwise surfaced shall be brought to a finished grade and landscaped. Six-foot high architectural screening in combination with a buffer area is to be provided along all side and rear property lines common to or across an alley from residentially zoned property.";**
5) **There is a deteriorating sidewalk serving the subject property along South 25th Street. The sidewalk must be rehabilitated and restored along the frontage of the subject property and extended north to provide sufficient access to the off-site parking lot;**
6) **Per Section 27-673 (c), the City Planning Commission may require that a parking area be screened on any side where it may adversely affect adjacent property, by a wall, screen planting, or fence of a height that the commission deems adequate;**

7) **The stormwater runoff plan, demonstrating the changes in surface water runoff after the construction of the building and the steps taken to address such changes in runoff onto the adjacent properties and rights-of-way, must be provided to Staff by June 23, 2021.**
8) **Improve the alleyway for the entire length of the property to the east (1037 South 26th Street), and the area of the alley in between the two (2) related parcels (i.e., the subject property, 1032 South 25th Street, and 1037 South 26th Street and south to Argentine Boulevard);**
9) **The perimeter gate at 1032 South 25th Street shall swing inward towards the property so when trucks are transferred to 1027 South 26th Street, the alley is not blocked;**
10) **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;**
11) **Per Section 27-673(a), any lights used to illuminate the parking area shall be so arranged, located, or screened as to direct light away from any adjoining or abutting residential district. 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. Any illumination that results from use of the parking lot shall not be seen or otherwise impact adjacent residential uses;**
12) **The applicant must file and maintain a current business occupation tax application and entertainment license;**
13) **A Right-of-Way permit is required for construction that requires either temporary use or alteration of the public right-of-way. Please contact the Public Works Department at (913) 573-5311 to begin that process;**
14) **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 (Section 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;**
15) **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;**
16) **The driveway and access to alleyways meet current codes.**

17) 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;

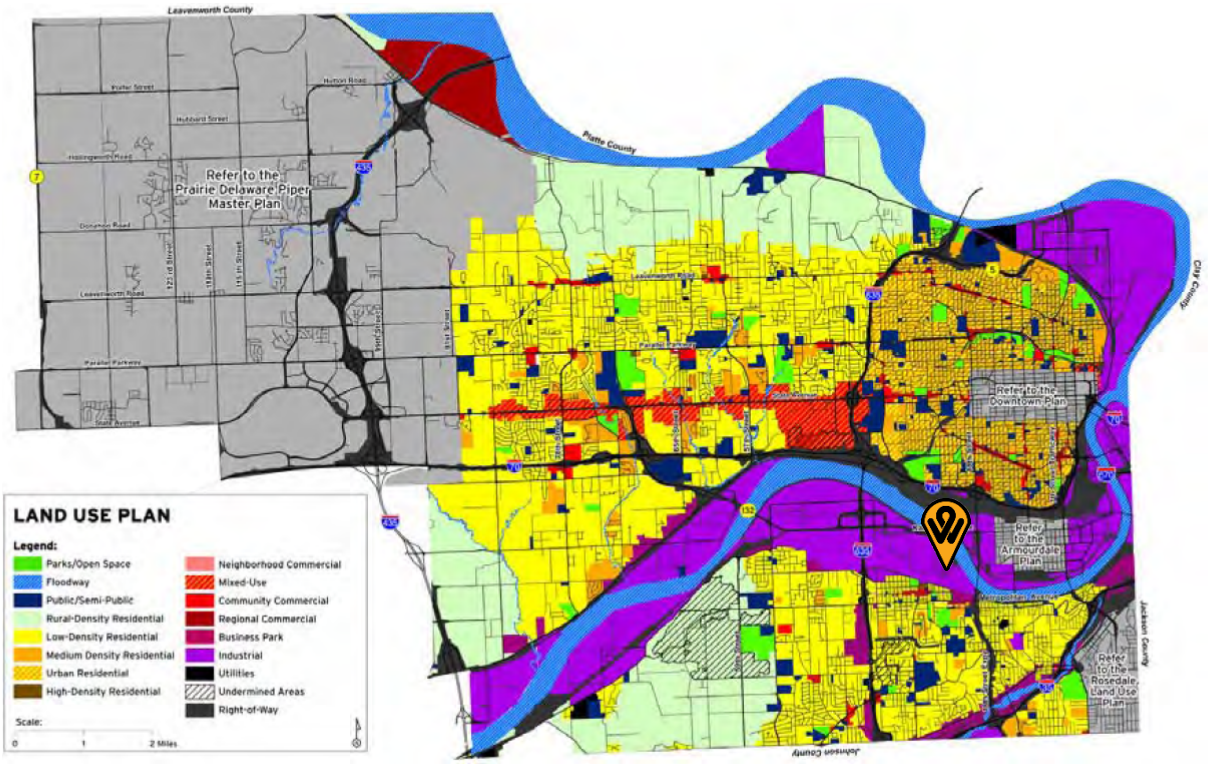
18) The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration 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; and,

19) Subject to approval, a $125.00 ordinance publication fee must be submitted to the Urban Planning and Land Use Department (check made payable to the Unified Treasurer) immediately 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.

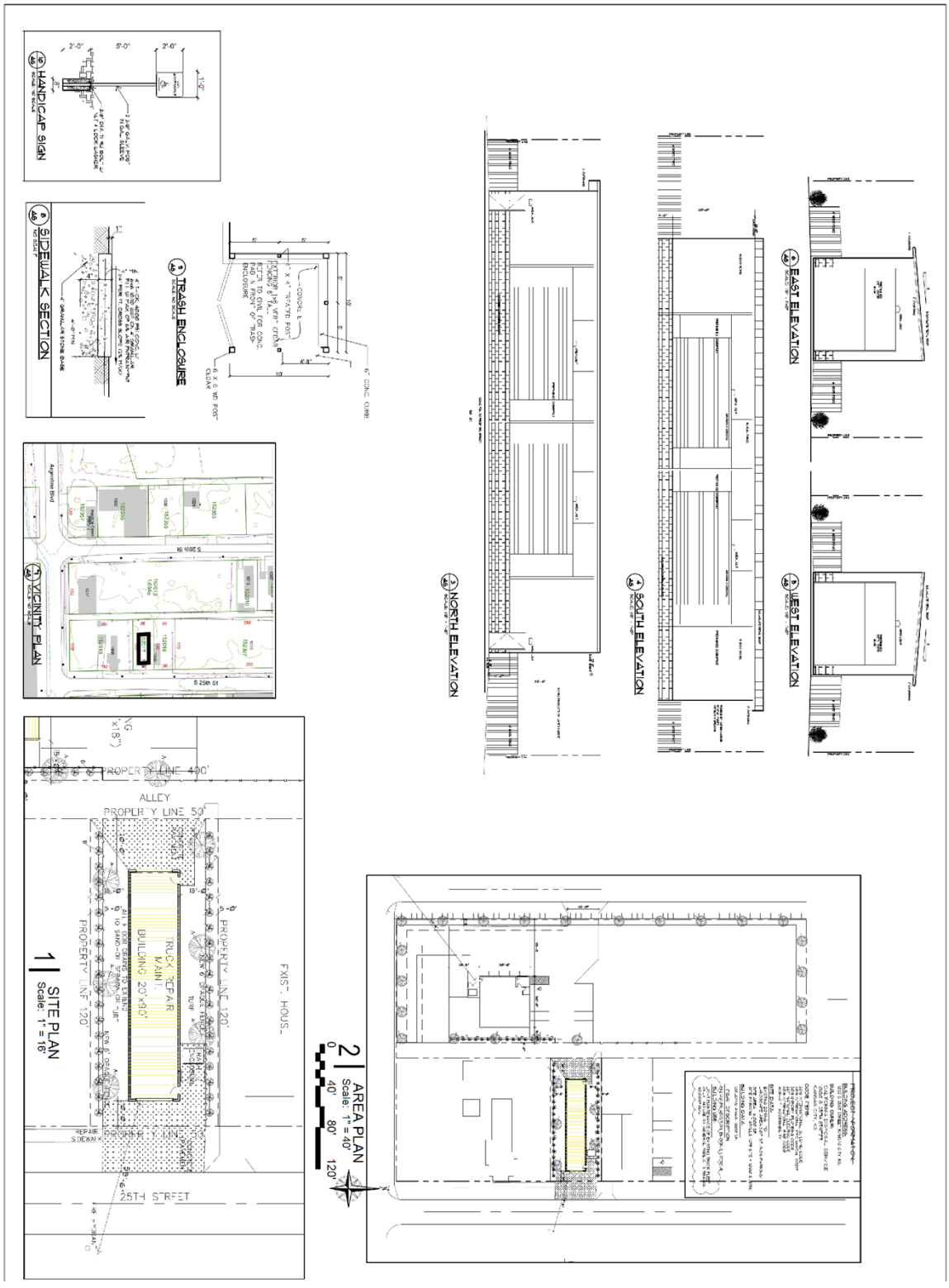
AERIAL MAP

ZONING MAP

LAND USE MAP

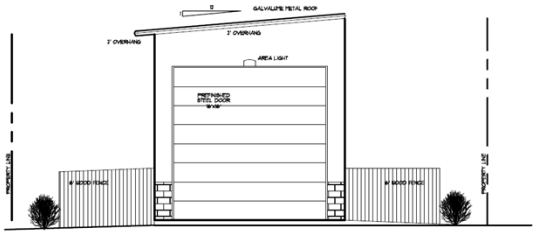

Leavenworth County
Platte County
Clay County
Jackson County
Refer to the Prairie Delaware Piper Master Plan
Refer to the Downtown Plan
Refer to the Armourdale Plan
Refer to the Rosedale Land Use Plan
LAND USE PLAN
Legend:
Parks/Open Space
Floodway
Public/Semi-Public
Rural-Density Residential
Low-Density Residential
Medium Density Residential
Urban Residential
High-Density Residential
Neighborhood Commercial
Mixed-Use
Community Commercial
Regional Commercial
Business Park
Industrial
Utilities
Undermined Areas
Right-of-Way
Scale:
0
1
2 Miles

PLANS SUBMITTED BY THE APPLICANT:
SITE PLAN, AREA PLAN, ELEVATIONS, AND TRASH ENCLOSURE

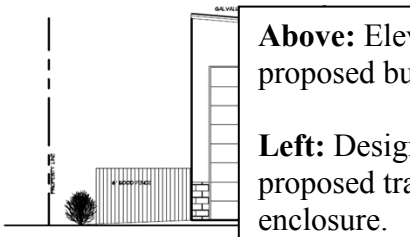


Above: Elevations of proposed building.

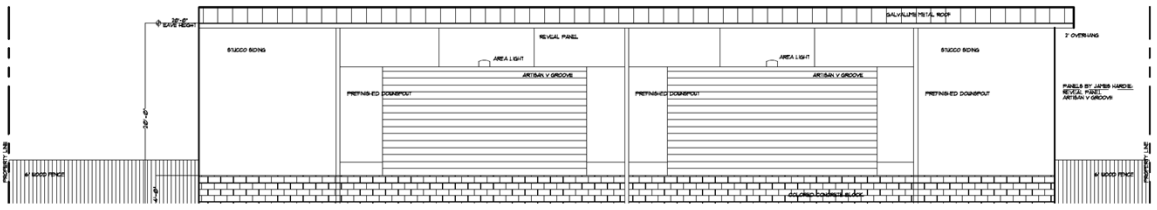
Left: Design of proposed trash enclosure.



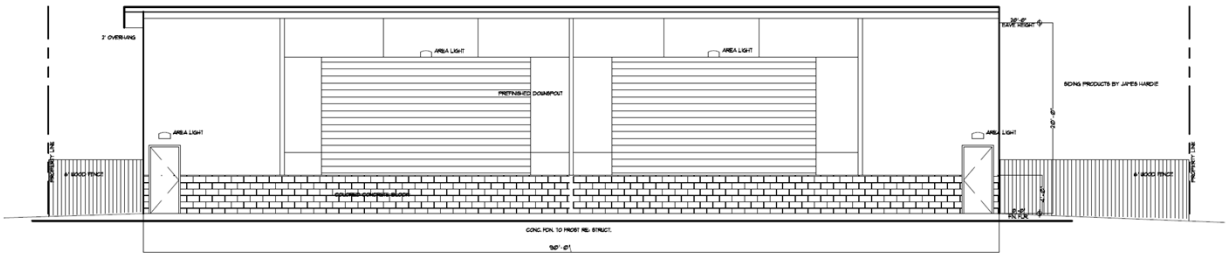
6 A5 EAST ELEVATION
SCALE: 1/8" = 1'-0"



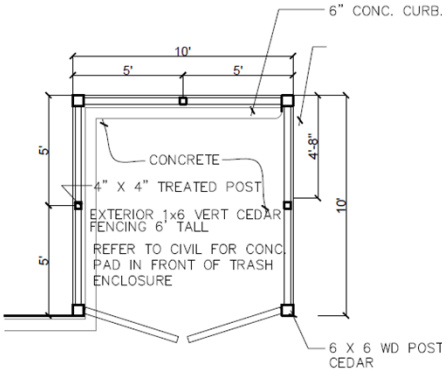
5 A5 WEST ELEVATION
SCALE: 1/8" = 1'-0"



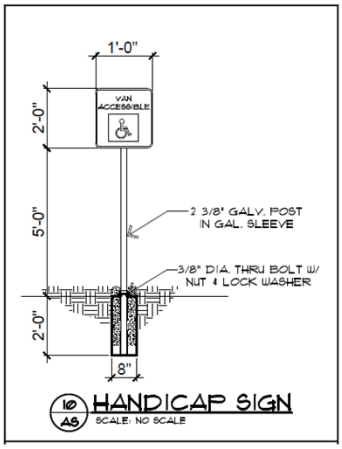
4 A5 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



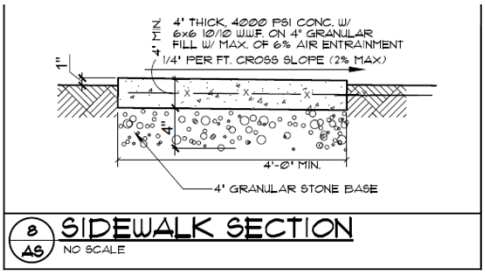
3 A5 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



9 A5 TRASH ENCLOSURE
SCALE: NO SCALE

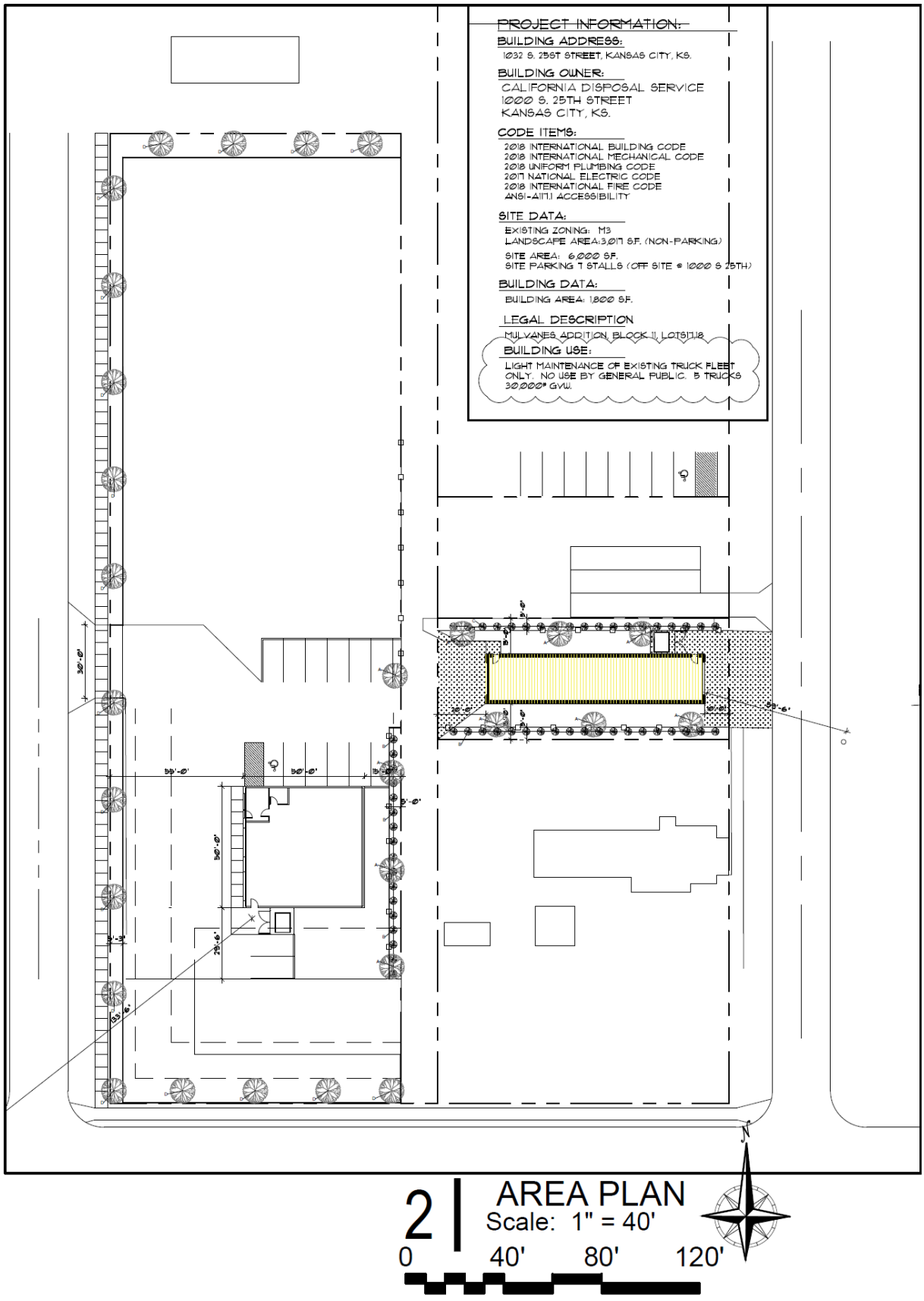


10 A5 HANDICAP SIGN
SCALE: NO SCALE

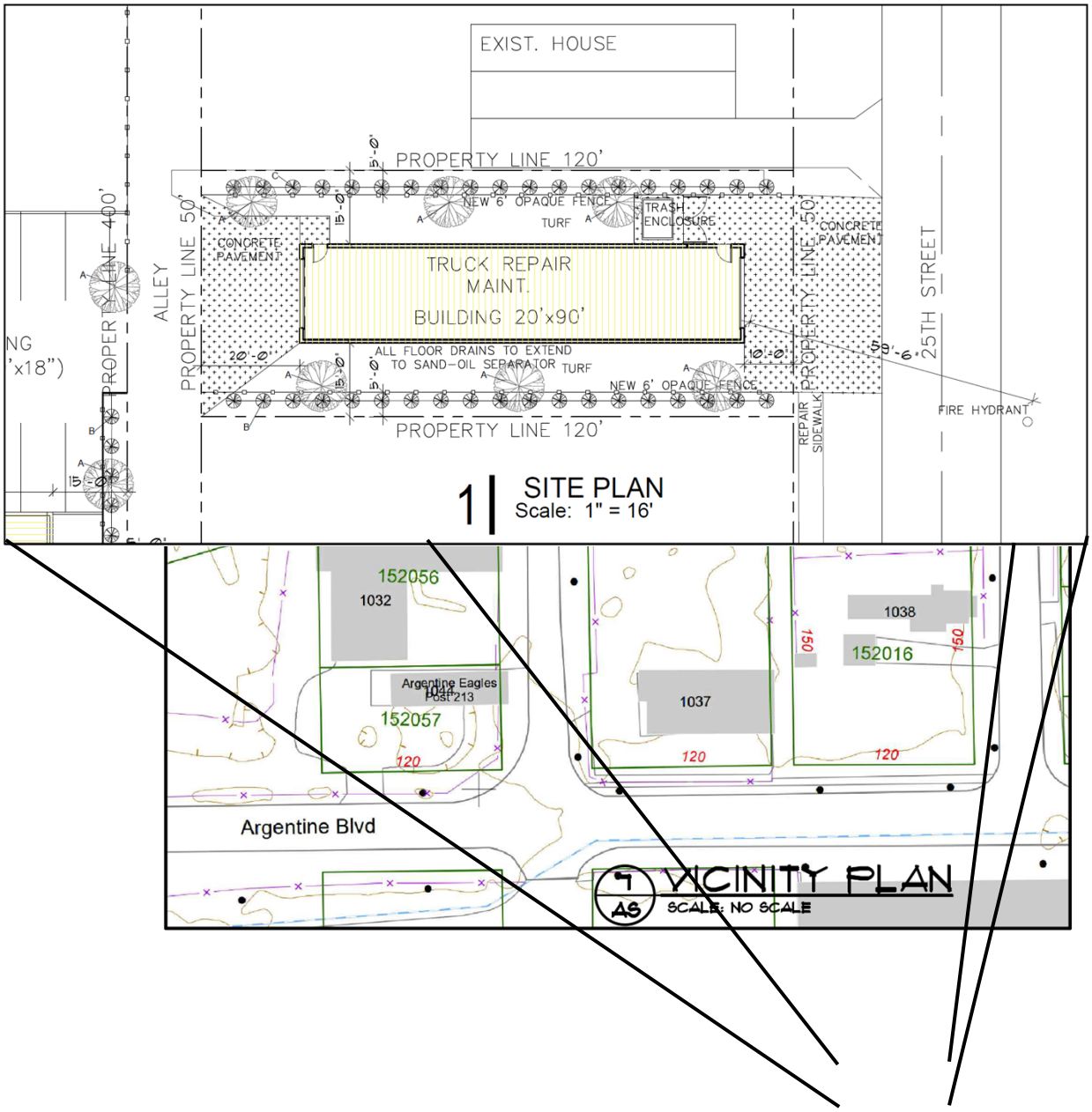


8 A5 SIDEWALK SECTION
NO SCALE

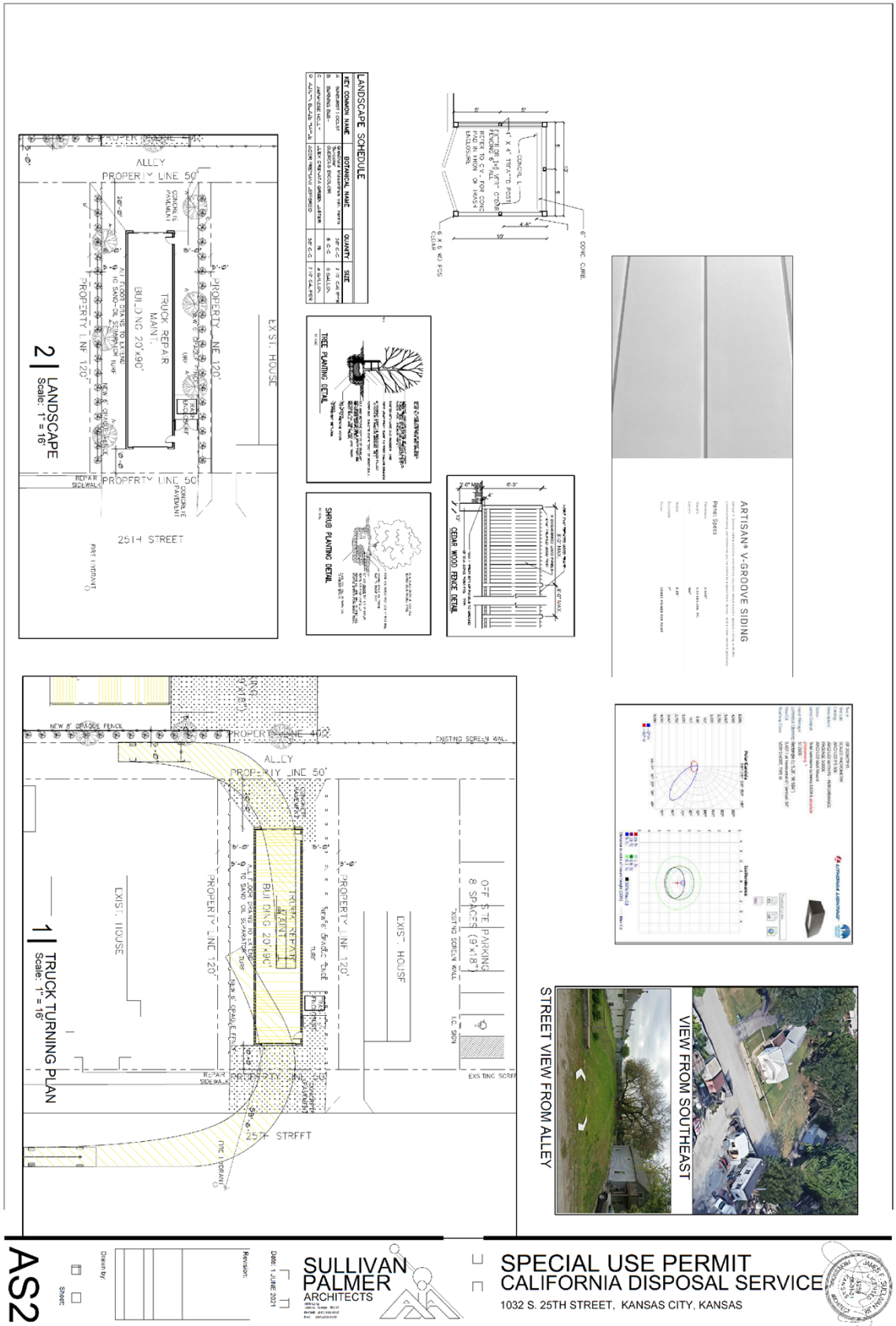
PLANS SUBMITTED BY THE APPLICANT: AREA PLAN



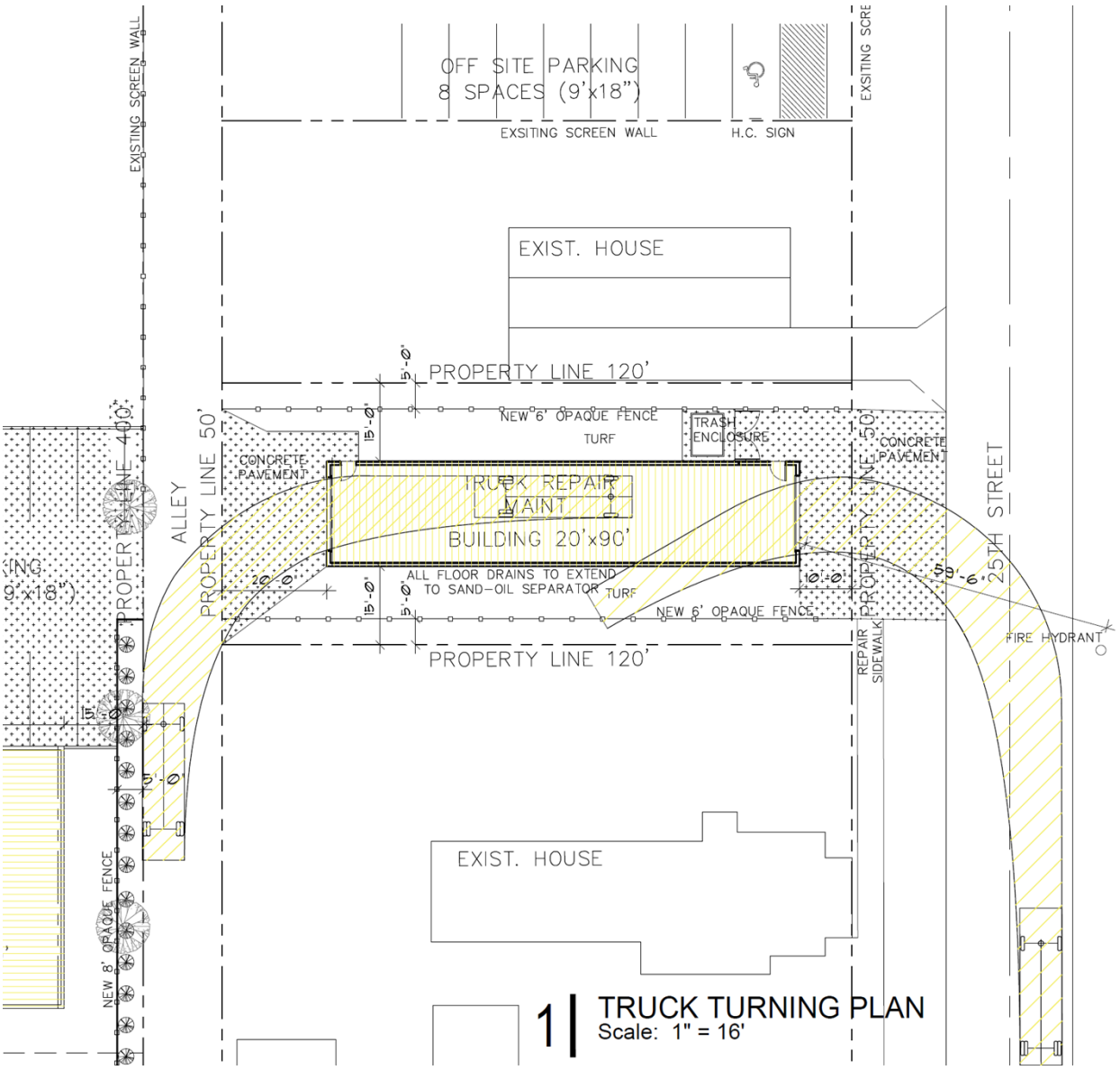
PLANS SUBMITTED BY THE APPLICANT: SITE PLAN

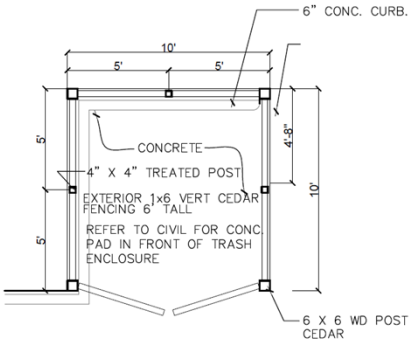


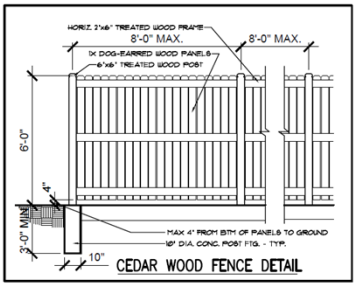
PLANS SUBMITTED BY THE APPLICANT:
TRUCK TURNING PLAN, LANDSCAPING PLAN, MATERIAL DESIGN, AND PHOTOS



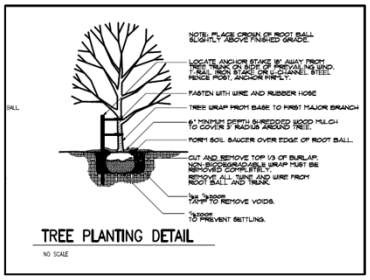
PLANS SUBMITTED BY THE APPLICANT: TRUCK TURNING PLAN

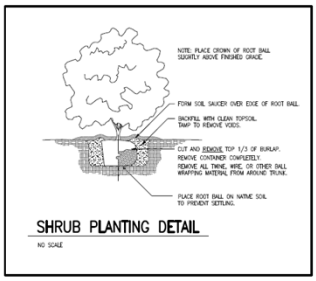


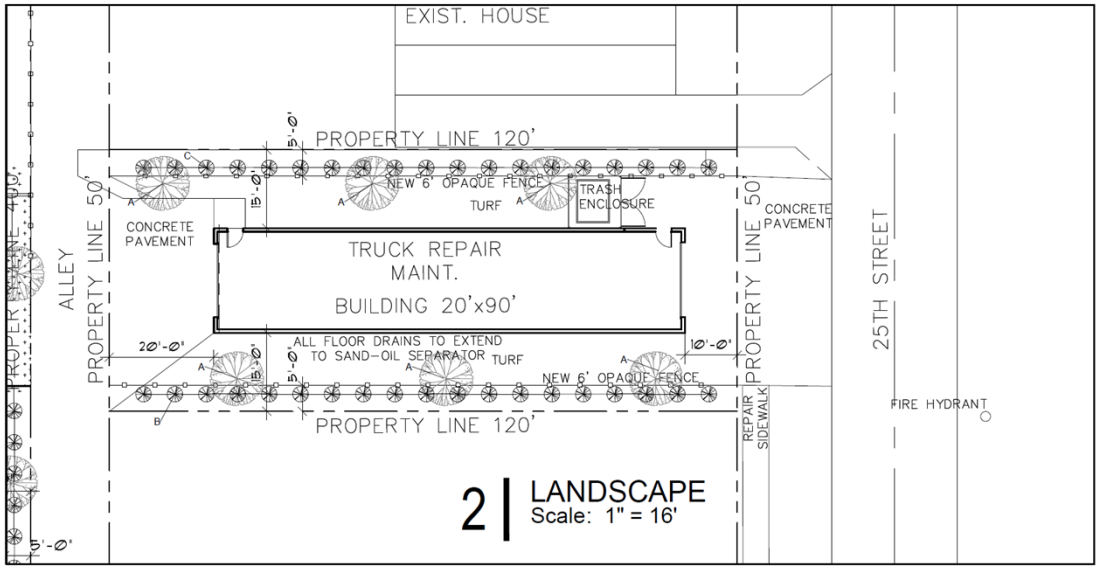


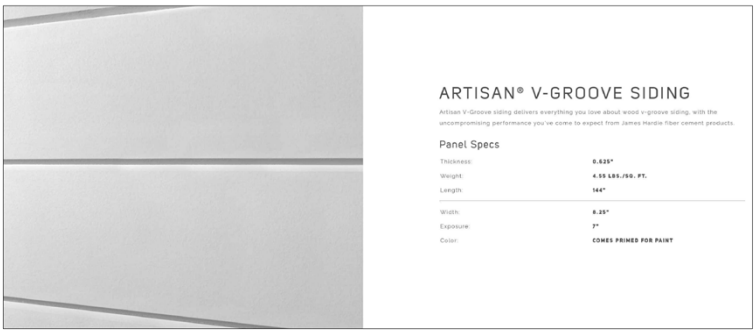


LANDSCAPE SCHEDULE				
KEY	COMMON NAME	BOTANICAL NAME	QUANITY	SIZE
A	SUNBURST LOCUST	Gleditsia triacanthos var. inermis 'Suncole'	30' C-C	2 1/2" CALIPER
B	BURNING BUSH	QUERCUS BICOLOR	8' C-C	5 GALLON
C	JAPANESE HOLLY	LLEX CRENATA GREEN LUSTER	18	5 GALLON
D	AUTUMN BLAZE MAPLE	ACER FREMANII JEFFSRED	30' C-C	2 1/2" CALIPER









VIEW FROM SOUTHEAST

STREET VIEW FROM ALLEY

Sullivan Palmer
architects

25 May 2021

MR. MICHAEL FARLEY
PLANNING AND URBAN DESIGN
UNIFIED GOVERNMENT
701 N 7TH STREET, KANSAS CITY, KS. 66101

RE: 1032 S. 25TH STREET SPECIAL USE PERMIT

This letter is in response to your plan review. The responses as follows correspond with your plan review numbers.

First of all it must be made clear that the proposed two properties for Special Use Permits, are independent of one another. Their addresses are 1032 S 25th Street and the other is 1037 S 26th Street. These requests have been submitted with separate applications, drawings and submittal information and should be considered separately.

APPLICATION REVIEW

0. REQUIRED PARKING: The drawing Sheet AS-1 indicates off-site parking located on 1000 S 25th Street at the south end of the parcel currently owned by the same owner. These 7 stalls include a handicap stall and are shown on the Area Plan.

2. COMPATIBILITY WITH NEIGHBORING USES: As far as we are aware these two homes are the only remaining homes in this section of the City. As you can see from the aerial view and zoning plan, the entire neighborhood is M-3 Industrial and has been that way for some time. To say that the proposed use is incompatible with the residences, when the residences are located in an industrial neighborhood is like complaining about your neighbor's house fan in the middle of a tornado! My opinion is that you have grossly mischaracterized this lack of compatibility. It has been explained many times to Mr. Byron Toy and at the DRC meeting that this structure will not be used for engine repair or heavy maintenance of any kind and only for minor oil changes and adjustments. Proposing a new industrial building in an industrially zoned area should not be criticized! It reminds me of a disgruntled neighbor when a new house is built next door and cuts off part of their great view. What do you expect to happen when you are living in an industrial zone and you have a developable industrial property next door!!!

8621 Johnson Drive, Merriam, Kansas 66202
Tel: 913.888.8540 Fax: 913.888.0152

3. As noted above this is a separate application from the 26th street Application and will not use the 26th Street property for any reason.

6. INCREASED VEHICULAR TRAFFIC: As is obvious from the building size, you cannot fit more than two or three vehicles in this building. Currently these vehicles are located in the adjacent property at 1000 S. 25th Street, where they receive this maintenance outside. As such there will be no additional traffic in the neighborhood. In addition, if there was light maintenance on these vehicles, you cannot expect to have more than 10 vehicles a day passing through this building – hardly an "increase in traffic". This owner wishes to use the alley to the west (traveling south) for exiting the building, and does not wish to back out of the building to the street.

7. ADJOINING PROPERTIES: This building will be by far, the highest quality structure in this neighborhood, even including the residential structures. It will have a wood screen fencing and landscaping along the side yards, with a 15' buffer. The operation in this structure will not produce noise and will not increase neighborhood traffic. As such this proposal will only increase property values and be an asset for the neighboring residences. The only peculiar thing is that this structure will look "funny" in this neighborhood because it so far exceeds the quality of the neighborhood. Thus, I very strongly disagree with your opinion that this structure will "injure" the residences as noted above.

10. WATER RUNOFF PLAN: A water runoff plan will be conducted and submitted to the City for review.

11. RELATIVE GAIN: As noted above, the applicant has clarified the building use on numerous occasions to planning staff.

12. OVERCROWDING OF LAND: The property owner has complied with City ordinances regarding zoning regulations, density, landscape and others. Bound in the acceptance of a zoning ordinance is the implicit understanding that if a development complies, that it meets all of the criteria of land density, building height, setback, materials and the like, that it should be acceptable to the City. Are you contradicting your own zoning ordinances with this opinion? I believe so. Your staff asks us to comply with these development stipulations, so that we will be acceptable, which we do, and then you say we are unacceptable.

As noted above I find your review of this project very disturbing and wish to continue our discussion on this project so that we may have the support of staff.

Respectfully yours,
Sullivan Palmer Architects, Inc.

Jim Sullivan

19 May 2021

Dear Neighbor:

SUBJECT: Neighborhood Meeting

We have filed an application with the Department of Urban Planning and Land Use # SP-2021-041.

The purpose of this:

- special use permit
- preliminary plan review

For a vehicle maintenance and storage building at the following address: 1032 S. 25th Street, Kansas City, KS 66106.

We are having a neighborhood meeting on Saturday, May 29, 2021 at 10300 AM p.m. at the following address:

1032 S. 25th Street, Kansas City, KS 66106 (the subject property)

The purpose of this meeting is to explain the proposal and to answer any questions/concerns you may have.

I look forward to seeing you at the neighborhood meeting. If you are unable to attend, please contact me at the address/phone number listed below.

Sincerely,

Tito Castaneda
California Disposal Service
913-200-3000
Californiadisposal@gmail.com
~~6200~~ Haskell Avenue, Kansas City, KS 66104
6015

Please sign and return to me with any questions or concerns that you may have.

X _____

_____

_____

_____

_____

MINUTES:

Application Number SP-2021-041
Date and Location: MAY 29, 10:00 AM BUILDING LOCATION

Meeting called to order at: 10:00

Names of people in attendance: 5
- Victor Hernandez
- Juan Ortiz
- Victor Hernandez Jr.
- Mark Oropeza.
- Brian Terry

Introductions:

Presentation by applicant and/or team (explain what information was given to those in attendance and a summary of what the speaker said).

Questions and answers (include the following):
- Who asked question or gave comment
- What was the question or comment
- Who answered the question/comment
- What was the answer given

Meeting adjourned at: 10:45

Minutes taken by: Tito

- Victor: No parked vehicles on the street.

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF)
) SS:
COUNTY OF)

Comes now Martha Gonzalez of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # SP 2021-041
2. That I conducted a neighborhood meeting on 5-29-21.
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Urban Planning and Land Use Department.

Further affiant saith not.

Martha Gonzalez 5-29-21
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this _____day of _____, 200_.

My commission expires _____ of _____, 200_.

_____
Notary Public

Wyandotte County Conservation District
1204 N. 79th Street - Kansas City, KS 66112 - Phone (913)-334-6329 -
wyco.conservation@gmail.com

Gunnar H. Hand
Director of Planning
701 North 7th Street Rm. 423
Kansas City, KS 66101
913-573-5750

May 18, 2021

RE: SP2021-041 James Sullivan Auto storage and Maintenance 1032 South 25th Street

Dear Mr. Hand:

The Wyandotte County Conservation District has completed an environmental review of the: SP2021-041 James Sullivan Auto storage and Maintenance 1032 South 25th Street.

In addition to the site review the following reports were generated from the Wyandotte County Soil Survey to assess the limitations for development and/or natural resources concerns for this site.

MAPS AND REPORTS

Soils Map
Soils Inventory Report
Map Unit Description (Brief)
Soil Features

In summary, the following limitations and resource concerns were noted for this plat:

- There is one major soil type identified: Eudora-Urban land complex, rarely flooded. These soil types are considered erodible when the surface is denuded of a protective cover.
- Any chemical spills need to be cleaned up immediately.
- These are loamy soils that allow for quick infiltration that can flow with water into the river. The contaminated water can seep into the river.

Technical assistance is available from our office. Limitation maps, detail soil reports and a conservation plan can also be requested for this site from our office.

The ratings and other information in these reports are based on estimated engineering properties of the soils, on available test data and on field experience. The soil is ordinarily examined to a depth of about 6 feet. At a greater depth, additional geological investigation may be needed. The natural soils and drainage pattern may have been

changed in this area due to previous urban development. Therefore, the physical composition influencing the structure of the natural soil has already been altered; however, some generalities can still be applied for these soils. On site investigation is needed for detail planning as some delineation on the maps includes soils that differ from the named soil. Soil lines may not be exact therefore; on site investigation is needed for site specific planning.

If you have any comments or questions, please do not hesitate to call me.

Sincerely,

Cheri Miller
District Manager

enclosures

Planning and Urban Design

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

Phone: (913) 573-5750
Fax: (913) 573-5796
www.wycokck.org/planning

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: July 1, 2021

Re: **SP2021-042**

GENERAL INFORMATION

Applicant:
Bryan Stokes

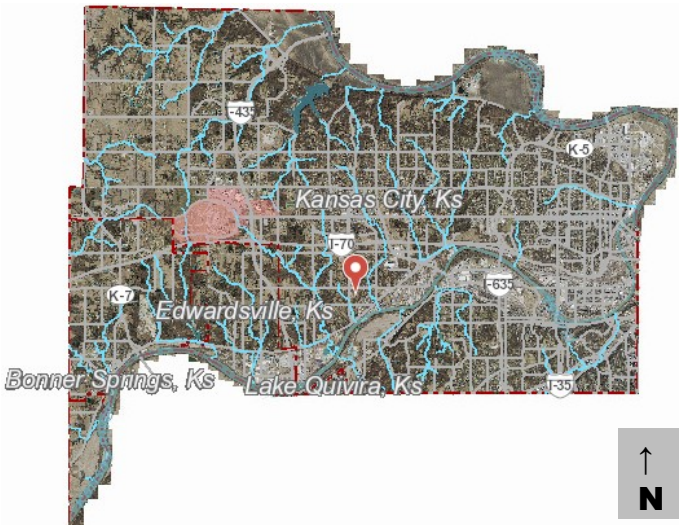
Status of Applicant:
Homeowner
734 South 76th Street
Kansas City, Kansas 66111

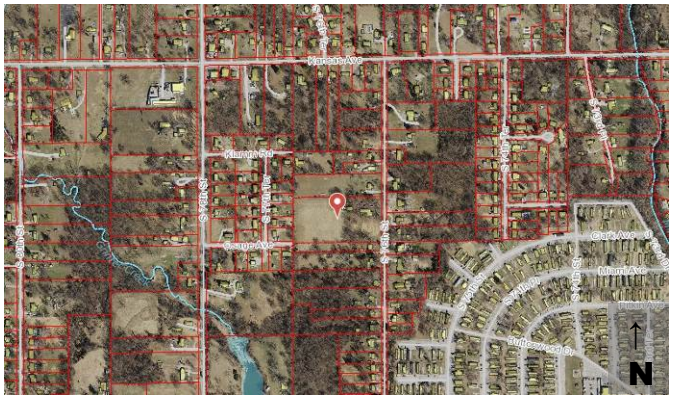
Requested Action:
Approval of a Special Use Permit.

Date of Application:
March 30, 2021

Purpose:
Special Use Permit to keep livestock on the property.

Property Location:
734 South 76th Street
Kansas City, Kansas 66111





Commission District:	Commissioner At Large: Tom Burroughs District #5 Commissioner: Jim Walters
Existing Zoning:	R-1 Single Family District
Adjacent Zoning:	**North:** R-1 Single Family District **South:** R-1 Single Family District **East:** R-1 Single Family District **West:** R-1 Single Family District
Adjacent Uses:	**North:** Single-family residence **South:** Single-family residence **East:** Single-family residences **West:** Single-family residences
Total Tract Size:	4.79 Acres
Master Area Plan:	The subject property is within the City-Wide Master Plan.
Master Plan Designation:	The City-Wide Master Plan designates the property as Low-Density Residential. The Low-Density Residential land use designation allows single-family detached residences, institutions such as elementary and middles schools, and small churches, and parks and open space.
Major Street Plan:	The Major Street Plan classifies South 76th Street as a Local/Neighborhood Street.
Required Parking:	Section 27-454(e) requires two (2) off-street parking spaces on the premises for each single-family dwelling, at least one (1) of which shall be a garage or a carport. The subject property has at least one (1) paved parking space on the driveway and at least one (1) parking space in the attached garage.
Advertisement:	The Wyandotte Echo – May 20, 2021 Letters to Property Owners – May 21, 2021 and June 25, 2021
Public Hearings:	June 14, 2021 and July 1, 2021
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Brian Stokes, is requesting a Special Use Permit to keep cows on a residential property at 374 South 76th Street, the applicant's primary residence. The applicant has stated that only two (2) cows will be on the property for the foreseeable future.

City Ordinance Requirements: Article VIII Sections 27-592 through 27-606

Code Enforcement History: There are no outstanding Notices of Violation attached to this property. The subject property has been previously cited by Code Enforcement:

May 11, 2021- Enforcement Complaint
September 11, 2013- Weeds

FACTORS TO BE CONSIDERED

1. ***The Character of the Neighborhood.***

   The subject property is within the Muncie-Stony Point Statistical Neighborhood and is not within a Neighborhood Group. The neighborhood is primarily single-family residential. The single-family residences are mostly one (1) of three (3) types: detached single-family residence on a one-quarter (1/4)-acre parcel in the R-1 District, a detached single-family residence on a larger, agricultural-type parcel in the R-1 District, or a detached, prefabricated single-family residence in the R-M Mobile Home Park District.

2. ***The zoning and uses of properties nearby and the proposed use's expected compatibility with them.***

   The subject property is zoned R-1 Single Family District, which is compatible with all the surrounding adjacent properties. The proposed use of keeping farm animals on the property is also compatible with the surrounding properties, due to the size of the subject property. The parcel is just under five (5) acres, which allows enough space for some farm animals to roam and graze while not interfering with the neighbor's quiet enjoyment. The fact that the parcel is between one (1) and five (5) acres allows the applicant to request a Special Use Permit under Section 27-593(a)(15). The applicant, however, has not provided the species of animals nor the numbers, so Staff cannot yet confirm that the use as the applicant proposes will be compatible with the neighboring properties.

3. ***The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property?***

   The property is 4.79 acres, which is typically enough are for some farm animals to live on. The applicant has provided a site plan that shows a fenced-in area, which will decrease the total amount of available space for the animals to live, roam, and graze, but until the applicant provides the species and numbers that

they are proposing to keep, Staff cannot make a final assessment about the suitability of the property for the proposed use.

4. ***The length of time the property has remained vacant as zoned.***

   The subject property is the primary residence of the applicant.

5. ***The degree of conformance of the proposed use to the Master Plan.***

   Special Use Permits are not addressed in the City-Wide Master Plan. Agricultural uses are neither encouraged nor discouraged under the Low-Density Residential land use designation—the use of residential land is not anticipated at all. Therefore, the proposed use is neither in conformance nor in opposition to the City-Wide Master Plan.

6. ***Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.***

   Larger farm animals will have to be transported to the property via trailer and will presumably be transported off-site for some veterinary visits. Beyond those few trips, keeping farm animals on the property should not likely result in any increased traffic, much less enough traffic to exceed the street network's ability to accommodate it, so long as the applicant does not conduct sales of the animals or their products on site.

7. ***Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.***

   Keeping farm animals on a residential property may be convenient to the applicant, but it is not necessary to the convenience nor welfare of the public. The keeping of farm animals, however, is not likely to injure adjoining properties, depending on the species, numbers, and manner in which the animals are kept. The applicant must provide this information.

8. ***Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.***

   Farm animals and stables/barns produce some noise, dust, hay seed and pollen, and odors. Such externalities increase as more and more animals live within a single parcel. The applicant must provide information on the species, number, and manure disposal plan for the farm animals in order for Staff to determine if the animals would cause a nuisance.

9. ***Whether the proposed use will pollute the air, land or water.***

   Animal waste, if not properly disposed, can pollute the air, land, and water by its smell, substance, and pathogens, respectively. The applicant must provide a manure disposal plan to Staff.

10. ***Whether the use would damage or destroy an irreplaceable natural resource.***

    Overgrazing is always a concern with pasture animals. In this case, such a concern is relevant given the unknown number of animals confined within an unknown fenced-in space. The applicant must provide more information before Staff can make a determination.

11. ***The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.***

    Keeping farm animals at one's primary residence provides several benefits, including the local production of eggs, milk, and meat. There is the potential for hardships to be imposed on nearby properties—smell, dust, noise, and escaped animals—but proper housing, cleaning, buffering, and securing of the cows should address any of these potential issues.

12. ***Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.***

    The subject property is 4.79 acres, so there is plenty of room to keep two (2) cows and six (6) chickens. The applicant resides at the property, but the size of the subject property might allow the applicant, their family, and some farm animals to live together without resulting in an overcrowding of land or causing undue concentrations of population.

PREVIOUS ACTIONS

- BZA2021-012 (simultaneous variances for an accessory structure both exceeding the maximum quantity and exceeding the maximum footprint)

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on at 5:00 PM on May 29, 2021, at 734 South 76th Street. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant (see the "Attachments" section of this report).

KEY ISSUES

Junk
Manure Disposal Plan
Noise
Odors
Site Plan

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 too 0 to recommend **APPROVAL** of Special Use Permit Application SP2021-042, for two (2) years, subject to:

1) **While any and all livestock on the property require a Special Use Permit, six (6) chickens are allowed by right, so long as their coop is kept at least 10 feet from the property boundary line and at least 25 feet from any other habitable structure other than the applicant's structures. A conservation plan will be developed with the Conservation District defining the number of livestock allowed on the property;**
2) **This City Planning Commission case is being heard in conjunction with BOZA2021-012. The following are conditions for BOZA2021-012 and are stated here for reference only, as SP2021-042 is solely a Special Use Permit for keeping livestock on a property of less than five (5) acres:**
   a) **The variance must meet the following conditions: No more than two (2) accessory structures may be standing at a time, only one (1) accessory structure may exceed 1,000 square feet of total floor space, and such accessory structure may exceed a total floor area of 2,400 square feet;**
   b) **More than six (6) chickens requires a Special Use Permit;**
   c) **The subject property must be kept free of inoperable vehicles, scrap/junk, or other materials;**
   d) **All vehicles must be parked on paved surfaces and all inoperable vehicles must be parked within a covered structure;**
   e) **Any additional driveways must be constructed and/or updated to comply with Section 27-575(a). All new or updated portions of the driveways must be paved with two (2) inches of asphalt over six (6) inches of gravel, four (4) inches of concrete, or another alternative as approved by the UG Engineer;**
   f) **The conditions of approval for any and all variances as allowed by this Board of Zoning Appeals case BOZA2021-012 will only go into effect when case SP2021-042 is recommended for approval by the City Planning Commission and ultimately adopted by the Board of Commissioners;**
   g) **There are Conservation District comments incorporated herein by the May 18, 2021, Wyandotte County Conservation District letter;**
   h) **A building permit is required for a permanent structure greater than 120 square feet;**
   i) **All exterior lighting on the building must be hooded or controlled to direct light 90 degrees downward; and,**

j) **Any property owner or business owner that is required to obtain a Special Use Permit for an entitlement to keep fowl or livestock animals as described in Section 27-593, or any other animal related activity as described in Section 27-593, is required to comply at all times with all the requirements of Chapter 7 and Chapter 27 of the Code of Ordinances;**

3) **No sales will be conducted on the property without a Special Use Permit specifically for a home occupation or an annual agreement for a farmers' market;**
4) **In order to create a suitable environment for the farm animals, the subject property must be kept free of inoperable vehicles, scrap/junk, or other materials;**
5) **All vehicles must be parked on paved surfaces and all inoperable vehicles must be parked within a covered structure;**
6) **Any additional driveways must be constructed and/or updated to comply with Section 27-575(a). All new or updated portions of the driveways must be paved with two (2) inches of asphalt over six (6) inches of gravel, four (4) inches of concrete, or another alternative as approved by the UG Engineer;**
7) **The conditions of approval for any and all variances as allowed by this City Planning Commission case SP2021-042 will only go into effect when case BOZA2021-012 is recommended for approval by the Board of Zoning Appeals;**
8) **There are Conservation District comments incorporated herein by the May 18, 2021, Wyandotte County Conservation District letter. For a full list of the Conservation District comments, see the Conservation District Letter in the "Attachments" section of this report;**
9) **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. Any illumination that results from use of the parking lot shall not be seen or otherwise impact adjacent residential uses;**
10) **Any property owner or business owner that is required to obtain a Special Use Permit for an entitlement to keep fowl or livestock animals as described in Section 27-593, or any other animal related activity as described in Section 27-593, is required to comply at all times with all the requirements of Chapter 7 and Chapter 27 of the Ordinance. This shall include all ordinance sections that relate to: the care, feeding, and keeping of animals; the proper housing, shelter, and restraint of animals from roaming at large; access to proper veterinary care; the operation and maintenance of land, property, and any building or structure related to animal keeping. The permit holder and the property owner are responsible to register any animal keeping activity with Kansas City, Kansas Animal Services, and to maintain annually that registration, and to arrange and participate in annual property and animal inspections with Kansas City, Kansas Animal Services;**
11) **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;

12) **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; and,**

13) **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Urban Planning and Land Use Department (check made payable to the Unified Treasurer) immediately 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.**

STAFF COMMENTS AND SUGGESTIONS

Staff recommends that this application be **HELD OVER** until the July 29, 2021 Board of Commissioners meeting for a **conservation plan to be developed with the Conservation District defining the number of livestock allowed on the property;**

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners **HOLD OVER** Petition **SP2021-042** until the July 29, 2021 Board of Commissioners meeting.

ATTACHMENTS

June 14, 2021 City Planning Commission Minutes
Aerial Map
Zoning Map
Land Use Map
Photos of Property Provided by Staff, Dated May 23, 2021
Photos of Property Provided by the Applicant
Site Plan Provided by the Applicant
Neighborhood Meeting Materials, Dated May 29, 2021
Conservation District Letter, Dated May 18, 2021

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing Special Use	June 14, 2021 Approval	July 1, 2021

STAFF CONTACT: **Michael Farley**
mfarley@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **HOLD OVER** Petition **SP2021-042** until the July 29, 2021 Board of Commissioners meeting.

OR

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2021-042** as meeting all the requirements of the City Code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff report:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2021-042,** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

June 14, 2021 City Planning Commission Minutes:

Hearing starts at 3:04:33:

SPECIAL USE PERMIT APPLICATION SP2021-042 – BRYAN STOKES -
SYNOPSIS: Special Use Permit to keep farm animals at 734 South 76th Street.

***Detailed Outline of Requested Action*:** The applicant, Brian Stokes, is requesting a Special Use Permit to keep cows on a residential property at 374 South 76th Street, the applicant's primary residence. The applicant has stated that only two (2) cows will be on the property for the foreseeable future.

***City Ordinance Requirements*: Article VIII Sections 27-592 through 27-606**

Code Enforcement History: There are no outstanding Notices of Violation attached to this property. The subject property has been previously cited by Code Enforcement:
May 11, 2021- Enforcement Complaint
September 11, 2013- Weeds

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated June 14, 2021;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- Bryan Stokes, applicant, 734 South 76th Street, Kansas City, Kansas

Present in Opposition:

- No one appeared

Staff Recommendation starts at 3:07:33: Planning Director Hand stated that this case was tied to BOZA2021-012, which was approved earlier this evening, for two (2) accessory structures. This property is in the Riverview neighborhood off South 76th Street and is just under five (5) acres. Director Hand stated that he would like to reiterate a few of the conditions in the staff report. All vehicles will be parked on an improved surface and there will be no inoperable vehicles on-site. No sales on or off the property are allowed. There are some recent Notices of Violation that have been rectified. Staff has received no letters in support nor opposition. The applicant requested four (4) cows and the Conservation District had concerns. Director Hand

stated that Staff would add a sentence at the end of Condition one (1) stating that a conservation plan will be developed with the Conservation District defining the number of livestock allowed on the property. Staff recommends approval, with the amendment of Condition number one (1).

Motion and Vote starts at 3:10:15:

On motion by Ms. Ernst, seconded by Mr. Connelly, the Planning Commission voted as follows to **recommend APPROVAL of** Special Use Permit **SP2021-042 for two (2) years:**

Carson	**Chairman**
Armstrong	**Aye**
Cho	**Not Present**
Connelly	**Aye**
Ernst	**Aye**
Huey	**Not Present**
Jones	**Aye**
Miller	**Aye**
Mohler	**Aye**
Pauley	**Not Present**
Reasons	**Aye**

Motion to RECOMMEND APPROVAL Passed: 7 to
Subject to:

1) **While any and all livestock on the property require a Special Use Permit, six (6) chickens are allowed by right, so long as their coop is kept at least 10 feet from the property boundary line and at least 25 feet from any other habitable structure other than the applicant's structures. A conservation plan will be developed with the Conservation District defining the number of livestock allowed on the property;**
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roaming at large; access to proper veterinary care; the operation and maintenance of land, property, and any building or structure related to animal keeping. The permit holder and the property owner are responsible to register any animal keeping activity with Kansas City, Kansas Animal Services, and to maintain annually that registration, and to arrange and participate in annual property and animal inspections with Kansas City, Kansas Animal Services;

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12) **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; and,**
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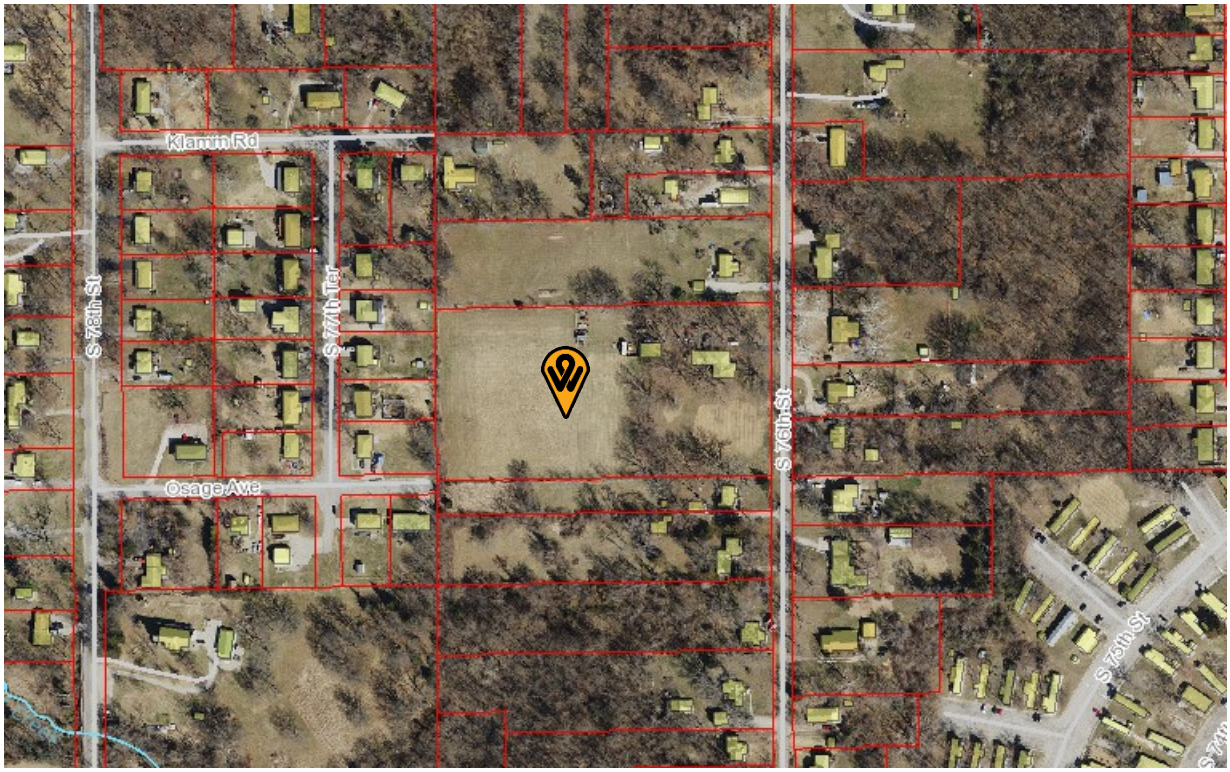
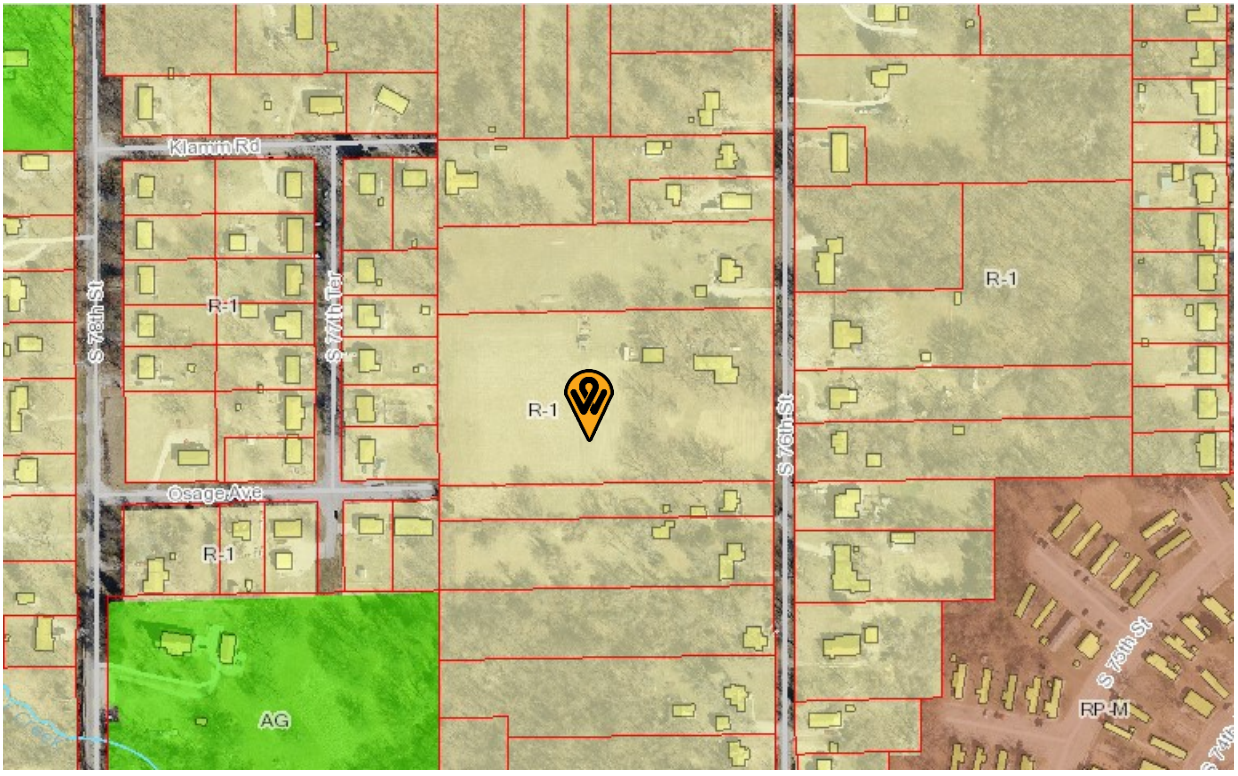
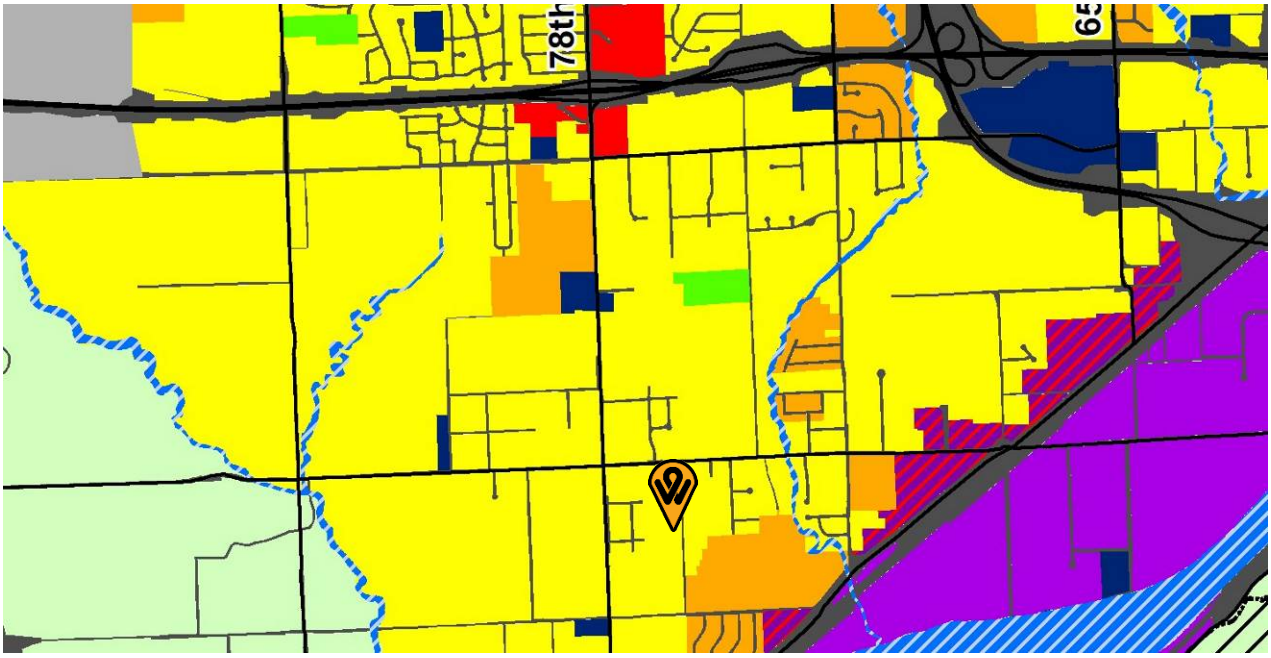
AERIAL MAP



ZONING MAP



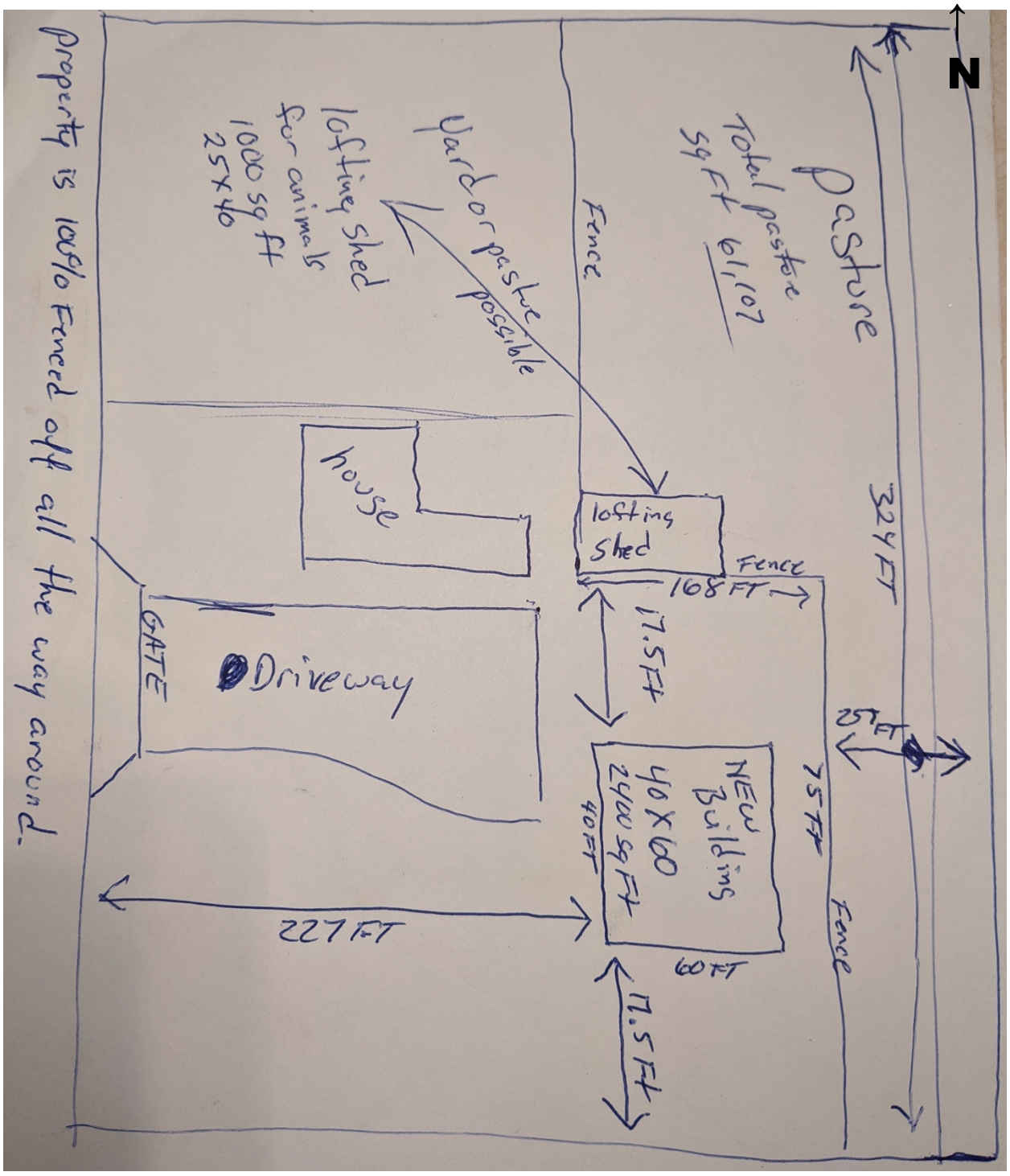
LAND USE MAP



PHOTOS OF PROPERTY PROVIDED BY STAFF, DATED MAY 23, 2021

PHOTOS OF PROPERTY PROVIDED BY THE APPLICANT

SITE PLAN PROVIDED BY THE APPLICANT



Date: 5-20-2021

Name Bryan Stokes
Address 734 S. 76th
City/State/Zip Kansas City, KS 66111

SUBJECT: Neighborhood Meeting

I/We have filed an application with the Department of Urban Planning and Land Use # ~~[illegible]~~. The purpose of this:
(please use all that applies) Land use #

- change of zone
- special use permit — BOZA-2021-012
- preliminary plan review — SP 2021-042

is for a livestock on property & additional building over 1000 sq ft

at the following address: 734 S. 76th.

I/We am having a neighborhood meeting on 05-29-2021 at 5 p.m. at the following address 734 S. 76th.

The purpose of this meeting is to explain the proposal and to answer any questions/concerns you may have.

I look forward to seeing you at the neighborhood meeting. If you are unable to attend, please contact me at the address/phone number listed below.

Sincerely, [signature]

Name and Contact Information
Email ironchopper02@yahoo.com
phone 913-710-4556

SAMPLE MINUTES:

Application Number BOZA2021-02 SP2021-042
Date and Location: 05-29-2021 734 S. 76th KCK 66111

Meeting called to order at: 5 pm

Names of people in attendance: 2

Introductions:

Presentation by applicant and/or team (explain what information was given to those in attendance and a summary of what the speaker said).

Questions and answers (include the following):
- Who asked question or gave comment
- What was the question or comment
- Who answered the question/comment
- What was the answer given

Meeting adjourned at: 5:45

Minutes taken by: Bryan Stokes

Richard Cobb
913 244 1488

Mike Kilderry 913 461-3128

Richard Cobb ask if I was putting out cows in [redacted] pasture
(Bryan) Reply Yes if possible and maybe chickens
Richard Cobb reply he would like to see them out there.
Mike Kilderry ask where new building would be put up at
(Bryan) showed where building would be.
Mike Kilderry reply ok with it just didn't want it to block his view of my pasture he enjoys looking at pasture and miss see animals out there. and would like for it to stay [redacted] Farm land.

CONSERVATION DISTRICT LETTER, DATED MAY 18, 2021

Wyandotte County Conservation District
1204 N. 79th Street - Kansas City, KS 66112 - Phone (913)-334-6329 -
wyco.conservation@gmail.com

Gunnar H. Hand
Director of Planning
701 North 7th Street Rm. 423
Kansas City, KS 66101
913-573-5750

May 18, 2021

RE: SP2021-042 Bryan Stokes farm animals at 734 South 76th Street

Dear Mr. Hand:

The Wyandotte County Conservation District has completed an environmental review of the: SP2021-042 Bryan Stokes farm animals at 734 South 76th Street.

In addition to the site review the following reports were generated from the Wyandotte County Soil Survey to assess the limitations for development and/or natural resources concerns for this site.

MAPS AND REPORTS

Soils Map
Soils Inventory Report
Map Unit Description (Brief)
Soil Features

In summary, the following limitations and resource concerns were noted for this plat:

- There are three major soil type identified: Ladoga silt loam, 3 to 8 percent slopes and Knox silt loam, 7 to 12 percent slopes. These soil types are considered erodible when the surface is denuded of a protective cover.
- **Since the type of animals were not reported, it is hard to evaluate the site.**
- This site will need a conservation plan to protect the natural resources in the area. A piece of the plan will be to control and dispose of animal waste.
- Fencing can be a major problem with some livestock.
- The number of animals can also be a problem.
- The number will need to be limited depending on the type of livestock. Some animals have a tendency to destroy vegetation in certain areas. These areas need to be reseeded and protected until vegetation is established. The practice of rotational grazing should be applied.

Technical assistance is available from our office. Limitation maps, detail soil reports and a conservation plan can also be requested for this site from our office.

The ratings and other information in these reports are based on estimated engineering properties of the soils, on available test data and on field experience. The soil is ordinarily examined to a depth of about 6 feet. At a greater depth, additional geological investigation may be needed. The natural soils and drainage pattern may have been changed in this area due to previous urban development. Therefore, the physical composition influencing the structure of the natural soil has already been altered; however, some generalities can still be applied for these soils. On site investigation is needed for detail planning as some delineation on the maps includes soils that differ from the named soil. Soil lines may not be exact therefore; on site investigation is needed for site specific planning.

If you have any comments or questions, please do not hesitate to call me.

Sincerely,

Cheri Miller
District Manager

enclosures

Planning and Urban Design

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

Phone: (913) 573-5750
Fax: (913) 573-5796
www.wycokck.org/planning

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: July 1, 2021

Re: **SP2021-045**

GENERAL INFORMATION

Applicant:
James Sullivan

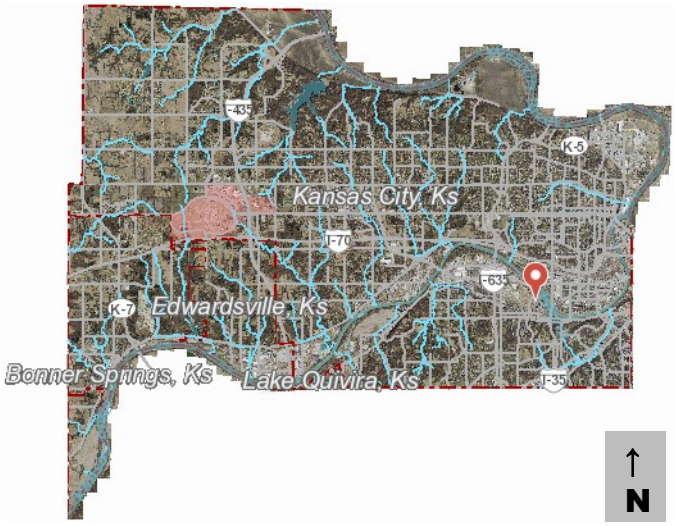
Status of Applicant:
Architect
Sullivan Palmer Architects
8621 Johnson Drive
Merriam, Kansas 66202

Requested Action:
Approval of a Special Use Permit.

Date of Application:
April 30, 2021

Purpose:
To request a Special Use Permit to allow for auto storage and auto maintenance.

Property Location:
1037 South 26th Street
Kansas City, Kansas 66106



Commission District:	Commissioner At Large: Tom Burroughs District #6 Commissioner: Angela Markley
Existing Zoning:	M-3 Heavy Industrial District
Adjacent Zoning:	**North:** M-3 Heavy Industrial District **South:** M-3 Heavy Industrial District; Right-of-Way **East:** M-3 Heavy Industrial District **West:** M-3 Heavy Industrial District
Adjacent Uses:	**North:** Single-family residence **South:** Parking lot for railway right-of-way **East:** Vacant lot; Single-family residences **West:** Industrial businesses
Total Tract Size:	1.1 Acres
Master Area Plan:	The subject property is within the City-Wide Master Plan.
Master Plan Designation:	The City-Wide Master Plan designates the property as Industrial. The Industrial land use designation allows a variety of uses including manufacturing, warehouse, distribution, outdoor storage, salvage, and limited related commercial and service uses such as truck stops, service stations, and convenience stores. The Industrial land use designation discourages all residential uses.
Major Street Plan:	The Major Street Plan classifies South 26th Street as a Local/Neighborhood Street.
Required Parking:	Section 27-470(f) requires paved off-street parking at a ratio necessary to serve the employees, visitors, customers and others who may be on the premises. The ratio will vary among occupants and will be determined by the Director of Planning after receipt of a summary of parking needs and characteristics prepared by the owner or initial occupant. In no case, however, shall less than one space for each 500 square feet of building area be provided. For buildings larger than 20,000 square feet, only one space for each 1,000 square feet needs to be provided for increments between 20,000 and 50,000 square feet. For buildings larger than 50,000 square feet, the parking required for increments over 50,000 square feet will be determined by the Director of Planning. Where questions arise concerning increments over

	50,000 square feet, the Unified Government Board of Commissioners shall make the final determination upon recommendation of the Planning Commission. Commercial uses shall provide parking as would be required in the C-3 district. The current structure on the property has a floor area of 3,444 square feet, which requires at least seven (7) parking spaces, in addition to the parking needed to hold all vehicles on the property. With the proposed building addition, the total number of required parking spaces will be 12, in addition to the parking needed to hold all vehicles on the property. There is sufficient parking space available on the property, but such spaces need to be striped.
Advertisement:	The Wyandotte Echo – May 20, 2021 Letters to Property Owners – May 21, 2021 and June 25, 2021
Public Hearings:	June 14, 2021 and July 1, 2021
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, James Sullivan with Sullivan Palmer Architects, is requesting a Special Use Permit to allow auto maintenance and auto storage at 1037 South 26th Street. The site plan proposes a building measuring 50' x 50', a total of 2,500 square feet. A paved driveway apron will allow vehicles to access the building from South 26th Street and vehicles will be served by a parking lot of ten (10) spaces, one (1) of which is ADA-compliant.

City Ordinance Requirements: Article VIII Sections 27-592 through 27-606

Code Enforcement History: There are no outstanding Notices of Violation attached to this property. The subject property has been previously cited by Code Enforcement:

- May 11, 2021- Enforcement Complaint
- June 26, 2020- Other Multiple Violations
- February 20, 2020- Other Multiple Violations
- October 26, 2017- Other Multiple Violations
- August 1, 2013- Environmental: Weeds
- July 18, 2007- Weeds & Improper Fencing

FACTORS TO BE CONSIDERED

1. ***The Character of the Neighborhood.***

   The subject property is within the Santa Fe Statistical Neighborhood and is not within a Neighborhood Group. The neighborhood is zoned industrial but is adjacent to two (2) single-family residences to the east (across the alley) and adjacent to another single-family residence to the north. The other surrounding properties are used for industrial purposes.

2. ***The zoning and uses of properties nearby and the proposed use's expected compatibility with them.***

   The subject property is zoned M-3 Heavy Industrial District, which is compatible with most nearby properties, but is not compatible with the properties immediately to the north and east, which are single-family residences. Furthermore, expansion of an industrial use on to a 0.14-acre parcel flanked by residential uses is not compatible with those uses.

3. ***The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property?***

   Records show the subject property has been used for industrial and automotive purposes since 2002. The location of the parcel within an industrial area makes it a suitable use. The location of the subject property directly south of two (2) single-family residences, however, does not make it a suitable location for use as an expansion of a heavy commercial or industrial business.

4. ***The length of time the property has remained vacant as zoned.***

   The subject property is not vacant.

5. ***The degree of conformance of the proposed use to the Master Plan.***

   Special Use Permits are not addressed in the City-Wide Master Plan, but the Industrial land use designation does allow for a wide range of industrial uses, which includes automotive-related businesses (i.e., outdoor storage, salvage, and limited automotive services). Therefore, the proposed use is in conformance with the City-Wide Master Plan.

6. ***Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.***

   Expansion of the existing on-site facilities may increase traffic due to the capacity to hold and service more vehicles. All vehicle traffic will either have to enter or exit on South 26th Street or through the alley between South 25th and 26th Streets, respectively. Site photos of the property show that the alley is suffering from overgrowth. In its current state, the alley could not see any increase in

vehicular traffic. The applicant must clean up the alley before it can be used as part of the access network to and from the property.

7. ***Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.***

   The expansion on the parcel of an existing automotive business may be necessary for the owner's convenience. Expanding an automotive use for an operating business within the same parcel by constructing a second building will have minimal impact on the surrounding properties, expect for the single-family residence directly east of the proposed building. A new building, in addition to the proposed expansion of the business to 1032 South 25th Street, will effectively hem in a residence that is already surrounded by industrial properties and uses. So long as the noise, lights, and visual appearance of the proposed uses and building are kept from the neighboring residence by heavy landscape buffering along the southern portion of the eastern fence line, then the appropriate use, visual quality, or marketability of the adjoining property will not be further injured substantially or permanently.

8. ***Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.***

   Lights from the business, car lot, and on-site cars interfere with surrounding residences in the evening. The applicant has not submitted a lighting plan for the proposed building, so Staff cannot make a full determination of the potential lighting issues. The landscape plan provided by the applicant is a start, but a landscape plan of the full parcel is required in order to demonstrate the landscape buffering between the property's uses and the single-family residence to the north. Furthermore, noise, dust, and vibrations are common negative externalities associated with automotive-related businesses. The business owner can mitigate such externalities by conducting all automotive repairs completely within a building with garage doors closed.

9. ***Whether the proposed use will pollute the air, land or water.***

   Anywhere cars are gathered for parking, storage, repair, or salvage purposes can result in air, land, and water pollution. Mitigation measures such as the installation of an oil-water separator within every building is required.

10. ***Whether the use would damage or destroy an irreplaceable natural resource.***

    The subject property is directly south of two (2) properties that are used for residential purposes. Constructing a 2,500-square foot building in addition to the existing building could increase the intensity of use of the property. Parking plans show a surfaced parking lot, which will increase in impermeable surface area may cause stormwater to runoff in greater quantities or different patterns. Due to

the effects this runoff could have on the adjacent properties, the applicant must submit a water runoff plan to prove that such effects will be mitigated and will not occur. The applicant must also submit a revised parking plan demonstrating the surface material and use of the northern portion of the property. The current parking plans fail to show details about this portion.

11. ***The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.***

    Expanding an automotive-related use on the parcel of a current business will likely not will impose a great hardship on the nearby single-family residences. The applicant has not stated the exact proposed use for the subject property, so Staff cannot be completely sure of the magnitude of the gain such expansion would be to the business owner. Therefore, with all current information available to Staff, it is unclear if the gain to the business owner from expanding the physical size of the business outweighs the harm caused to the local residents and homeowners.

12. ***Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.***

    In a visit to the property Staff found a property filled with cars and semi-truck cabs parked on a crumbling paved surface. The property is already overcrowded, and this issue may only be rectified by parking the vehicles in designated spaces, a solution that has its start in the applicant's parking plan.

PREVIOUS ACTIONS

- SP-2017-45 (expired Special Use Permit for semi-truck parking and mechanic shop).

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting 10:00 AM on May 29, 2021, at 1037 South 26th Street. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant (see the "Attachments" section of this report).

KEY ISSUES

Adjacent Residential Uses
Buffering
Landscaping
Lights
Noise
Off-Site Striped Parking
Overcrowding of the Land
Property Maintenance Compliance Issues
Stormwater Runoff Plan
Vehicular Access

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of Special Use Permit Application SP2021-045, for two (2) years, subject to:

1) **Per Section 27-470(b)(7), extended or dead storage of motor vehicles requires a Special Use Permit. The applicant has not identified extended or dead storage of motor vehicles in their Special Use Permit application. Therefore, all vehicles stored on the subject property must be operable;**
2) **The revised parking plan submitted by the applicant to Staff shows 15 total parking spaces, one (1) of which is ADA-compliant. This parking arrangement must be maintained;**
3) **The applicant must comply with the respective site, parking, landscaping, and turning plans as submitted to Staff in this report, unless written conditions in this report and/or modifications made by the City Planning Commission, or the Board of Commissioners supersede the plans;**
4) **Per Section 27-593(b)(20)c.1.ii, commercial uses in new buildings in industrial districts shall be subject to commercial design guidelines. Therefore, the proposed building must conform to the Commercial Development Guidelines Overlay District, Sections 27-573 through 27-578;**
5) **Per Section 27-593(b)(20)c.2, modifications shall be made to the existing building:**
    a) **Restoring original brick,**
    b) **Any necessary repair of the façade,**
    c) **New doors or windows if existing fixtures are in disrepair,**
    d) **Substantial effort beyond simply painting the building is necessary. Brick structures must be cleaned, paint removed, and tuck pointed, and**
    e) **For non-brick buildings in addition to paint, additional architectural embellishments such as a brick wainscot may be required;**
6) **The landscaping plan shall continue to comply with Section 27-470(h): "All land area that is not covered by buildings or otherwise surfaced shall be brought to a finished grade and landscaped. Six-foot high architectural screening in combination with a buffer area is to be provided along all side**

and rear property lines common to or across an alley from residentially zoned property.";

7) **Per the submitted landscaping plan, a sidewalk must be installed along the frontage of the subject property;**
8) **Per Section 27-673 (c), the City Planning Commission may require that a parking area be screened on any side where it may adversely affect adjacent property, by a wall, screen planting, or fence of a height that the commission deems adequate;**
9) **The stormwater runoff plan, demonstrating the changes in surface water runoff after the construction of the building and the steps taken to address such changes in runoff onto the adjacent properties and rights-of-way, must be provided to Staff by June 23, 2021;**
10) **Improve the alleyway from the northern-most point adjacent to the subject property to the intersection with Argentine Boulevard;**
11) **Parking of the automobiles under heavy service, repair, or mechanics shall not be placed within a required parking/paving setback area and shall not reduce the capacity of a parking lot below that required in the M-3 Heavy Industrial Zoning District;**
12) **Parking shall be upgraded to current standards and regulations including medians, landscaping, and screening;**
13) **Each automobile shall be in a striped, designated parking space, trucks shall not be parking on the existing gravel surface. Please revise the area labeled truck storage to show paved surfaces. At a minimum all drive aisles must be paved, and asphalt millings provided for all storage areas;**
14) **All salvage, debris, and outdoor storage shall be removed from the site and the site shall be maintained in an orderly manner. The truck storage shall include only operable trucks and trailers;**
15) **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;**
16) **Per Section 27-673(a), any lights used to illuminate the parking area shall be so arranged, located, or screened as to direct light away from any adjoining or abutting residential district. 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. Any illumination that results from use of the parking lot shall not be seen or otherwise impact adjacent residential uses;**
17) **The applicant must file and maintain a current business occupation tax application and entertainment license;**
18) **A Right-of-Way permit is required for construction that requires either temporary use or alteration of the public right-of-way. Please contact the Public Works Department at (913) 573-5311 to begin that process;**
19) **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 (Section 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;

20) **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;**
21) **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;**
22) **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; and,**
23) **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Urban Planning and Land Use Department (check made payable to the Unified Treasurer) immediately 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.**

STAFF COMMENTS AND SUGGESTIONS

Staff recommends that this application be held over until the July 29, 2021 Board of Commissioners meeting as staff requested a stormwater plan be submitted by June 23, 2021 and that plan has not been received.

1) **The stormwater runoff plan, demonstrating the changes in surface water runoff after the construction of the building and the steps taken to address such changes in runoff onto the adjacent properties and rights-of-way, must be provided to Staff by June 23, 2021.**

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners **HOLD OVER** Petition **SP2021-045** to the July 29 2021 Board of Commissioners meeting.

ATTACHMENTS

June 14, 2021 City Planning Commission Minutes
Aerial Map
Zoning Map
Land Use Map
Photos of the Property Provided by Staff, Dated May 23, 2021
Plans Submitted by the Applicant
Applicant Response to Staff Comments, Dated June 1, 2021
Neighborhood Meeting Materials, Dated May 29, 2021
Conservation District Letter, Dated May 18, 2021

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing Special Use	June 14, 2021 Approval	July 1, 2021

STAFF CONTACT: **Michael Farley**
mfarley@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **HOLD OVER** Petition **SP2021-045** until the July 29, 2021 Board of Commissioners meeting.

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2021-045** as meeting all the requirements of the City Code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff report, and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2021-045,** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

June 14, 2021 City Planning Commission Minutes:

Hearing starts at 3:12:15:

SPECIAL USE PERMIT APPLICATION SP2021-045 – JAMES SULLIVAN - SYNOPSIS: Special Use Permit for auto storage and maintenance building at 1037 South 26th Street.

***Detailed Outline of Requested Action*:** The applicant, James Sullivan with Sullivan Palmer Architects, is requesting a Special Use Permit to allow auto maintenance and auto storage at 1037 South 26th Street. The site plan proposes a building measuring 50' x 50', a total of 2,500 square feet. A paved driveway apron will allow vehicles to access the building from South 26th Street and vehicles will be served by a parking lot of ten (10) spaces, one (1) of which is ADA-compliant.

***City Ordinance Requirements*: Article VIII Sections 27-592 through 27-606**

Code Enforcement History: There are no outstanding Notices of Violation attached to this property. The subject property has been previously cited by Code Enforcement:

- May 11, 2021- Enforcement Complaint
- June 26, 2020- Other Multiple Violations
- February 20, 2020- Other Multiple Violations
- October 26, 2017- Other Multiple Violations
- August 1, 2013- Environmental: Weeds
- July 18, 2007- Weeds & Improper Fencing

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated June 14, 2021;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,

7. The Notices to property owners.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- James Sullivan, applicant, Sullivan Palmer Architects, 8621 Johnson Drive, Merriam, Kansas 66202

Present in Opposition:

- No one appeared

Staff Recommendation starts at 3:17:52: Planning Director Hand stated that this request is for an auto storage and maintenance building in the Argentine area. He showed the Commission pictures of inoperable vehicles and junk on the site. There is a difference between a junk yard and auto storage. This is a Special Use Permit for an auto repair facility and not a junk yard. The applicant mentioned several of the conditions in the staff report. This is a commercial business in an industrial zone and complies with the Commercial Design Guidelines. Director Hand showed the Commission the site plan depicting extended sidewalks, landscaping, buffering and the location of the new building. The applicant and owner have worked with Staff extensively on the proposed site plan. He also stated that as with the previously application across the street, one (1) of the conditions is that they pave the entire alleyway from the northern property line to the southern property line. There is a history of Notices of Violation, but no current notices. Staff received no letters in support nor opposition and recommends approval subject to the conditions in the staff report.

Motion and Vote starts at 3:21:08:

On motion by Mrs. Jones, seconded by Mr. Connelly, the Planning Commission voted as follows to **recommend APPROVAL of** Special Use Permit **SP2021-045 for two (2) years:**

Carson	**Chairman**
Armstrong	**Aye**
Cho	**Not Present**
Connelly	**Aye**
Ernst	**Aye**
Huey	**Not Present**
Jones	**Aye**
Miller	**Aye**
Mohler	**Aye**
Pauley	**Not Present**
Reasons	**Aye**

Motion to RECOMMEND APPROVAL Passed: 7 to 0
Subject to:

1) **Per Section 27-470(b)(7), extended or dead storage of motor vehicles requires a Special Use Permit. The applicant has not identified extended or dead storage of motor vehicles in their Special Use Permit application. Therefore, all vehicles stored on the subject property must be operable;**
2) **The revised parking plan submitted by the applicant to Staff shows 15 total parking spaces, one (1) of which is ADA-compliant. This parking arrangement must be maintained;**
3) **The applicant must comply with the respective site, parking, landscaping, and turning plans as submitted to Staff in this report, unless written conditions in this report and/or modifications made by the City Planning Commission, or the Board of Commissioners supersede the plans;**
4) **Per Section 27-593(b)(20)c.1.ii, commercial uses in new buildings in industrial districts shall be subject to commercial design guidelines. Therefore, the proposed building must conform to the Commercial Development Guidelines Overlay District, Sections 27-573 through 27-578;**
5) **Per Section 27-593(b)(20)c.2, modifications shall be made to the existing building:**
    a) **Restoring original brick,**
    b) **Any necessary repair of the façade,**
    c) **New doors or windows if existing fixtures are in disrepair,**
    d) **Substantial effort beyond simply painting the building is necessary. Brick structures must be cleaned, paint removed, and tuck pointed, and**
    e) **For non-brick buildings in addition to paint, additional architectural embellishments such as a brick wainscot may be required;**
6) **The landscaping plan shall continue to comply with Section 27-470(h): "All land area that is not covered by buildings or otherwise surfaced shall be brought to a finished grade and landscaped. Six-foot high architectural screening in combination with a buffer area is to be provided along all side and rear property lines common to or across an alley from residentially zoned property.";**
7) **Per the submitted landscaping plan, a sidewalk must be installed along the frontage of the subject property;**
8) **Per Section 27-673 (c), the City Planning Commission may require that a parking area be screened on any side where it may adversely affect adjacent property, by a wall, screen planting, or fence of a height that the commission deems adequate;**
9) **The stormwater runoff plan, demonstrating the changes in surface water runoff after the construction of the building and the steps taken to address such changes in runoff onto the adjacent properties and rights-of-way, must be provided to Staff by June 23, 2021;**
10) **Improve the alleyway from the northern-most point adjacent to the subject property to the intersection with Argentine Boulevard;**
11) **Parking of the automobiles under heavy service, repair, or mechanics shall not be placed within a required parking/paving setback area and shall not reduce the capacity of a parking lot below that required in the M-3 Heavy Industrial Zoning District;**
12) **Parking shall be upgraded to current standards and regulations including medians, landscaping, and screening;**

13) **Each automobile shall be in a striped, designated parking space, trucks shall not be parking on the existing gravel surface. Please revise the area labeled truck storage to show paved surfaces. At a minimum all drive aisles must be paved, and asphalt millings provided for all storage areas;**
14) **All salvage, debris, and outdoor storage shall be removed from the site and the site shall be maintained in an orderly manner. The truck storage shall include only operable trucks and trailers;**
15) **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;**
16) **Per Section 27-673(a), any lights used to illuminate the parking area shall be so arranged, located, or screened as to direct light away from any adjoining or abutting residential district. 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. Any illumination that results from use of the parking lot shall not be seen or otherwise impact adjacent residential uses;**
17) **The applicant must file and maintain a current business occupation tax application and entertainment license;**
18) **A Right-of-Way permit is required for construction that requires either temporary use or alteration of the public right-of-way. Please contact the Public Works Department at (913) 573-5311 to begin that process;**
19) **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 (Section 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;**
20) **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;**
21) **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;

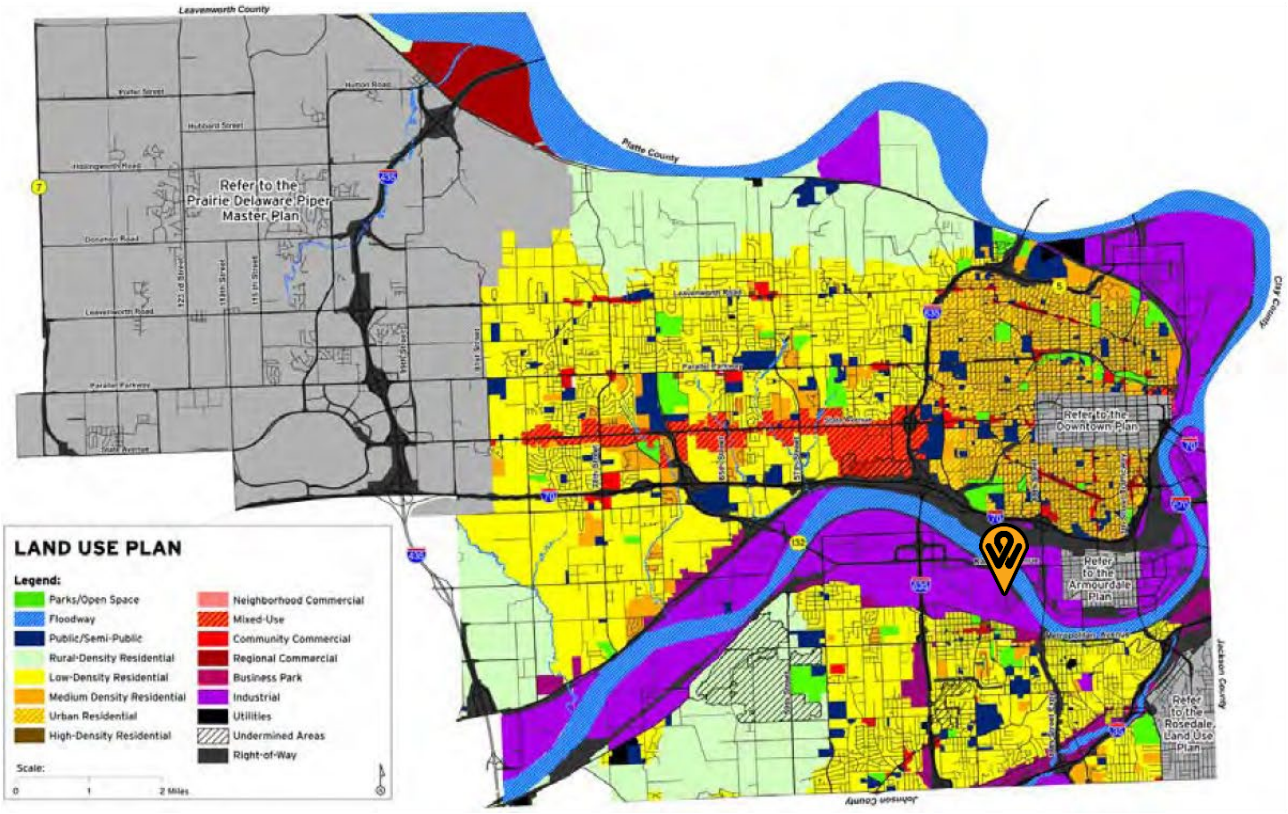
22) The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration 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; and,

23) Subject to approval, a $125.00 ordinance publication fee must be submitted to the Urban Planning and Land Use Department (check made payable to the Unified Treasurer) immediately 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.

AERIAL MAP

ZONING MAP

LAND USE MAP

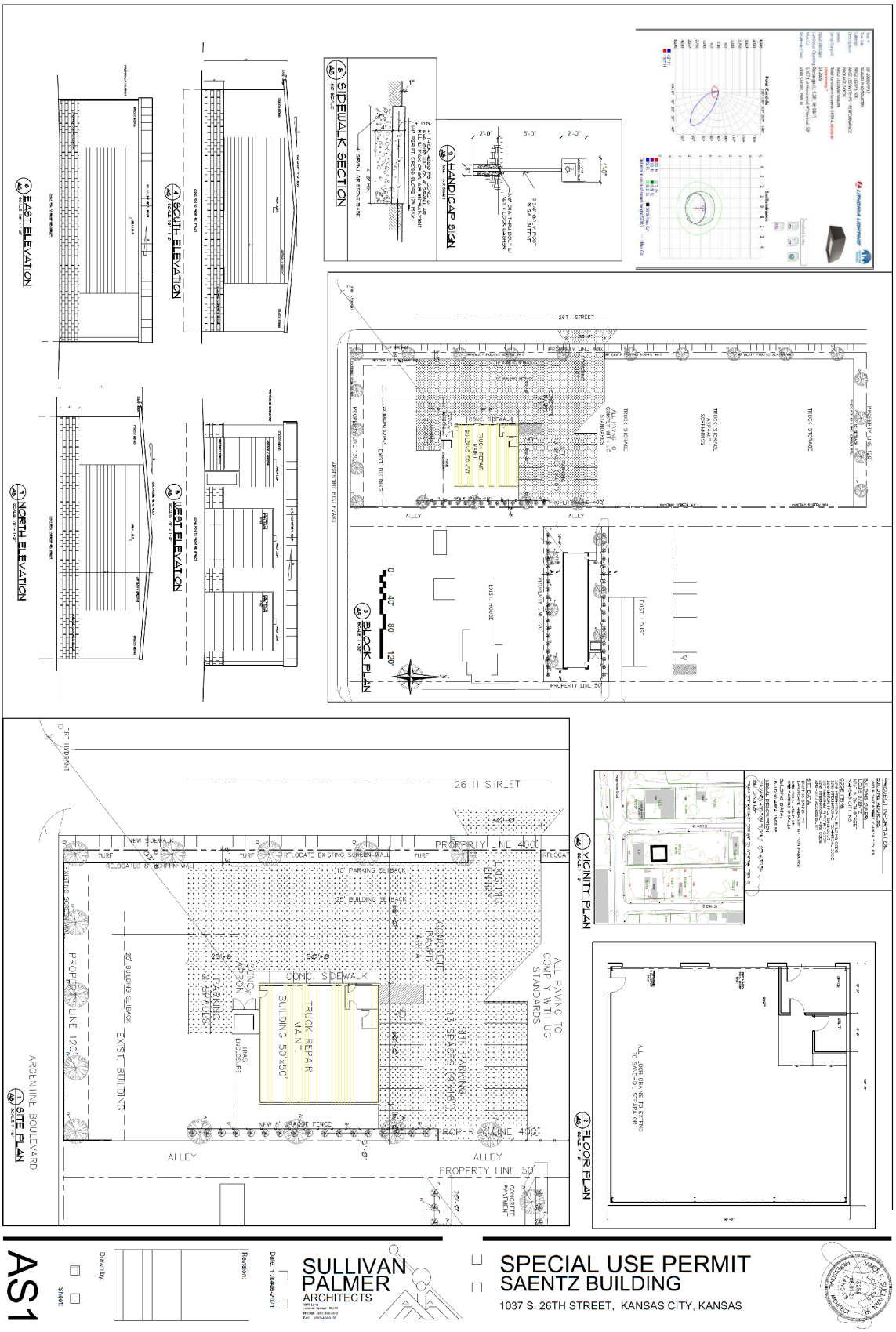

Leavenworth County
Platte County
Clay County
Johnson County
Jackson County
Refer to the Prairie Delaware Piper Master Plan
Refer to the Downtown Plan
Refer to the Armourdale Plan
Refer to the Rosedale Land Use Plan
LAND USE PLAN
Legend:
Parks/Open Space
Floodway
Public/Semi-Public
Rural-Density Residential
Low-Density Residential
Medium Density Residential
Urban Residential
High-Density Residential
Neighborhood Commercial
Mixed-Use
Community Commercial
Regional Commercial
Business Park
Industrial
Utilities
Undermined Areas
Right-of-Way
Scale:
0
1
2 Miles

PHOTOS OF THE PROPERTY PROVIDED BY STAFF, DATED MAY 23, 2021: EXTERIOR

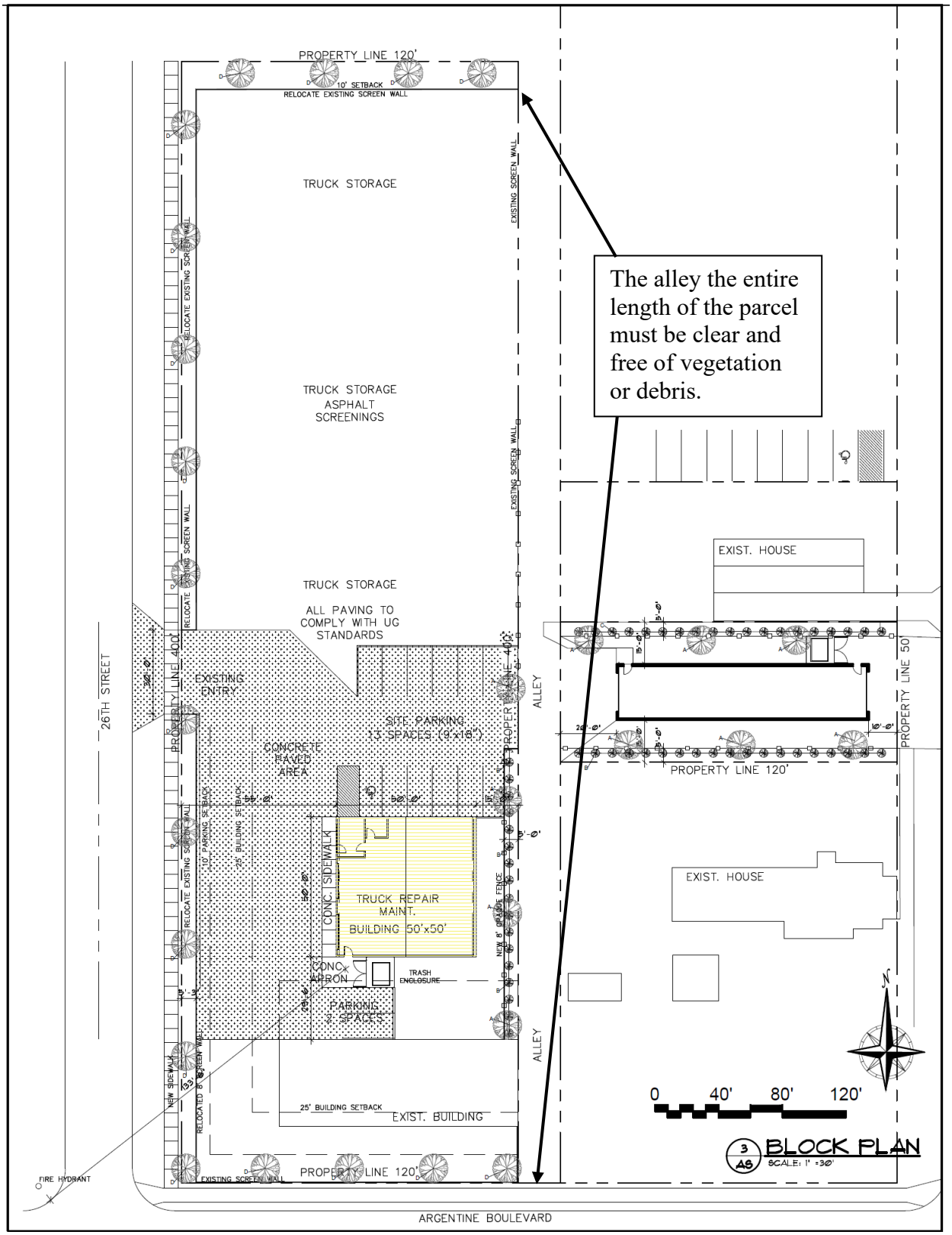
PHOTOS OF THE PROPERTY PROVIDED BY STAFF, DATED MAY 23, 2021: INTERIOR

PHOTOS OF THE PROPERTY PROVIDED BY STAFF, DATED MAY 23, 2021: ALLEY

PLANS SUBMITTED BY THE APPLICANT:
SITE PLAN, BLOCK PLAN, FLOOR PLAN, ELEVATIONS, AND SIDEWALK DESIGN

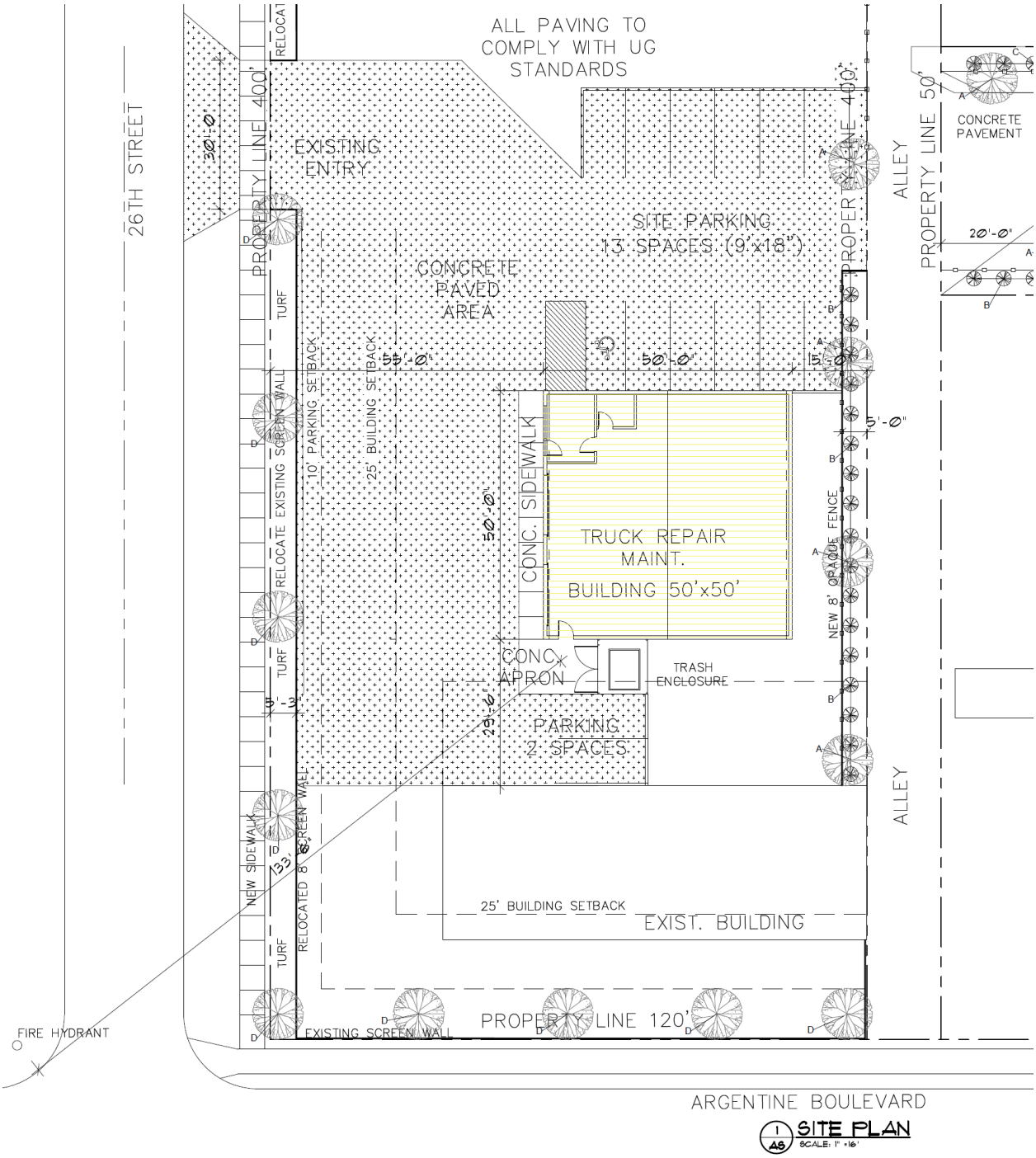


PLANS SUBMITTED BY THE APPLICANT: BLOCK PLAN

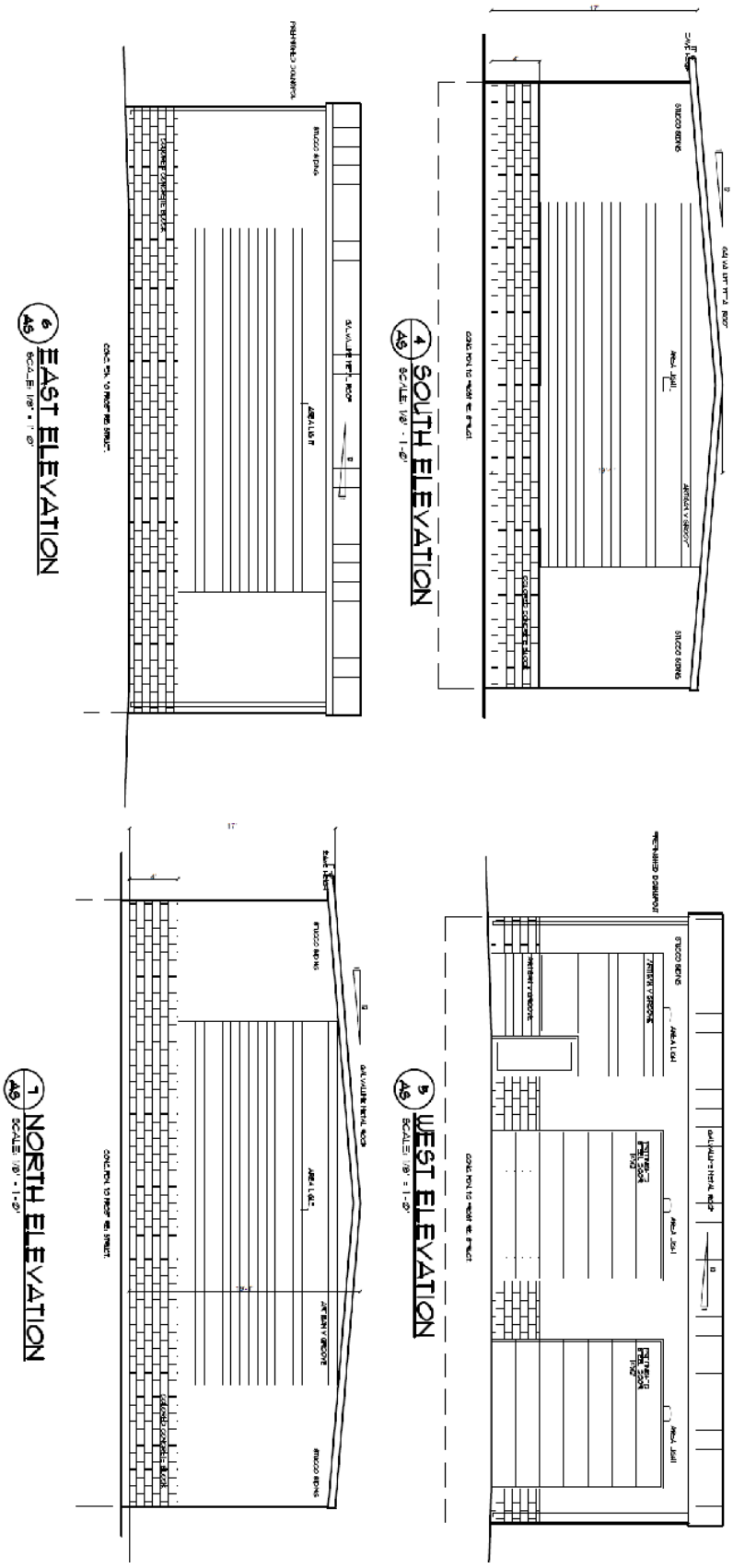


The alley the entire length of the parcel must be clear and free of vegetation or debris.

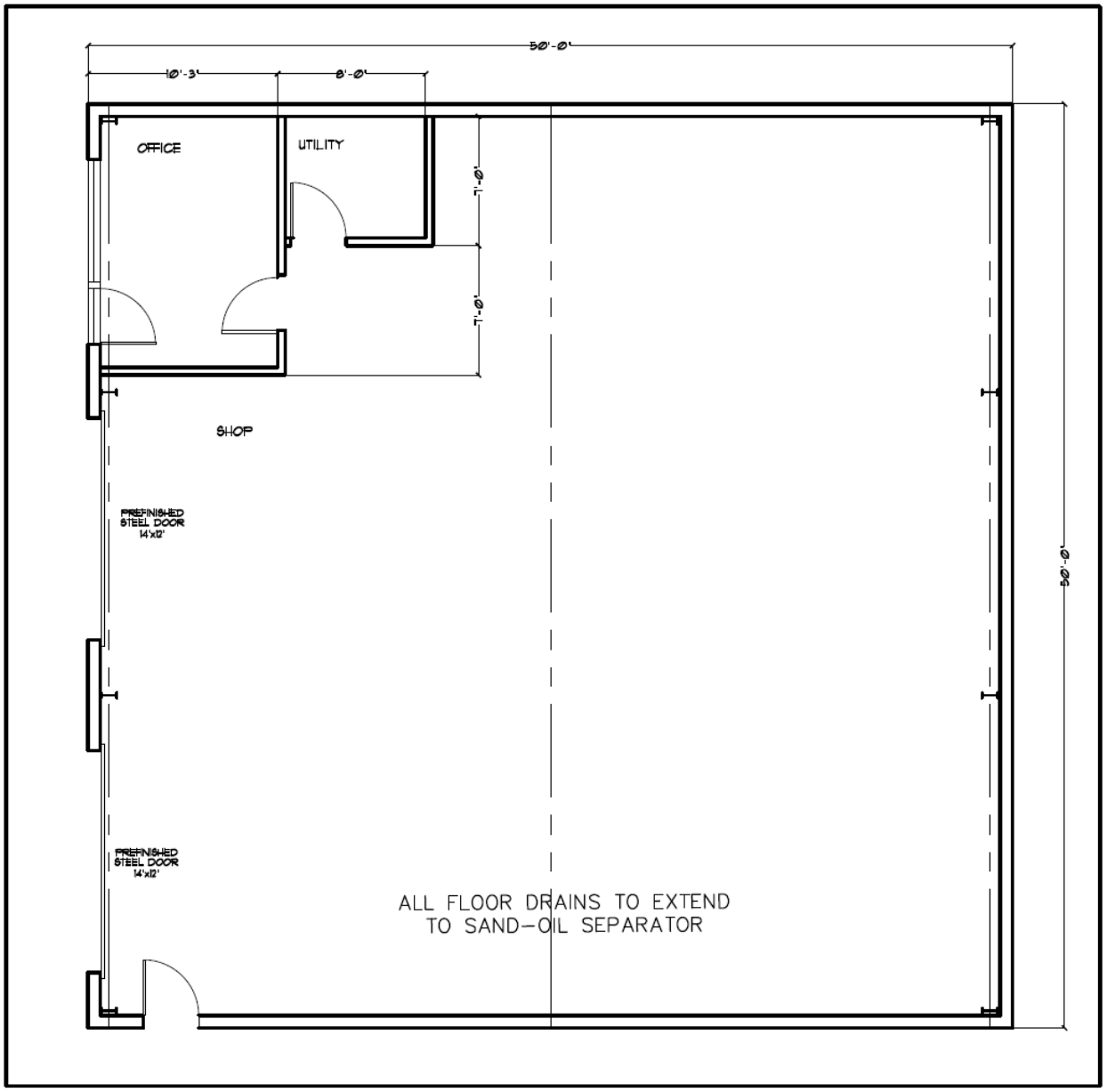
PLANS SUBMITTED BY THE APPLICANT: SITE PLAN



PLANS SUBMITTED BY THE APPLICANT: ELEVATIONS



PLANS SUBMITTED BY THE APPLICANT: FLOOR PLAN



PROJECT INFORMATION:

BUILDING ADDRESS:
1037 S. 26ST STREET, KANSAS CITY, KS.

BUILDING OWNER:
LOUIS SAENTZ
1037 S. 26TH STREET
KANSAS CITY, KS.

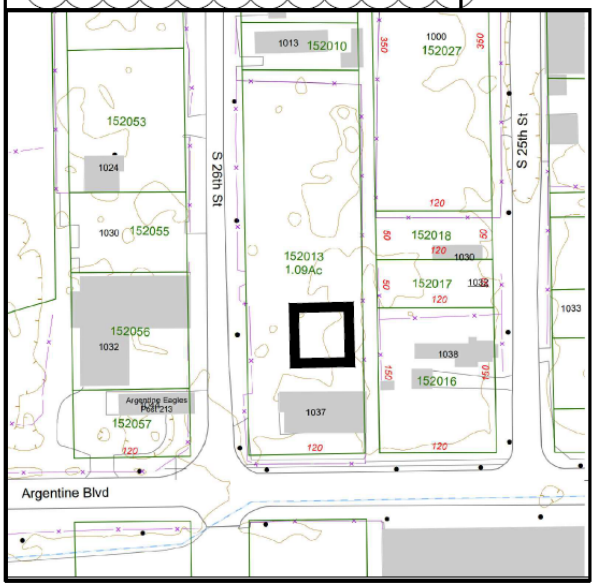
CODE ITEMS:
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 UNIFORM PLUMBING CODE
2017 NATIONAL ELECTRIC CODE
2018 INTERNATIONAL FIRE CODE
ANSI-A117.1 ACCESSIBILITY

SITE DATA:
EXISTING ZONING: M3
LANDSCAPE AREA:3,017 SF. (NON-PARKING)
SITE AREA: 47,647 SF.
SITE PARKING 10 STALLS

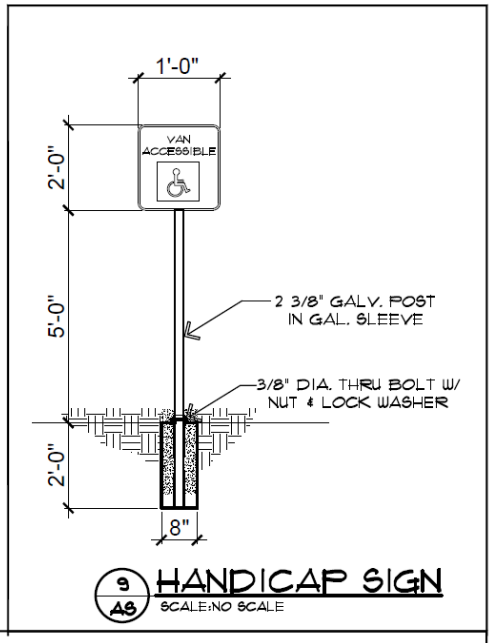
BUILDING DATA:
BUILDING AREA: 2,500 SF.

LEGAL DESCRIPTION
MULVANES ADDITION BLOCK 11 LOTS 41 TO 56

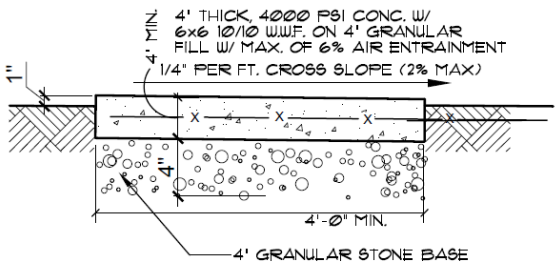
BUILDING USE:
TRUCK REPAIR SHOP FOR USE BY GENERAL PUBLIC



AS VICINITY PLAN
SCALE: 1" = 8'

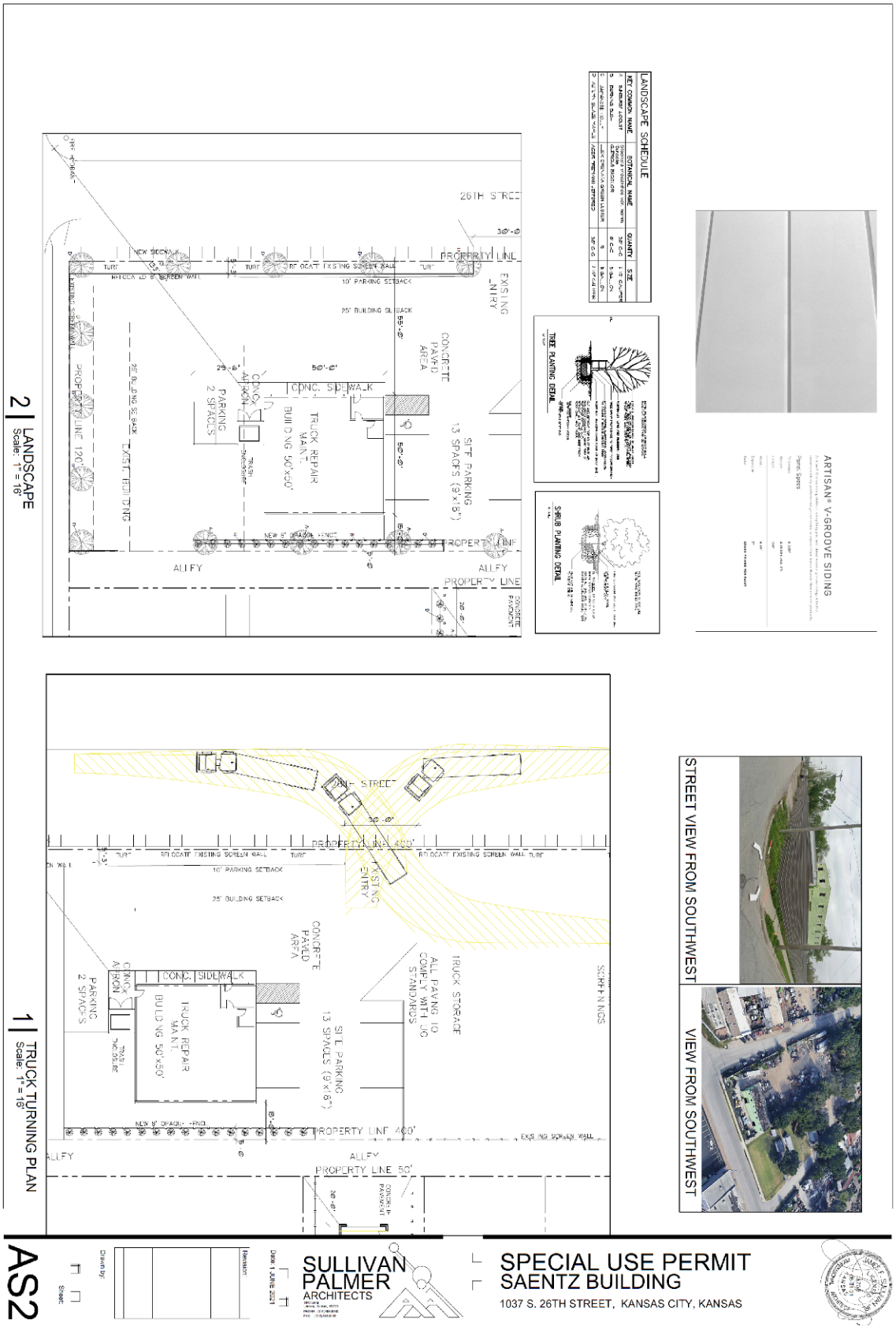


9 AS HANDICAP SIGN
SCALE:NO SCALE

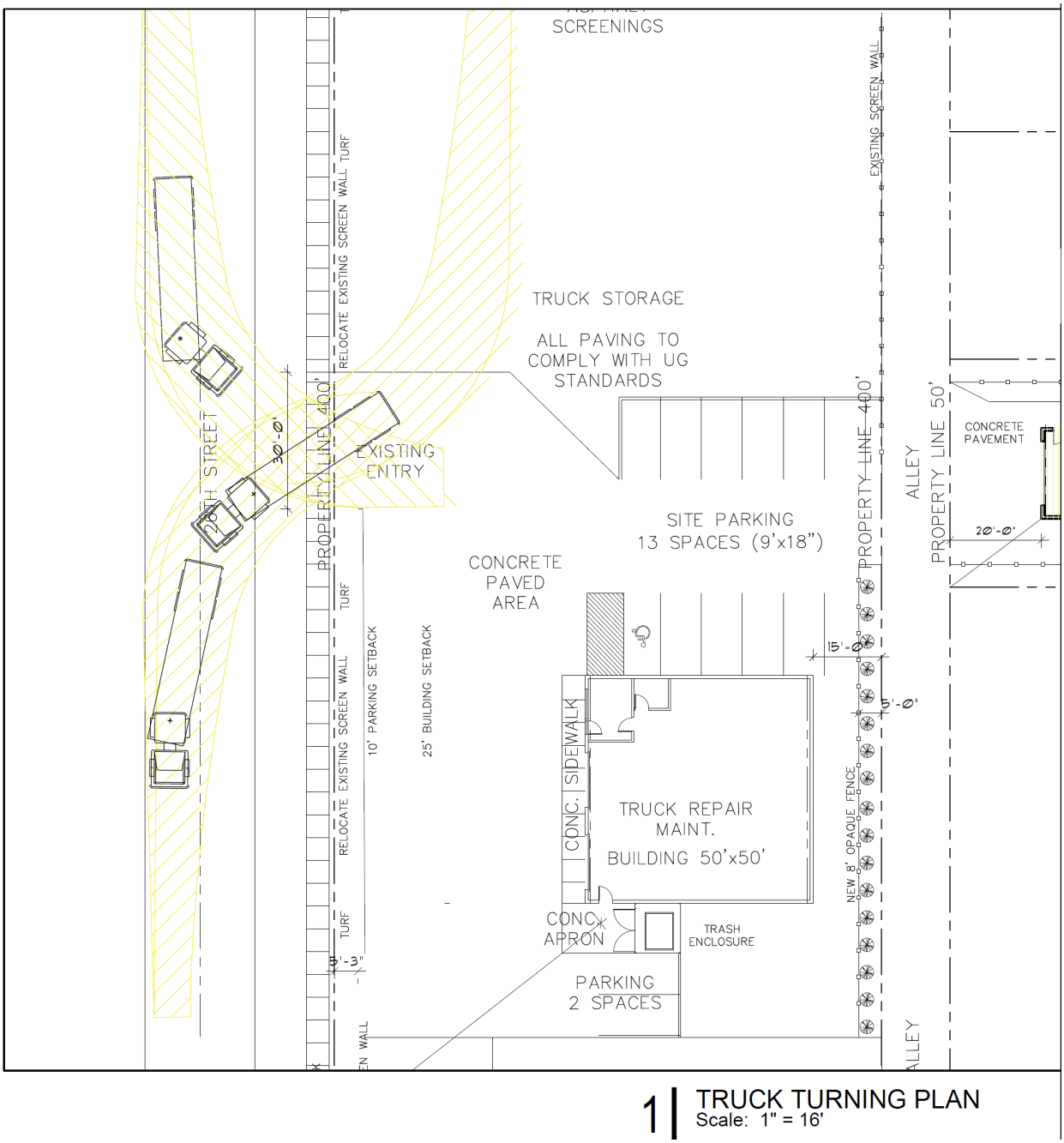


8 AS SIDEWALK SECTION
NO SCALE

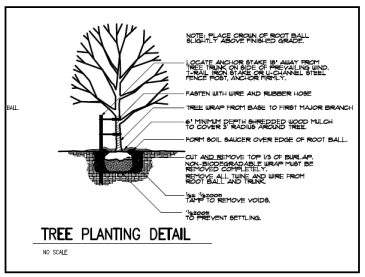
PLANS SUBMITTED BY THE APPLICANT:
TRUCK TURNING PLAN, LANDSCAPING PLAN, MATERIAL DESIGN, AND PHOTOS

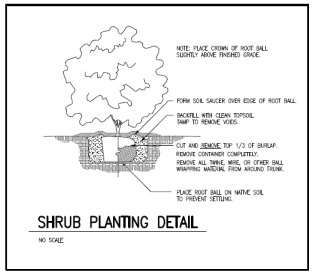


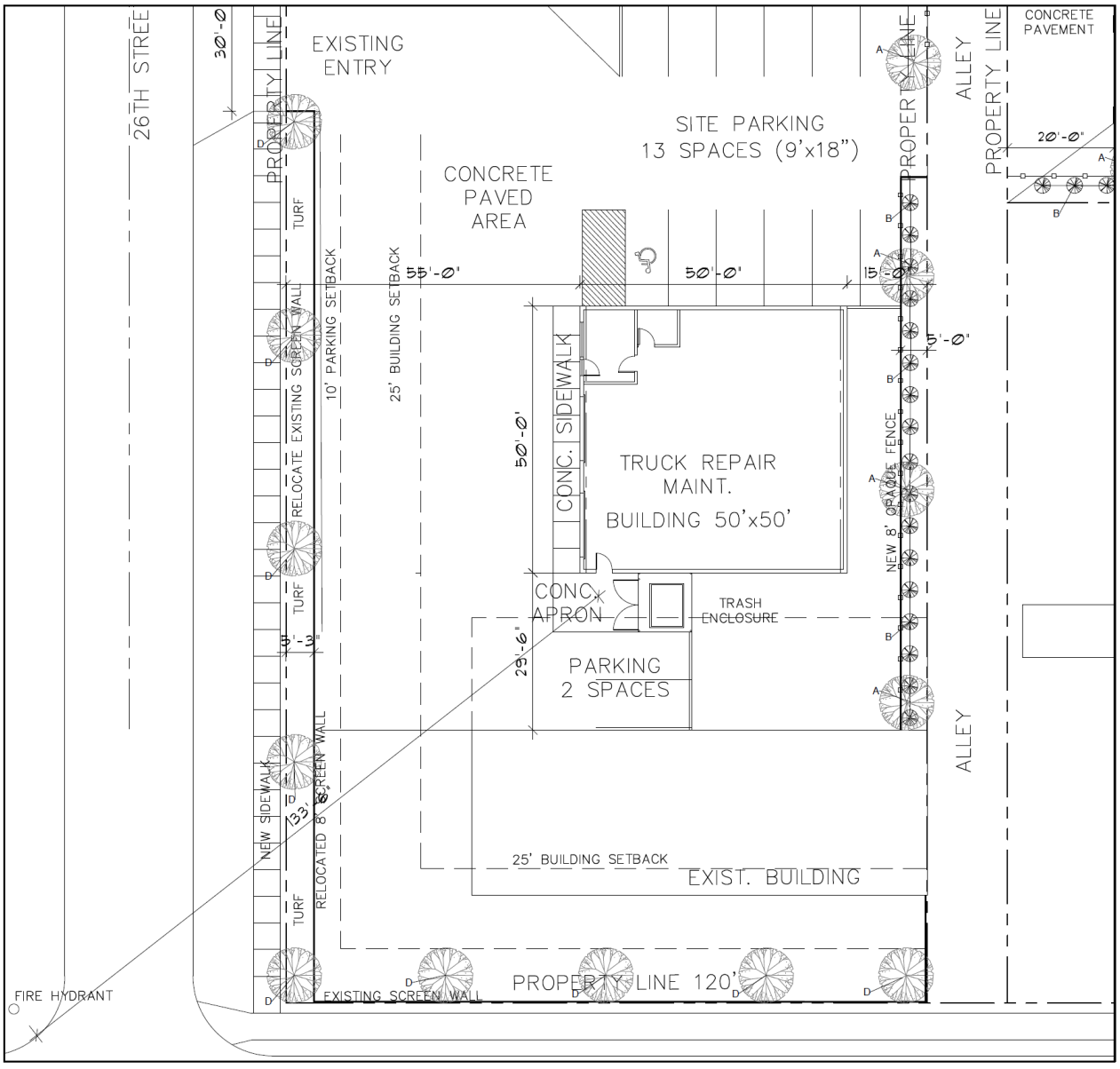
PLANS SUBMITTED BY THE APPLICANT: TRUCK TURNING PLAN



LANDSCAPE SCHEDULE			
KEY COMMON NAME	BOTANICAL NAME	QUANITY	SIZE
A SUNBURST LOCUST	Gleditsia triacanthos var. inermis 'Suncole'	30' C-C	2 1/2" CALIPER
B BURNING BUSH	QUERCUS BICOLOR	8' C-C	5 GALLON
C JAPANESE HOLLY	LLEX CRENATA GREEN LUSTER	19	5 GALLON
D AUTUMN BLAZE MAPLE	ACER FREMANII JEFFSRED	30' C-C	2 1/2" CALIPER







2 | LANDSCAPE
Scale: 1" = 16'

ARTISAN® V-GROOVE SIDING

Artisan V-Groove siding delivers everything you love about wood v-groove siding, with the uncompromising performance you've come to expect from James Hardie fiber cement products.

Panel Specs

Thickness:	0.625"
Weight:	4.55 LBS./SQ. FT.
Length:	144"
Width:	8.25"
Exposure:	7"
Color:	COMES PRIMED FOR PAINT

STREET VIEW FROM SOUTHWEST

VIEW FROM SOUTHWEST

Sullivan Palmer architects

1 June 2021

MR. MICHAEL FARLEY
PLANNING AND URBAN DESIGN
UNIFIED GOVERNMENT
701 N 7TH STREET, KANSAS CITY, KS. 66101

RE: 1037 S. 26TH STREET SPECIAL USE PERMIT

This letter is in response to your plan review. The responses as follows correspond with your plan review numbers.

First of all it must be made clear that the proposed two properties for Special Use Permits, are independent of one another. Their addresses are 1032 S 25th Street and the other is 1037 S 26th Street. These requests have been submitted with separate applications, drawings and submittal information and should be considered separately.

APPLICATION REVIEW

0. REQUIRED PARKING: The drawing Sheet AS-1 indicates off-site parking expanded from 10 to 13 stalls.

2. COMPATIBILITY WITH NEIGHBORING USES: This property is currently used as a truck repair business, with this proposal requesting a building for enclosing portions of the repair activities. This use is not associated with the building proposal located at 25th Street.

3. SUITABILITY OF THE PROPERTY: As noted above this is a separate application from the 25th street Application and will not use the 25th Street property for any reason. This property has been used for auto and truck repair for many years.

6. INCREASED VEHICULAR TRAFFIC: Currently, vehicles maneuvering within this property do not use or exit the alley. The alley also may not be used following the construction of the new building as vehicles enter and exit on to 26th Street.

7,8. ADJOINING PROPERTIES: As noted above this use is not associated with the building proposal located at 25th Street. Additional landscaped buffers have been provided against 26th Street, Argentine and the north residential property.

8621 Johnson Drive, Merriam, Kansas 66202
Tel: 913.888.8540 Fax: 913.888.0152

10. WATER RUNOFF PLAN: A water runoff plan will be conducted and submitted to the City for review. A note has been placed on the drawings indicating that all pavements shall conform with UG standards.

11. RELATIVE GAIN: As noted above, the applicant has clarified the building use on numerous occasions to planning staff. This facility is a truck repair facility used by the general public.

Respectfully yours,
Sullivan Palmer Architects, Inc.

Jim Sullivan

8621 Johnson Drive, Merriam, Kansas 66202
Tel: 913.888.8540 Fax: 913.888.0152

19 May 2021

Dear Neighbor:

SUBJECT: Neighborhood Meeting

We have filed an application with the Department of Urban Planning and Land Use # SP-2021-045.

The purpose of this:

- special use permit
- preliminary plan review

For a vehicle maintenance and storage building at the following address: 1037 S. 26th Street, Kansas City, KS 66106.

We are having a neighborhood meeting on Saturday, May 29, 2021 at 10:00 AM. at the following address:

1037 S. 26th Street, Kansas City, KS 66106 (the subject property)

The purpose of this meeting is to explain the proposal and to answer any questions/concerns you may have.

I look forward to seeing you at the neighborhood meeting. If you are unable to attend, please contact me at the address/phone number listed below.

Sincerely,

Luis Saenz
826 N. 83rd Terrace, Kansas City, KS.66112
pamelavkc@gmail.com
913-530-8101

Please sign and return to me with any questions or concerns that you may have.

MINUTES:

Application Number SP-2021-0045
Date and Location: 1037 N 36th St

Meeting called to order at: 10am

Names of people in attendance: Luis Saenz NO One attended

Introductions:

Presentation by applicant and/or team (explain what information was given to those in attendance and a summary of what the speaker said).

Questions and answers (include the following):
- Who asked question or gave comment
- What was the question or comment
- Who answered the question/comment
- What was the answer given

Meeting adjourned at:

Minutes taken by: no minutes taken

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

Comes now Luis Saenz, of lawful age, sound mind and upo his/her oath states as follows:

1. That I am the petitioner for Petition # SP-2021-045
2. That I conducted a neighborhood meeting on 5/29/2021.
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Urba Planning and Land Use Department.

Further affiant saith not.

Luis A Saenz
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this _____day of _____, 200_.

My commission expires _____ of _____, 200_.

Notary Public

Wyandotte County Conservation District
1204 N. 79th Street - Kansas City, KS 66112 - Phone (913)-334-6329 -
wyco.conservation@gmail.com

Gunnar H. Hand
Director of Planning
701 North 7th Street Rm. 423
Kansas City, KS 66101
913-573-5750

May 18, 2021

RE: SP2021-045 James Sullivan Auto storage and Maintenance 1037 South 26th Street

Dear Mr. Hand:

The Wyandotte County Conservation District has completed an environmental review of the: SP2021-045 James Sullivan Auto storage and Maintenance 1037 South 26th Street.

In addition to the site review the following reports were generated from the Wyandotte County Soil Survey to assess the limitations for development and/or natural resources concerns for this site.

MAPS AND REPORTS

Soils Map
Soils Inventory Report
Map Unit Description (Brief)
Soil Features

In summary, the following limitations and resource concerns were noted for this plat:

- There is one major soil type identified: Eudora-Urban land complex, rarely flooded. These soil types are considered erodible when the surface is denuded of a protective cover.
- Any chemical spills need to be cleaned up immediately. These are loamy soils that allow for quick infiltration that can flow with water into the river. The contaminated water can seep into the river.

Technical assistance is available from our office. Limitation maps, detail soil reports and a conservation plan can also be requested for this site from our office.

The ratings and other information in these reports are based on estimated engineering properties of the soils, on available test data and on field experience. The soil is ordinarily examined to a depth of about 6 feet. At a greater depth, additional geological investigation may be needed. The natural soils and drainage pattern may have been changed in this area due to previous urban development. Therefore, the physical

composition influencing the structure of the natural soil has already been altered; however, some generalities can still be applied for these soils. On site investigation is needed for detail planning as some delineation on the maps includes soils that differ from the named soil. Soil lines may not be exact therefore; on site investigation is needed for site specific planning.

If you have any comments or questions, please do not hesitate to call me.

Sincerely,

Cheri Miller
District Manager

enclosures

Planning and Urban Design

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

Phone: (913) 573-5750
Fax: (913) 573-5796
www.wycokck.org/planning

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: July 1, 2021

Re: **SP2021-048**

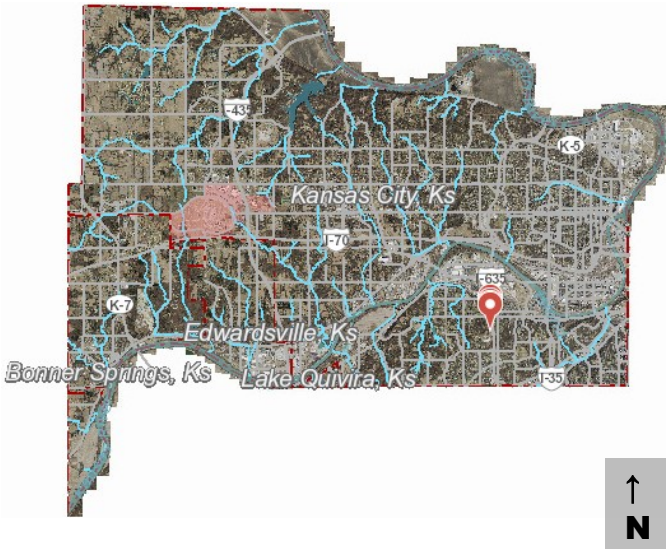
GENERAL INFORMATION

Applicant:
Joanne Hanson

Status of Applicant:
Representative
Sandifer Properties, LLC
530 Terrace Trail East
Lake Quivira, Kansas 66217

Requested Action:
Approval of a Special Use Permit.

Date of Application:
April 26, 2021



Purpose:
To request a Special Use Permit for grading and site preparation.

Property Location:
1705, 1735, 1811, & 1831 South 45th Street
Kansas City, Kansas 66106

Commission District:	Commissioner At Large: Tom Burroughs District #6 Commissioner: Angela Markley
Existing Zoning:	M-2 General Industrial District
Adjacent Zoning:	**North:** M-2 General Industrial District **South:** M-2 General Industrial District **East:** Right-of-Way **West:** M-2 General Industrial District
Adjacent Uses:	**North:** Industrial Park **South:** Vacant lot **East:** Interstate-635 **West:** Commercial businesses; Vacant lots
Total Tract Size:	3.83 Acres (1705 South 45th Street); 2.89 Acres (1735 South 45th Street); 3.18 Acres (1811 South 45th Street); 3.32 Acres (1831 South 45th Street); 13.22 Acres (total site area)
Master Area Plan:	The subject property is within the City-Wide Master Plan.
Master Plan Designation:	The City-Wide Master Plan designates the property as Industrial. The Industrial land use designation allows manufacturing, processing, warehouse, distribution, outdoor storage, salvage, industrial-related office, limited commercial and services uses, and mining/mineral extraction. All residential uses are discouraged in Industrial.
Major Street Plan:	The Major Street Plan classifies South 45th Street as a Local/Neighborhood Street.
Required Parking:	Section 27-469(e) requires paved off-street parking at a ratio necessary to serve the employees, visitors, customers and others who may be on the premises. The ratio will vary among occupants and will be determined by the director of planning after receipt of a summary of parking needs and characteristics prepared by the owner or initial occupant. In no case, however, shall less than one space for each 500 square feet of building floor area be provided. For buildings larger than 20,000 square feet, only one space for each 1,000 square feet needs to be provided for increments between 20,000 and 50,000 square feet. For buildings larger than 50,000 square

	feet, the parking required for increments over 50,000 square feet will be determined by the director of planning. Where questions arise concerning increments over 50,000 square feet, the unified government board of commissioners shall make the final determination upon recommendation of the planning commission. Commercial uses shall provide parking as would be required in the C-3 district. Parking is not required for undeveloped property or for a grading permit.
Advertisement:	The Wyandotte Echo – May 20, 2021 Letters to Property Owners – May 21, 2021 and June 25, 2021
Public Hearings:	June 14, 2021 and July 1, 2021
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicants, Joanne Hanson, is requesting a Special Use Permit for a grading and site preparation for future industrial development at four (4) separate contiguous parcels. The subject property is identified as the four (4) following parcels (and respective addresses): Parcel #250310 (1705 South 45th Street), Parcel #250309 (1735 South 45th Street), Parcel #250308 (1811 South 45th Street), and Parcel #250307 (1831 South 45th Street). Four (4) grading permits will be issued, one (1) for each parcel. The applicant has not stated the specifics of the future development, other than that it will be industrial.

City Ordinance Requirements: Article VIII Sections 27-592 through 27-606

Code Enforcement History: There are no outstanding Notices of Violation attached to any of the parcels associated with this subject property. None of the parcels of the subject property have been previously cited by Code Enforcement.

FACTORS TO BE CONSIDERED

1. ***The Character of the Neighborhood.***

   The subject property is within the Turner Statistical Neighborhood and is not within a Neighborhood Group. The neighborhood features industrial properties immediately west of I-635 between Metropolitan Avenue and Gibbs Road. To the west of the industrial properties is undeveloped residential properties on large lots.

2. ***The zoning and uses of properties nearby and the proposed use's expected compatibility with them.***

   The subject property is zoned M-2 General Industrial District, which allows a wide variety of uses. The applicant, however, has not provided final development plans, so Staff cannot assess the compatibility of the proposed uses with the nearby properties. Grading and site preparation, however, is presently compatible with the surrounding industrial areas.

3. ***The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property?***

   Grading and site preparation is a broad term that does not adequately define the changes in terrain, nor the net amount of earthen material moved on or off site. The applicant must provide more information to Staff, per the Planning Engineering letter.

4. ***The length of time the property has remained vacant as zoned.***

   It is unclear how long the property has been vacant, but some infrastructure has been previously installed on the site by at least 2004.

5. ***The degree of conformance of the proposed use to the Master Plan.***

   Special Use Permits are not addressed in the City-Wide Master Plan. The Industrial land use designation does anticipate a variety of industrial uses. While grading and site preparation is not specifically anticipated by Industrial, such preparation is necessary to develop large sites. Crucial specifications of the grading and site preparation actions, however, have not been provided by the applicant. Staff cannot determine the degree of conformance of the proposed use to the Master Plan until more specifics are provided (see the "Staff Comments and Suggestions" section of this report).

6. ***Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.***

   Grading and site preparation for a cumulative 13 acres requires a great deal of work and moving earthen material. The applicant has not yet stated how many daily truck-trips will be taken to and from the site. Such information must be provided before Staff can make a determination.

7. ***Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.***

   Site preparation is a necessary step in developing a property for more intense use. While the process itself can be messy, dusty, and noisy, the end result ideally is beneficial relative to the negative externalities imposed on surrounding

properties during the proposed site work. In order to ensure the overall development is relatively beneficial, grading and site preparation plans must be provided and followed as part of any approval of this Special Use Permit (for details that should be in the grading and site preparation plan, see the “Staff Comments and Suggestions” section of this report).

8. ***Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.***

   Grading and site preparation will inevitably create large amounts of noise, dust, and probably illumination as well. Mitigation measures will need to be taken to address the noise and dust.

9. ***Whether the proposed use will pollute the air, land or water.***

   Site grading requires changes to the terrain, which can produce dust as earthen material is moved around or bury trash in the soil. Changes in the terrain also create changes in surface water flow, which can lead to erosion and/or water pollution. The applicant must provide a detailed grading and site preparation plan, as outlined in the Planning Engineering letter.

10. ***Whether the use would damage or destroy an irreplaceable natural resource.***

    The subject property is filled with trees and grasses that may have to be removed during grading or other site preparation work. While there has been previous work done to the land—as evidence by the dirt roads that serve the property—the proposed grading and site preparation will presumably be much greater in scale and have a greater impact on the local environment. Conservation of existing terrain and tree stands to the maximum extent possible would mitigate impact and serve to screen future development. The full extent of damage to or destruction of an irreplaceable natural resource is yet to be determined by Staff. Such a determination depends on more information provided by the applicant.

11. ***The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.***

    Site preparation is a necessary step in developing a property for more intense use. While the process itself can be messy, dusty, and noisy, the end result ideally is beneficial relative to the negative externalities imposed on surrounding properties during the proposed work. In order to ensure the overall development is relatively beneficial, grading and site preparation plans must be provided and followed as part of any approval of this Special Use Permit (for details that should be in the grading and site preparation plan, see the “Staff Comments and Suggestions” section of this report).

12. ***Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.***

The applicant has not provided any information about the trucks or other vehicles that will be on site for grading and soil moving/removal. Once such information is provided then Staff can make a determination as to whether the proposed use would result in overcrowding of land or cause undue concentrations of population.

PREVIOUS ACTIONS

N/A

NEIGHBORHOOD MEETING

The applicant allowed comments and questions from neighbors until May 28, 2021, via email and phone. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant (see the "Attachments" section of this report).

KEY ISSUES

Dust
Erosion
Grading Plan
Illumination
Noise
Right-of-Way Access
Site Preparation Plan
Soil Removal Plan
Tracking Grave onto the Right-of-Way

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of Special Use Permit Application SP2021-048, for two (2) years, subject to:

1) **Rumble strips and/or other mitigation measures must be installed at all entry/exit points from the subject properties to the public right-of-way in order to keep dirt and gravel from tracking onto the road;**
2) **Dust mitigation measures must be implemented throughout the grading process;**
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) **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. Any illumination that results from use of the parking lot shall not be seen or otherwise impact adjacent residential uses;

5) **Contractors involved in this project will need to file and maintain a current business occupation tax application with the Business License Division;**
6) **Shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, as applicable;**
7) **Site improvements that include land disturbance activity on greater than one (1) acre of surface area of land shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Section 8-610 through Section 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;**
8) **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;**
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) **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; and,**
11) **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Urban Planning and Land Use Department (check made payable to**

the Unified Treasurer) immediately 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.

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **SP2021-048** subject to all comments and suggestions outlined in this staff report, and the conditions of the City Planning Commission.

ATTACHMENTS

June 14, 2021 City Planning Commission Minutes
Aerial Map
Zoning Map
Land Use Map
Photos of the Property Provided by Staff, Dated May 23, 2021
Photos of the Property Submitted by the Applicant, Dated May 26, 2021
Topographic Maps Provided by the Applicant
Erosion Control Plans Provided by the Applicant
Additional Information Provided by the Applicants
Neighborhood Meeting Materials, Dated May 28, 2021
Conservation District Letter, Dated May 18, 2021

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing Special Use	June 14, 2021 Approval	July 1, 2021

STAFF CONTACT: **Michael Farley**
mfarley@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2021-048** as meeting all the requirements of the City Code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff report, and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2021-048,** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

June 14, 2021 City Planning Commission Minutes:

Hearing starts at 3:22:10:

SPECIAL USE PERMIT APPLICATION SP2021-048 – JOANNE HANSON WITH SANDIFER PROPERTIES LLC - SYNOPSIS: Special Use Permit for grading and site preparation for future industrial development at 1705 through 1831 South 45th Street.

***Detailed Outline of Requested Action*:** The applicants, Joanne Hanson, is requesting a Special Use Permit for a grading and site preparation for future industrial development at four (4) separate contiguous parcels. The subject property is identified as the four (4) following parcels (and respective addresses): Parcel #250310 (1705 South 45th Street), Parcel #250309 (1735 South 45th Street), Parcel #250308 (1811 South 45th Street), and Parcel #250307 (1831 South 45th Street). Four (4) grading permits will be issued, one (1) for each parcel. The applicant has not stated the specifics of the future development, other than that it will be industrial.

City Ordinance Requirements: Article VIII Sections 27-592 through 27-606

Code Enforcement History: There are no outstanding Notices of Violation attached to any of the parcels associated with this subject property. None of the parcels of the subject property have been previously cited by Code Enforcement.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated June 14, 2021;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- Joanne Hanson, applicant, Sandifer Properties, LLC, 530 Terrace Trail East
- Micky Sandifer

Present in Opposition:

- No oner appeared

Staff Recommendation starts at 3:26:58: Planning Director Hand stated this Special Use Permit is for grading on multiple properties that are contiguous. The property is located in the Argentine/Turner area off I-635. As trucks will enter and exit the site, staff has conditioned that all entry/exit points have rumble strips and/or other mitigation measures to keep dirt and gravel off the road. Staff would like to add a condition that dust mitigation measures be implemented throughout the grading process. The applicant stated that the property will be reseeded which is understood as a long-term dust mitigation measure. Watering the property during grading would be a short-term measure. There are no Notices of Violation on the property. Staff has received no letters in support nor opposition and recommends approval subject to the revised conditions.

Motion and Vote starts at 3:28:43:

On motion by Mr. Connelly, seconded by Mr. Miller, the Planning Commission voted as follows to **recommend APPROVAL of** Special Use Permit **SP2021-048 for two (2) years:**

Carson	**Chairman**
Armstrong	**Aye**
Cho	**Not Present**
Connelly	**Aye**
Ernst	**Aye**
Huey	**Not Present**
Jones	**Aye**
Miller	**Aye**
Mohler	**Aye**
Pauley	**Not Present**
Reasons	**Aye**

Motion to RECOMMEND APPROVAL Passed: 7 to 0
Subject to:

1) **Rumble strips and/or other mitigation measures must be installed at all entry/exit points from the subject properties to the public right-of-way in order to keep dirt and gravel from tracking onto the road;**
2) **Dust mitigation measures must be implemented throughout the grading process;**
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) **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. Any illumination that results from use of the parking lot shall not be seen or otherwise impact adjacent residential uses;**
5) **Contractors involved in this project will need to file and maintain a current business occupation tax application with the Business License Division;**
6) **Shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, as applicable;**
7) **Site improvements that include land disturbance activity on greater than one (1) acre of surface area of land shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Section 8-610 through Section 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;**
8) **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;**
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) **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**

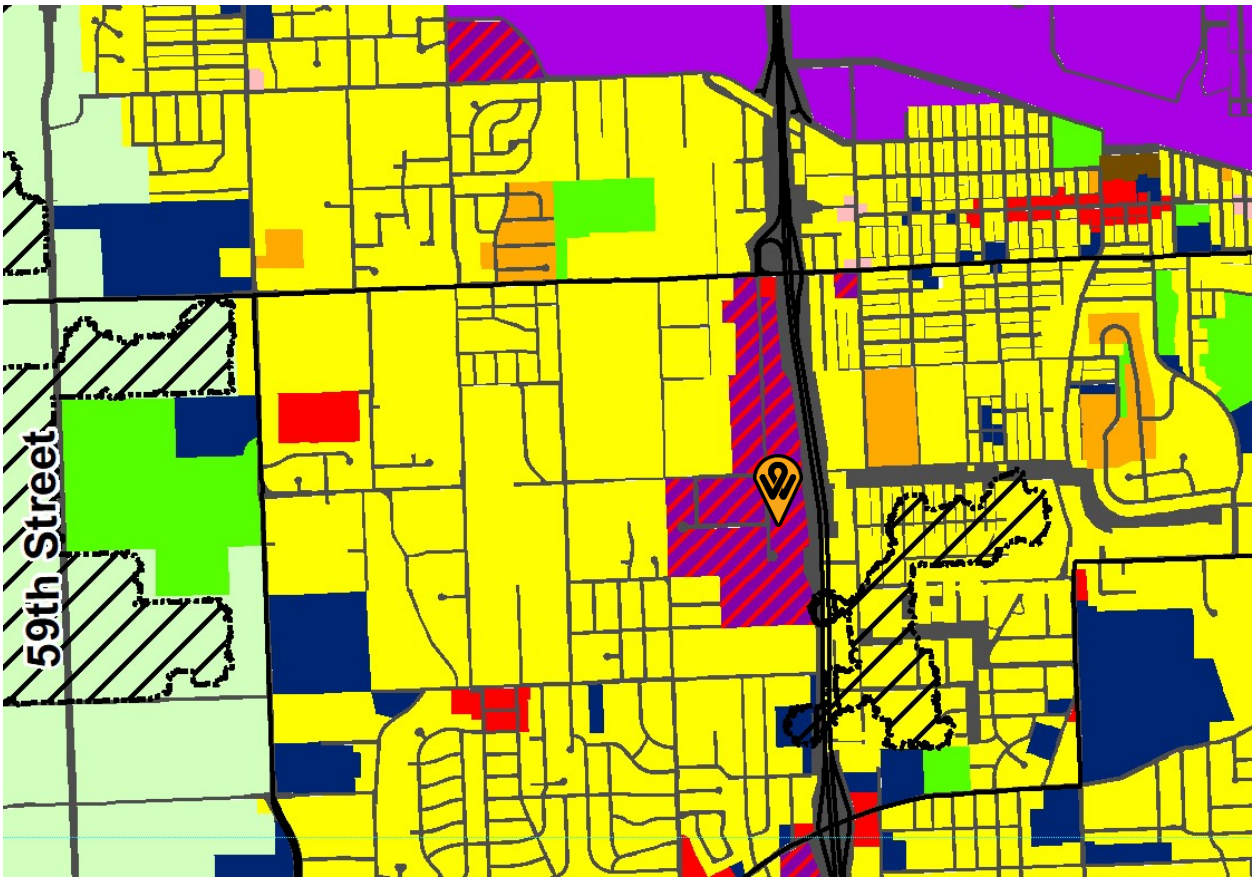
approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved; and,

11) **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Urban Planning and Land Use Department (check made payable to the Unified Treasurer) immediately 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.**

AERIAL MAP

ZONING MAP

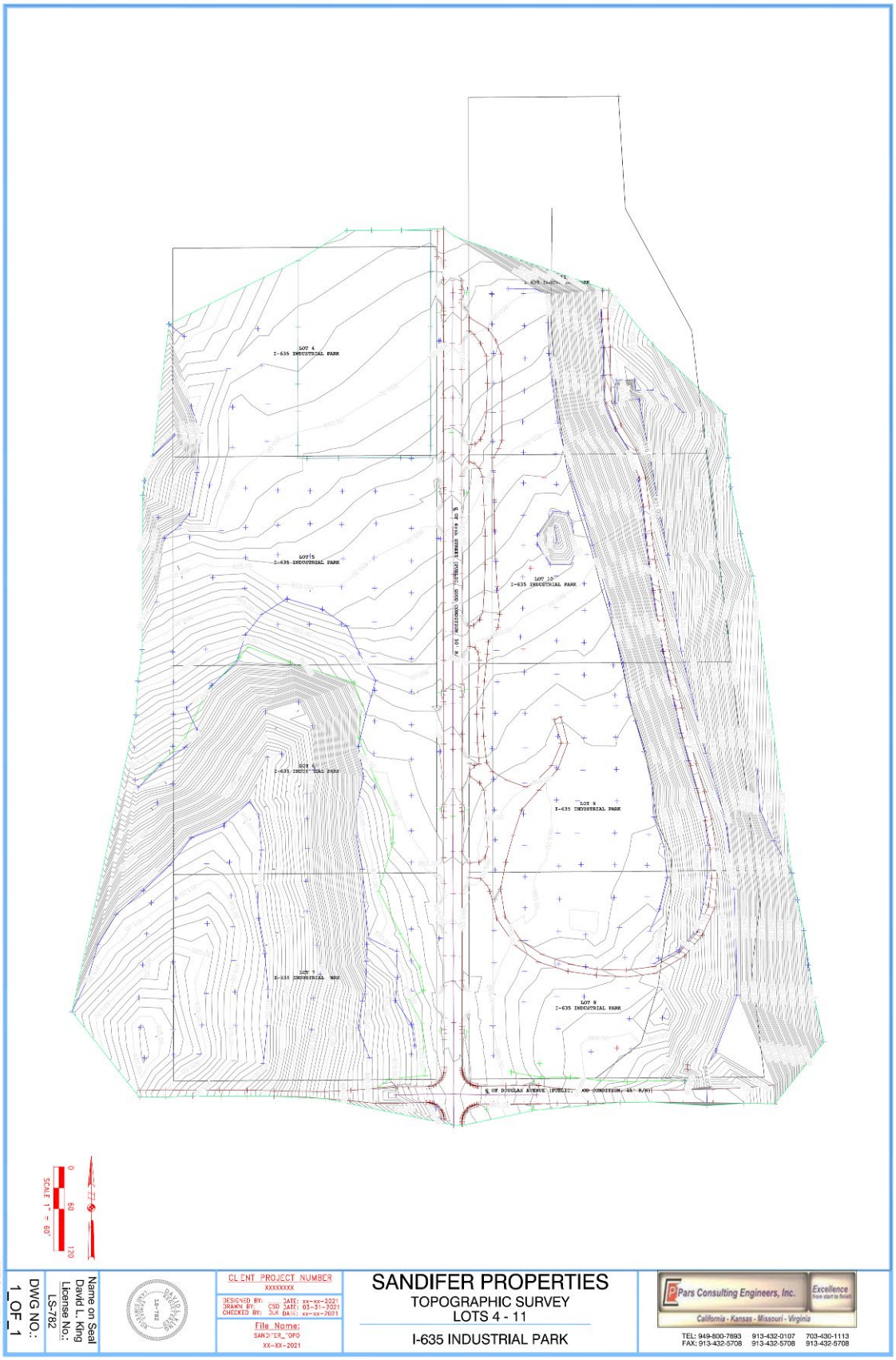
LAND USE MAP

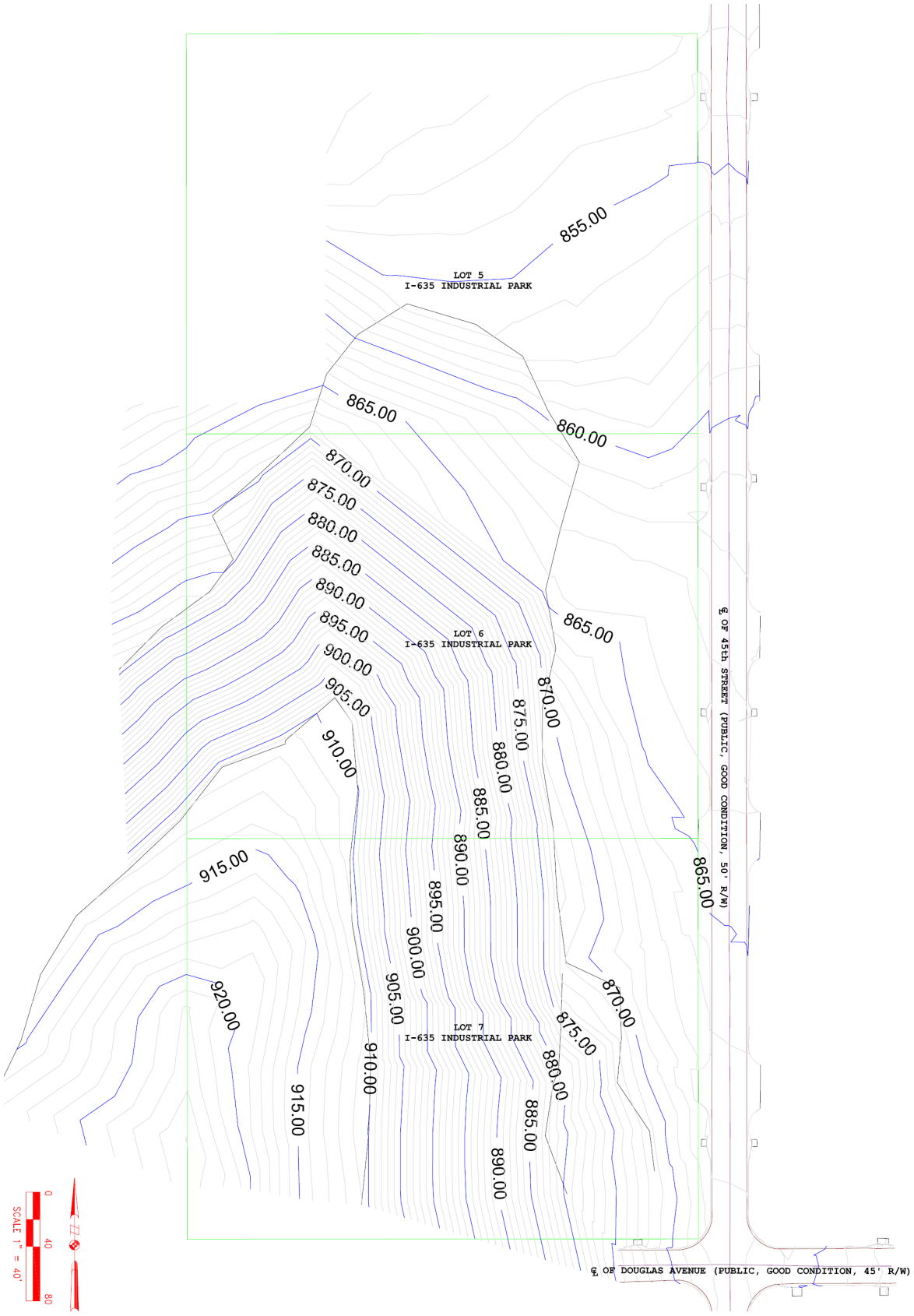


PHOTOS OF PROPERTY PROVIDED BY STAFF, DATED MAY 23, 2021

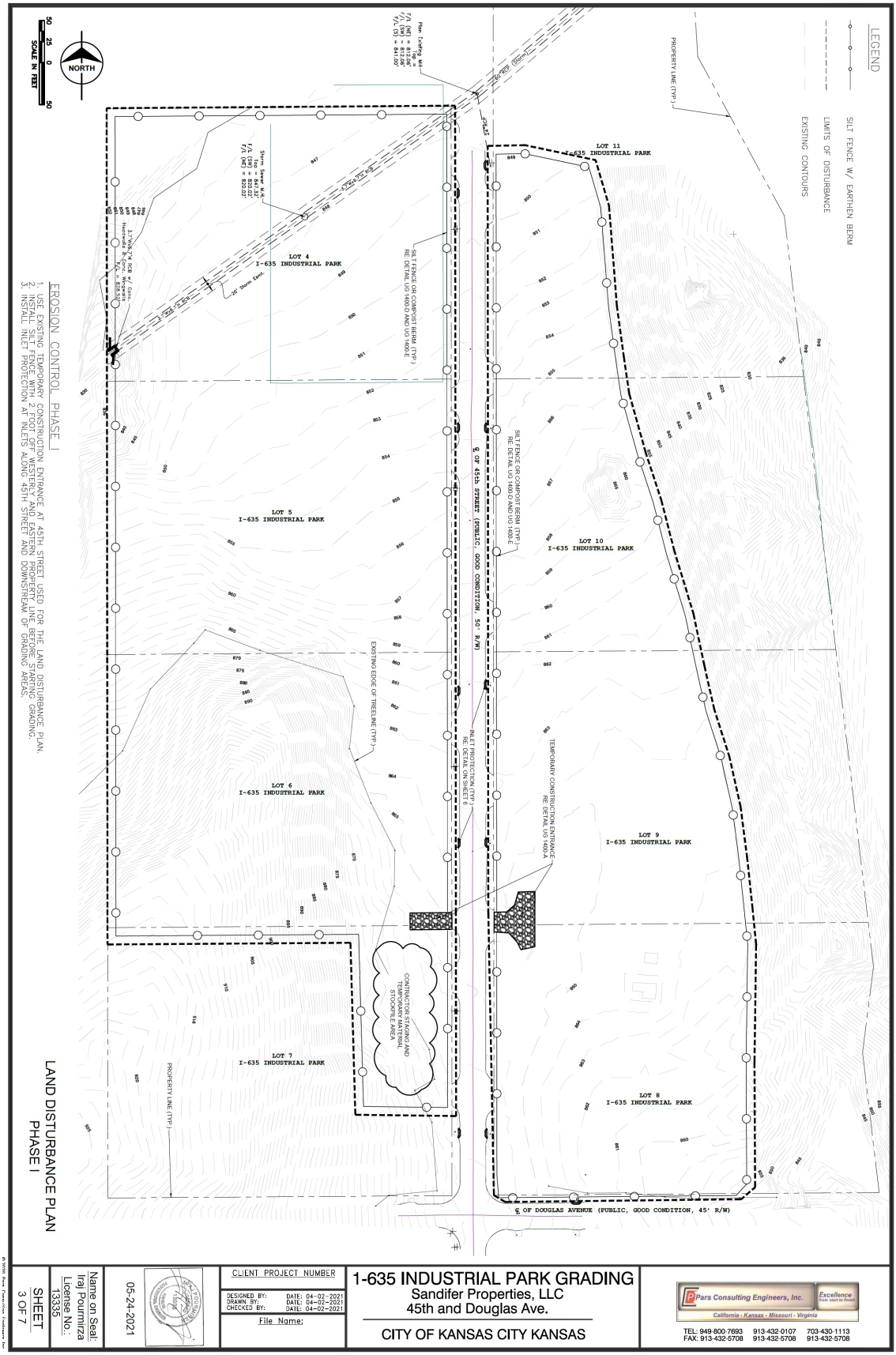
PHOTOS OF THE PROPERTY SUBMITTED BY THE APPLICANT, DATED MAY 26, 2021

TOPOGRAPHIC MAPS PROVIDED BY THE APPLICANT




LOT 5
I-635 INDUSTRIAL PARK
LOT 6
I-635 INDUSTRIAL PARK
LOT 7
I-635 INDUSTRIAL PARK
℄ OF 45th STREET (PUBLIC, GOOD CONDITION, 50' R/W)
℄ OF DOUGLAS AVENUE (PUBLIC, GOOD CONDITION, 45' R/W)
855.00
865.00
860.00
870.00
875.00
880.00
885.00
890.00
895.00
900.00
905.00
910.00
915.00
920.00
SCALE 1" = 40'
0
40
80

EROSION CONTROL PLANS PROVIDED BY THE APPLICANT: PHASE I



Name on Seal: Iraj Pourmirza
License No.: 13335
05-24-2021
SHEET 3 OF 7

CLIENT PROJECT NUMBER

DESIGNED BY: DATE: 04-02-2021
DRAWN BY: DATE: 04-02-2021
CHECKED BY: DATE: 04-02-2021

File Name:

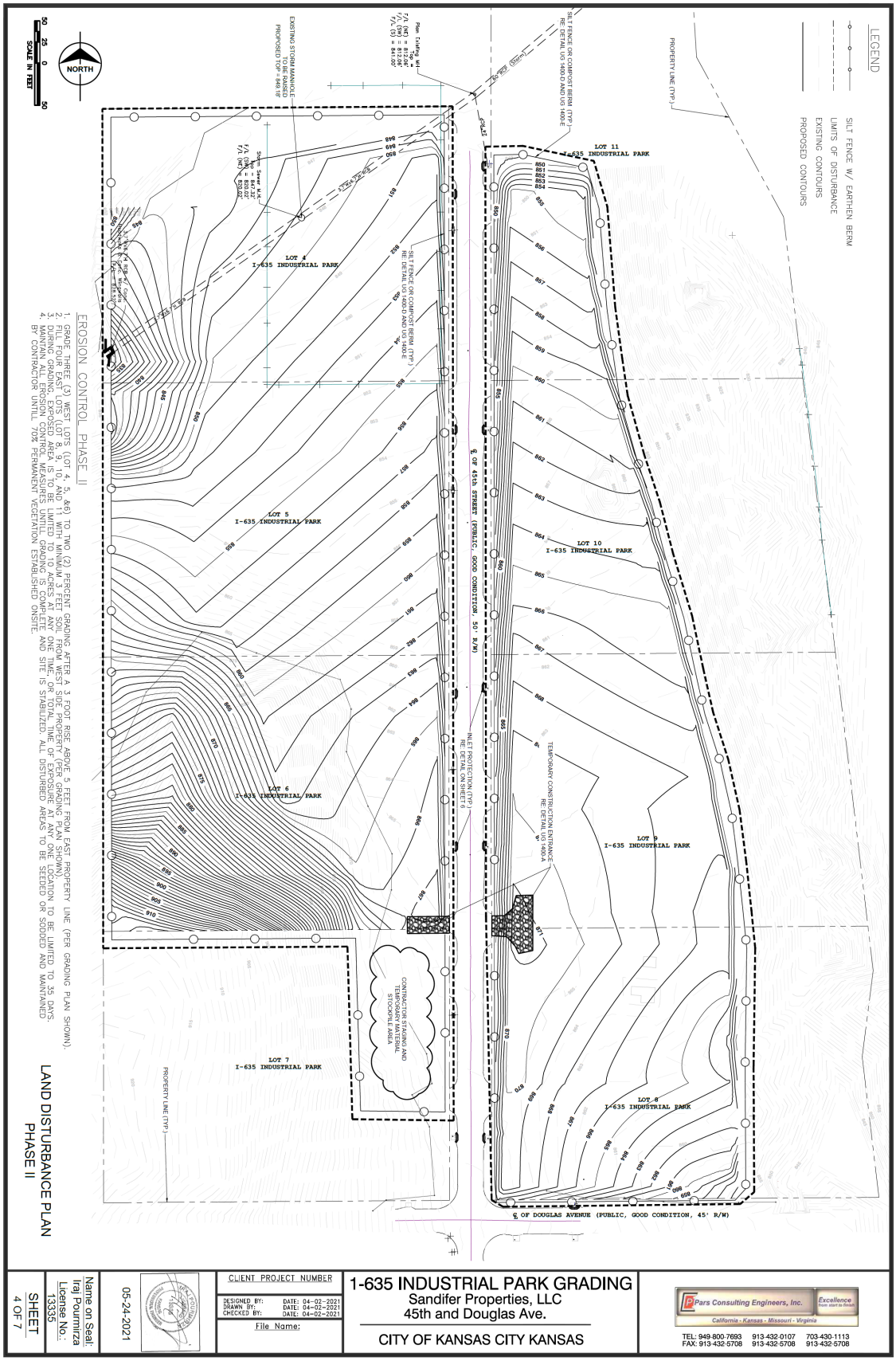
1-635 INDUSTRIAL PARK GRADING
Sandifer Properties, LLC
45th and Douglas Ave.

CITY OF KANSAS CITY KANSAS

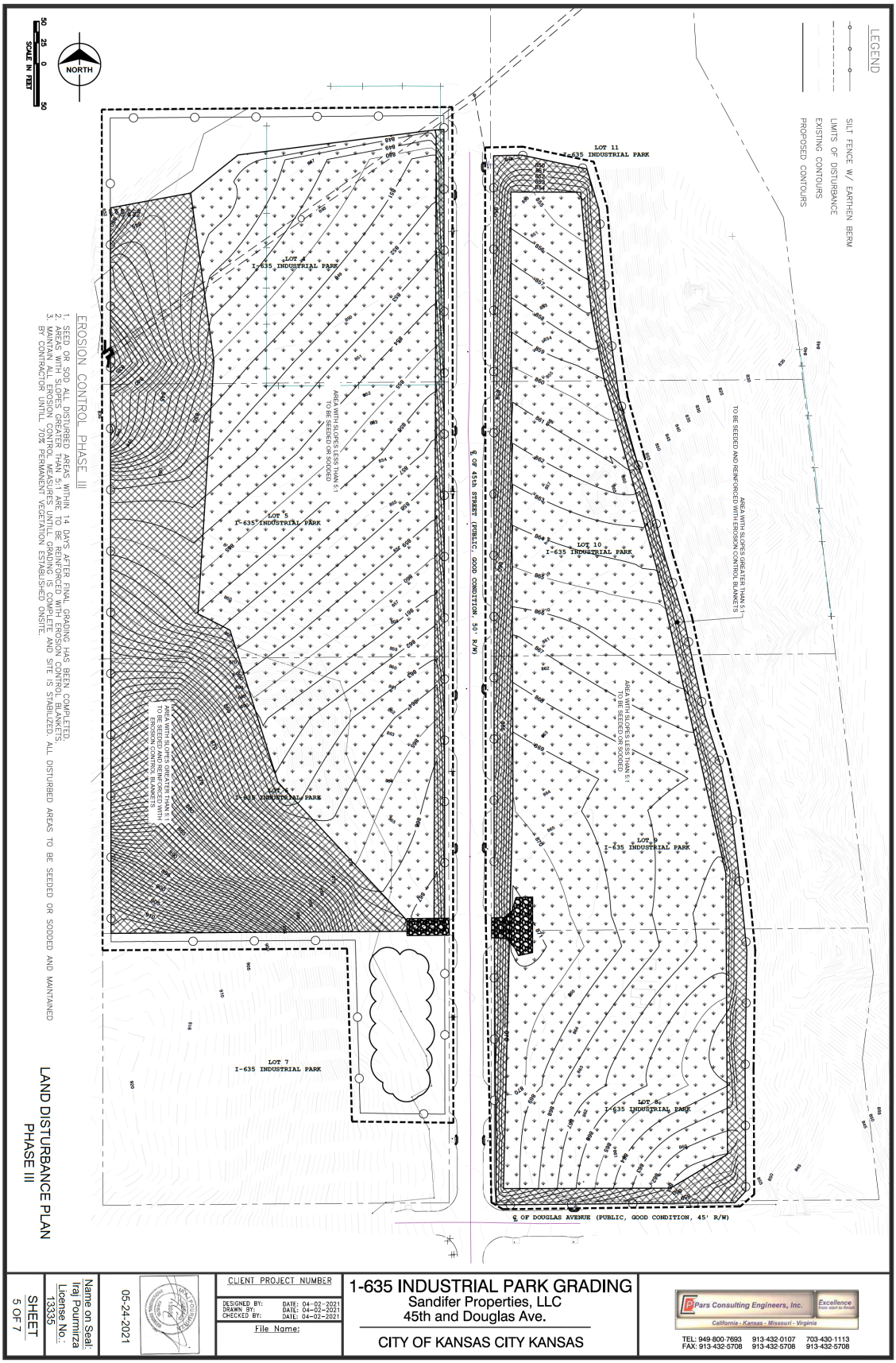
Pars Consulting Engineers, Inc. Excellence from start to finish
California - Kansas - Missouri - Virginia
TEL: 949-800-7693 913-432-0107 703-430-1113
FAX: 913-432-5708 913-432-5708 913-432-5708

© 2020, Pars Construction, Endeavors Inc.

EROSION CONTROL PLANS PROVIDED BY THE APPLICANT: PHASE II



EROSION CONTROL PLANS PROVIDED BY THE APPLICANT: PHASE III



ADDITIONAL INFORMATION PROVIDED BY THE APPLICANTS

State why, in your opinion, the requested action(s) is justified (Attach additional sheets, if necessary): (1810 S. 45th St) (1828 S. 45th St)

Currently Lot 6 has 88,376 sq ft of buildable space; Lot 7 has 36,251 sq ft of buildable space. By moving the dirt from the west side of 45th St to the east side of 45th street, both lots will have enough space for a building pad.

Sandifer Properties
Loving Kansas City

May 18, 2021

Janet Parker
701 North 7th St., 9th Floor
Kansas City, KS 66101

To Whom It May Concern:

Sandifer Properties, LLC has filed a Final Site Development Plan for approval with the Unified Government of Wyandotte County and Kansas City KS Department of Urban Planning and Land Use (Unified Government). Petition #SP 2021-048 is to allow Rieke Construction Company to move dirt from Lot 6 (1810 S. 45th St.) & Lot 7 (1828 S. 45th St.) to the surrounding Lots on the property. Those lots and addresses are listed below.

Lot 4 (1712 S. 45th St., Kansas City, KS 66106)
Lot 5 (1730 S. 45th St., Kansas City, KS 66106)
Lot 8 (1831 S. 45th St., Kansas City, KS 66106)
Lot 9 (1811 S. 45th St., Kansas City, KS 66106)
Lot 10 (1735 S. 45th St., Kansas City, KS 66106)
Lot 11 (1705 S. 45th St., Kansas City, KS 66106)

Moving this dirt will allow larger building sites for Lots 6 & 7 as well as improve the other lots to make "pad ready" sites for building.

Due to the social distancing restrictions, the Unified Government is allowing Sandifer Properties, LLC to have anyone with questions call or email to the contact information below. Please call anytime between the time you receive this letter and May 28th at 5:00 pm. The purpose of this timeframe for phone calls is to allow neighbors and interested parties to ask questions about the project. We look forward to discussing this project with anyone interested. Please contact me at the information below.

Sincerely,
Joanne Hanson
Sandifer Properties, LLC

Sandifer Properties Name and Contact Information:

Joanne Hanson
913-530-6553 (cell)
Jhanson9@kc.rr.com

Sandifer Properties
560 Hillcrest East
Lake Quivira, KS 66217

www.SandiferProperties.com
913.268.8100

Neighborhood Meeting Minutes regarding SP2021-048:

Letters were mailed to all participants on May 18, 2021 except Janet Parker's letter was emailed per her request. Participants were open to call me on my cell phone or email me from the moment the letter was mailed until Friday, May 28, 2021 at 5:00 pm. I have kept a copy of every letter sent out if you would like me to send those, please let me know. I received one telephone call from the person below inquiring about the project. No other telephone calls or emails were received during this time.

I received a phone call on May 20, 2021 from Dan Tumberger, with Tumberger Realty, Inc. requesting a copy of the current plat plan. I emailed that on May 20, 2021. See attached email.

Please let me know if you need any additional information.

Joanne Hanson
Sandifer Properties, LLC
jhanson9@kc.rr.com
913-530-6553

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF _____)
) SS:
COUNTY OF _____)

Comes now Joanne Hansen, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # SP 2021-048
2. That I conducted a neighborhood meeting on phone meeting from May 18-28, 2021.
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Urban Planning and Land Use Department.

Further affiant saith not.

Joanne C Hansen
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this _____day of _____, 200_.

My commission expires _____ of _____, 200_.

_____
Notary Public

Joanne Hanson

From: Joanne Hanson <jhanson9@kc.rr.com>
Sent: Thursday, May 20, 2021 1:02 PM
To: 'dant@triebsheetmetal.com'
Subject: Plat plan for I-635
Attachments: I-635 Plat plan from 2018.pdf

Dear Dan,

It was great talking with you today. Here is the plat plan of the Lots on S. 45th Street. We will be grading Lots 4-11 taking the dirt from the back of Lot 6 and the front and side of Lot 7. Please let me know if you have any questions. I hope you have a fabulous rest of your week!

Joanne C Hanson
Sandifer Properties, LLC
560 Hillcrest East
Lake Quivira, KS 66217
913-530-6553 cell
jhanson9@kc.rr.com

Sandifer Properties
Loving Kansas City

CONSERVATION DISTRICT LETTER, DATED MAY 18, 2021

Wyandotte County Conservation District
1204 N. 79th Street - Kansas City, KS 66112 - Phone (913)-334-6329 -
wyco.conservation@gmail.com

Gunnar H. Hand
Director of Planning
701 North 7th Street Rm. 423
Kansas City, KS 66101
913-573-5750

May 18, 2021

RE: SP2021-048 Joanne Hanson grading 1705-1831 South 45th Street

Dear Mr. Hand:

The Wyandotte County Conservation District has completed an environmental review of the: SP2021-048 Joanne Hanson grading 1705-1831 South 45th Street.

In addition to the site review the following reports were generated from the Wyandotte County Soil Survey to assess the limitations for development and/or natural resources concerns for this site.

MAPS AND REPORTS

Soils Map
- Soils Inventory Report
- Map Unit Description (Brief)

Source of Reclamation Material
- Soil Features

In summary, the following limitations and resource concerns were noted for this plat:

- There are three major soil types identified: Kennebec silt loam, frequently flooded, Knox silt loam, 18 to 30 percent slopes and Made land. These soil types are considered very erodible when the surface is denuded of a protective cover.
- This area has been reworked in the past. Care will be needed to protect the area from soil erosion. Any grading work done in the area will need to be seeded and mulched as soon as grading is complete. If the grading stops for more than two weeks, the area will need to be seeded and mulched.
- Leave as much of the area undisturbed as possible until construction is started.

Technical assistance is available from our office. Limitation maps, detail soil reports and a conservation plan can also be requested for this site from our office.

The ratings and other information in these reports are based on estimated engineering properties of the soils, on available test data and on field experience. The soil is ordinarily examined to a depth of about 6 feet. At a greater depth, additional geological investigation may be needed. The natural soils and drainage pattern may have been changed in this area due to previous urban development. Therefore, the physical composition influencing the structure of the natural soil has already been altered; however, some generalities can still be applied for these soils. On site investigation is needed for detail planning as some delineation on the maps includes soils that differ from the named soil. Soil lines may not be exact therefore; on site investigation is needed for site specific planning.

If you have any comments or questions, please do not hesitate to call me.

Sincerely,

Cheri Miller
District Manager

enclosures

Planning and Urban Design

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

Phone: (913) 573-5750
Fax: (913) 573-5796
www.wycokck.org/planning

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: July 1, 2021

Re: **Vacation Petition VAC2020-005**

GENERAL INFORMATION

Applicant:
Randall Cherry

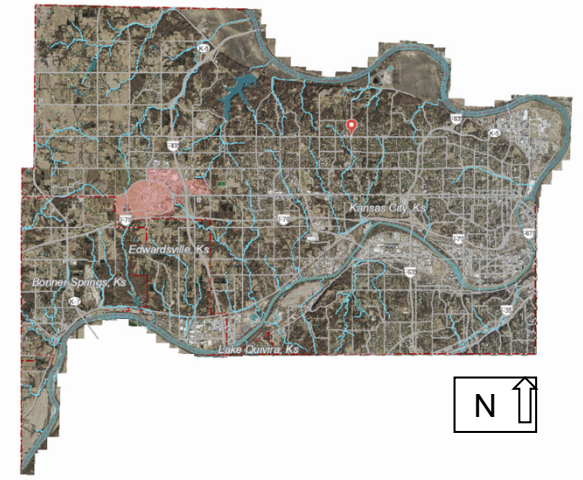
Status of Applicant:
Representative
Matt Schlicht with Engineering Solutions
50 Southeast 30th Street
Lee's Summit, MO 64082

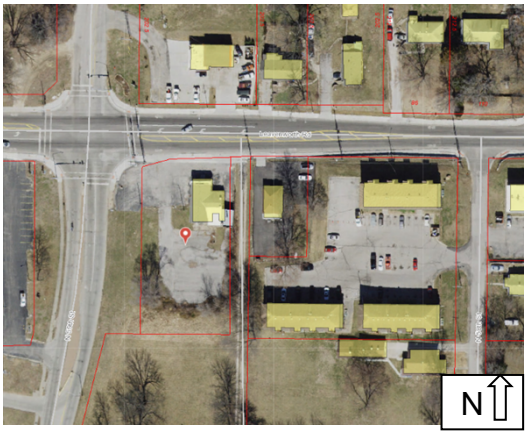
Requested Action:
To approve a right-of-way vacation.

Date of Application:
April 30, 2021

Purpose:
To align the property line along North 59th Street to convert the building from a restaurant to a convenience store.

Property Location:
5827 Leavenworth Road
Kansas City, KS 66104





Commission District: Commissioner At Large: Melissa Bynum
District #5 Commissioner: Gayle Townsend

Existing Zoning: C-3 Commercial and C-1 Limited Business Districts

Adjacent Zoning:
North: CP-3 Planned Commercial District
South: R-1 Single Family District
East: R-1 Single Family District
West: C-1 Limited Business District

Adjacent Uses:
North: Automotive shop (across Leavenworth Road)
South: Single family home
East: Driveway for single family home
West: Church (across North 59th Street)

Neighborhood Characteristics: The area is primarily comprised of single-family homes and multi-family apartments to the east along Leavenworth Road and commercial businesses to the north and west along Leavenworth Road.

Total Tract Size: 0.14 Acre

Master Plan Area: City-Wide Master Plan

Master Plan Designation: The City-Wide Master Plan designates this property as Community Commercial, which allows grocery stores, medium-sized (25,000 to 75,000 square feet) box stores, commercial centers with sit-down restaurants, drive-through restaurants, banks, drug stores, service stations, convenience stores, auto-supply stores, general services, car lots, auto body and repair shops and other auto-related uses.

Major Street Plan: The Major Street Plan classifies Leavenworth Road as a Class B Thoroughfare.

Required Parking: Not applicable.

Advertisement: Wyandotte Echo – May 20, 2021
Letters to Property Owners – May 21, 2021 and June 25, 2021

Public Hearings: June 14, 2021 and July 1, 2021

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Randall Cherry wants to vacate a portion of right-of-way along the east side of North 59th Street and south side of Leavenworth Road to build a convenience store at 5827 Leavenworth Road.

City Ordinance Requirements: Article XXI Sections 27-502 – 27-709 and K.S.A. 12-504 to 12-506 and 12-512b.

Code Enforcement History: Property Maintenance Compliance Division issued an abatement on May 12, 2021, for weeds and grass.

FACTORS TO BE CONSIDERED

1. Development of such character that it can be used safely without danger to health, or peril from fire, flood, erosion, excessive noise or other adversity.

Development is of such character that it can be used safely without danger to health, or peril from fire, flood, erosion, excessive noise or other adversity because the portion of right-of-way along Leavenworth Road will align with the existing right-of-way west of the property on North 59th Street.

2. The extent to which utilities and public services are available and adequate to serve the proposed use.

a. Water service

Water service is provided by BPU.

b. Sanitary sewer service

Sanitary sewer service is provided by the UG.

c. Storm water control

To be designed to meet City Code.

d. Police

Police service provided by Midtown Patrol, District #444.

e. Fire

Fire service provided by Station #18 located at North 55th Street and Leavenworth Road.

f. Transit

Kansas City ATA provides transit service along Leavenworth Road, Route #113, with a transit stop at 59th and Leavenworth Road.

g. Schools

Public education is provided by Kansas City Kansas USD 500.

3. Streets are designed so as to provide a safe, convenient and functional system for vehicular traffic, and having such width, gradient, location and structural quality as to accommodate prospective traffic as determined by existing and probable future land and building uses.

Leavenworth Road has been redesigned so as to provide a safe, convenient and functional system for vehicular traffic, however Public Works Department has determined that further improvements will be made to North 59th Street and this intersection, which will aid in accommodating prospective traffic as determined by existing and probable future land and building uses.

4. Assurance that buildings, lots, blocks, parcels and streets are so arranged as to afford adequate light, open space or air, to facilitate fire protection, and to provide for long-term sustained real estate values.

This vacation would increase the size of the parcel, and thereby its ability to afford adequate light, open space or air, to facilitate fire protection, and to provide long-term sustained real estate values. This right-of-way, however, is recessed for future public use such as a turning lane, multimodal transportation, and for infrastructure.

5. Development patterns are designed with due regard to topography, so that the natural features of the land and vegetation shall be protected and enhanced.

Development patterns are existing with commercial businesses to the north and west along Leavenworth Road and single-family homes and multi-family apartments to the east and south. The site is already developed, so redevelopment of this property will need to be enhanced along the south and east property lines to effectively screen the convenience store from the residential zoning.

6. Adequate sites are provided for schools, parks, playgrounds, and other community services so that residents of all neighborhoods shall have convenient access to such facilities.

There are existing sidewalks on the north and south sides of Leavenworth Road reconstructed as part of the Leavenworth Road Street widening and

improvements. Sidewalks on the east of North 59th Street only extends south from Leavenworth Road to the southern property line of the site.

7. Vacation will not create utility conflicts.

The Public Works Department has worked with the applicant to reduce a small portion of the proposed right-of-way vacation to allow for a future turn lane.

KEY ISSUES

Site Access
Public Works Department Comments
Screening

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of Vacation Application VAC2021-005, 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.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission

STAFF RECOMMENDATIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Vacation Petition **VAC2021-005** subject to all comments and

suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

June 14, 2021 City Planning Commission Minutes
Aerial Map
Zoning Map
Land Use Map
Vacation Exhibit
Site Photographs taken by Staff

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Board of Commissioners
Public Hearing	June 14, 2021	July 1, 2021
Vacation	Approval	

STAFF CONTACT: **Byron Toy, AICP**

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **VAC2020-005** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **VAC2020-005**, as they are not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

June 14, 2021 City Planning Commission Minutes:

Hearing starts at 3:41:30:

VACATION APPLICATION VAC2021-005 – RANDALL CHERRY WITH CAPITALPLEX PROPERTIES, LLC - SYNOPSIS: Vacation of right-of-way at 5827 Leavenworth Road.

***Detailed Outline of Requested Action*:** The applicant, Randall Cherry wants to vacate a portion of right-of-way along the east side of North 59th Street and south side of Leavenworth Road to build a convenience store at 5827 Leavenworth Road.

***City Ordinance Requirements*: Article XXI Sections 27-502 – 27-709 and K.S.A. 12-504 to 12-506 and 12-512b.**

Code Enforcement History: Property Maintenance Compliance Division issued an abatement on May 12, 2021, for weeds and grass.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated June 14, 2021;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- Matt Schlicht, representing the applicant, Engineering Solution, 50 Southeast 30th Lee's Summit, Missouri

Present in Opposition:

- No one appeared

Staff Recommendation starts at 3:43:53: Planning Director Hand stated the request is for the vacation of right-of-way along North 59th Street. The property is located in the northern Mid-Town area. He showed the Commission on the map the area that has been reserved for a turning lane He further stated that the County Engineer agrees with right-of-way vacation to make the proposed convenience store work. There is an existing curb and sidewalk on the west side of 59th Street. Staff received no letters in support nor opposition. There was a recent Notice of Violation that was rectified. Staff recommends approval, subject to the conditions in the staff report.

Motion and Vote starts at 3:45:09:

On motion by Mrs. Jones, seconded by Mr. Miller, the Planning Commission voted as follows to **recommend APPROVAL of Vacation Application VAC2021-005:**

Carson	**Chairman**
Armstrong	**Aye**
Cho	**Not Present**
Connelly	**Aye**
Ernst	**Aye**
Huey	**Not Present**
Jones	**Aye**
Miller	**Aye**
Mohler	**Aye**
Pauley	**Not Present**
Reasons	**Aye**

Motion to RECOMMEND APPROVAL Passed: 7 to 0
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.**

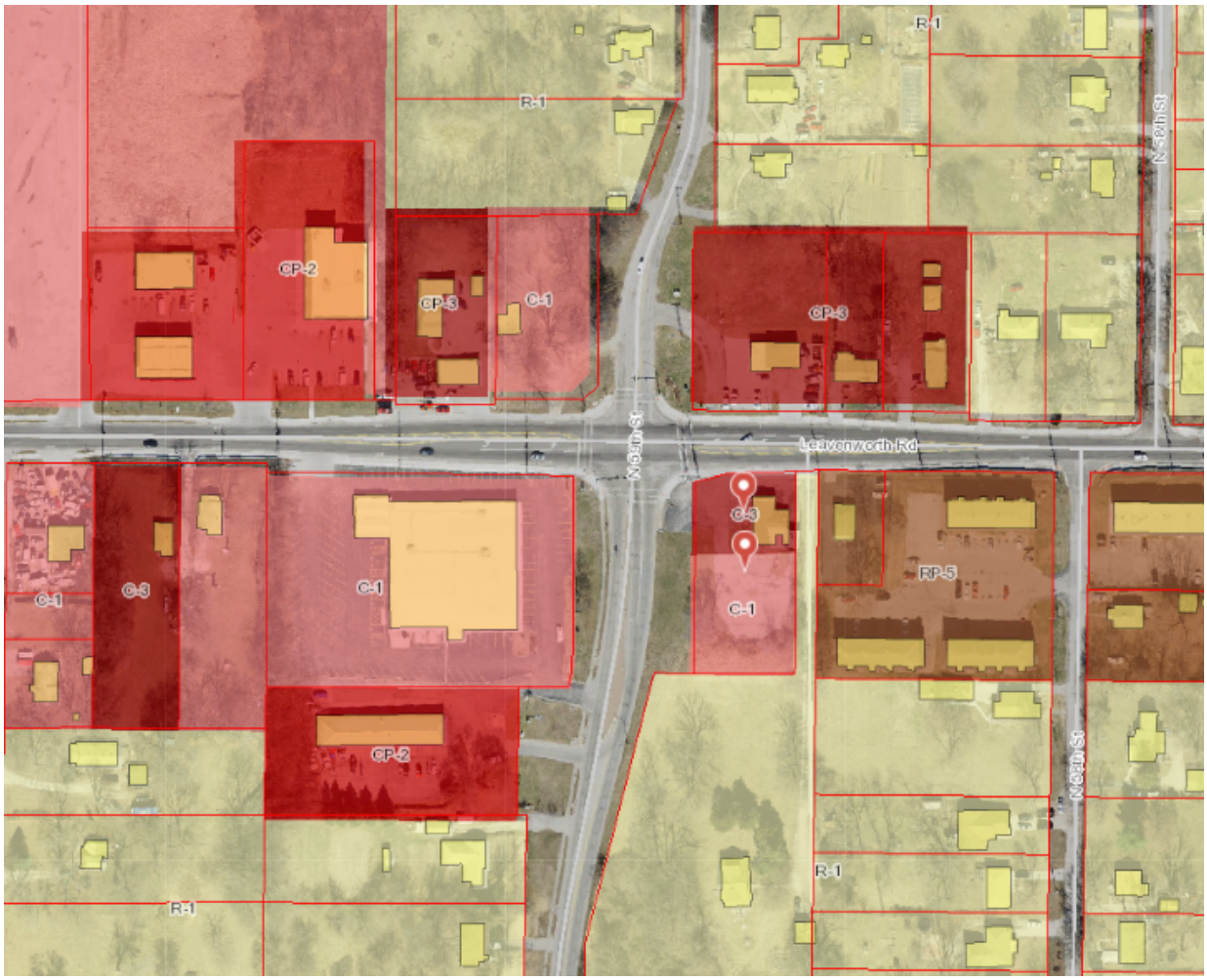


Figure 1. Zoning Map for 5827 Leavenworth Road (provided by UG Maps).

Figure 2. Aerial photograph of 5827 Leavenworth Road (provided by UG Maps).

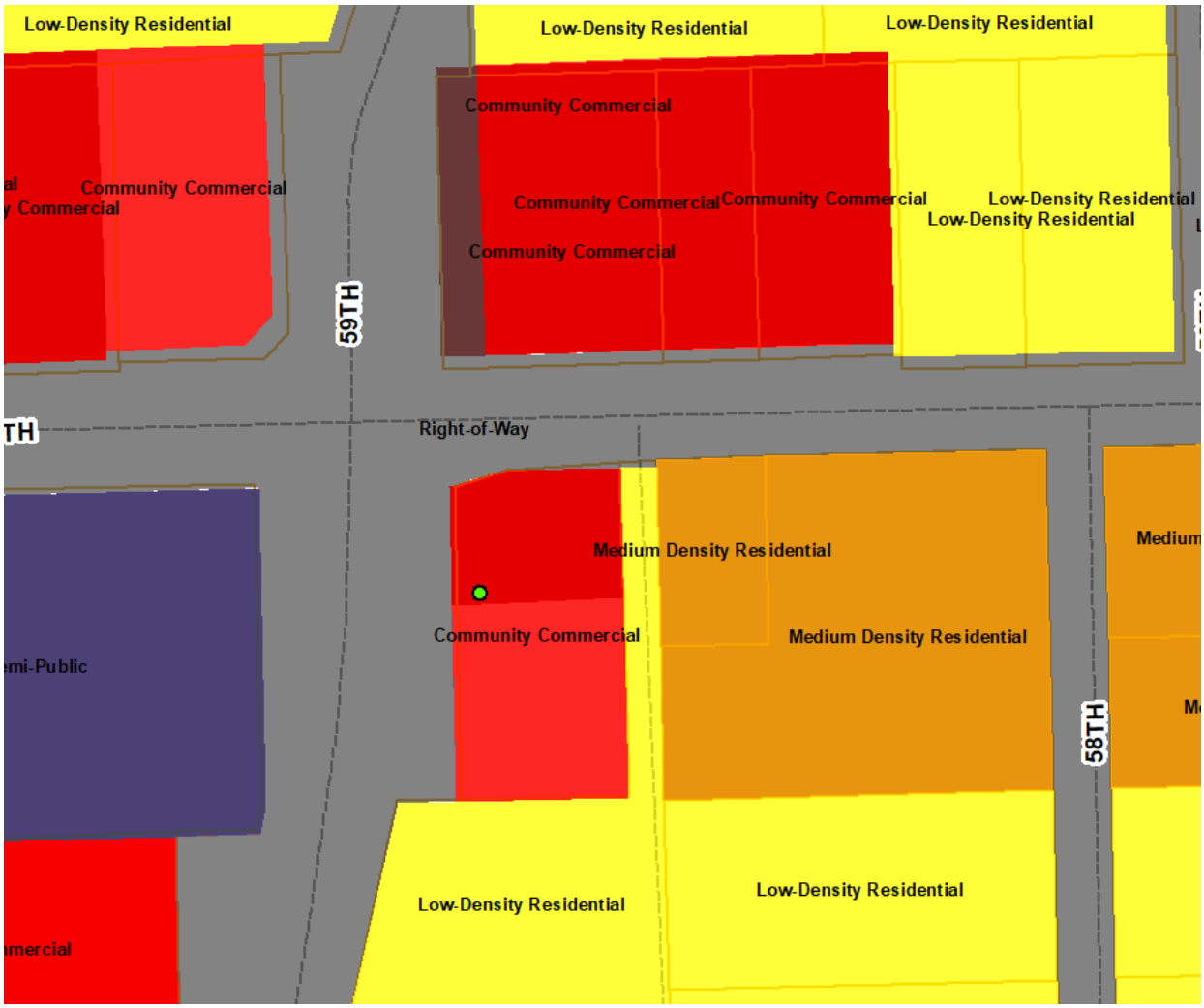


Figure 3. City-Wide Master Plan Land Use Map (provided by ArcMap).

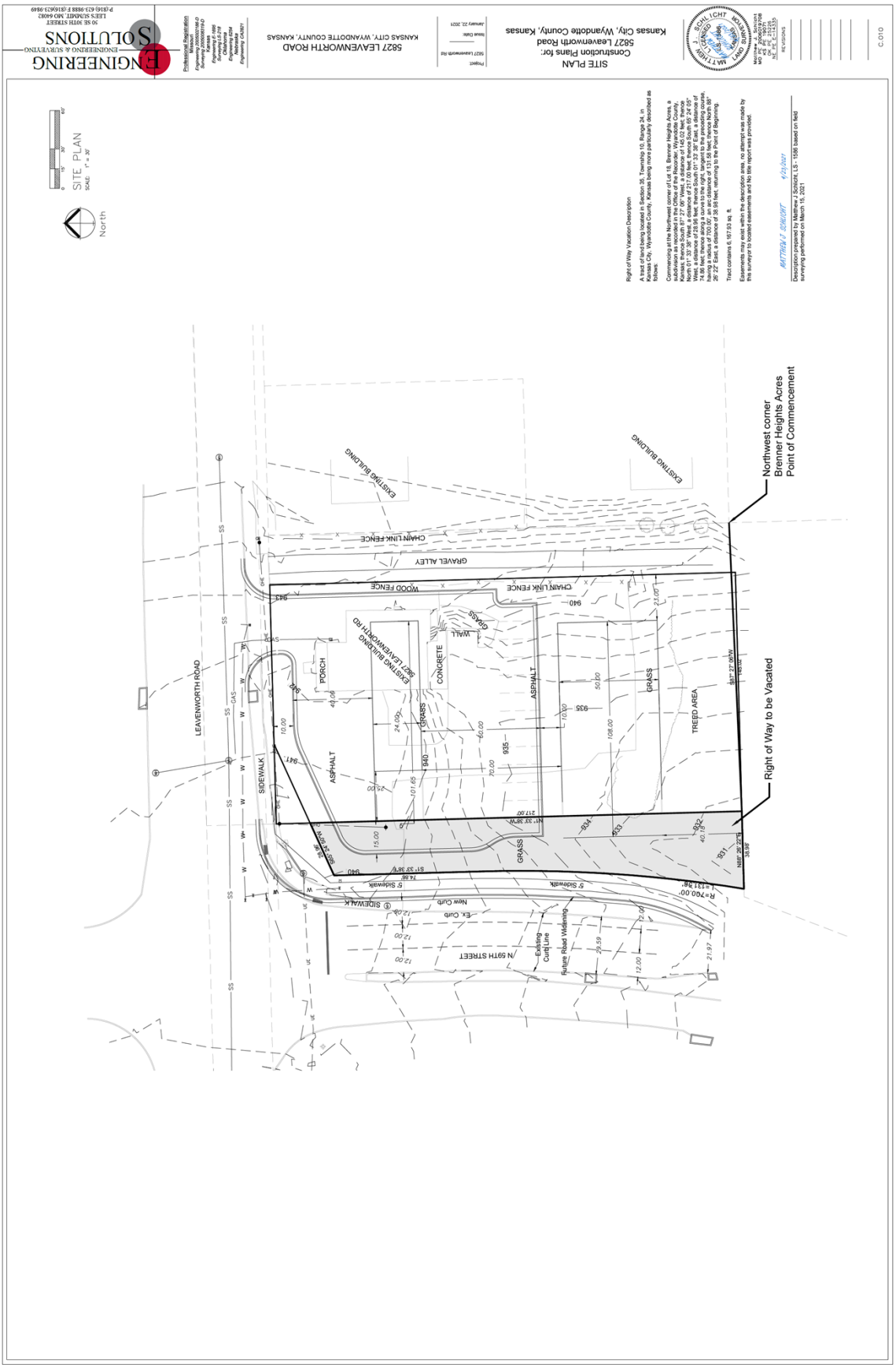

SITE PLAN
Construction Plans for:
5827 Leavenworth Road
Kansas City, Wyandotte County, Kansas
5827 LEAVENWORTH ROAD
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
ENGINEERING SOLUTIONS
30 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P (816) 623-9888 F (816)623-9849
Right of Way Vacation Description
A tract of land being located in Section 35, Township 10, Range 24, in Kansas City, Wyandotte County, Kansas being more particularly described as follows:
Commencing at the Northwest corner of Lot 18, Brenner Heights Acres, a subdivision as recorded in the Office of the Recorder, Wyandotte County, Kansas; thence North 87° 27' 00" East, along the North line of said Lot 18, a distance of 74.95 feet; thence South 01° 33' 36" East, a distance of 217.00 feet; thence South 65° 24' 05" West, a distance of 74.88 feet to a point on the West line of said Lot 18; thence North 01° 33' 36" West, along said West line, a distance of 217.00 feet to the Point of Beginning, having a radius of 700.00', an arc distance of 131.58 feet; thence North 88° 26' 22" East, a distance of 38.58 feet; returning to the Point of Beginning.
Tract contains 6, 197.93 sq. ft.
Easements may exist within the description area, no attempt was made by this surveyor to locate easements and the title report was provided.
MATTHEW J. SCHICHT
6/29/2021
Description prepared by Matthew J. Schicht, LS - 1588 based on field surveying performed on March 17, 2021
SCHICHT
MATTHEW J. SCHICHT
NUMBER
LS-1588
STATE OF KANSAS
SURVEYOR
Matthew J. Schicht
MO PE 2012031778
KS PE 29071
NE PE LS-1535
REVISIONS
C.010
SITE PLAN
SCALE 1" = 30'
North
Northwest corner
Brenner Heights Acres
Point of Commencement
Right of Way to be Vacated
EXISTING BUILDING
CHAIN LINK FENCE
GRAVEL ALLEY
WOOD FENCE
LEAVENWORTH ROAD
SIDEWALK
ASPHALT
PORCH
CONCRETE
GRASS
WALL
TREED AREA
N 93TH STREET
Existing Curb Line
Future Road Widening
New Curb
Ex. Curb
S. Sidewalk
R=700.00'
L=131.58'
N87° 26' 22"E
38.58'
S1° 33' 36"E
74.88'
N1° 33' 36"W
217.00'
S87° 27' 00"W
74.95'

Figure 4. Site Photograph of 5827 Leavenworth Road (provided by Staff).

Figure 5. Site Photograph of 5827 Leavenworth Road (provided by Staff).

Figure 6. Site Photograph of 5827 Leavenworth Road (provided by UG Maps).

Planning and Urban Design

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

Phone: (913) 573-5750
Fax: (913) 573-5796
www.wycokck.org/planning

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: July 1, 2021

Re: **Petition PR2021-013**

GENERAL INFORMATION

Applicant:
David S. Lotz, P.E.

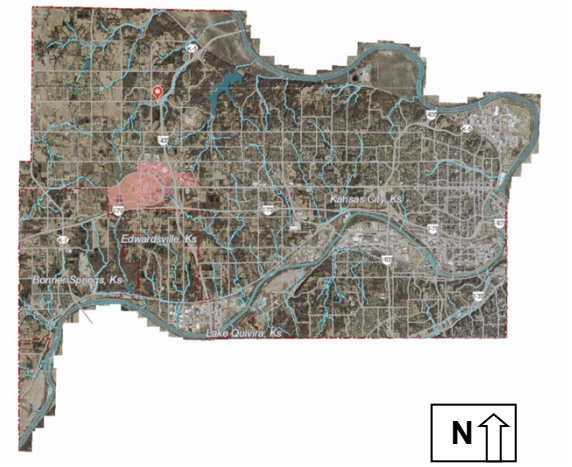
Status of Applicant:
Representative
Matt Say with HDR
10450 Holmes Road, Suite 600
Kansas City, MO 64131

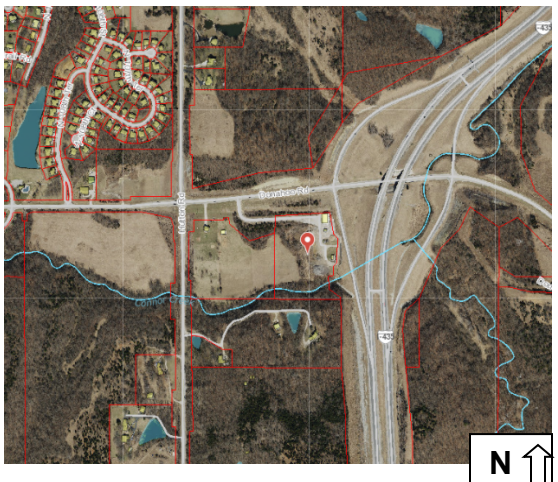
Requested Action:
Approval of a Preliminary Development Plan.

Date of Application:
April 30, 2021

Purpose:
To build a 100-foot x 40 foot (35 feet tall at grade) holding tank for excess sanitary sewer flows.

Property Location:
10525 Donahoo Road
Kansas City, KS 66109





Commission District:	Commissioner At Large: Melissa Bynum District #5 Commissioner: Michael (Mike) Kane
Existing Zoning:	A-G Agriculture District
Adjacent Zoning:	**North:** A-G Agriculture District (across Donahoo Road) **South:** A-G Agriculture District **East:** A-G Agriculture District (across Interstate 435) **West:** A-G Agriculture District
Adjacent Uses:	**North:** Undeveloped land **South:** Large lot single family home **East:** Undeveloped land **West:** Large lot single family home
Total Tract Size:	9.62 Acres
Master Plan Area:	Prairie Delaware Piper Master Plan
Master Plan Designation:	The Prairie Delaware Piper Master Plan designates this property as Planned Mixed Residential District, which allows patio (zero lot line) homes, townhomes, condominiums, garden apartments, housing for seniors, and other multi-family uses, and public oriented uses.
Major Street Plan:	The Major Street Plan classifies Donahoo Road as a Class C Thoroughfare.
Parking Requirement:	Sec. 27-668(b) states any use not included in the parking requirements found in this article shall be assigned a parking requirement by the Planning Commission. The site plan does not indicate how many parking spaces are provided for UG personnel.
Advertisement:	Property Owner Letters – May 21, 2021 and June 25 2021 Wyandotte Echo – Not Required
Public Hearings:	June 14, 2021 and July 1, 2021
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, David S. Lotz, P.E. with Continental Consulting Engineers, Inc. filed a Preliminary Development Plan on behalf of the Unified Government, Public Works Department to build a 40-foot tall, 100-foot diameter holding tank for excess sanitary sewer flow. A force main will connect from an existing on-site lift station to the holding tank located on 9.62 acres at 10525 Donahoo Road.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765

Zoning Enforcement Action: None to date.

FACTORS TO BE CONSIDERED

1. ***Neighborhood character.***

   The character of the neighborhood is relatively rural in nature and is on the outer edge of established single-family neighborhoods to the northwest. The site sits in a depression abutting the Interstate 435 entrance ramp.

2. ***The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.***

   The proposed use will not increase traffic or parking demand in ways that will adversely affect road capacity, safety or create parking problems because the site is infrequently visited by UG personnel or other contractors.

3. ***The degree of conformance of the proposed use to the Master Plan.***

   The proposed use conforms to the Master Plan as this is a municipal facility.

4. ***The extent to which utilities and public services are available and adequate to serve the proposed use.***

   a. ***Water service***

      Water service is provided by BPU.

   b. ***Sanitary sewer service***

      Sanitary sewer service is not provided by the UG.

   c. ***Storm water control***

      Designed to meet City Code.

d. Police

Police service is provided by the West Patrol, District #223.

e. Fire

Fire service is provided by Station #12, located at Hutton Road and Leavenworth Road.

f. Transit

Kansas City ATA does not provide transit service near this property. The closest transit stop is at 106th and Parallel Parkway at Walmart south 2.4 miles, Routes #101, #113 and #116.

g. Schools

Public education is provided by Piper USD 203.

5. The capability of the proposed use to meet applicable ordinance and other requirements.

The proposed use is capable of meeting applicable ordinance and other requirements.

PREVIOUS ACTIONS

None

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on June 1, 2021, by virtual meeting (Zoom). Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Leakage
Screening from Donahoo Road, Interstate 435 and surrounding residences
Catastrophic failure
Proximity to floodplain

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of Plan Review Application PR2021-013, subject to:

1. **A double, staggered row of evergreens shall be planted along the western and northern side of tank;**
2. **The tank shall be painted a complimentary color that blends in with the surrounding topography and vegetation;**
3. **Odor control systems shall be added to the tank, so odors do not become noticeable rather than afterwards a significant wet weather event;**
4. **Construct a paved parking pad for employees to park their vehicles when servicing the tank;**
5. **Remove the stockpile from the regulatory floodway and floodplain (Zone AE) to get in compliance with the Floodplain Management Ordinance;**
6. **Review the Floodplain Management Ordinance;**
7. **Obtain the necessary local, State and Federal floodplain permits for constructing the tank in the floodplain prior to obtaining a building permit from the Development Review Committee; and,**
8. **Shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, as applicable.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission,

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **PR2021-013** subject to all comments and suggestions outlined in this staff report, and the conditions of the City Planning Commission.

ATTACHMENTS

June 14, 2021 City Planning Commission Minutes
Floodplain Map
Aerial Map
Zoning Map
Land Use Map
Applicant Response Letter
Neighborhood Meeting Minutes
Site / Grading Plan
Landscape Plan
Tank Elevations
Sight Line Drawings
Site Photographs provided by Staff.

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Board of Commissioners
Public Hearing	June 14, 2021	July 1, 2021
Preliminary Plan Approval		

STAFF CONTACT: **Byron Toy, AICP**

MOTIONS

I move the Unified Government Board oof Commissioners **APPROVE** Petition **PR2021-013** as meeting all the requirements of the City Code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **PR2021-013,** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

June 14, 2021 City Planning Commission Minutes:

Hearing starts at 3:46:13:

PR2021-013 – DAVID LOTZ WITH CONTINENTAL CONSULTING ENGINEERS - SYNOPSIS: Preliminary Plan for Wolcott Wastewater Treatment Plant Pump Station #50 excess flow holding tank at 10525 Donahoo Road.

Detailed Outline of Requested Action: The applicant, David S. Lotz, P.E. with Continental Consulting Engineers, Inc. filed a Preliminary Development Plan on behalf of the Unified Government, Public Works Department to build a 40-foot tall, 100-foot diameter holding tank for excess sanitary sewer flow. A force main will connect from an existing on-site lift station to the holding tank located on 9.62 acres at 10525 Donahoo Road.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765

***Zoning Enforcement Action*:** None to date.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated June 14, 2021;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file; and,
6. The Notices to property owners.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- David Lotz, P.E., Continental Consulting Engineers, Inc., representing the Unified Government
- Kris Finger, Unified Government Water Pollution Control

Present in Opposition:

- No one appeared

Staff Recommendation starts at 3:49:40: Planning Director Hand stated that the application is a preliminary plan review for a 35-foot tall, 100-foot diameter holding tank for excess sanitary sewer flow. The property is located in the Prairie Delaware Piper Master Plan area off Donahoo. There are existing Unified Government facilities on the property and Staff has requested that the applicant double the row of Evergreen trees to the north and west to shield the view and also paint the tank an appropriate color to blend in with the adjacent area. Paved parking for this new facility is also too be provided. Staff has also requested to make existing stockpiles be moved out of the Connor Creek floodway in compliance with the Floodway Ordinance. Staff recommends approval, subject to the conditions in the Staff report.

Motion and Vote starts at 3:51:46:

On motion by Mr. Miller, seconded by Mr. Reasons, the Planning Commission voted as follows to **recommend APPROVAL of Preliminary Plan Review PR2021-013:**

Carson	**Chairman**
Armstrong	**Aye**
Cho	**Not Present**
Connelly	**Aye**
Ernst	**Aye**
Huey	**Not Present**
Jones	**Aye**
Miller	**Aye**
Mohler	**Aye**
Pauley	**Not Present**
Reasons	**Aye**

Motion to RECOMMEND APPROVAL Passed: 7 to 0
Subject to:

1. **A double, staggered row of evergreens shall be planted along the western and northern side of tank;**
2. **The tank shall be painted a complimentary color that blends in with the surrounding topography and vegetation;**
3. **Odor control systems shall be added to the tank, so odors do not become noticeable rather than afterwards a significant wet weather event;**
4. **Construct a paved parking pad for employees to park their vehicles when servicing the tank;**
5. **Remove the stockpile from the regulatory floodway and floodplain (Zone AE) to get in compliance with the Floodplain Management Ordinance;**
6. **Review the Floodplain Management Ordinance;**
7. **Obtain the necessary local, State and Federal floodplain permits for constructing the tank in the floodplain prior to obtaining a building permit from the Development Review Committee; and,**
8. **Shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, as applicable.**

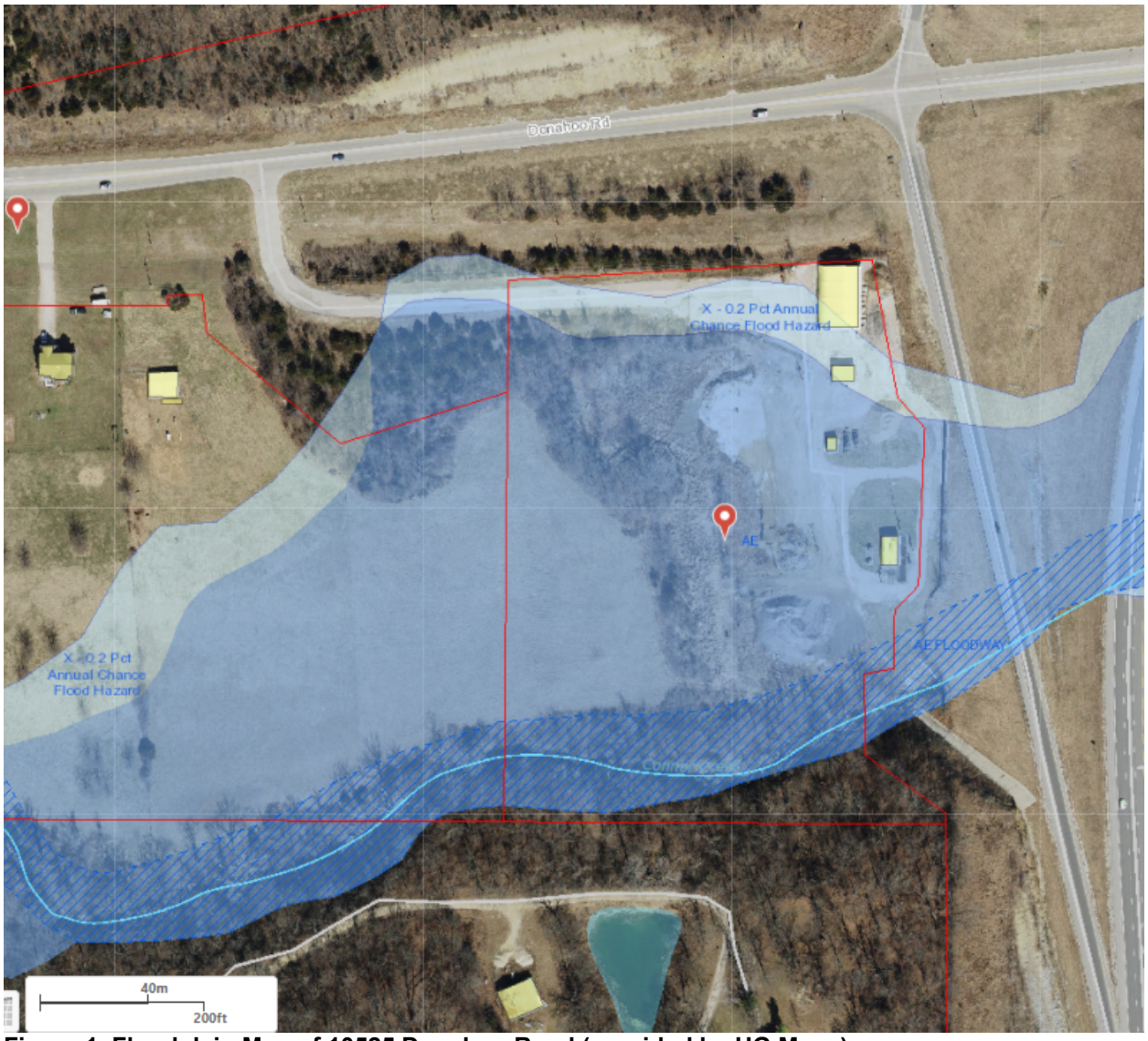


Figure 1. Floodplain Map of 10525 Donahoo Road (provided by UG Maps).

Figure 2. Aerial Photograph for 10525 Donahoo Road (provided by UG Maps).

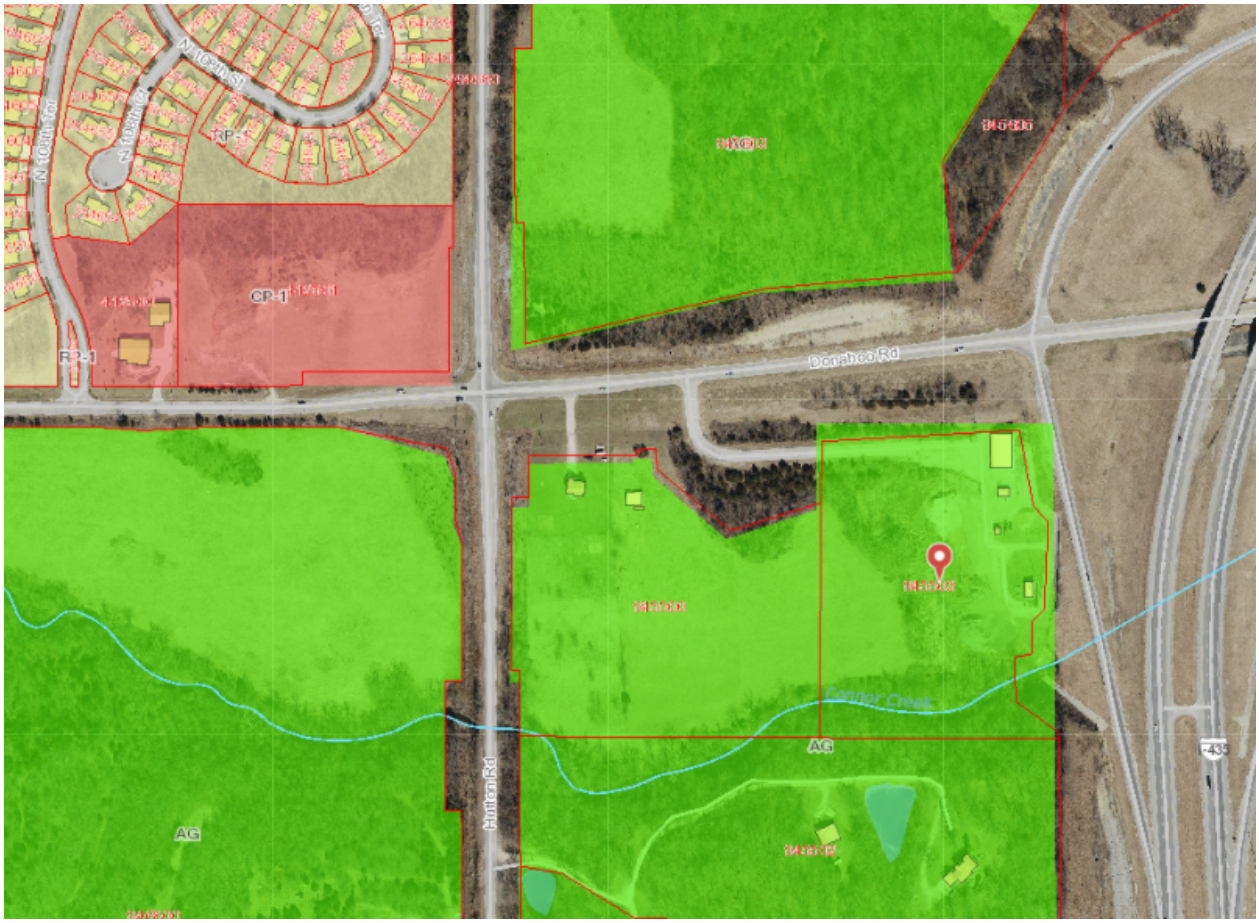


Figure 3. Zoning Map of 10525 Donahoo Road (provided by UG Maps).

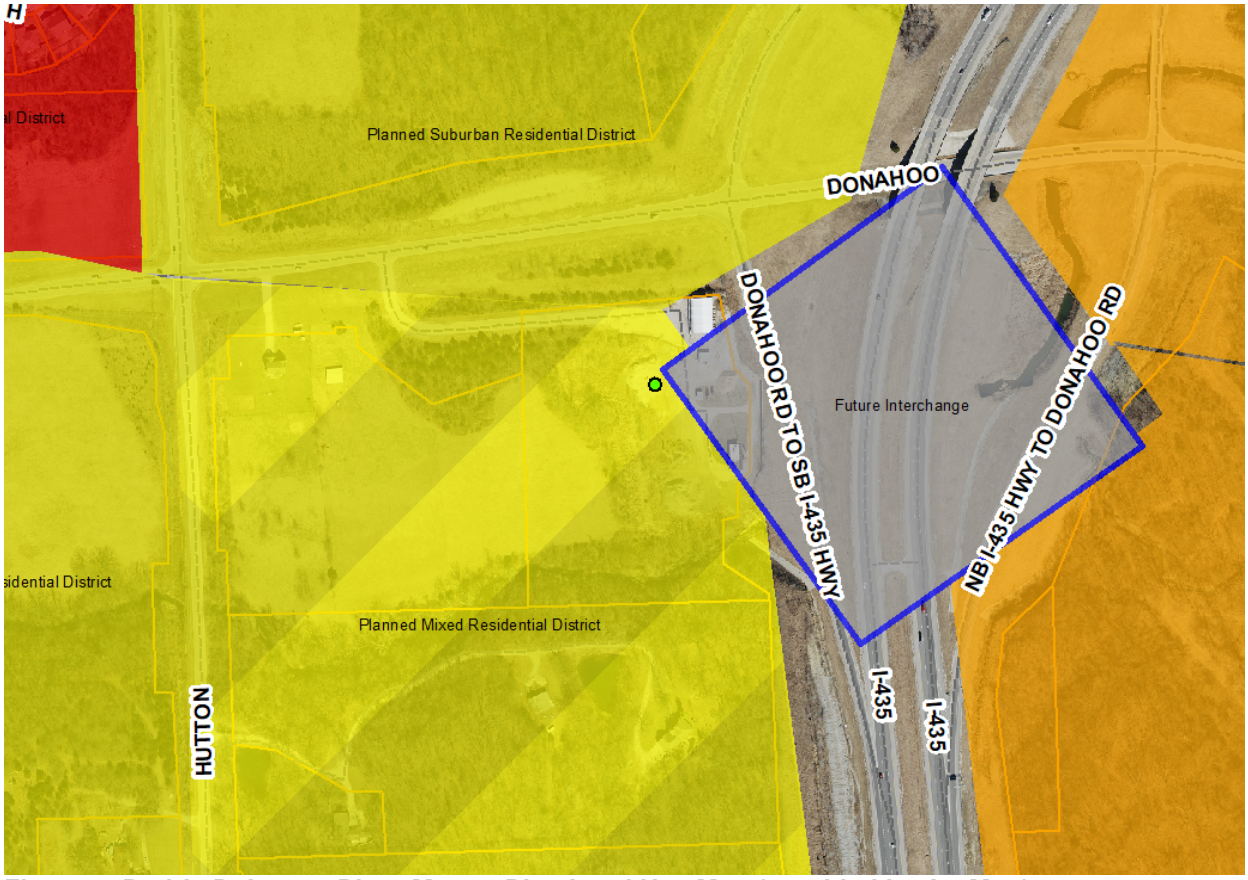


Figure 4. Prairie Delaware Piper Master Plan Land Use Map (provided by ArcMap).

June 1, 2021

TO: Janet Parker, CSC/APC
Executive Assistant to Gunnar Hand, AICP
Department of Planning and Urban Design
Unified Government of Wyandotte County / Kansas City, Kansas
4953 State Avenue
Kansas City, Kansas 66102

RE: **(PR2021-013) Preliminary Development Plans – Pump Station #50**
10525 Donahoo Road
City Response Letter

Dear Janet Parker, CSC/APC,

The preliminary development plans attached to this letter have been revised to address the comments received from Planning and Urban Design on May 24, 2021.

The following lists the comments and responses:

Comment 1. The site plan does not indicate personnel parking for operations and maintenance of the tank. Show employee or contractor parking and access on the site plan.

Response: Operations and maintenance of the tank may consist of washing the interior of the tank following significant wet weather events. The site provides plenty of space for personnel parking for the two to three staff members that will be required for that task. The access drive will be open to traffic during and following construction of the tank. The stockpiles on the site will be removed to accommodate contractor parking and staging during construction. Employee or Contractor parking areas have been delineated on the attached Sheet 14C102.

Comment 2. Provide a cross section of the sight lines from Donahoo Rd. and Interstate 435 and to the north and east, from the south and west of the tank that is 35 feet above grade.

Response: Please see attached Sheets 14C106 and 14C107.

Comment 3. What color is the tank? The tank should be painted to camouflage into the surroundings.

Response: There are numerous colors and shades available for the exterior coating of the tank. The color will be selected by Unified Government of Wyandotte County/ Kansas City, Kansas, Water Pollution Control.

Comment 4. A double, staggered row of Bald Cypress shall be planted to screen the tank for Donahoo Rd.

Response: Please see attached Sheet 14C104 Landscape Plan.

Comment 5. Remove the stockpile from the regulatory floodway and floodplain (Zone AE).

Response: All stockpiles will be removed prior to the start of construction.

Comment 6. Review the Floodplain Management Ordinance.

Response: The project is located in the FEMA designated floodplain/floodway fringe, which requires the submittal of a floodplain development permit per Section 27-551 of the Code of Ordinances. The floodplain development permit is a part of the Building Permit and will be completed at the submittal of the Building Permit Application for approval. The tank and surrounding grades will be elevated above the Base Flood Elevation (BFE) of 832.5 per the current effective FEMA FIRM and FIS. The tank (structure), mechanical and electrical equipment will be elevated at least 18 inches above the BFE and meet all other requirements as stipulated in Section 27-552.b.(1).b of Code of Ordinances for Non-Residential Construction. Upon completion of the project an as-built survey will be completed and an elevation certificate will be provided to UG for their records showing the all structures, electrical and mechanical equipment are elevated above the BFE at least 18 inches.

Comment 7. Obtain the necessary local, State and Federal floodplain permits for constructing the tank in the floodplain prior to obtaining a building permit from the Development Review Committee.

Response: The necessary local, State and Federal floodplain permits will be obtained prior to obtaining a building permit from the Development Review Committee.

Comment 8. What is the noise level?

Response: The tank will only be utilized for storing flows during significant wet weather events. There will be no mechanical or process equipment in the tank. The only potential noise may be some splashing while the tank is being filled.

Comment 9. What are the hours of operation?

Response: This will be a low maintenance facility. Full-time staff will not be required. Operations and maintenance of the tank may consist of washing the interior of the tank following storage of flows from significant wet weather events.

Comment 10. How will odor be mitigated?

Response: The tank will be used to store excess peak sanitary sewer flows caused by significant wet weather events. Peak flows are generated by groundwater and stormwater entering the sanitary sewer system. The tank will be drained to the sanitary sewer system following an event, as the peak flows recede. It is anticipated that the storage period will typically be one to three days. Due to the nature of the

dilute sanitary flow and the short duration of storage the site is not expected to generate noticeable odors to adjacent landowners. Odor control systems could be added if noticeable odors are generated at some point in the future.

Comments from the Engineering Division of the Urban Planning and Land Use Department were received on May 19, 2021. The responses to the Planning Engineering comments were submitted on May 24, 2021.

Please call or email if you have any questions or need any additional information; 816.347.1308 or Matthew.Say@hdrinc.com.

Sincerely,
HDR Engineering, Inc.

Matthew Say, P.E.
Water Project Manager

Attachments: 14C102 Adjacent Land Owner – Parking Areas
14C104 Landscape Plan
14C106 Sightline Sections
14C107 Sightline Sections

hdrinc.com

Neighborhood Meeting Minutes

Petition # PR2021-013 – 10525 Donahoo

Date: June 1, 2021

Location: Virtual Zoom Meeting

Meeting called to order at: 7:00 p.m.

Names of people in attendance:

1. Joe Barnes, Unified Government
2. Matt Say, HDR
3. David Lotz, P.E., Continental Consulting Engineers
4. Philip D. Gibbs, Jr. , P.E., Continental Consulting Engineers
5. There were no additional attendees outside the UG and their Consultants

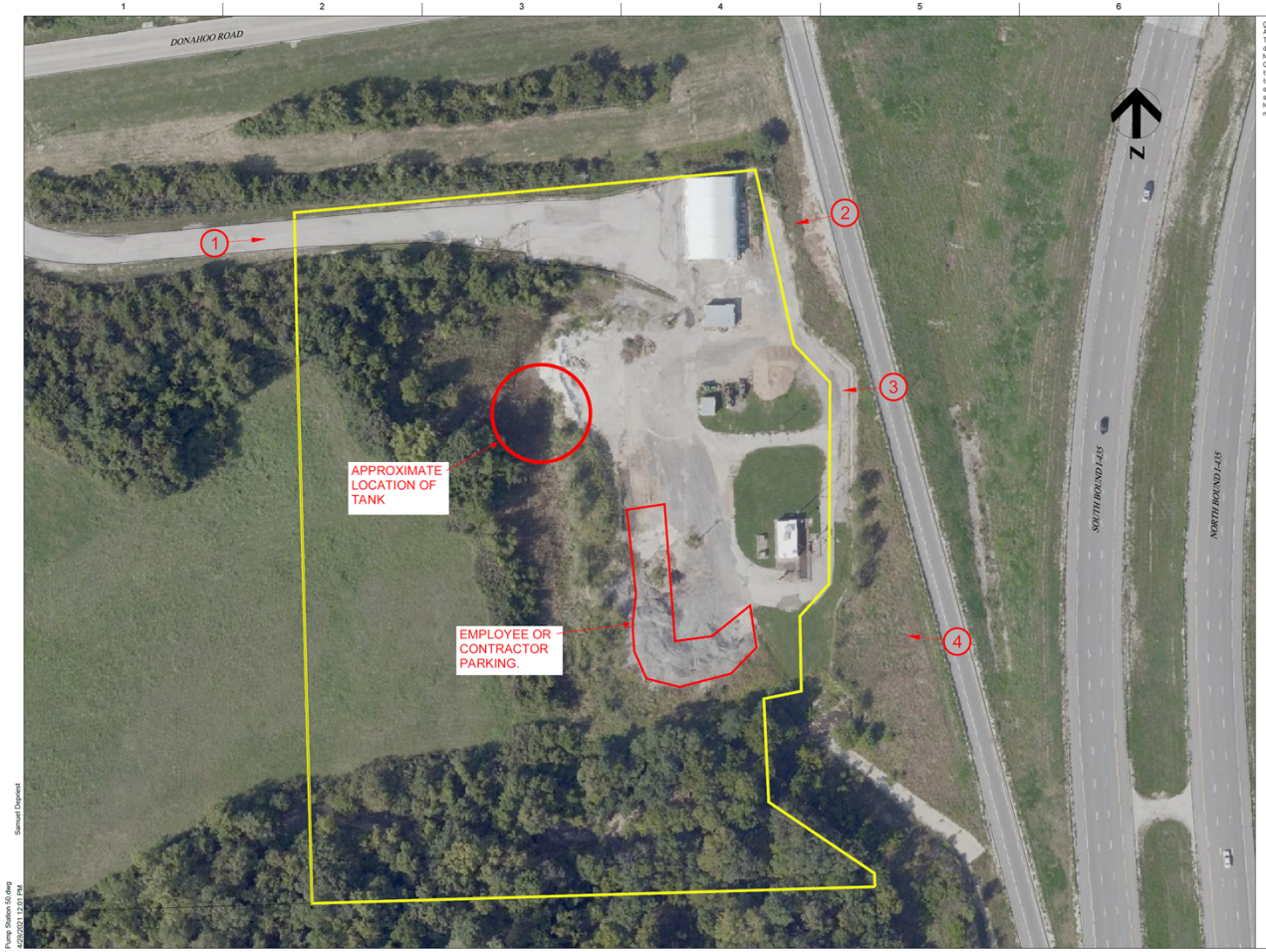
Presentation by Matt Say:

A Power Point presentation was prepared but not discussed due to the lack of attendance by outside parties.

The Preliminary Plan will be heard at the Planning Commission on Monday, June 14, 2021.

Meeting adjourned at: 7:58 p.m.

Minutes taken by: David S. Lotz, P.E.



OVERALL LAND DESCRIPTION

A tract of land located in the Northwest Quarter of the Northwest Quarter of Section 26, Township 10 South, Range 23 East, County of Wyandotte, State of Kansas and more particularly described as follows: Beginning at the Northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 26; thence South along the East line of the Northwest Quarter of said Northwest Quarter a distance of 761.55 feet to a point 559.35 feet North of the Southeast corner of the Northwest Quarter of the Northwest Quarter of said Section 26; thence West and parallel to the South line of the Northwest Quarter of said Northwest Quarter a distance of 550 feet; thence North and parallel to the East line of the Northwest Quarter of said Northwest Quarter a distance of 762.10 feet to a point on the north line of said Northwest Quarter; thence Easterly to the point of beginning. Said Tract containing 9.62 acres more or less.

Pump Station 50.dwg
4/29/2021 12:04 PM
Samuel Depriest

Continental Consulting Engineers, Inc.
Blevins and Bradbury, Inc.
HDR

ISSUE	DATE	DESCRIPTION
A	4/30/2021	PDP SUBMITTAL

PROJECT MANAGER	J. ADAMS-WEBER
PROCESS	B. COLEMAN
STRUCTURAL	D. WISEMAN
I&C	K. BOYD
CIVIL	D. LOTZ
ELECTRICAL	N. WITTE
ARCHITECT	E. VIDLAK/B. BRADBURY
MECHANICAL	L. WORTH
PROJECT NUMBER	10126365

THIS DRAWING IS APPROVED FOR CONSTRUCTION, AND SIGNED AND SEALED BY THE PERSON(S) INDICATED ON THE SEALS SHEET INCLUDED AT THE BEGINNING OF THIS DRAWING SET.

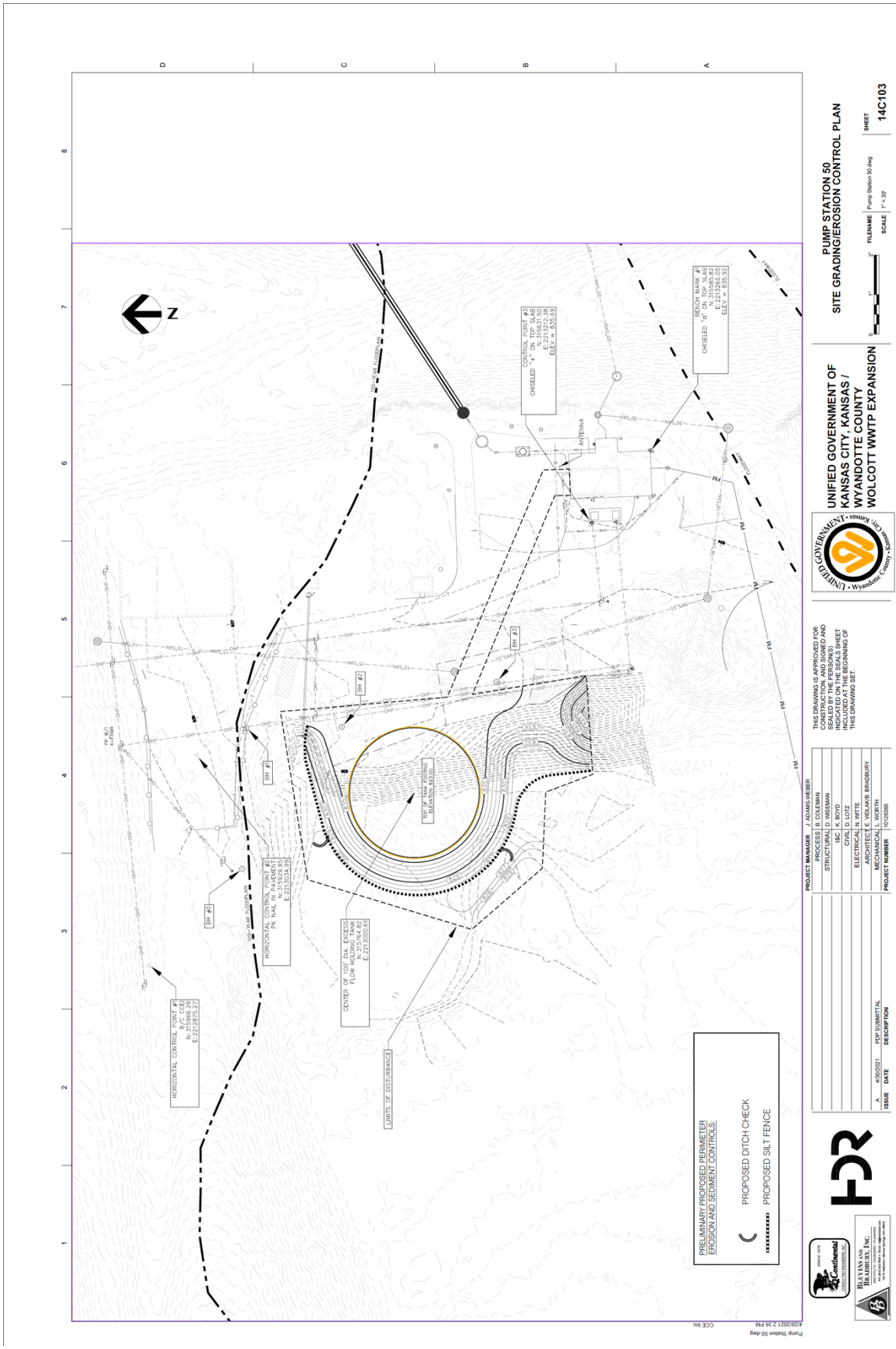
UNIFIED GOVERNMENT OF KANSAS CITY, KANSAS / WYANDOTTE COUNTY
WOLCOTT WWTP EXPANSION

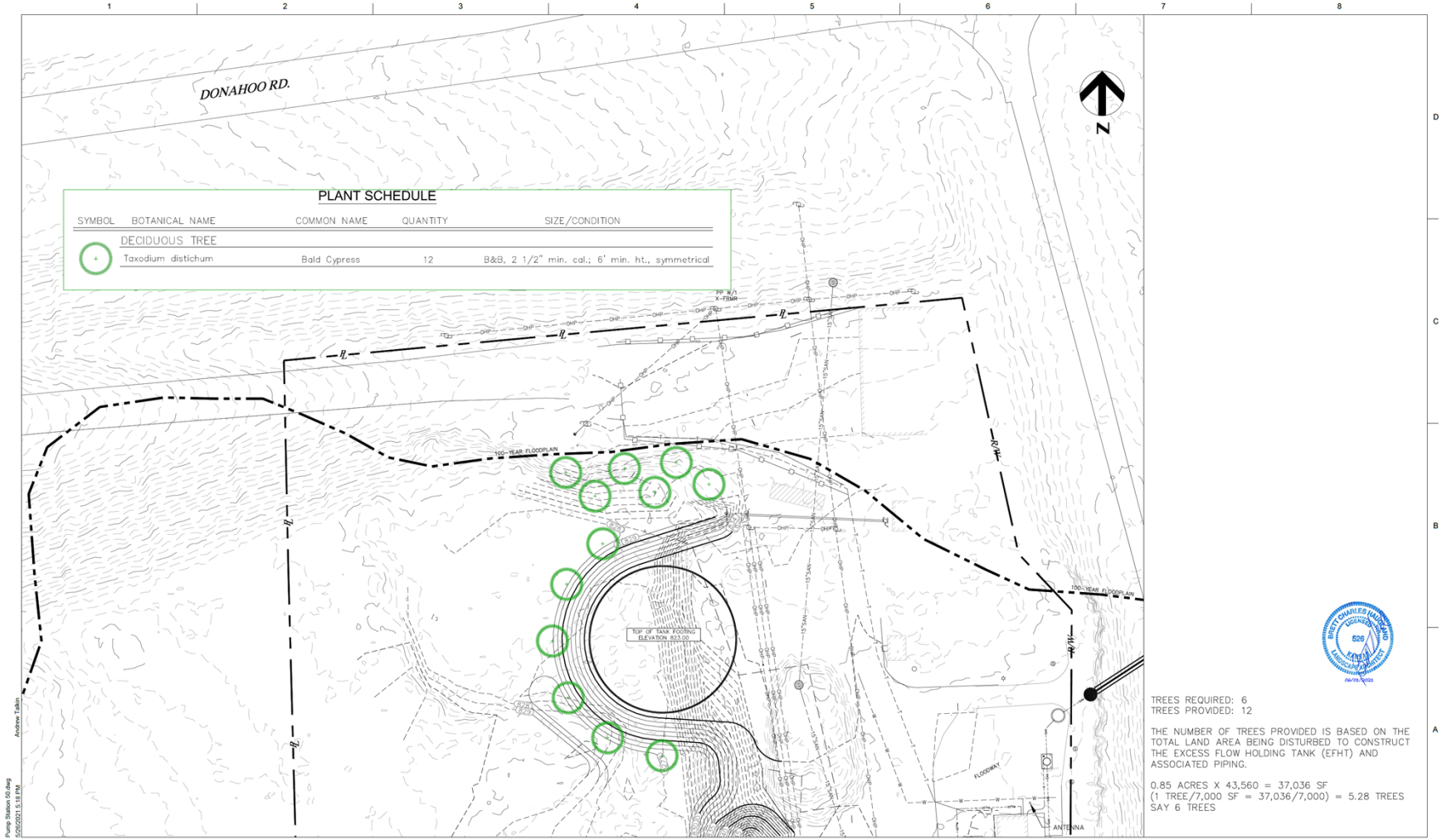
PUMP STATION 50
AERIAL AND SITE PHOTOS

0 1" 2"

FILENAME Pump Station 50.dwg
SCALE 1" = 50'

SHEET
14C102


PRELIMINARY PROPOSED PERIMETER EROSION AND SEDIMENT CONTROLS:
PROPOSED DITCH CHECK
PROPOSED SILT FENCE
HORIZONTAL CONTROL POINT #1 B/C CCEI N:315966.29 E:2212875.27
HORIZONTAL CONTROL POINT #2 PK NAIL IN PAVEMENT N:315929.95 E:2213034.99
CENTER OF 100' DIA. EXCESS FLOW HOLDING TANK N:315764.82 E:2213000.61
TOP OF TANK FOOTING ELEVATION 823.00
LIMITS OF DISTURBANCE
CONTROL POINT #3 CHISELED "+" ON TOP SLAB N:315631.50 E:2213212.38 ELEV = 835.69
BENCH MARK #1 CHISELED "o" ON TOP SLAB N:315585.82 E:2213266.05 ELEV = 835.92
ANTENNA
BH #0
BH #1
BH #2
BH #3
PUMP STATION 50
SITE GRADING/EROSION CONTROL PLAN
UNIFIED GOVERNMENT OF KANSAS CITY, KANSAS / WYANDOTTE COUNTY WOLCOTT WWTP EXPANSION
FILENAME Pump Station 50.dwg
SCALE 1" = 30'
SHEET 14C103
THIS DRAWING IS APPROVED FOR CONSTRUCTION, AND SIGNED AND SEALED BY THE PERSON(S) INDICATED ON THE SEALS SHEET INCLUDED AT THE BEGINNING OF THIS DRAWING SET.
PROJECT MANAGER J. ADAMS-WEBER
PROCESS B. COLEMAN
STRUCTURAL D. WISEMAN
I&C K. BOYD
CIVIL D. LOTZ
ELECTRICAL N. WITTE
ARCHITECT E. VIDLAK/B. BRADBURY
MECHANICAL L. WORTH
PROJECT NUMBER 10126365
A 4/30/2021 PDP SUBMITTAL
ISSUE DATE DESCRIPTION
Pump Station 50.dwg
4/28/2021 2:36 PM
CCE Inc



ISSUE	DATE	DESCRIPTION
A	4/30/2021	PDP SUBMITTAL

PROJECT MANAGER	J. ADAMS-WEBER
PROCESS	B. COLEMAN
STRUCTURAL	D. WISEMAN
I&C	K. BOYD
CIVIL	D. LOTZ
ELECTRICAL	N. WITTE
ARCHITECT	E. VIDLAK/B. BRADBURY
MECHANICAL	L. WORTH
PROJECT NUMBER	10126365

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UNIFIED GOVERNMENT OF KANSAS CITY, KANSAS / WYANDOTTE COUNTY
WOLCOTT WWTP EXPANSION

PUMP STATION 50
LANDSCAPE PLAN

FILENAME Pump Station 50.dwg
SCALE 1" = 30'
SHEET 14C104

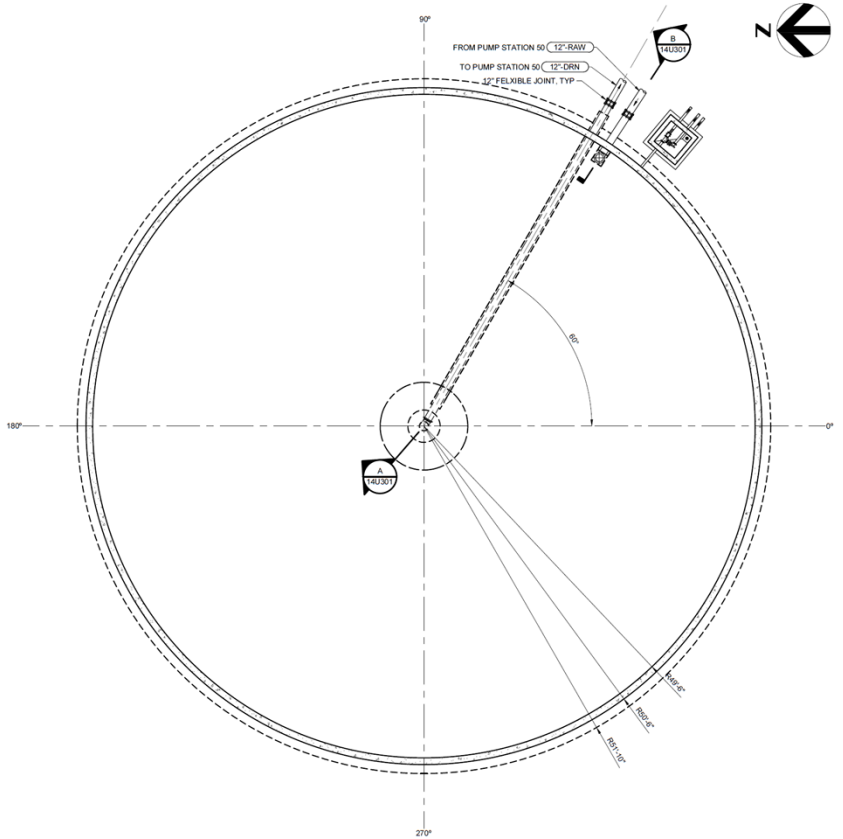
GENERAL NOTES:

1. SEE BID PACKAGE 5.5 FOR APPLICABLE CHANGES TO SPECIFICATIONS.

NOTE:
1. THIS IMAGE SHOWS VERTICAL EXTERIOR TANK PIPING. THE PIPING WILL BE ON THE INTERIOR OF THE PUMP STATION 50 EXCESS FLOW HOLDING TANK (EFHT).

EXAMPLE IMAGE - ELEVATION

NOT TO SCALE



FOUNDATION PLAN

1/8" = 1'-0"

Keyhill, Pat
14U101.dwg
4/29/2021 12:10 PM

ISSUE	DATE	DESCRIPTION
A	4/30/2021	PDP SUBMITTAL

PROJECT MANAGER	J. ADAMS-WEBER
PROCESS	B. COLEMAN
STRUCTURAL	D. WISEMAN
I&C	K. BOYD
CIVIL	D. LOTZ
ELECTRICAL	N. WITTE
ARCHITECT	E. VIDLAK/B. BRADBURY
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PROJECT NUMBER	10126365

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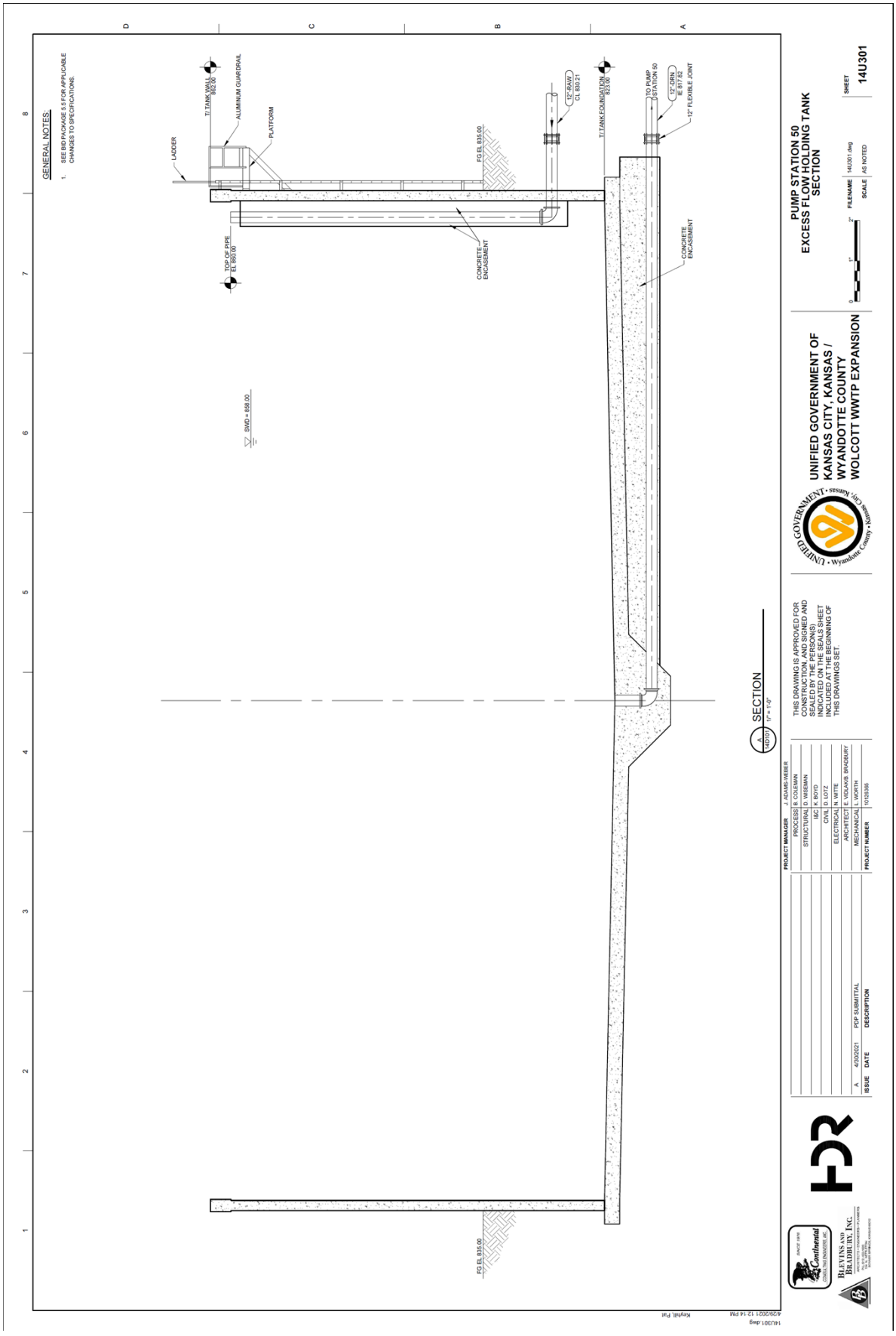
UNIFIED GOVERNMENT OF KANSAS CITY, KANSAS / WYANDOTTE COUNTY
WOLCOTT WWTP EXPANSION

PUMP STATION 50
EXCESS FLOW HOLDING TANK
PLAN AND EXAMPLE IMAGE / ELEVATION

0 1" 2"

FILENAME 14U101.dwg
SCALE AS NOTED

SHEET 14U101


GENERAL NOTES:
1. SEE BID PACKAGE 5.5 FOR APPLICABLE CHANGES TO SPECIFICATIONS.
LADDER
T/ TANK WALL 862.00
ALUMINUM GUARDRAIL
PLATFORM
TOP OF PIPE EL 850.00
FG EL 835.00
CONCRETE ENCASEMENT
12" -RAW/ CL 830.21
T/ TANK FOUNDATION 823.00
TO PUMP STATION 50
12" -ORN IE 817.82
12" FLEXIBLE JOINT
CONCRETE ENCASEMENT
SWD = 858.00
FG EL 835.00
A SECTION
1" = 1'-0"
PUMP STATION 50
EXCESS FLOW HOLDING TANK
SECTION
UNIFIED GOVERNMENT OF
KANSAS CITY, KANSAS /
WYANDOTTE COUNTY
WOLCOTT WWTP EXPANSION
FILENAME 14U001.dwg
SCALE AS NOTED
SHEET 14U301
PROJECT MANAGER J. ADAMS-WEBER
PROCESS B. COLEMAN
STRUCTURAL D. WIEMAN
I&C K. BOYD
CIVIL D. LOTZ
ELECTRICAL N. HOYE
ARCHITECT E. ARTHUR BRADBURY
MECHANICAL L. NORTH
PROJECT NUMBER 10135305
THIS DRAWING IS APPROVED FOR CONSTRUCTION AND SIGNED AND SEALED BY THE PERSON(S) INDICATED ON THE SEALS SHEET INCLUDED AT THE BEGINNING OF THIS DRAWINGS SET.
ISSUE DATE DESCRIPTION
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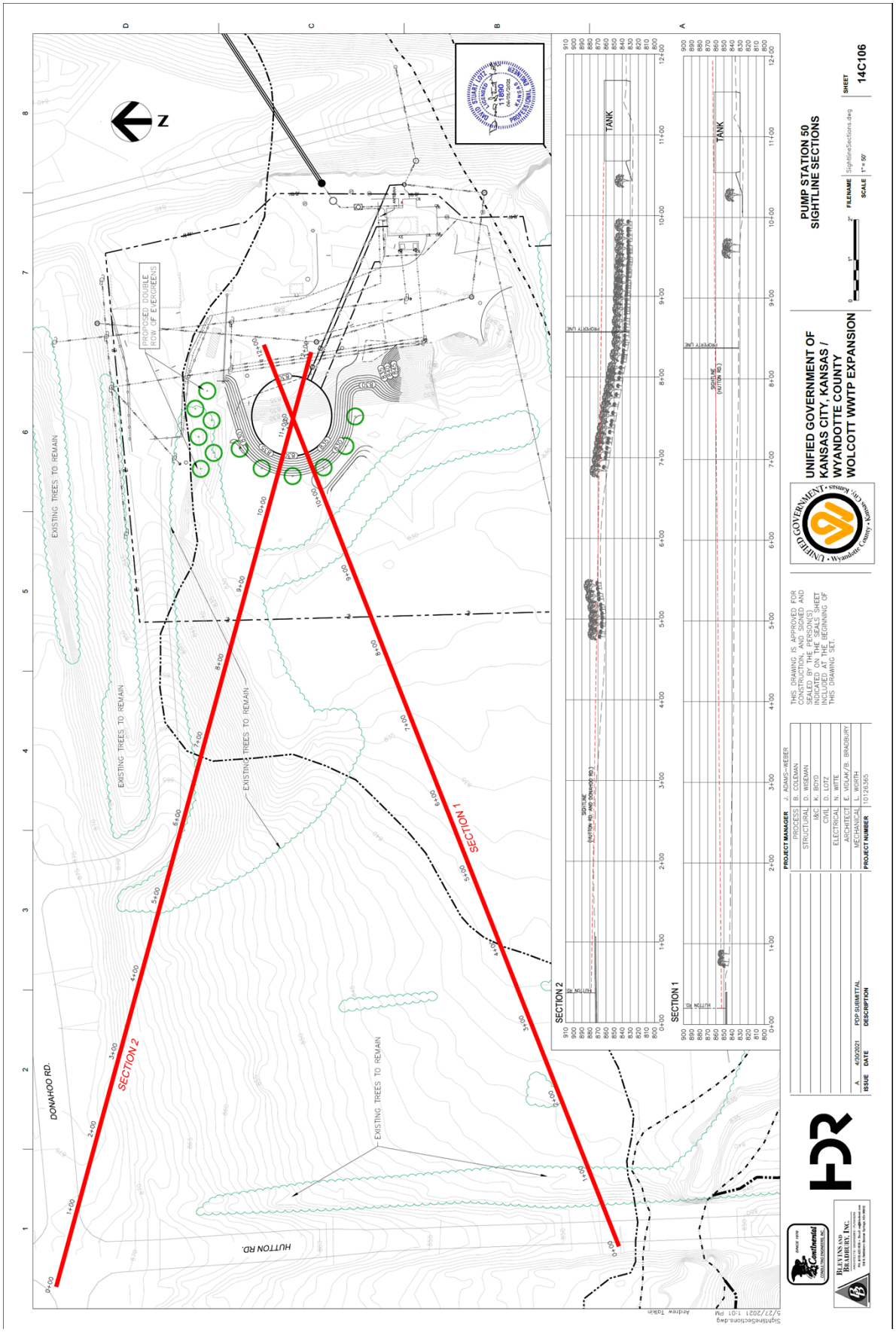
Keyhill, Pat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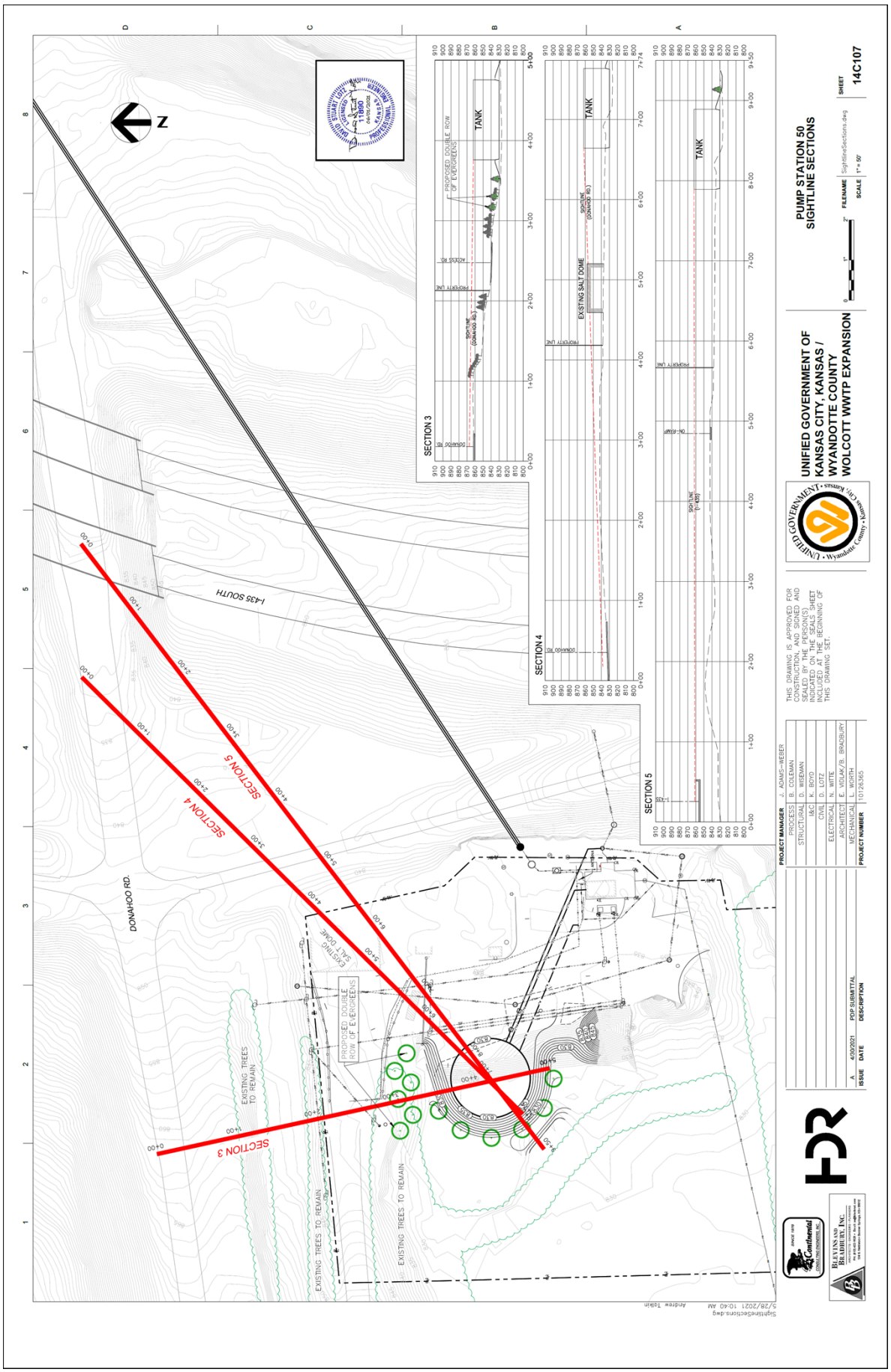
SIGHTLINE SECTIONS
UNIFIED GOVERNMENT OF
KANSAS CITY, KANSAS /
WYANDOTTE COUNTY
WOLCOTT WWTP EXPANSION
SHEET
14C106
SECTION 1
SECTION 2
EXISTING TREES TO REMAIN
PROPOSED DOUBLE ROW OF EVERGREENS
DONAHOO RD.
HUTTON RD.
TANK
PROJECT MANAGER J. ADAMS-WEBER
PROJECT NUMBER 10126365
ISSUE DATE DESCRIPTION
A 4/30/2021 PDP SUBMITTAL
THIS DRAWING IS APPROVED FOR CONSTRUCTION, AND SIGNED AND SEALED BY THE PERSON(S) INDICATED ON THE SEALS SHEET INCLUDED AT THE BEGINNING OF THIS DRAWING SET.


PUMP STATION 50
SIGHTLINE SECTIONS
UNIFIED GOVERNMENT OF
KANSAS CITY, KANSAS /
WYANDOTTE COUNTY
WOLCOTT WWTP EXPANSION
SHEET
14C107
SECTION 3
SECTION 4
SECTION 5
TANK
EXISTING SALT DOME
PROPOSED DOUBLE ROW OF EVERGREENS
I-435 SOUTH
DONAHOO RD.
EXISTING TREES TO REMAIN
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MECHANICAL L. WORTH
PROJECT NUMBER 10126365
A 4/30/2021 PDP SUBMITTAL
ISSUE DATE DESCRIPTION
HDR
BLEVINS AND BRADBURY, INC.
5/28/2021 10:40 AM
Andrew Talkin

Figure 5. Site Photograph of 10525 Donahoo Road looking southeast (provided by Staff).

Figure 6. Site Photograph of 10525 Donahoo Road looking south (provided by Staff).

Figure 7. Photograph of 10525 Donahoo Road looking northwest (provided by Staff).

Figure 8. Site Photograph of 10525 Donahoo Road looking northwest (provided by Staff).

Planning and Urban Design

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

Phone: (913) 573-5750
Fax: (913) 573-5796
www.wycokck.org/planning

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: July 1, 2021

Re: **Change of Zone Petition COZ2021-015 and MPL2021-004**

GENERAL INFORMATION

Applicant:
David S. Lotz, P.E.

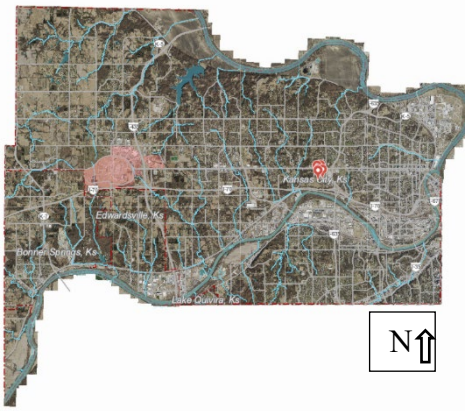
Status of Applicant:
Representative
Continental Consulting Engineers, Inc.
11006 Parallel Parkway
Kansas City, KS 66109

Requested Actions:
Change of Zone from
A-G Agriculture and R-1 Single Family Districts to
MP-3 Planned Heavy Industrial District.

Master Plan Amendment from Mixed Use to Industrial (City-Wide Master Plan).

Date of Application(s):
April 26, 2021

Purpose: To build a KCKPD CSI building and tow lot, offices and service center for Water Pollution Control and associated parking for guests and employees.



Property Location: 600 North 49th Street, 616 North 49th Street, 626 North 49th Street, 626R North 49th Street, 710 North 49th Street, 712 North 49th Street, 728 North 49th Street, 738 North 49th Street, 822 North 49th Street, 825 North 49th Street, and 828 North 49th Street

Commission Districts: Commissioner At-Large: Melissa Bynum
District #8 Commissioner: Dr. Jane Winkler Philbrook

Existing Zoning: A-G Agriculture and R-1 Single Family Districts

Adjacent Zoning:

North:	R-1 Single Family, C-1 Limited Business and CP-2 Planned General Business Districts
South:	R-1 Single Family and MP-1 Planned Light Industrial and Industrial Park Districts
East:	R-1 Single Family District
West:	R-1 Single Family and C-1 Limited Business Districts

Adjacent Uses:

North:	Grace Temple Baptist Church, Neighborhood Resource Center and Aldi's grocery store
South:	Forest View Landfill (closed) and Twin Traffic
East:	Single family homes and undeveloped lots
West:	UG Fleet Services, Hilltop Saddle Club, and a single-family home

Total Tract Size: 37.25 Acres

Master Plan Area: City-Wide Master Plan

Master Plan Designation: The City-Wide Master Plan designates this property as Mixed-Use, which allows specialty retail, sit-down restaurants, convenience retail uses such as banks, drug stores, professional and office services, institutional uses such as churches, schools, libraries, etc., parks, plaza, open space, and mixed-density residential uses.

Major Street Plan: The Major Street Plan classifies North 49th Street, Armstrong Avenue and Muncie Drive as Local Streets.

Required Parking: Sec. 27-4670(f) In no case, however, shall less than one space for each 500 square feet of building floor area be provided. For buildings larger than 20,000 square feet, only one space for each 1,000 square feet needs to be provided for increments between 20,000 and 50,000 square feet. For buildings larger than 50,000 square feet parking required for increments over 50,000 square feet will be determined by the Director of Planning. 143 visitor and employee parking spaces are provided.

Advertisement: The Wyandotte Echo – Change of Zone- May 20, 2021; Master Plan Amendment – May 20, 2021
Letters to Property Owners – Change of Zone – May 21, 2021 and June 25 2021

Public Hearings: June 14, 2021 and July 1, 2021

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, David Lotz on behalf of the Unified Government Water Pollution Control and KCKPD, applied for a change of zone from A-G Agriculture and R-1 Single Family Districts to MP-3 Planned Heavy Industrial District, preliminary plat four (4) lots and build two (2) buildings totaling 81,536 square feet on 37.25 acres. The applicant also wants to amend the City-Wide Master Plan from Mixed-Use to Industrial to allow the evidence and tow lots on the property.

City Ordinance Requirements: *Article VIII Sections 27-340 – 27-765 and Article VII Sections 27-245 – 27-339*

Code Enforcement History: There is no Notice of Violations on the properties.

FACTORS TO BE CONSIDERED

1. ***Neighborhood character***

   The area is predominately rural in nature, however there are various UG offices and buildings in the surrounding area, specifically to the north and west. This area is shifting to more industrial uses with Twin Traffic expanding to the southeast and Scavuzzo's redevelopment of Indian Springs.

2. ***The zoning and uses of properties nearby and the proposed use's expected compatibility with them.***

   The zoning and uses of properties nearby are set out above. The office functions are compatible with the surrounding properties; however, the proposed evidence lot and tow lot are not compatible with the residential properties to the west and east.

3. ***The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property?***

   Under the current zoning, the properties are suitable for single family homes and low impact uses. The removal of the restrictions with the rezoning may affect

nearby residential properties if the specific performance standards are not strictly followed. While this site was formerly a dirt fill site and dust was an on-going problem during that operation, the addition of KCKPD and Water Pollution Control office buildings and tow lots will eliminate those issues because the existing impervious surfaces will be landscaped or paved instead of its current condition of gravel and broken pavement.

4. ***The length of time the property has remained vacant as zoned.***

   The length of time the properties have been vacant range from decades to a few months.

5. ***The extent to which the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality or marketability of nearby property.***

   The proposed use is reasonably necessary for the convenience and welfare of the public, as this property will be used to support the public safety future for the KCKPD and Public Works Department – Water Pollution Control Division. If the existing tree stands can be preserved, the outside storage lots and buildings are properly screened from public view and the surrounding residences, and the overall development can blend in with the topography, then it may not injure the visual quality or marketability of nearby property and the rural character of the area.

6. ***The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.***

   The proposed development will increase traffic on Armstrong Avenue and Muncie Drive because employees will occupy the CSI laboratory building and Water Pollution Control Office and Service Center to provide office and administrative space, maintain vehicles and train on equipment.

7. ***The degree of conformance of the proposed use to the Master Plan.***

   The proposed uses require a Master Plan Amendment from Mixed Use to Industrial, which is part of this application.

8. ***The extent to which the proposed use could cause environmental harm or enhance the environment.***

   The proposed use should not cause environmental harm because a detention pond is proposed to the south, which will capture runoff before it is discharged into the storm sewer system. The tow lot will need stormwater quality enhancements to ensure that fluids are not released into the storm sewer prior to being treated. If the site is developed to preserve the eastern tree stands,

maintain grading, and implement stormwater best management practices, the new uses could enchase the existing environment.

9. ***The extent to which utilities and public services are available and adequate to serve the proposed use.***

   a. ***Water service***

      Water service is provided by BPU.

   b. ***Sanitary sewer service***

      Sanitary sewer service is provided by the UG.

   c. ***Storm water control***

      To be designed to meet City Code.

   d. ***Police***

      Police service is provided by Midtown Patrol, District #441.

   e. ***Fire***

      Fire service is provided by Fire Station #2 located at 62nd Street and State Avenue.

   f. ***Transit***

      Kansas City ATA provides service along State Avenue, Route #101 with a transit stop proposed at the intersection of 50th Street and State Avenue, approximately 750 feet to the north.

   g. ***Schools***

      Public education is provided by Kansas City, Kansas USD 500.

   h. ***Streets***

      To be designed to meet Public Works standards.

10. ***The economic impact of the proposed use on the community.***

    The proposed use will have a minimal economic impact on the community as these properties will be tax exempt.

11. ***The capability of the proposed use to meet applicable ordinance requirements.***

    The proposed use is capable of meeting applicable ordinance and other requirements.

12. ***The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.***

    The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the landowners is minimal. If this application is denied, the owners will still have property that is able to be developed, however, not in the form they are currently proposing.

13. ***Development of such character that it can be used safely without danger to health, or peril from fire, flood, erosion, excessive noise or other adversity.***

    The development can be used safely without danger to health, flood, or erosion. Excessive noise, parking lot and building lighting, and headlights will be further mitigated by landscaping and using the existing site topography to hide the site from Muncie Drive and Armstrong Avenue.

14. ***Streets are designed so as to provide a safe, convenient and functional system for vehicular traffic, and having such width, gradient, location and structural quality as to accommodate prospective traffic as determined by existing and probable future land and building uses.***

    The Major Street Plan classifies Muncie Drive and Armstrong Avenue as Local Street. Internal streets will be designed to provide a safe, convenient, and functional system for vehicular traffic, and having such width, gradient, location, and structural quality as to accommodate prospective traffic as determined by existing and probable future land and building uses.

15. ***Assurance that buildings, lots, blocks, parcels and streets are so arranged as to afford adequate light, open space or air, to facilitate fire protection, and to provide for long-term sustained real estate values.***

    The building and streets will be arranged as to afford adequate light and open space to facilitate fire protection because substantial screening vegetation will be planted, and kept, and existing ridgelines and trees stands preserved along Muncie Drive, Armstrong Avenue, and the eastern and southern property lines.

16. ***Development patterns are designed with due regard to topography, so that the natural features of the land and vegetation shall be protected and enhanced.***

    Staff had previous conversations with the applicant to shield and screen the overall development from Muncie Drive, Armstrong Avenue, and the residences to the east by using the existing topography and vegetation on site.

17. ***Adequate sites are provided for schools, parks, playgrounds, and other community services so that residents of all neighborhoods shall have convenient access to such facilities.***

    This development is for Unified Government and KCKPD personnel. There are not facilities for schools, parks, playgrounds, and other community services due to the perimeter security fencing on site to enclose vehicles, equipment and KCKPD evidence.

PREVIOUS ACTIONS

1. SP-2017-74 was approved by the Unified Government Board of Commissioners on March 1, 2018 for site remediation from the dirt fill operation.
2. SP-2015-52 was approved by the Unified Government Board of Commissioners for dirt fill and recyclable materials site on October 1, 2015.
3. SP-2013-10 was approved by the Unified Government Board of Commissioners for dirt fill and recyclable materials site on March 1, 2013.

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on June 1, 2021, by virtual meeting (Zoom). Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Preservation of Ridge Lines, Vegetation and Natural Features
Noise, Smell, and Visual Impacts
Compliance with the Sidewalk and Trails Master Plan
Building Design
Landscaping and Screening
Traffic
Lighting and Glare
Construction Traffic, Noise, Glare and Staging
Future Industrial Use Conflicts

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of Change of Zone Application COZ2021-015 and Master Plan Amendment MPL2021-004, subject to:

1. **If the property is sold in the future, a deed restriction shall be placed on property restricting the site for a tow lot and office related activities, as MP-3 allows the most intensive, noxious, odorous industrial uses in the zoning code;**
2. **North 49th Terrace should be vacated from Armstrong Avenue south, so the Unified Government does not have to maintain the street. Grace Temple**

Baptist Church will obtain half of the street and can continue to use the west side of the site as parking and access. The Final Plat will properly vacate North 49th Terrace;

3. **Proposed development within this plat will require civil drawings to be submitted, which may result in submitting a revised replat;**
4. **The sidewalk shall be constructed along Muncie Drive and Armstrong Avenue. Staff will continue to evaluate the ability to install a sidewalk that connects to State Avenue along North 50th Street as part of the Final Development Plan;**
5. **Traffic Engineering and Public Works will evaluate the Muncie Drive as the primary route for tow trucks and other large vehicles during the Final Development Plan. Alternate routes shall be explored;**
6. **Per Building Inspection Department:**
    a. **Caution is advised as part of this property may have been a prior fill site;**
7. **Per Business Licensing Division:**
    a. **If approved, tenants will need to file and maintain a current occupation tax application;**
8. **The CSI Building shall have internalized downspouts. The Water Pollution Control building shall have downspouts that are painted to match the building and roof;**
9. **Barbed wire fencing shall be oriented inwards toward the property rather than out towards the public right-of-way or adjacent residential uses;**
10. **The fencing along north edge of Lot 2, south of the main entry drive shall be changed to an architectural screen fence as to screen any outside storage outside the Water Pollution Control Building from Muncie Drive. The architectural screen fence shall continue east and connect to the KCKPD CSI Lot;**
11. **Protect existing ridge lines and vegetation within the development to further assist in screening the development from Muncie Drive, Armstrong Avenue, and the residents to the east, in addition to preserving existing trees stands and underlying vegetation on site. The vegetation that runs along Armstrong Avenue shall screen the evidence lot from public view. The tree stand along the east property line shall be preserved to screen the residences from the KCKPD evidence and tow lots. This will help save money on future landscaping by not having to plant, irrigate and maintain new trees due to the removal of existing old growth trees during the land disturbance and grading process. Staff will review these areas during the Final Development Plan;**
12. **The areas around detention basins A and B shall be redesigned to include reforesting areas that were lost due to grubbing and grading, minimize grading, and preserve existing tree stands;**
13. **The open area west of Lot 2 (Water Pollution Control Service Center) between Hilltop Saddle Club and the single-family home, preserve in perpetuity as open space. Reforest the area, minimize the grading and redesign to preserve the tree stand. Water Pollution Control will need to provide further details as to the type of outdoor training that will occur in the future;**

14. **No building, CSI/tow lot storage or employee parking shall be visible from the perimeter of the development as the adjacently zoned properties are predominately R-1 Single Family Districts;**
15. **Sec. 27-469(g) Trees are required at not less than one (1) per 10,000 square feet of site area. Six (6) foot high architectural screening in combination with a buffer area is to be provided alongside the rear property lines common to or across an alley from residentially zoned property. The architectural screen can either be fencing or landscaping. The fence may be comprised of wood or metal paneling with masonry columns every thirty-two (32) feet on center;**
16. **Sec. 27-700(b)(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 adjacent to the property line and one row of shade trees spaced not more than 40 feet on center and one row of large shrubs spaced not more than eight (8) feet on center**
17. **All overstory trees shall be at least two (2) inch caliper when planted. All ornamental trees shall be at least two (2) inch caliper when planted. All evergreens shall be at least six (6) feet when planted. All shrubs shall be five (5) gallons when planted;**
18. **All landscaping shall be irrigated;**
19. **Landscaping is required to screen all parking areas and service entries. This includes perimeter parking and the trash enclosure.**
    a. **All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times;**
20. **BPU transformer pad shall be completely screened on three (3) sides with 6-foot junipers setback (3) feet from the pad and ten (10) feet from the door opening. Additionally, if the transformer doors open towards the parking lot, the 10-foot setback is established in the parking lot, therefore the gate/enclosure shall be constructed in front of the transformer;**
21. **All utility connections, this includes green electrical boxes and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building. Rooftop mechanical equipment shall be screened from public view by an architectural screen (not perforated);**
22. **Mechanical equipment or other utilities whether on the ground or mounted on the building shall be screened from public view. The screening shall either be dense landscaping with a minimum of six-foot (6) evergreens or an architectural wall constructed from the same materials as the main building;**
23. **Sec. 27-699(b)(9) Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged as 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;

24. **All lighting whether mounted on the building or installed in the parking lot shall have 90-degree cutoff fixtures;**
25. **Shall comply with the sign code;**
26. **Hours of operation for construction shall be during daylight hours. Exceptions shall be made for small-scale after-hours deliveries and equipment maintenance, interior construction within the enclosed building, and construction worker access to the site. Occasional large-scale construction operations may be required to occur after hours, such as concrete or asphalt placements and site grading operations due to weather conditions and suitable temperatures. Contractor/Developer shall provide 24-hour advance notice to the Unified Government Planning & Urban Design office of any large-scale after-hours operations;**
27. **Construction traffic will be further reviewed during the Final Development Plan to determine the best route as not to disturb the residences that live in the area;**
28. **Dust/dirt, trash, noise, vibration, glare must be minimized to not be intrusive to the single-family residences that border the site to the east and west; and,**
29. **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.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petitions **COZ2021-015** and **MPL2021-004** subject to all comments and suggestions outlined in this staff report, and the conditions of the City Planning Commission.

ATTACHMENTS

June 14, 2021 City Planning Commission Minutes
Aerial Map
Zoning Map
Land Use Map
Applicant Response Letter
Neighborhood Meeting Minutes
Preliminary Plat / Site Plan
Grading Plan
Photometric Plan
Landscape Plan
Sight Line Cross Section
Building Elevations
Site Photography provided by Staff Dated May 20, 2021

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Board of Commissioners
Public Hearing Rezoning	June 14, 2021 Approval	July 1, 2021
Public Hearing Preliminary Plat	June 14, 2021 Approved	TBD
Public Hearing Master Plan Amendment	June 14, 2021 Approval	July 1, 2021

STAFF CONTACT: **Byron Toy, AICP**
btoy@wycokck.org

MOTIONS

Master Plan Amendment Petition

I move the Unified Government Board of Commissioners **APPROVE** Petition **MPL2021-004**, as meeting all the requirements of the City Code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **MPL2021-004** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

Change of Zone Petition

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2021-015** as meeting all the requirements of the City Code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **COZ2021-015** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

June 14, 2021 City Planning Commission Minutes:

Hearing starts at 2:11:35:

MASTER PLAN AMENDMENT MPL2021-004 – DAVID S. LOTZ, PE., CONTINENTAL CONSULTING ENGINEERS, INC. – SYNOPSIS: Master Plan Amendment from Mixed-Use to Industrial at 828 North 49th Street.

CHANGE OF ZONE APPLICATION COZ2021-015 – DAVID S. LOTZ, CONTINENTAL CONSULTING ENGINEERS, INC. - SYNOPSIS: Change of Zone from R-1 Single Family and A-G Agriculture Districts to MP-3 Planned Heavy Industrial District for a tow lot, police CSI building and UG Water Pollution Control office/storage building at 828 North 49th Street.

PLAT2021-008 - **DAVID S. LOTZ, CONTINENTAL CONSULTING ENGINEERS, INC. - SYNOPSIS:** Preliminary Plat for Unified Government Public Facilities #1 for four (4) lots at 828 North 49th Street.

Detailed Outline of Requested Action: The applicant, David Lotz on behalf of the Unified Government Water Pollution Control and KCKPD, applied for a change of zone

from A-G Agriculture and R-1 Single Family Districts to MP-3 Planned Heavy Industrial District, preliminary plat four (4) lots and build two (2) buildings totaling 81,536 square feet on 37.25 acres. The applicant also wants to amend the City-Wide Master Plan from Mixed-Use to Industrial to allow the evidence and tow lots on the property.
City Ordinance Requirements: *Article VIII Sections 27-340 – 27-765 and Article VII Sections 27-245 – 27-339*

Code Enforcement History: There is no Notice of Violations on the properties.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated June 14, 2021;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and
7. The Notices to property owners.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- David Lotz, Continental Consulting Engineers, Inc., 11006 Parallel Parkway, Kansas City, Kansas 66109

Present in Opposition:

- No one appeared

Staff Recommendation starts at 2:22:05: Planning Director Hand stated that the applicant is requesting a Change of Zone from R-1 Single Family and A-G Agriculture Districts to MP-3 Planned Heavy Industrial District, a plat which will combine two (2) lots and a Master Plan Amendment from Mixed Use to Industrial located in the Mid-Town area. He further stated that this property is across the street from the Unified Government's Neighborhood Resource Center and Fleet Maintenance facility. This is an extensive project and Staff has numerous conditions of approval and highlighted some of the conditions:

1. If the property is sold in the future, a deed restriction shall be placed on the property restricting the site for a tow lot and office related activities, as MP-3 allows the most intensive, noxious, odorous industrial uses in the zoning code.
2. North 49th Terrace should be vacated from Armstrong Avenue south, so the Unified Government does not have to maintain the street stub. Grace Temple Baptist Church will obtain half of the street and in the vacation which would allow them to continue to use the west side of the site as parking and access.

3. The sidewalk shall be constructed along Muncie Drive and Armstrong Avenue. Staff recommends the installation of a sidewalk that connects to State Avenue along North 50th Street to accommodate Unified Government employees and visitors.
4. Barbed wire fencing shall be oriented inwards toward the property rather than out towards the public right-of-way or adjacent residential uses as there are single-family homes adjacent.
5. The fencing along the north edge of Lot 2, south of the main entry drive shall be changed to an architectural screen fence with the requisite spaced masonry columns as to screen any storage outside the Water Pollution Control Building from Muncie Drive. The architectural screen fence shall continue east and connect to the KCKPD CSI Lot to its easterly west extent ;
6. Protect existing ridge lines and vegetation within the development to further assist in screening the development from Muncie Drive, Armstrong Avenue, and the residents to the east, in addition to preserving existing trees stands and underlying vegetation on-site. The vegetation that runs along Armstrong Avenue shall screen the evidence lot from public view. The tree stand along the east property line shall be preserved to screen the residences from the KCKPD evidence and tow lots.
7. The re-developed portion of the property just west of the new Water Pollution Control building will be preserved as open space in perpetuity.
8. Dust/dirt, trash, noise, vibration, glare must be minimized to not be intrusive to the single-family residences that border the site to the east and west. This condition is similar to the one placed on The Woodlands property.

Director Hand stated that there have been no Notices of Violation and no letters of support nor opposition have been submitted. Staff recommends approval subject to the conditions in the staff report.

Motion and Vote starts at 2:29:13:

On motion by Mr. Miller, seconded by Mr. Ernst, the Planning Commission voted as follows to recommend **APPROVAL** of **Master Plan Amendment MPL2021-004:**

Carson	**Chairman**
Armstrong	**Aye**
Cho	**Not Present**
Connelly	**Aye**
Ernst	**Aye**
Huey	**Not Present**
Jones	**Aye**
Miller	**Aye**
Mohler	**Aye**
Pauley	**Not Present**
Reasons	**Aye**

Motion to RECOMMEND APPROVAL Passed: 7 to 0

On motion by Mr. Miller, seconded by Ms. Armstrong, the Planning Commission voted as follows to recommend **APPROVAL** of **Change of Zone Application COZ2021-015:**

Carson	**Chairman**

Armstrong Aye
Cho Not Present
Connelly Aye
Ernst Aye
Huey Not Present
Jones Aye
Miller Aye
Mohler Aye
Pauley Not Present
Reasons Aye
Motion to RECOMMEND APPROVAL Passed: 7 to 0
Subject to:

1. **If the property is sold in the future, a deed restriction shall be placed on property restricting the site for a tow lot and office related activities, as MP-3 allows the most intensive, noxious, odorous industrial uses in the zoning code;**
2. **North 49th Terrace should be vacated from Armstrong Avenue south, so the Unified Government does not have to maintain the street. Grace Temple Baptist Church will obtain half of the street and can continue to use the west side of the site as parking and access. The Final Plat will properly vacate North 49th Terrace;**
3. **Proposed development within this plat will require civil drawings to be submitted, which may result in submitting a revised replat;**
4. **The sidewalk shall be constructed along Muncie Drive and Armstrong Avenue. Staff will continue to evaluate the ability to install a sidewalk that connects to State Avenue along North 50th Street as part of the Final Development Plan;**
5. **Traffic Engineering and Public Works will evaluate the Muncie Drive as the primary route for tow trucks and other large vehicles during the Final Development Plan. Alternate routes shall be explored;**
6. **Per Building Inspection Department:**
    a. **Caution is advised as part of this property may have been a prior fill site;**
7. **Per Business Licensing Division:**
    a. **If approved, tenants will need to file and maintain a current occupation tax application;**
8. **The CSI Building shall have internalized downspouts. The Water Pollution Control building shall have downspouts that are painted to match the building and roof;**
9. **Barbed wire fencing shall be oriented inwards toward the property rather than out towards the public right-of-way or adjacent residential uses;**
10. **The fencing along north edge of Lot 2, south of the main entry drive shall be changed to an architectural screen fence as to screen any outside storage outside the Water Pollution Control Building from Muncie Drive. The architectural screen fence shall continue east and connect to the KCKPD CSI Lot;**
11. **Protect existing ridge lines and vegetation within the development to further assist in screening the development from Muncie Drive, Armstrong**

Avenue, and the residents to the east, in addition to preserving existing trees stands and underlying vegetation on site. The vegetation that runs along Armstrong Avenue shall screen the evidence lot from public view. The tree stand along the east property line shall be preserved to screen the residences from the KCKPD evidence and tow lots. This will help save money on future landscaping by not having to plant, irrigate and maintain new trees due to the removal of existing old growth trees during the land disturbance and grading process. Staff will review these areas during the Final Development Plan;

12. **The areas around detention basins A and B shall be redesigned to include reforesting areas that were lost due to grubbing and grading, minimize grading, and preserve existing tree stands;**
13. **The open area west of Lot 2 (Water Pollution Control Service Center) between Hilltop Saddle Club and the single-family home, preserve in perpetuity as open space. Reforest the area, minimize the grading and redesign to preserve the tree stand. Water Pollution Control will need to provide further details as to the type of outdoor training that will occur in the future;**
14. **No building, CSI/tow lot storage or employee parking shall be visible from the perimeter of the development as the adjacently zoned properties are predominately R-1 Single Family Districts;**
15. **Sec. 27-469(g) Trees are required at not less than one (1) per 10,000 square feet of site area. Six (6) foot high architectural screening in combination with a buffer area is to be provided alongside the rear property lines common to or across an alley from residentially zoned property. The architectural screen can either be fencing or landscaping. The fence may be comprised of wood or metal paneling with masonry columns every thirty-two (32) feet on center;**
16. **Sec. 27-700(b)(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 adjacent to the property line and one row of shade trees spaced not more than 40 feet on center and one row of large shrubs spaced not more than eight (8) feet on center**
17. **All overstory trees shall be at least two (2) inch caliper when planted. All ornamental trees shall be at least two (2) inch caliper when planted. All evergreens shall be at least six (6) feet when planted. All shrubs shall be five (5) gallons when planted;**
18. **All landscaping shall be irrigated;**
19. **Landscaping is required to screen all parking areas and service entries. This includes perimeter parking and the trash enclosure.**
    a. **All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times;**
20. **BPU transformer pad shall be completely screened on three (3) sides with 6-foot junipers setback (3) feet from the pad and ten (10) feet from the door opening. Additionally, if the transformer doors open towards the parking**

lot, the 10-foot setback is established in the parking lot, therefore the gate/enclosure shall be constructed in front of the transformer;

21. **All utility connections, this includes green electrical boxes and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building. Rooftop mechanical equipment shall be screened from public view by an architectural screen (not perforated);**
22. **Mechanical equipment or other utilities whether on the ground or mounted on the building shall be screened from public view. The screening shall either be dense landscaping with a minimum of six-foot (6) evergreens or an architectural wall constructed from the same materials as the main building;**
23. **Sec. 27-699(b)(9) Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged as 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;**
24. **All lighting whether mounted on the building or installed in the parking lot shall have 90-degree cutoff fixtures;**
25. **Shall comply with the sign code;**
26. **Hours of operation for construction shall be during daylight hours. Exceptions shall be made for small-scale after-hours deliveries and equipment maintenance, interior construction within the enclosed building, and construction worker access to the site. Occasional large-scale construction operations may be required to occur after hours, such as concrete or asphalt placements and site grading operations due to weather conditions and suitable temperatures. Contractor/Developer shall provide 24-hour advance notice to the Unified Government Planning & Urban Design office of any large-scale after-hours operations;**
27. **Construction traffic will be further reviewed during the Final Development Plan to determine the best route as not to disturb the residences that live in the area;**
28. **Dust/dirt, trash, noise, vibration, glare must be minimized to not be intrusive to the single-family residences that border the site to the east and west; and,**
29. **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.**

On motion by Mr. Miller, seconded by Ms. Armstrong, the Planning Commission voted as follows to **APPROVE Preliminary Plat PLAT2021-008:**

Carson	**Chairman**
Armstrong	**Aye**
Cho	**Not Present**

Connelly **Aye**
Ernst **Aye**
Huey **Not Present**
Jones **Aye**
Miller **Aye**
Mohler **Aye**
Pauley **Not Present**
Reasons **Aye**
Motion to APPROVE Passed: 7 to 0
Subject to the above conditions

Figure 1. Aerial Map of 828 proposed development site (provided by UG Maps).

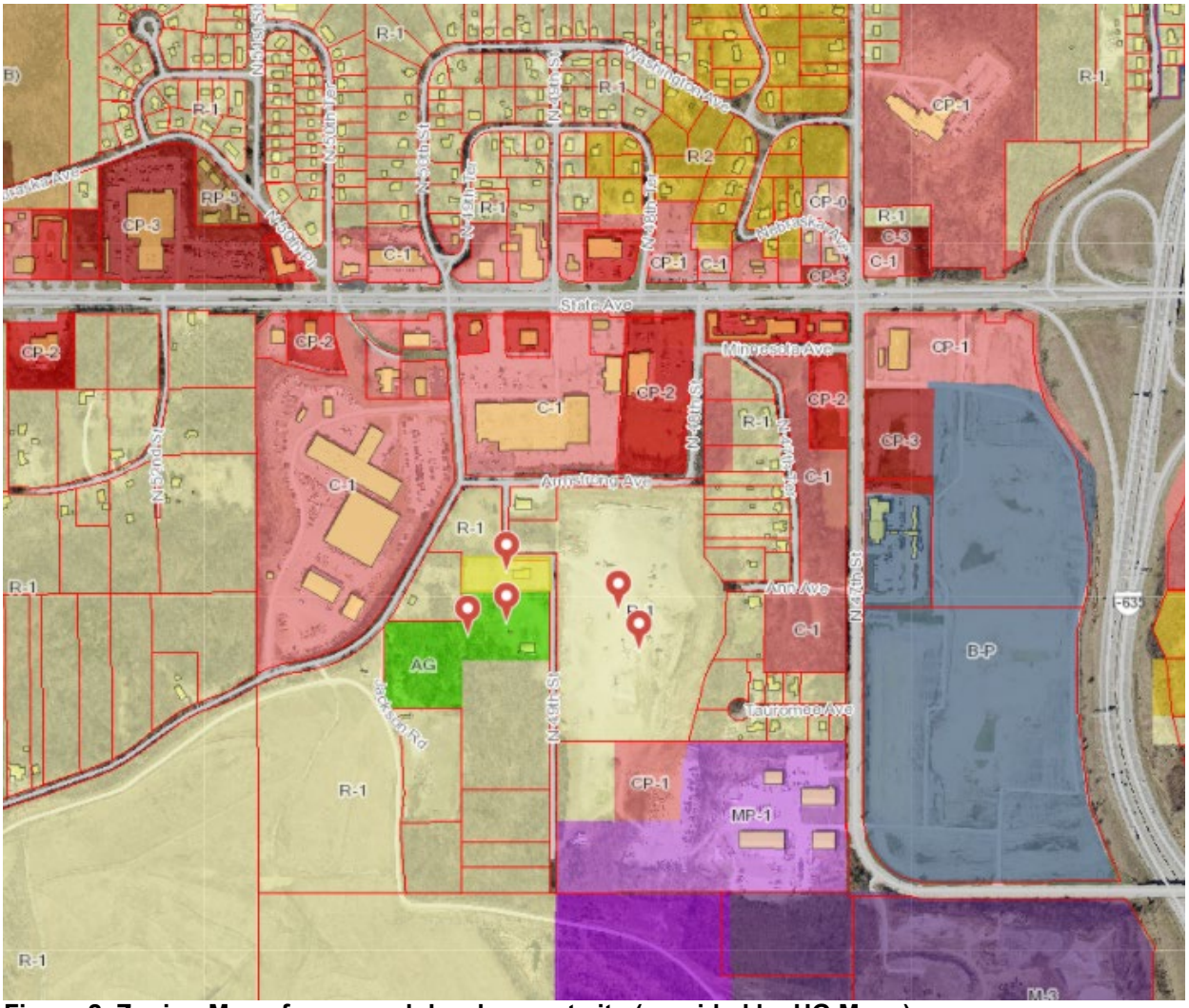


Figure 2. Zoning Map of proposed development site (provided by UG Maps).

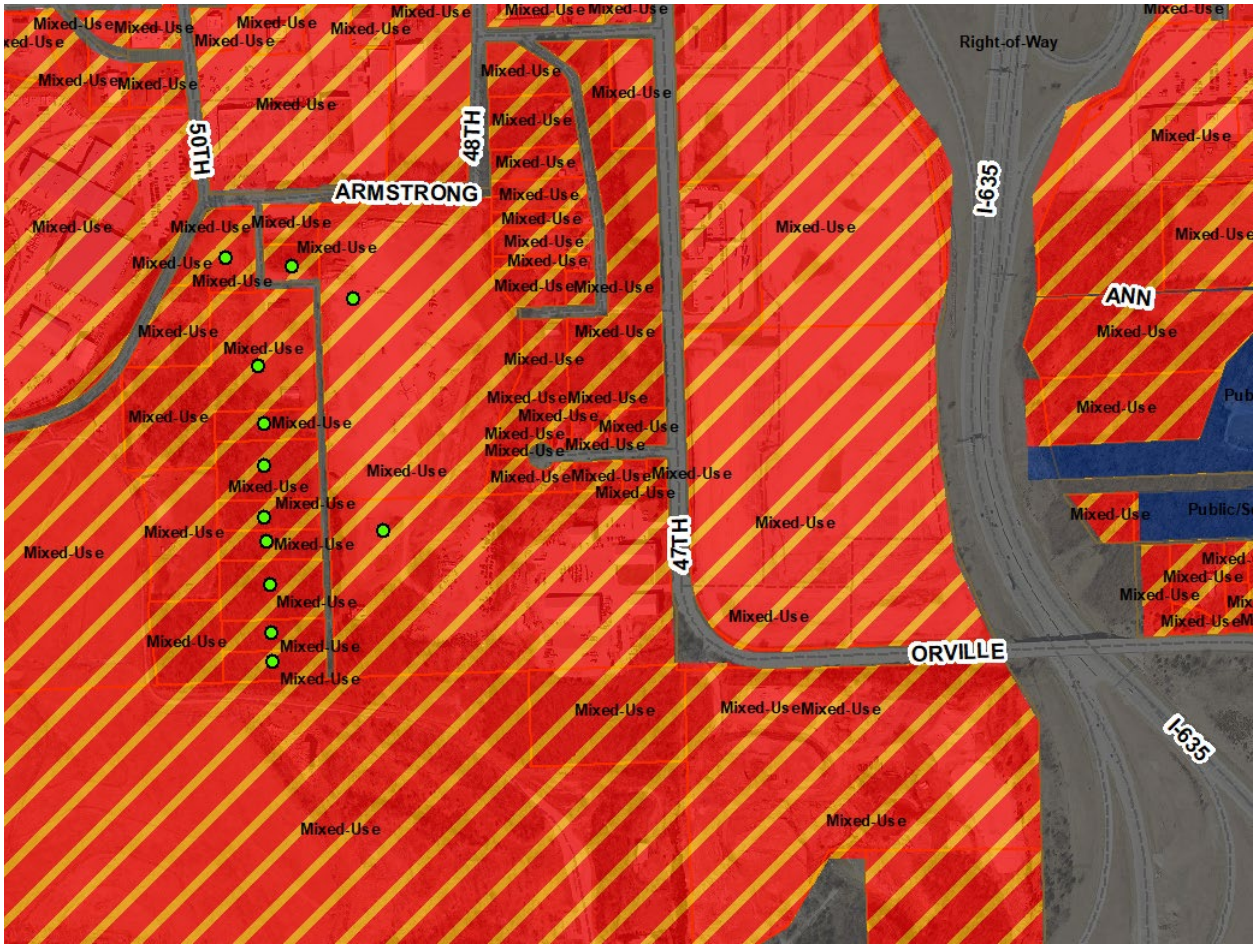


Figure 3. City-Wide Master Plan Land Use Map of proposed development site (provided by ArcMap).

SINCE 1976
Continental
CONSULTING ENGINEERS, INC.

11006 Parallel Parkway
Kansas City, Kansas 66109
9000 State Line Road
Leawood, Kansas 66206
(913) 642-6642
(913) 642-6941 Fax
www.ccengineers.com

June 1, 2021

TO: Tony Sabljak, CFM
Development Review Coordinator
Department of Urban Planning and Land Use
Neighborhood Resource Center
Unified Government of Wyandotte County / Kansas City, Kansas
4953 State Avenue
Kansas City, Kansas 66102

RE: **Tow Lot/Water Pollution Control Building**
(COZ2021-015, PLAT2021-008, MPL2021-004, Preliminary Plan Review)
828 N. 49th Street
City Response Letter

Planning and Urban Design Comments:

General Planning:

1. 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. Understood.
2. If the property is sold in the future, a deed restriction shall be placed on property restricting the site for a tow lot and office related activities, as MP-3 allows the most intensive, noxious, odorous industrial uses in the zoningcode. Understood.
3. North 49th Terrace should be vacated from Armstrong Avenue south, so the Unified Government does not have to maintain the street. Grace Temple Baptist Church will obtain half of the street and can continue to use the west side of the site as parking and access. Understood.
4. Continue the public sidewalk north from the main entrance to the intersection of 50th Street and Armstrong Avenue and continue to State Avenue. The project will add sidewalk along the property frontage of Muncie Drive from the main entrance to the intersection with Armstrong Avenue. The U.G. Building and Logistics and Water Pollution Control Departments do not have sufficient funds to extend the sidewalk to State Avenue.
5. Truck traffic on Muncie Drive should be restricted. Additional signage shall be posted. Coordination with truck drivers to the distribution center is required. The existing Muncie drive experiences little traffic; the primary user of this route is the U.G. Fleet Center, which includes all types and sizes of vehicles. Likewise, this facility is conveniently located with

ease of access to I-70 via Muncie Drive so that both towed vehicles and Water Pollution Control vehicles can use Muncie Drive. We request the truck traffic restriction be removed from the Staff Report.

6. Staff recommends retrofitting solar arrays on the building's rooftops in the future. Solar collectors shall not extend more than three (3) feet above the highest point of the roof. The UG Building & Logistics and Water Pollution Control Departments do not have sufficient funds to provide additional structural support and for future Solar collectors.
7. Per Building Inspection Department:
   a. Caution is advised as part of this property may have been a prior fill site.
      Acknowledged and note that geotechnical investigation has been completed and has specified recommendations unique to the site conditions.
8. Per Business Licensing Division:
   a. If approved, tenants will need to file and maintain a current occupation tax application.
      Understood, but may not be applicable for U.G. operations.

Building Architecture:

1. Downspouts shall be internalized.
   Tow Lot/CSI Building: The Tow Lot/CSI Building plans to incorporate interior roof drains.

   Water Pollution Control Building: Due to the function of the Water Pollution Control Building, the most cost efficient structural system for large bay spacing is a pre-engineered metal building system. With this type of system, the roof is sloped to the eaves where the water is collected and drained by exterior gutters and downspouts. In order to make them less obtrusive, they will be finished to match the building/roof.

   The Water Pollution Control Building elevations, as currently shown, have roofs on the buildings slope in two directions. Since the time of the submission, there have been additional discussions with a metal building designer and we are exploring sloping the roofs on the portions of the building that form the "courtyard", in one direction with the high side on the "courtyard" side. This is being done to help control overall project costs in order to meet the functional requirements of the user for the building.

   Alternate Building Elevations are attached to this resubmission to illustrate what is being considered in the pricing of the building in terms of an alternate roof slope.

Landscaping and Screening:

1. Barbed wire fencing shall be oriented inwards toward the property rather than out towards the public right-of-way or adjacent residential uses. Understood.
2. The fencing along north edge of Lot 2, south of the main entry drive shall be changed to an architectural screen fence as to screen any outside storage outside the Water Pollution Control Building from Muncie Drive. The architectural screen fence shall continue east and connect to the KCKPD CSI Lot. The Water Pollution Control staff prefers to not have a screen fence along the private drive passing in front of their facility. The screen fence is expensive and would like to use the funds around the perimeter of the site bordering residential properties and public roadways.

3. Protect existing ridge lines and vegetation within the development to further assist in screening the development from Muncie Drive, Armstrong Avenue, and the residents to the east, in addition to preserving existing trees stands and underlying vegetation on site. The vegetation that runs along Armstrong Avenue shall screen the evidence lot from public view. The tree stand along the east property line shall be preserved to screen the residences from the KCKPD evidence and tow lots. This will help save money on future landscaping by not having to plant, irrigate and maintain new trees due to the removal of existing old growth trees during the land disturbance and grading process. Understood, the tree lines noted along Armstrong and to the East are shown to remain on the plans. The property is very hilly to the West and grading of catch-slopes requires disturbance of native grade as shown on the submitted grading plan. Additional notes will be placed on the construction documents that clearly show limits of disturbance and require that these limits be field staked.
4. The areas around detention basin A and B shall be redesigned to include reforesting areas that were lost due to grubbing and grading, minimize grading, and preserve existing tree stands. The property is very hilly on the South and West sides, so grading of catch-slopes requires disturbance of native grade as shown on the submitted grading plan. Additional notes will be placed on the construction documents that clearly show limits of disturbance and require that these limits be field staked. Detention Basin A will likely reduce in size with the final design, but due to the V-shape of the property's valley, the shrink will be from the North end of the basin. Detention Basin B is proposed, as shown, excavated into the existing construction material pile and the entire eastern slope flattened to a maintainable 3:1 slope. No existing vegetation will be impacted by construction of Basin B. The project funding can support reseeding with turf reinforcement mat to protect the slopes from erosion.
5. The open area west of Lot 2 (Water Pollution Control Service Center) between Hilltop Saddle Club and the single-family home, preserve in perpetuity as open space. Reforest the area, minimize the grading and redesign to preserve the tree stand. The perimeter of this portion of the property can have minimal disturbance to maintain an existing tree buffer. The Water Pollution Control staff would like to include future expansion flexibility for training while maintaining the existing tree buffer.
6. Provide cross sections of the overall site from Muncie Drive, Armstrong Avenue, and the residences to the east. No building, CSI/tow lot storage or employee parking shall be visible from the perimeter of the development as the adjacently zoned properties are predominately R-1 Single Family Districts. Sight sections have been provided in the response package. The buildings are designed to address the function of the Water Pollution Control Services Center requiring the 25' high roof line at its peak. The Tow Lot building is designed to meet the U.G.'s design requirements and visibility to the public is important for customers to find the building entry. The employee parking will have landscape to screen the vehicles while still allowing safe access.
7. Enhance the street tree and landscape buffer between Armstrong Avenue and the KCKPD CSI Lot architectural screen fence. Understood.
8. Sec. 27-469(g) Trees are required at not less than one (1) per 10,000 square feet of site area. Six (6) foot high architectural screening in combination with a buffer area is to be provided alongside and rear property lines common to or across an alley from residentially zoned property. The architectural screen can either be fencing or landscaping. The fence may be comprised of wood or metal paneling with masonry columns every thirty-two (32) feet on center.

   The site for the proposed development is 37.25 acres, 162 trees are required based on acreage and exclusive of the street tree and parking lot island tree requirements for the lots zoned MP-3 Planned Heavy Industrial District. Understood.

9. All overstory trees shall be at least two (2) inch caliper when planted. All ornamental trees shall be at least two (2) inch caliper when planted. All evergreens shall be at least six (6) feet when planted. All shrubs shall be five (5) gallons when planted. Understood.
10. All landscaping shall be irrigated. Understood.
11. Landscaping is required to screen all parking areas and service entries. This includes perimeter parking and the trash enclosure.
    a. All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times. Understood. The trash receptacles for the Water Pollution Control Facility will be located inside the screen fenced area. The Tow Lot Trash enclosure is located off the main entry road to prevent allowing a trash truck from accessing secured areas of the Tow Lot facility. Details for all trash enclosures are included in the original submission package.
12. BPU transformer pad shall be completely screened on three (3) sides with 6-foot junipers setback (3) feet from the pad and ten (10) feet from the door opening. Additionally, if the transformer doors open towards the parking lot, the 10-foot setback is established in the parking lot, therefore the gate/enclosure shall be constructed in front of the transformer. . Understood. Many of the above-ground utility items will be located behind the screen fence in lieu of having adjacent landscape screening.
13. All utility connections, this includes green electrical boxes and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building. Rooftop mechanical equipment shall be screened from public view by an architectural screen (not perforated). Understood. Many of the above-ground utility items will be located behind the screen fence in lieu of having adjacent landscape screening.
14. Mechanical equipment or other utilities whether on the ground or mounted on the building shall be screened from public view. The screening shall either be dense landscaping with a minimum of six-foot (6) evergreens or an architectural wall constructed from the same materials as the main building. Understood.
15. Sec. 27-699(b)(9) Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged as 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. Understood. The lighting specified and photometrics shown on the documents show how this stipulation will be met.
16. All lighting whether mounted on the building or installed in the parking lot shall have 90-degree cutoff fixtures. Understood. The lighting specified and shown on the documents are 90-degree cutoff fixtures.

Signage:

1. Shall comply with the sign code. Understood.

Construction:

1. Hours of operation for construction shall be during daylight hours. Exceptions shall be made for small-scale after-hours deliveries and equipment maintenance, interior construction within the enclosed building, and construction worker access to the site. Occasional large-scale construction operations may be required to occur after hours, such as concrete or asphalt placements and site grading operations due to weather conditions and suitable temperatures. Contractor/Developer shall provide 24-hour advance notice to the Unified Government Planning & Urban Design office of any large-scale after-hours operations. Understood.
2. No heavy, construction truck traffic other than employee parking traffic (i.e., restrict) off Muncie Drive. Please see General Comment #5's response related to the intention to utilize Muncie Drive for all traffic to the site. It has not been determined how construction traffic will enter/exit this site and may well be via 49th Terrace.
3. Dust/dirt, trash, noise, vibration, glare must be minimized to not be intrusive to the single-family residences that border the site to the east and west. Understood.

Planning Engineering Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:
   1) Detailed engineering comments are made by separate technical review of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments. Responses were made to the engineering comments and resubmitted on May 20, 2021.
   2) The County Surveyor makes separate technical review of the plat documents and submits comments directly to the preparer of the plat. Provide revised plat documents in accordance with County Surveyor comments. We have received no comments at this time related to the Preliminary Plat.
   3) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition. Understood.

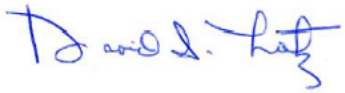
B) Items that are conditions of approval:
   1) None

C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
   1) None

If any further information is required at this time, please let us know?

Sincerely,

Continental Consulting Engineers, Inc.



David S. Lotz, P.E.
Senior Civil Engineer

dl@ccengineers.com

Enclosures: Sight-line Sections from Perimeter of the Site
Alternate Building Elevation Drawings for Water Pollution Control Facility

Cc: John Kelly, Unified Government, Building and Logistics
Kevin Swearengin, Unified Government, Water Pollution Control Division
Peter Ho, CBC Real Estate Group

Neighborhood Meeting Minutes

Petition # COZ2021-015, MPL2021-004 and PLAT2021-008 - 828 North 49th Street

Date: June 1, 2021

Location: Virtual Zoom Meeting

Meeting called to order at: 6:00 p.m.

Names of people in attendance:

1. Peter Ho, CBC Real Estate Group
2. David Lotz, P.E., Continental Consulting Engineers
3. Philip D. Gibbs, Jr. , P.E., Continental Consulting Engineers
4. Pastor Bill Mitchell, Grace Temple Baptist Church, 4900 Armstrong Ave, Kansas City, Kansas 66102
5. Marlon Mitchell, Grace Temple Baptist Church, 4900 Armstrong Ave, Kansas City, Kansas 66102

Presentation by David Lotz:

We have filed an application for Rezoning, Master Plan Amendment and a Preliminary Development plan to construct two buildings for the Unified Government, one for tow lot/CSI operations within the City/County, and one for Water Pollution Control. The building for the tow lot/CSI operations will likely be a phase construction. The building for Water Pollution Control is currently planned as a single phase of construction.

Tow Lot/CSI building

Currently cars towed within the City/County are towed to private lots. With opening of this new approximately 15,000 SF facility, cars will be towed to the City/County owned facility. The building and associated parking for Tow lot/CSI operations with serve two functions, (1) tow vehicles that have been ticketed or abandoned, or (2) tow vehicles that have been involved in a crime. Separate parking lots are provided adjacent to the Tow Lot building to store these vehicles. A third parking lot with 31 vehicle spaces has been provided to the west of the Tow Lot/CSI building for employees and daily visitors who will pay their fines and pick up their vehicles.

The Tow Lot/CSI building is open 24 hours a day to tow truck drivers to receive vehicles that are towed. It is anticipated that this building will be open to the general public during the hours of 8-5, M-F to receive visitors who are paying their fines and picking up their vehicles although Saturday operations could be a possibility. Cars that have not been picked up within approximately 30 – 45 days will be put up for auction and sold. It is anticipated that auctions will occur once a month on Saturdays.

The two large parking lots will be encompassed with an 8' high privacy fence and landscaping to prevent visibility of vehicles stored within the facility. Only Landscaping will be provided adjacent to the visitor/employee parking lot.

Water Pollution Control building

The Water Pollution Control Building is an approximately 65,000 SF building to be built to the south of the new site access road. The building will contain offices for Water Pollution Control employees and will be used for the interior storage of City/County Vehicles. On occasion, employee training will occur exterior to the building. Employee parking will be to the north and east of the building. An 8' high privacy fence and landscaping will be along the perimeter of the Water Pollution Control Parking and Paved areas when adjacent to residential.

General Site Commentary

Access to the proposed development site will be fully off Muncie Drive to the west. Access to the church will continue to be off Armstrong/vacated 49th Terrace. The right-of-way for 49th Terrace will be vacated from Armstrong South. One-half the right-of-way adjacent to Grace Temple Baptist Church will revert to the church and the other half would revert to the UG. The exact details of the street vacation have not yet been worked out.

The floor was opened to questions/comments.

Pastor Bill Mitchell indicated that Church services are generally on Sundays with limited traffic weekday. He felt like the project would not have much effect on the way the church operates.

Pastor Bill Mitchell asked if the Church would be asked to relocate? **Peter Ho** indicated that the UG will not ask the church to relocate in association with this project.

Pastor Bill Mitchell indicated that the church is currently operating with a septic tank/field. He asked if their current septic system will be impacted and asked if the UG require the Church to tie into the new Sanitary Lines? **David Lotz** indicated that the UG will install new Sanitary Sewer lines to service their own buildings and will likely not require the Church to connect into the new Sanitary sewer in the immediate future. If the Church choose to connect to the Sanitary Sewer, the system has capacity to service the church. Cost to connect the existing church sewer line would likely be the responsibility of the Church.

Pastor Bill Mitchell asked if there would be any emergency vehicle noise? The **UG Consultant team** responded that there would be no emergency noise unless there was an actual accident on site.

Pastor Bill Mitchell asked if the tow lots will be like a junk yard causing rodents? The **UG Consultant team** responded that vehicles in the general tow lot would be there from 1 to 90 days depending on whether they were picked up by the owner or auctioned off. They further indicated that vehicles in the Police tow lot could be there as long as several years as they were needed for crime investigation. Generally the vehicles should be placed systematically such that there is nothing inviting to a rodent.

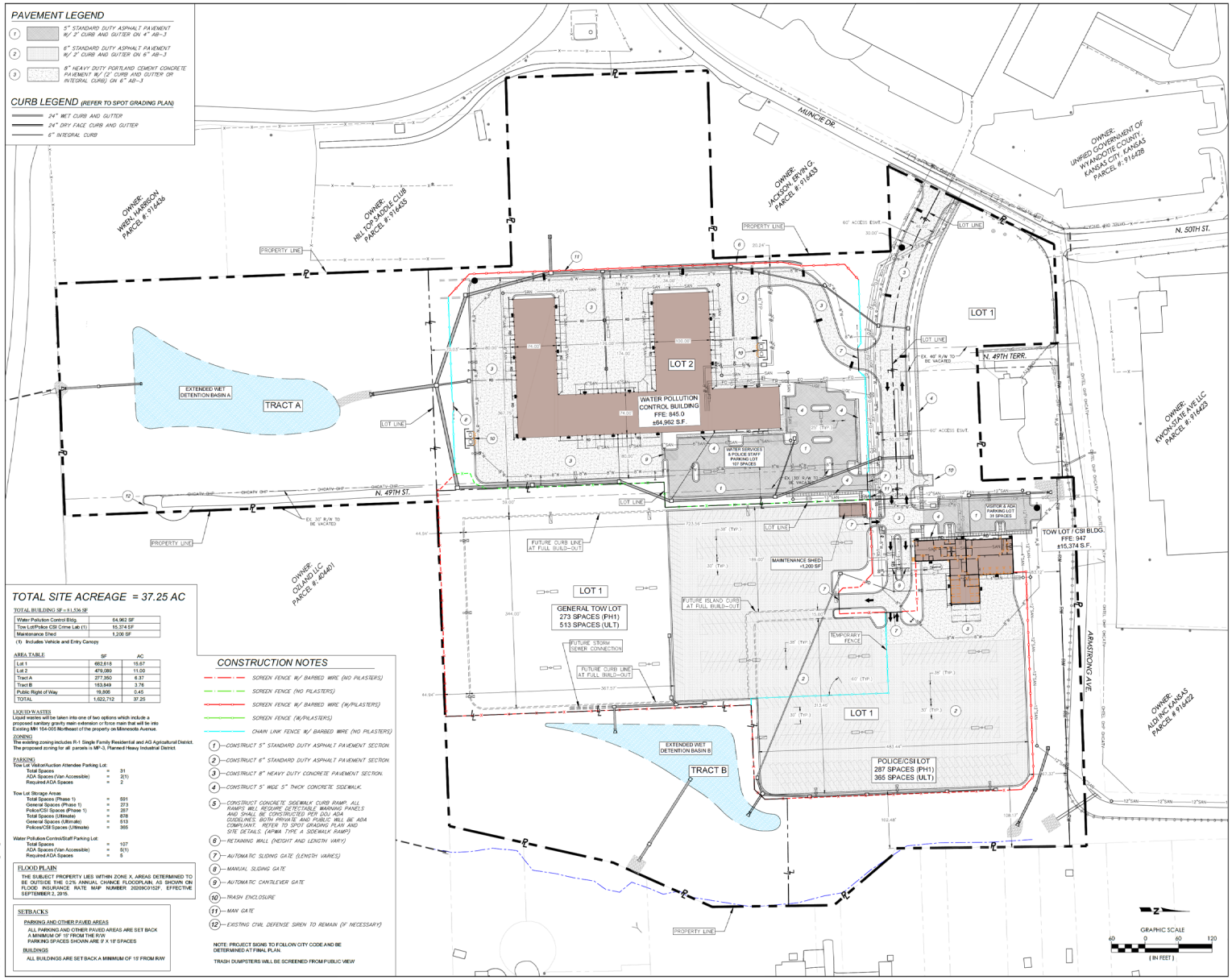
Pastor Bill Mitchell asked when construction might commence? **Peter Ho** indicated that the soonest construction should start is around September of this year with a 12/13 month construction time frame ending in September/October 2021/2022.

The **UG Consultant team** indicated that Trees would be preserved to the greatest extent possible. There were no specific questions on Landscaping following a general review of the landscaping plan.

The Rezoning, Master Plan Amendment, and Preliminary Plan will be heard at the Planning Commission on Monday, June 14, 2021.

Meeting adjourned at: 6:58 p.m.

Minutes taken by: David S. Lotz, P.E.



TOTAL SITE ACREAGE = 37.25 AC

TOTAL BUILDING SF = 81,536 SF

Water Pollution Control Bldg.	64,962 SF
Tow Lot/Police CSI Crime Lab (1)	15,374 SF
Maintenance Shed	1,200 SF

(1) Includes Vehicle and Entry Canopy

AREA TABLE

	SF	AC
Lot 1	682,818	15.67
Lot 2	479,089	11.00
Tract A	277,350	6.37
Tract B	163,849	3.76
Public Right of Way	19,806	0.45
TOTAL	1,622,712	37.25

LIQUID WASTES
Liquid wastes will be taken into one of two options which include a proposed sanitary gravity main extension or force main that will tie into Existing MH 164-005 Northeast of the property on Minnesota Avenue.

ZONING
The existing zoning includes R-1 Single Family Residential and AG Agricultural District. The proposed zoning for all parcels is MP-3, Planned Heavy Industrial District.

PARKING
Tow Lot Visitor/Auction Attendee Parking Lot:
Total Spaces = 31
ADA Spaces (Van Accessible) = 2(1)
Required ADA Spaces = 2

Tow Lot Storage Areas
Total Spaces (Phase 1) = 591
General Spaces (Phase 1) = 273
Police/CSI Spaces (Phase 1) = 287
Total Spaces (Ultimate) = 878
General Spaces (Ultimate) = 513
Police/CSI Spaces (Ultimate) = 365

Water Pollution Control/Staff Parking Lot:
Total Spaces = 107
ADA Spaces (Van Accessible) = 5(1)
Required ADA Spaces = 5

FLOOD PLAIN
THE SUBJECT PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 20209C0152F, EFFECTIVE SEPTEMBER 2, 2015.

SETBACKS
PARKING AND OTHER PAVED AREAS
ALL PARKING AND OTHER PAVED AREAS ARE SET BACK A MINIMUM OF 15' FROM THE R/W.
PARKING SPACES SHOWN ARE 9' X 18' SPACES
BUILDINGS
ALL BUILDINGS ARE SET BACK A MINIMUM OF 15' FROM R/W

CONSTRUCTION NOTES

- SCREEN FENCE W/ BARBED WIRE (NO PILASTERS)
- SCREEN FENCE (NO PILASTERS)
- SCREEN FENCE W/ BARBED WIRE (W/PILASTERS)
- SCREEN FENCE (W/PILASTERS)
- CHAIN LINK FENCE W/ BARBED WIRE (NO PILASTERS)

1. CONSTRUCT 5" STANDARD DUTY ASPHALT PAVEMENT SECTION.
2. CONSTRUCT 6" STANDARD DUTY ASPHALT PAVEMENT SECTION.
3. CONSTRUCT 8" HEAVY DUTY CONCRETE PAVEMENT SECTION.
4. CONSTRUCT 5' WIDE 5" THICK CONCRETE SIDEWALK.
5. CONSTRUCT CONCRETE SIDEWALK CURB RAMP. ALL RAMPS WILL REQUIRE DETECTABLE WARNING PANELS AND SHALL BE CONSTRUCTED PER DOJ ADA GUIDELINES (BOTH PRIVATE AND PUBLIC WILL BE ADA COMPLIANT. REFER TO SPOT GRADING PLAN AND SITE DETAILS. (APWA TYPE A SIDEWALK RAMP)
6. RETAINING WALL (HEIGHT AND LENGTH VARY)
7. AUTOMATIC SLIDING GATE (LENGTH VARIES)
8. MANUAL SLIDING GATE
9. AUTOMATIC CANTILEVER GATE
10. TRASH ENCLOSURE
11. MAN GATE
12. EXISTING CIVIL DEFENSE SIREN TO REMAIN (IF NECESSARY)

NOTE: PROJECT SIGNS TO FOLLOW CITY CODE AND BE DETERMINED AT FINAL PLAN.

TRASH DUMPSTERS WILL BE SCREENED FROM PUBLIC VIEW

P:\UNIFIED GOVERNMENT\ARMSTRONG AVE\CIVIL SET\PRELIMINARY SITE PLAN\PRELIMINARY SITE PLAN.dwg - 4/30/2021 8:53:18 AM - ewall

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11080 PARALLEL PARKWAY KANSAS CITY, KANSAS 66109
TEL: (913) 642-6642 FAX (913) 642-6641 www.ccengineers.com

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811 Know what's below. Call before you dig

Unified Government Public Facilities #1

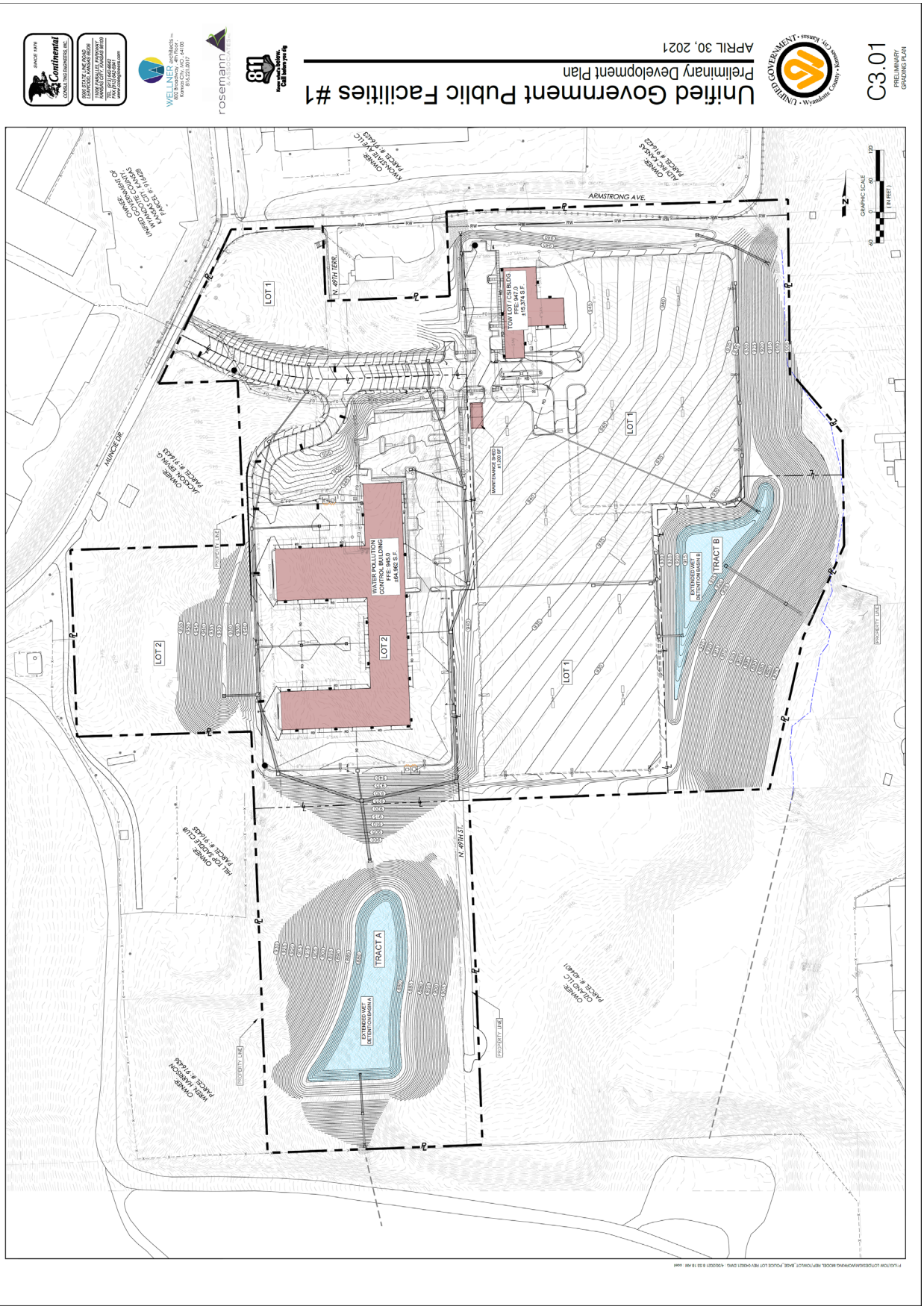
Preliminary Development Plan

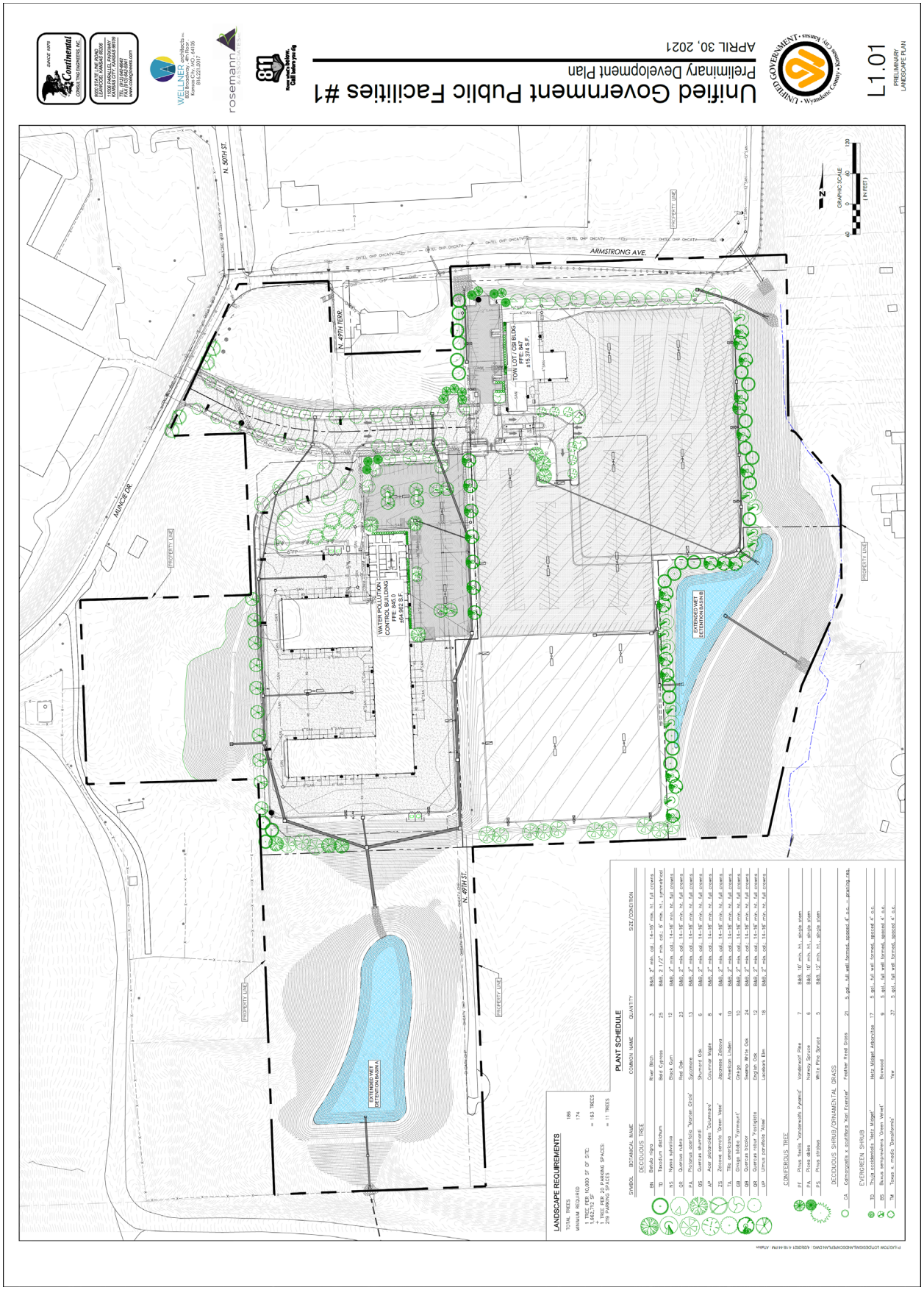
APRIL 30, 2021

UNIFIED GOVERNMENT Wyandotte County • Kansas City, Kansas

C2.01

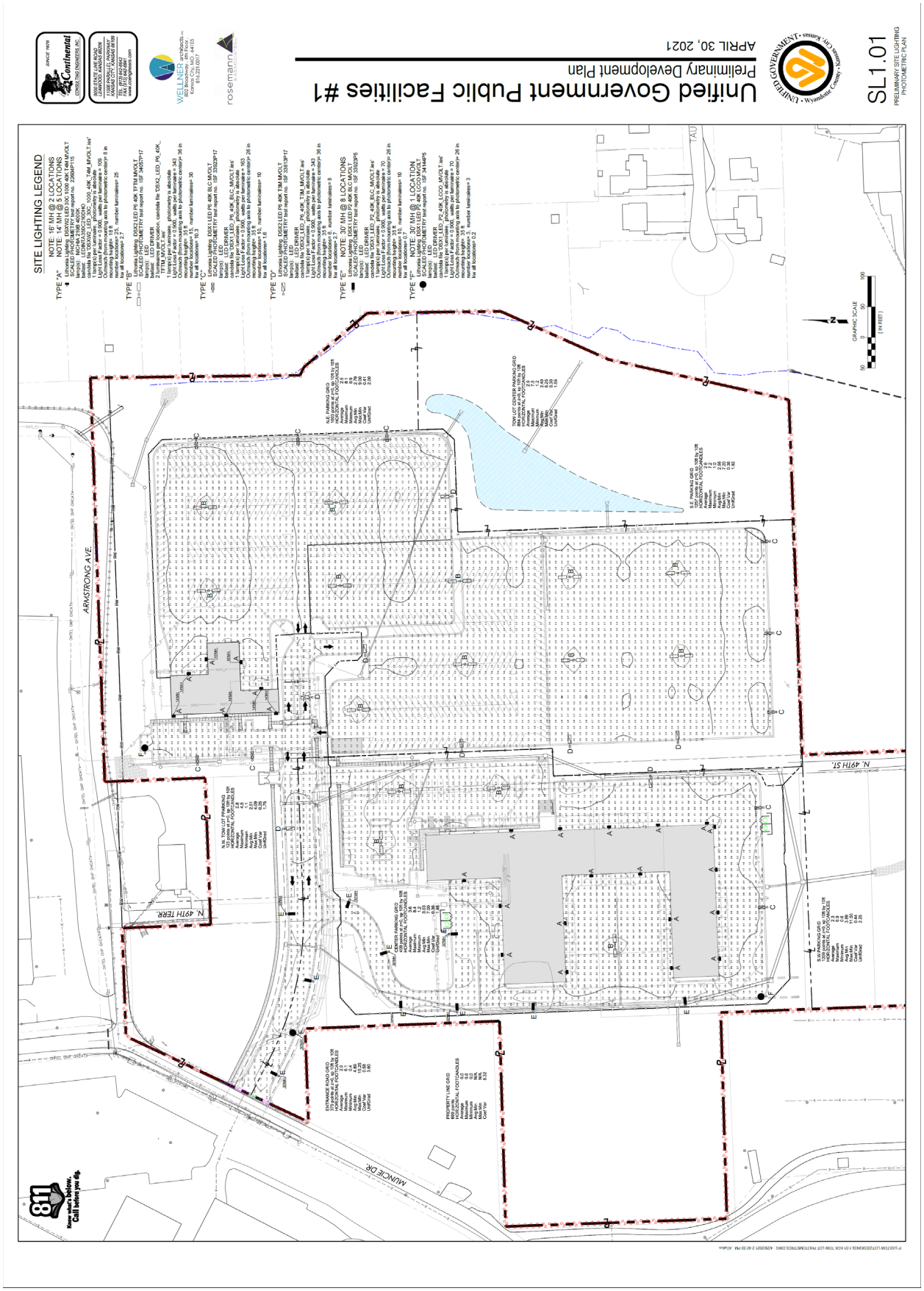
PRELIMINARY SITE PLAN AND PRELIMINARY PLAT


Unified Government Preliminary Development Plan
APRIL 30, 2021
C3.01
PRELIMINARY GRADING PLAN
ARMSTRONG AVE.
N. 49TH TERR.
N. 49th ST.
MUNICIE DR.
LOT 1
LOT 2
TRACT A
TRACT B
EXTENDED WET DETENTION BASIN A
EXTENDED WET DETENTION BASIN B
WATER POLLUTION CONTROL BUILDING
MAINTENANCE SHED
PROPERTY LINE
GRAPHIC SCALE
1 IN = 60 FEET


Unified Government Public Facilities #1
Preliminary Development Plan
APRIL 30, 2021
L1.01
PRELIMINARY LANDSCAPE PLAN
ARMSTRONG AVE.
N. 49TH TERR.
N. 50TH ST.
MUNCIE DR.
N. 49TH ST.
PROPERTY LINE
TOW LOT / CSI BLDG.
FFE: 847
±15,374 S.F.
WATER POLLUTION CONTROL BUILDING
FFE: 845.0
±54,962 S.F.
EXTENDED WET DETENTION BASIN A
EXTENDED WET DETENTION BASIN B
GRAPHIC SCALE
(IN FEET)
LANDSCAPE REQUIREMENTS
TOTAL TREES 186
MINIMUM REQUIRED 174
1 TREE PER 10,000 SF OF SITE: 1,862,712 SF = 163 TREES
1 TREE PER 20 PARKING SPACES: 219 PARKING SPACES = 11 TREES
PLANT SCHEDULE
SYMBOL BOTANICAL NAME COMMON NAME QUANTITY SIZE/CONDITION
DECIDUOUS TREE
BN Betula nigra River Birch 3 B&B, 2" min. cal., 14-16' min. ht., full crowns
TD Taxodium distichum Bald Cypress 25 B&B, 2 1/2" min. cal., 6" min. ht., symmetrical
NS Nyssa sylvatica Black Gum 12 B&B, 2" min. cal., 14-16' min. ht., full crowns
QR Quercus rubra Red Oak 23 B&B, 2" min. cal., 14-16' min. ht., full crowns
PA Platanus acerifolia "Morton Circle" Sycamore 13 B&B, 2" min. cal., 14-16' min. ht., full crowns
QS Quercus shumardi Shumard Oak 6 B&B, 2" min. cal., 14-16' min. ht., full crowns
AP Acer platanoides "Columnare" Columnar Maple 8 B&B, 2" min. cal., 14-16' min. ht., full crowns
ZS Zelcova serrata "Green Vase" Japanese Zelcova 4 B&B, 2" min. cal., 14-16' min. ht., full crowns
TA Tilia americana American Linden 10 B&B, 2" min. cal., 14-16' min. ht., full crowns
GB Gingo biloba "Fairmount" Gingo 10 B&B, 2" min. cal., 14-16' min. ht., full crowns
QB Quercus bicolor Swamp White Oak 24 B&B, 2" min. cal., 14-16' min. ht., full crowns
QR Quercus robur "Fastigiata" English Oak 12 B&B, 2" min. cal., 14-16' min. ht., full crowns
UP Ulmus parvifolia "Allee" Lacebark Elm 18 B&B, 2" min. cal., 14-16' min. ht., full crowns
CONIFEROUS TREE
PF Pinus fissilis "Vanderwolf's Pyramid" Vanderwolf Pine 7 B&B, 10' min. ht., single stem
PA Picea abies Norway Spruce 6 B&B, 10' min. ht., single stem
PS Pinus strobus White Pine Spruce 5 B&B, 12' min. ht., single stem
DECIDUOUS SHRUB/ORNAMENTAL GRASS
CA Calmagrostis x acutiflora "Karl Foerster" Feather Reed Grass 21 5 gal., full well formed, spaced 4' o.c. – pruning req.
EVERGREEN SHRUB
TO Thuja occidentalis "Hetz Midget" Hetz Midget Arborvitae 17 5 gal., full well formed, spaced 4' o.c.
BS Buxus sempervirens "Green Velvet" Boxwood 9 5 gal., full well formed, spaced 4' o.c.
TM Taxus x. media "Densiformis" Yew 37 5 gal., full well formed, spaced 4' o.c.

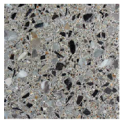
Unified Government Public Facilities #1
Preliminary Development Plan
APRIL 30, 2021
L2.01
PRELIMINARY
SIGHTLINE SECTIONS
SECTION 1
SECTION 2
SECTION 3
SECTION 4
WATER POLLUTION CONTROL BUILDING
EXISTING TREES TO REMAIN
SCREEN FENCE
MUNCIE DR.
GRAPHIC SCALE
(IN FEET)

Unified Government Public Facilities #1
Preliminary Development Plan
APRIL 30, 2021
L2.02
PRELIMINARY
SIGHTLINE SECTIONS
SECTION 1
SECTION 2
SECTION 3
SECTION 4
CHURCH
4900
SCREEN FENCE
EXISTING TREES TO REMAIN
TAKEN FROM 1.6' OFF GROUND
GRAPHIC SCALE
(IN FEET)

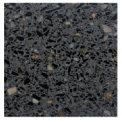

Unified Government Public Facilities #1
Preliminary Development Plan
APRIL 30, 2021
SL1.01
PRELIMINARY SITE LIGHTING PHOTOMETRIC PLAN
SITE LIGHTING LEGEND
ARMSTRONG AVE.
N. 49TH ST.
N. 49TH TERR.
MUNCIE DR.
GRAPHIC SCALE
(IN FEET)

PRELIMINARY DESIGN PLAN FINISH LEGEND	
AL-1	THERMALLY BROKEN, DARK BRONZE, ALIUMNINUM STOREFRONT WINDOWS WITH INSULATING GLAZING
LT-1	LIGHT, LITHONIA DSXW2
LT-2	LIGHT, RECESSED LED
LT-3	LIGHT, RECESSED LED
MA-1	12" X 24" BURNISHED FACE CMU VENEER, FIELD COLOR IN LIGHTER WARM GREY. BANDS OF SPLIT FACE FIELD COLOR MAY BE ESTABLISHED TO REINFORCE HORIZONTALITY OF BUILDING
MA-2	12" X 24" COMBINATION SPLIT FACE AND BURNISHED FACE CMU VENEER IN DARKER GREY.
MT-1	16" X 36" FLAT, SHIGLE-STYLE (CONCEALED CLIP), PREFINISHED METAL WALL PANEL IN PATINA GREEN
MT-2	PRE-FINISHED SHEET METAL IN A MEDIUM TONE GREY
MT-3	PRE-FINIHSED SHEET METAL IN DARK BRONZE
PT-2	PAINT TO MATCH METAL MT-2 MEDIUM TONE GRAY
PT-3	PAINT TO MATCH METAL MT-3 DARK BRONZE

MA-1



MA-2



MA-2 TEXTURE

MT-1 STYLE

MT-1

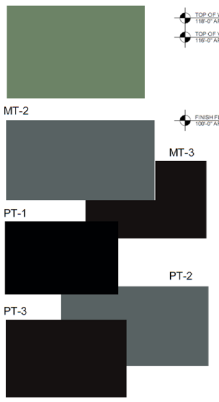
MT-2

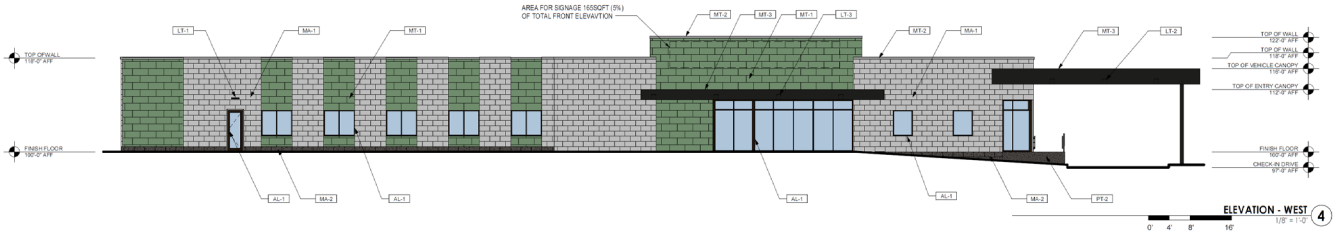
MT-3

PT-1

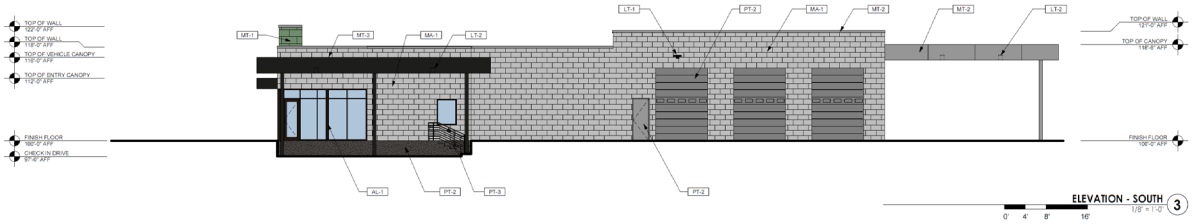
PT-2

PT-3

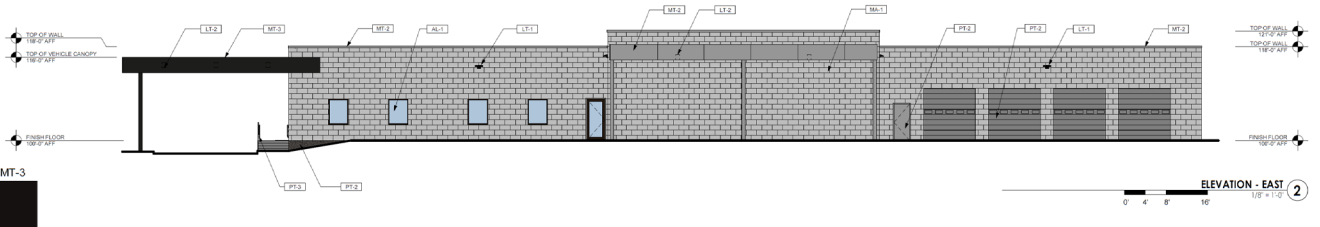




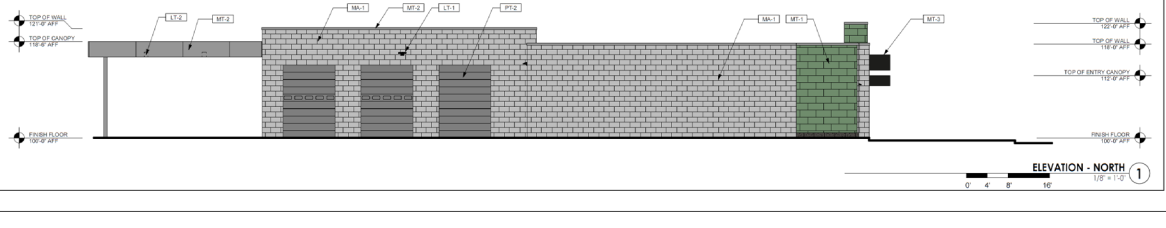
ELEVATION - WEST 4
1/8" = 1'-0"
0' 4' 8' 16'



ELEVATION - SOUTH 3
1/8" = 1'-0"
0' 4' 8' 16'



ELEVATION - EAST 2
1/8" = 1'-0"
0' 4' 8' 16'



ELEVATION - NORTH 1
1/8" = 1'-0"
0' 4' 8' 16'

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Unified Government Public Facilities #1

Preliminary Development Plan - Review

April 30, 2021

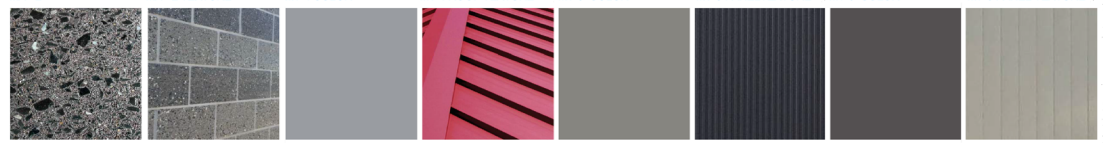
UNIFIED GOVERNMENT Wyandotte County • Kansas City, Kansas

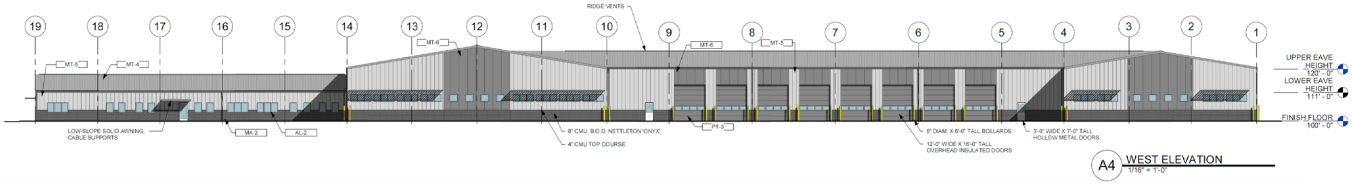
A-102

EXTERIOR ELEVATIONS

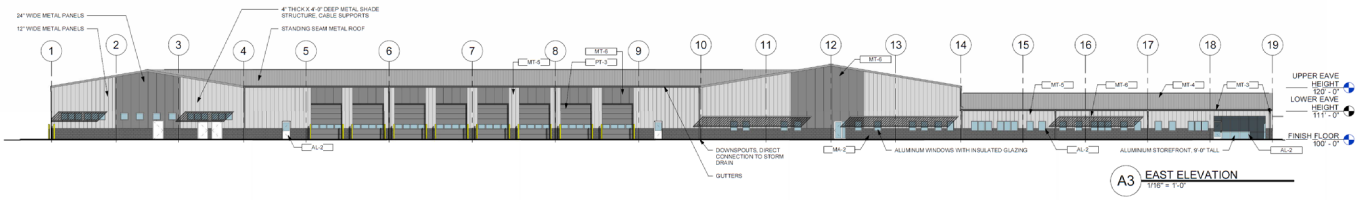
MATERIAL LEGEND	
AL-2	THERMALLY BROKEN, GALVANIZED, ALUMINUM STOREFRONT WINDOWS WITH INSULATING GLAZING
MA-2	12" X 24" COMBINATION SPLIT FACE AND BURNISHED FACE CMU VENEER IN DARKER GREY.
MT-3	PRE-FINIHSED SHEET METAL IN DARK BRONZE
MT-4	PRE-FINIHSED SNAP-ON BATTEN SHEET METAL "CRAFTSMAN" IN TUNDRA
MT-5	PRE-FINIHSED CONCEALED FASTNER SHEET METAL "MASTERLINE 16" IN SLATE GRAY
MT-6	PRE-FINIHSED CONCEALED FASTENER SHEET METAL "FW-120" IN CHARCOAL GRAY
PT-3	HEAVY-DUTY TERMAL SECTIONAL OVERHEAD DOOR AND HOLLOW METAL DOOR AND FRAME IN MEDIUM GREY

MA - 2 | MA - 2 TEXTURE | MT-4 COLOR | MT-4 ROOF TEXTURE | MT-5 COLOR | MT-5 PANELTEXTURE | MT-6 COLOR | MT-6 PANEL TEXTURE



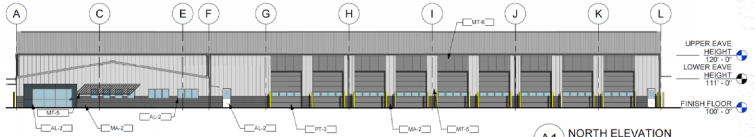


A4 WEST ELEVATION 1/16" = 1'-0"

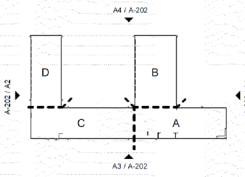


A3 EAST ELEVATION 1/16" = 1'-0"

A2 SOUTH ELEVATION 1/16" = 1'-0"



A1 NORTH ELEVATION 1/16" = 1'-0"



KEYPLAN

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Unified Government Public Facilities #1

Preliminary Development Plan

4/30/2021

UNIFIED GOVERNMENT Wyandotte County • Kansas City, Kansas

A-202

ELEVATIONS

MATERIAL LEGEND	
AL-2	THERMALLY BROKEN, GALVANIZED, ALUMINUM STOREFRONT WINDOWS WITH INSULATING GLAZING
MA-2	12" X 24" COMBINATION SPLIT FACE AND BURNISHED FACE CMU VENEER IN DARKER GREY.
MT-3	PRE-FINIHSED SHEET METAL IN DARK BRONZE
MT-4	PRE-FINIHSED SNAP-ON BATTEN SHEET METAL "CRAFTSMAN" IN TUNDRA
MT-5	PRE-FINIHSED CONCEALED FASTNER SHEET METAL "MASTERLINE 16" IN SLATE GRAY
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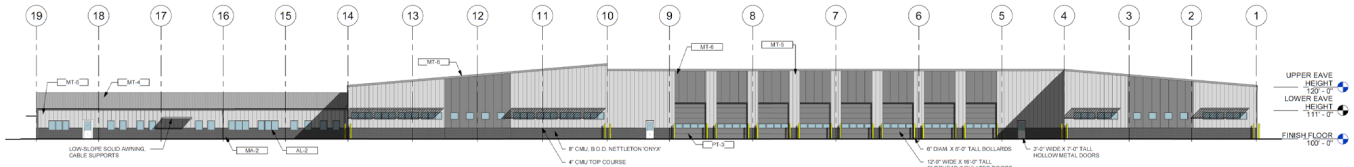
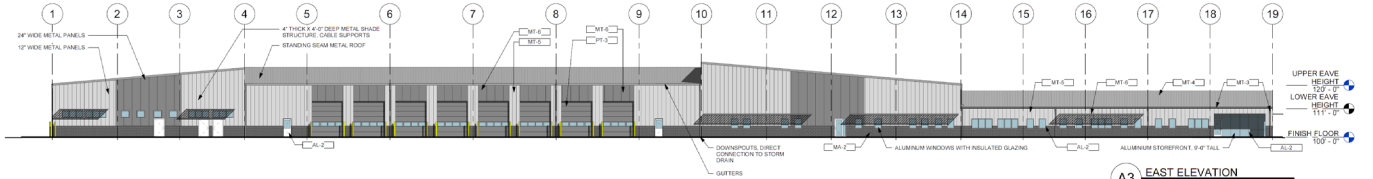
PT-3	HEAVY-DUTY TERMAL SECTIONAL OVERHEAD DOOR AND HOLLOW METAL DOOR AND FRAME IN MEDIUM GREY

MA - 2 | MA - 2 TEXTURE | MT-4 COLOR | MT-4 ROOF TEXTURE | MT-5 COLOR | MT-5 PANELTEXTURE | MT-6 COLOR | MT-6 PANEL TEXTURE

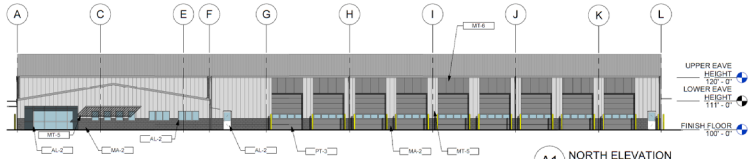


A4 WEST ELEVATION 1/16" = 1'-0"

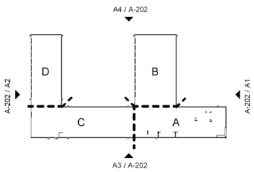


A3 EAST ELEVATION 1/16" = 1'-0"

A2 SOUTH ELEVATION 1/16" = 1'-0"



A1 NORTH ELEVATION 1/16" = 1'-0"



KEYPLAN

SINCE 1976
Continental
CONSULTING ENGINEERS, INC.
9600 STATE LINE ROAD
LEAWOOD, KANSAS 66206
11080 PARALLEL PARKWAY
KANSAS CITY, KANSAS 66109
TEL (913) 642-6642
FAX (913) 642-6641
www.coengineers.com

WELLNER architects inc.
802 Broadway - 4th Floor
Kansas City, MO., 64105
816.221.0017

rosemann & ASSOCIATES, P.C.

Unified Government Public Facilities #1

Preliminary Development Plan

6/01/2021

UNIFIED GOVERNMENT Wyandotte County • Kansas City, Kansas

A-202-ALT

ELEVATIONS

A-202.1-ALT
EXTERIOR ELEVATIONS
Unified Government Public Facilities #1
Preliminary Development Plan
6/01/2021
UNIFIED GOVERNMENT · Wyandotte County · Kansas City, Kansas
Continental
CONSULTING ENGINEERS, INC.
WELLNER associates inc.
rosemann
REFERENCE G-003 FOR GENERAL NOTES
REFERENCE A-200 FOR MATERIAL LEGEND
KEYED ELEVATION NOTES
KEYPLAN
A3 EAST ELEVATION (SOUTH)
A2 EAST ELEVATION (NORTH)
A1 SOUTH WING NORTH ELEVATION
UPPER EAVE HEIGHT 120'-0"
LOWER EAVE HEIGHT 111'-0"
FINISH FLOOR 100'-0"

Unified Government Public Facilities #1
Preliminary Development Plan - Review
April 30, 2021
A-104
3D VIEW

Unified Government Public Facilities #1
Preliminary Development Plan
4/30/2021
A-203
3D VIEW - ENTRY
A2
3D VIEW (NE CORNER)
A1

Figure 4. Site Photograph of North 49th Terrace looking south (provided by Staff).

Figure 5. Site Photograph of the development site looking southeast (provided by Staff).

Figure 6. Site Photograph of the development site looking south (provided by Staff).

Figure 7. Site Photograph of the development site looking southwest (provided by Staff).

Published in the *Wyandotte Echo* _____

RESOLUTION NO. _____

A RESOLUTION ESTABLISHING A MORATORIUM ON THE ENFORCEMENT OF THE PROHIBITION OF MURALS IN RESIDENTIAL DISTRICTS AND SETTING TEMPORARY STANDARDS FOR ENFORCEMENT UNDER CHAPTER 27, ARTICLE VIII, DIVISION 11 OF THE CODE OR ORDINANCES.

WHEREAS, the purpose of the Zoning Code of the Unified Government of Wyandotte County/Kansas City, Kansas is to ensure the stability and continuity of zoning for all properties; and,

WHEREAS, the purpose of Chapter 27, Article VIII, Division 11 of the Code of Ordinances ("Sign Code") is to accommodate the rights of individuals to freedom of speech; to recognize the business community's need for effective, individualized identity and public awareness; to regulate and reduce what otherwise might be confusing and objectionable clutter; to determine placement consistent with traffic safety, by reducing traffic hazards caused by distractions to motorists and impairment of sight lines; to protect property values by enhancing the harmony between residential and commercial uses; to incorporate new technologies for sign design and display; to complement the character of the zoning districts' land uses; to preserve the residential character of residential neighborhoods; to protect property values; to limit administrative burdens; to avoid the creation of nonconformities; to promote equity between businesses and other typical sign users; to implement the comprehensive plan; and to preserve, protect and promote the public health, safety and general welfare; and,

WHEREAS, the Sign Code was developed after a public process involving community input as to the appropriate characteristics of signs in the Unified Government's various neighborhoods; and,

WHEREAS, the Unified Government in the past has inconsistently enforced the Sign Code, specifically as it pertains to the provision of murals in residential districts.

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

1. From the date of passage of this Resolution, the Unified Government will not enforce the presence of pre-existing murals on properties within the following zoning districts or their planned equivalents: A-G, R, R-1, R-1(B), R-2, R-2(B), R-3, R-4, R-5, R-6, R-M, TND T-1, TND T-2, TND T-3, and TND T-4. Pre-existing means fulfilling the requirements of a mural as of the date of the passage of this Resolution. Setbacks shall

continue to be enforced subject to the property line setback as defined by the individual zoning districts.

2. The Unified Government will not allow any applications for murals in districts where murals are not allowed by Table VIII-11-4 through December 31 at 11:59 PM or once a new Zoning Code goes into effect. Chapter 27, Article VIII, Division 11 of the Unified Government Code of Ordinances will be reviewed to ensure continued compatibility and feasible enforceability. This review will consist of the code comparison with peer and neighboring cities, an analysis of current best practices for sign codes, and engagement with the public.

3. The Board of Zoning Appeals shall not grant variances from the Sign Code to allow new murals in residential districts. After such reviews and public outreach has finished, the Board of Commissioners may make amendments, if needed, to the current Sign Code based on several factors, including the conclusions of said reviews and public outreach.

4. The Mayor, the County Administrator, and the Unified Government's other officers, agents, and employees are hereby authorized and directed to take such further action, and execute such other documents, certificates, and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

5. This Resolution shall become effective upon passage by the Unified Government Board of Commissioners and will remain effective until December 31, 2021 at 11:59 PM, or until a new Zoning Code becomes effective, or until a superseding resolution or ordinance becomes effective.

ADOPTED BY THE COMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS
THIS ___ DAY OF _____, 2021.

_____
David Alvey, Mayor/CEO

Attest:

_____
Unified Government Clerk

(First published_____) COZ-0001

ORDINANCE NO._____

AN ORDINANCE rezoning property hereinafter described located at approximately 837 Central Avenue in Kansas City, Kansas, by changing the same from its present zoning of R-1 Single Family District to CP-3 Planned Commercial District.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. It is hereby found and determined that a petition was filed on November 30, 2020, by the owners of property to have the zoning of said property changed from its present zoning of R-1 Single Family District to CP-3 Planned Commercial District.

It is likewise found and determined that the Planning Commission published notice, mailed notices, held public hearing(s), prepared recommendations and followed the procedures provided by law.

Section 2. In compliance with recommendations of the Planning Commission, it is hereby ordained that the zoning of the following described property:

HUSTED PLACE, L19, LESS STREET, Located at approximately 837 Central Avenue, Kansas City, Kansas,

be changed from its present zoning of R-1 Single Family District to CP-3 Planned Commercial District as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. Pursuant to the Code of City Ordinances, Section 27-467, the Governing Body approves the preliminary development plans, incorporated herein by reference, marked as the certified preliminary development plan, and maintained in the Urban Planning and Land Use Department as submitted to the Governing Body and received by the Unified Clerk.

Section 4. The Urban Planning and Land Use Department of Kansas City, Kansas, is hereby ordered and directed to cause such designation to be made on the official District Map of said City in its custody and to show the property herein

described to be now zoned for CP-3 Planned Commercial District. Said District Map, previously incorporated by reference by Section 27-408 of the Code of Ordinances of Kansas City, Kansas, is hereby reincorporated as part of the Zoning Ordinance as amended.

Section 5. This ordinance shall be in full force and effect from and after its passage, approval and publication in the Wyandotte Echo.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS_____ DAY OF_____, 2021.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY,
KANSAS

BY:_____
DAVID ALVEY
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

_____
UNIFIED GOVERNMENT CLERK

(Published _____) SP2021-024

ORDINANCE NO. _____

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.

BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2021-024, commonly known as 6801 State Avenue, Kansas City, Kansas, legally described as:

> Lot 2, Tuner Logistics Center Second Plat, a subdivision in the City of Kansas City, Wyandotte County, Kansas, located at approximately 6801 State Avenue, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for **the Temporary Use of Land for the existing commercial truck driving training facility (amendment of SP-2019-28).**

Section 3. Conditions and Stipulations. The Special Use permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

1. **As the "existing" tree buffer was shown on the Turner Logistics Center Building 4 site plans, but will be removed due to grading, additional trees shall be planted on Apex Institute's property between the parking lot and the south property line to further screen the property from Turner Logistics Center development;**

2. **Maintain existing tree buffer, which may shift the detention basin along the south property line abutting Turner Logistics Center, Building #4 site. After the west property line is graded for the future alignment of 69th Street, trees shall be planted to replace those that were removed during grading;**
3. **Plant street trees along State Avenue and the east property line spacing them in groups of three (3) between 50-60 feet apart and within existing parking lot islands. Six (6) trees will be added along State Avenue and seven (7) trees will be planted along the east property line adjacent to the Salvation Army;**
4. **Hours of operation are from Monday – Friday except for a holiday than on Saturdays with classroom hours from 6:00 AM to 4:00 PM, office is open until 5:00 PM;**
5. **Seven (7) trucks are use with four (4) used for backing training;**
6. **Install a new sidewalk from State Avenue to the main entrance of the business;**
7. **Add trees in existing median, but stay out of the BPU overhead powerline easement;**
8. **Tire disposal shall not occur on the property as stated by the applicant. Services like oil changes, etc. are performed in Kansas City, Missouri and tires are replaced by Midwest Retreaders in North Kansas City, Missouri;**
9. **Site improvements that include land disturbance activity on greater than one (1) acre of surface area of land shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sec.8-610 through Sec.8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;**
10. **Shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, as applicable;**
11. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check made payable to the Unified Treasurer) immediately 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;**
12. **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; and,

13. **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.**

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF _____, 2021.

_____
David Alvey, Mayor/CEO

Attest:

_____
Unified Government Clerk

(Published _____) SP2021-025

ORDINANCE NO. _____

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.

BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2021-025, commonly known as 151 South 18th Street, Suite A, Kansas City, Kansas, legally described as:

> Lot 3, PRESCOTT PLAZA-SECOND PLAT, a subdivision in Kansas City, Wyandotte County, Kansas, according to the recorded plat thereof, located at approximately 151 South 18th Street, Suite A, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit **for continuation of live entertainment in conjunction with restaurant.**

Section 3. Conditions and Stipulations. The Special Use permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

1) **Hours of operation shall be limited to:**
   Sunday 10:00 a.m. – 2:00 a.m.;
   Monday – Wednesday 11:00 a.m.-10:00 p.m.; and,
   Thursday – Saturday 11:00 a.m. – 2:00 a.m.
   DJ's will stop by 11:00 PM on Friday and Saturday.

2) **Doors shall be closed while live entertainment is happening;**
3) **In order to help save energy and reduce sound, the tree should be replaced/planted in the parking island in front of the business;**
4) **Must comply with Unified Government Security Ordinance:**
    a. **Must have at least one (1) security guard stationed at the door at all times that is able to monitor any required parking area. Additional security guards may be required depending on the building capacity;**
    b. **Patrons are not allowed to loiter in their vehicles. If so determined, they will be asked to leave;**
    c. **An I.D. scanner will be used at all times;**
    d. **Patrons will be subject to search upon entry of the facility;**
    e. **One (1) security personnel will be stationed inside the facility and one (1) monitoring all other areas; and,**
    f. **At closing time, all security members will begin from a designated area to move patrons towards the exit and then to their vehicles.**
    g. **At least three (3) or more security personnel are required to fill the roles as described above.**
5) **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;**
6) **Any illumination that results from a live entertainment event shall not be seen or otherwise impact adjacent residential uses;**
7) **If issues arise with adjacent property owners and are brought to the staff's attention during the term, this Special Use Permit can be submitted to the Unified Government Board of Commissioners for revocation;**
8) **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;**
9) **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;**
10) **The Special Use Permit shall be valid for five (5) 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; and,

11) **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.**

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF _____, 2021.

_____
David Alvey, Mayor/CEO

Attest:

_____
Unified Government Clerk

(Published _____) SP2021-030

ORDINANCE NO. _____

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.

BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2021-30, commonly known as 3150 North 91st Street, Kansas City, Kansas, legally described as:

A tract of land in the Southeast Quarter of Section 25, Township 10 South, Range 23 East of the sixth Principal Meridian in Kansas City, Wyandotte County, Kansas, being more particularly described as follows: NOTE: The Bearing System in the following description is oriented to the West line of the Southwest Quarter of said Section 25 being assumed North/South. Commencing at the Southeast corner of the Southeast Quarter of said Section 25; thence North 0 degrees 21 minutes 32 seconds West 656.68 feet along the East line of the Southeast Quarter of said Section 25 and the center line of North 91st Street, as now established; thence South 89 degrees 18 minutes 46 seconds West 30.00 feet to a point on the West right-of-way line of said North 91st Street, said point also being the “true point of beginning thence South 89 degrees 18 minutes 46 seconds West 793.0 feet, along a line parallel with the South line of the Southeast Quarter of said Section 25, to a point 823.60 feet West of the East line of the Southeast Quarter of said Section 25; then North 0 degrees 21 minutes 32 seconds West 498.74 feet along a line parallel with the East line of the Southeast Quarter of said Section 25; thence North 86 degrees 39 minutes 59 seconds East 794.66 feet to a point on the West right-of-way line of said North 91st Street; thence South 0 degrees 21 minutes 32 seconds East 535.43 feet along said West right-of-way line, to the “true point of beginning of the tract herein described containing a net area of 410,351 square feet or 9.4204 acres, more or less, located at approximately 3150 North 91st Street, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for continuation of an event venue with live entertainment.

Section 3. Conditions and Stipulations. The Special Use permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

1. **Must comply with Unified Government Security Ordinance;**
2. **Any illumination that results from a live entertainment event shall not be seen or otherwise impact adjacent residential or public uses;**
3. **All live entertainment, bands, D.J.'s, etc. shall be within the enclosed building. Doors shall remain closed when music is being played;**
4. **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 if additional signage is proposed;**
5. **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;**
6. **The applicant must maintain a current business occupation tax application;**
7. **If issues arise with adjacent property owners and are brought to staff's attention during the term, this Special Use Permit can be submitted to the Unified Government Board of Commissioners for revocation;**
8. **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;**
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. **The Special Use Permit shall be valid for 10 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; and,**
11. **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.**

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF _____, 2021.

_____
David Alvey, Mayor/CEO

Attest:

_____
Unified Government Clerk

(Published _____) SP2021-031

ORDINANCE NO. _____

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.

BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2021-31, commonly known as 334 North Thorpe Street, Kansas City, Kansas, legally described as:

> GRAY & WOODS CENTRAL ADDITION, AN ADDITION OF LAND IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, BLOCK 8, LOTS 9 AND 10, CONTAINING 0.148 ACRES, MORE OR LESS, LOCATED AT APPROXIMATELY 334 NORTH THORPE STREET, KANSAS CITY, KANSAS.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for **continuation of a kennel for four (4) dogs.**

Section 3. Conditions and Stipulations. The Special Use permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

1) **This Special Use Permit will only apply to the four (4) dogs that are currently living in the home. If any should pass away, the Special Use Permit will not extend to allow for any new dogs to occupy the home;**
2) **Must adhere to the Conservation District Requirements:**

a. **The major concern is animal waste and the runoff from the waste. Animal waste would have to be cleaned up and disposed of in proper manner on a daily basis;**

3) **Any property owner or business owner that is required to obtain a Special Use Permit for an entitlement to keep fowl or livestock animals as described in Sec. 27-593, or any other animal related activity as described in Sec. 27-593, is required to comply at all times with all the requirements of Chapter 7 and Chapter 27 of the Ordinance. This shall include all ordinance sections that relate to: The care, feeding, and keeping of animals; The proper housing, shelter, and restraint of animals from roaming at large; Access to proper veterinary care; the operation and maintenance of land, property, and any building or structure related to animal keeping. The permit holder and the property owner are responsible to register any animal keeping activity with Kansas City Kansas Animal Services, and to maintain annually that registration, and to arrange and participate in annual property and animal inspections with Kansas City Kansas Animal Services;**
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) **The Special Use Permit shall be valid for five (5) 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; and,**
6) **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.**

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF _____, 2021.

_____
David Alvey, Mayor/CEO

Attest:

_____
Unified Government Clerk

(Published _____) SP2021-032

ORDINANCE NO. _____

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.

BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2021-32, commonly known as 3704 North 99th Street, Kansas City, Kansas, legally described as:

> A tract of land in the Northeast Quarter of Section 26, Township 10 South, Range 23 East, Wyandotte County, Kansas, being described as follows: Beginning at a point 1232.50 feet South 88° 09' 16" West and 577.50 feet North 01° 47' 43" West of the Southeast corner of the Northeast Quarter of Section 26, Township 10 South, Range 23 East, said point being on a line 1399.90 feet East of and parallel to the West line of said Quarter Section; thence along said line North 01° 47' 43" West, 999.57 feet; thence South 63° 39' 00" East, 197.06 feet; thence South 89°00' 00" East, 301.77 feet; thence South 01° 40' 13" East, 891.14 feet; thence South 88° 06' 47" West, 473.21 feet to the point of beginning, Commonly known as: 3704 North 99th Street, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for continuation of a commercial specialty shop.

Section 3. Conditions and Stipulations. The Special Use permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

1. **Hours of operation shall be limited to Thursday through Saturday noon to 5:00 p.m. with additional hours beginning the day after Thanksgiving and continuing through the holidays. Extended holiday hours would include the addition of being open on Sunday from noon to 5:00p.m. from Thanksgiving until New Years;**
2. **The maximum number of vehicles shall be eight (8);**
3. **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.**
4. **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;**
5. **The applicant must maintain a current business Occupation Tax Application;**
6. **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;**
7. **If issues arise with adjacent property owners and are brought to staff's attention during the term, this Special Use Permit can be submitted to the Unified Government Board of Commissioners for revocation;**
8. **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;**
9. **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;

10. **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; and,**
11. **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.**

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF _____, 2021.

_____
David Alvey, Mayor/CEO

Attest:

_____
Unified Government Clerk

(Published _____) SP2021-033

ORDINANCE NO. _____

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.

BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2021-033, commonly known as 701 Village West Parkway, Kansas City, Kansas, legally described as:

> All that part of Lot 1, Block C, Tourism District, a subdivision of record in the City of Kansas City, Wyandotte County, Kansas, more particularly described as follows: commencing at the Southwest corner of said Lot 1, thence North 02°20'45" West, along the West line of said Lot 1, a distance of 507.64 feet to the point of beginning; thence no longer along the West line of said Lot 1, along a curve to the left having a radius of 540.00 feet, a central angle of 12°22'26", with an initial tangent bearing of South 79°59'18" East, an arc distance of 116.62 feet; thence North 87°39'15" East, a distance of 157.53 feet to a point of curvature; thence along a curve to the right having a radius of 60.00 feet, a central angle of 43°33'50", an arc distance of 45.62 feet to a point of reverse curvature; thence along a curve to the left having a radius of 78.00 feet, a central angle of 159°42'30", an arc distance of 217.42 feet; thence North 18°54'33" East, a distance of 114.05 feet; thence North 54°30'03" West, a distance of 607.48 feet to a point on the West line of said Lot 1; thence South 02°20'45" East, along the West line of Lot 1, a distance of 540.83 feet to the point of beginning, located at approximately 701 Village West Parkway, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for continuation of live entertainment.

Section 3. Conditions and Stipulations. The Special Use permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified

Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

1) **Live entertainment is allowed at the following locations on the property: the outdoor event space (A-Vent) east of the hotel, the outdoor patio north of the hotel, and the State Room within the hotel;**
2) **Live entertainment is allowed Sunday—Saturday from 11:00 AM to 11:00 PM;**
3) **A liquor license must be maintained with the State Department of Revenue Alcoholic Beverage Control;**
4) **Applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
5) **The applicant must keep a current business occupation tax application and entertainment license;**
6) **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;**
7) **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. Any illumination that results from a live entertainment event shall not be seen or otherwise impact adjacent residential uses;**
8) **The applicant must file and maintain a current business occupation tax application and entertainment license;**
9) **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;**
10) **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;

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; and,**

12) **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Urban Planning and Land Use Department (check made payable to the Unified Treasurer) immediately 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.**

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF _____, 2021.

_____
David Alvey, Mayor/CEO

Attest:

_____
Unified Government Clerk

(Published _____) SP2021-036

ORDINANCE NO. _____

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.

BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2021-036, commonly known as 9350 Nelson Lane, Kansas City, Kansas, legally described as:

> LOT 1, O-D ACRES, LESS AND EXCEPT THE FOLOWING DESCRIBED TRACT OF LAND: BEGINNING AT THE NORTHEAST CORNER OF LOT 1, O-D ACRES; THENCE WEST 50 FEET, ALONG THE NORTH LINE OF LOT 1; THENCE SOUTHEASTERLY 180 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID LOT 1 THAT IS 174.68 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 174.68 FEET ALONG THE EAST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING; ALL BEING IN AND A PART OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, located at approximately 9350 Nelson Lane, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit to keep 20 chickens.

Section 3. Conditions and Stipulations. The Special Use permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

1) **Per Section 27-593(a)(10)a, fowl must be kept no closer than 25 feet to the nearest portion of any building occupied by or in any way used by human beings, other than the dwelling occupied by the owner or keeper of the animals or fowl, or closer than ten feet to the property line of the lot;**
2) **No eggs or chickens may be commercially sold, whether on site or off site;**
3) **No more than 20 female chickens (hens) may be kept on the property. No male chickens (rooster) may be kept on the property;**
4) **The color and material of the proposed accessory structure must match the color and material of the primary residence, unless the materials of the primary residence are materials not allowed on an accessory structure under Section 27-609(2)(a)-(b).**
   a) **Exterior wall materials are limited to customary residential finish materials, which include horizontal clapboard siding of all materials; wood and plywood siding; stone and brick, both actual and artificial; and textured finishes such as stucco and stucco board which visually cover the underlying material regardless of the underlying material.**
   b) **Specifically excluded materials are preformed, corrugated or ribbed metal, fiberglass or plastic sheets or panels, unless the metal has a factory-applied finish that closely matches the color of the primary structure.**
   c) **Standard concrete masonry units are excluded unless the walls of the building are painted the exact color of the primary structure.**
   d) **The exterior roofing materials for roofs sloped more than two in 12 shall be shingles or tiles and not metal, fiberglass or plastic sheets, unless the metal roof has a factory-applied finish that closely matches the roof color of the primary structure or closely matches the color of the primary structure itself if the roof and walls of the accessory structure are to be the same color;**
5) **This City Planning Commission case is being heard in conjunction with BOZA2021-010. The following are conditions for BOZA2021-010 and are stated here for reference only, as SP2021-036 is solely a Special Use Permit for keeping 20 chickens:**
   a) **Fowl must be kept in compliance with Chapters 7 and 27 of the Code of Ordinances;**
   b) **No eggs or chickens may be commercially sold;**
   c) **Only 20 hens and zero (0) roosters may be kept on the property;**
   d) **The color and material of the proposed accessory structure must match the color and material of the primary residence, unless the materials of the primary residence are materials not allowed on an accessory structure under Section 27-609(2)(a)-(b);**
   e) **A building permit is required for a permanent structure greater than 120 square feet;**
   f) **All exterior lighting on the building must be hooded or controlled to direct light 90 degrees downward;**

6) **There are Conservation District comments incorporated herein by the April 13, 2021 Wyandotte County Conservation District. For a full list of the Conservation District comments, see the Conservation District Letter in the "Attachments" section of this report;**
7) **A plan to manage the removal or disposal of the waste needs to be created for proper handling;**
8) **A building permit is required for a permanent structure greater than 120 square feet. Please contact the Building Inspection Department to begin that process;**
9) **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;**
10) **Any property owner or business owner that is required to obtain a Special Use Permit for an entitlement to keep fowl or livestock animals as described in Section 27-593, or any other animal related activity as described in Section 27-593, is required to comply at all times with all the requirements of Chapter 7 and Chapter 27 of the Code of Ordinances. This shall include all ordinance sections that relate to: the care, feeding, and keeping of animals; the proper housing, shelter, and restraint of animals from roaming at large; access to proper veterinary care; and the operation and maintenance of land, property, and any building or structure related to animal keeping. The permit holder and the property owner are responsible to register any animal keeping activity with Kansas City, Kansas Animal Services, and to maintain annually that registration, and to arrange and participate in annual property and animal inspections with Kansas City, Kansas Animal Services;**
11) **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;**
12) **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; and,**
13) **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Urban Planning and Land Use Department (check made**

payable to the Unified Treasurer) immediately 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.

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF _____, 2021.

_____
David Alvey, Mayor/CEO

Attest:

_____
Unified Government Clerk

(Published _____) SP2021-037

ORDINANCE NO. _____

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.

BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2021-037, commonly known as 2904 Eaton Street, Kansas City, Kansas, legally described as:

> That portion of Lot 7, UNIVERSITY-ROSEDALE 4TH REPLAT, an addition in Kansas City, Wyandotte County, Kansas, more particularly described as follows: Beginning at a point on the access easement line of said Lot 7, said point being South 57 degrees, 16 minutes, 21 seconds East 29.29 feet from the intersection of the access easement line and the North line of said Lot 7; thence South 33 degrees, 01 minutes, 49 seconds West, a distance of 102.05 feet to a point on the Southwest line of said Lot 7, said course being the extension of the common line between 2902 and 2904 Eaton Street; thence South 50 degrees, 41 minutes, 04 seconds East, a distance of 9.02 feet, along the Southwest line of said Lot 7, to the Southwest corner of said Lot 7; thence North 82 degrees, 57 minutes , 51 seconds East, a distance of 9.19 feet, along the South line of said Lot 7; thence North 33 degrees, 01 minutes, 49 seconds East, a distance of 97.20 feet to a point on the access easement line of said Lot 7, said course being the extension of the common line between 2904 and 2906 Eaton Street ; thence North 57 degrees, 16 minutes, 21 seconds West, a distance of 16.0 feet, along said access easement line to the point of beginning of the parcel herein described, located at approximately 2904 Eaton Street, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for a Short-Term Rental/AirBnB.

Section 3. Conditions and Stipulations. The Special Use permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

1) **Maximum number of guests, which has been deemed appropriate for the available accommodations shall be four (4);**
2) **Guest parking shall be provided off-street. Maximum number of guest parking shall be two (2) vehicles;**
3) **Applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
4) **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
5) **If issues arise with adjacent property owners and are brought to staff's attention during the term, the Special Use Permit can be submitted to the Unified Board of Commissioners for revocation;**
6) **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy. Include the contact information for Host Compliance:**
   913-246-5133 www.hostcompliance.com/tips ;
7) **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;**
8) **The Special Use Permit shall be valid for one (1) year 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;

9) **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**

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF _____, 2021.

_____
David Alvey, Mayor/CEO

Attest:

_____
Unified Government Clerk

Planning and Urban Design

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

Phone: (913) 573-5750
Fax: (913) 573-5796
www.wycokck.org/planning

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: July 1, 2021

Re: **SP2021-039**

GENERAL INFORMATION

Applicant:
Darec and Megan Stowell

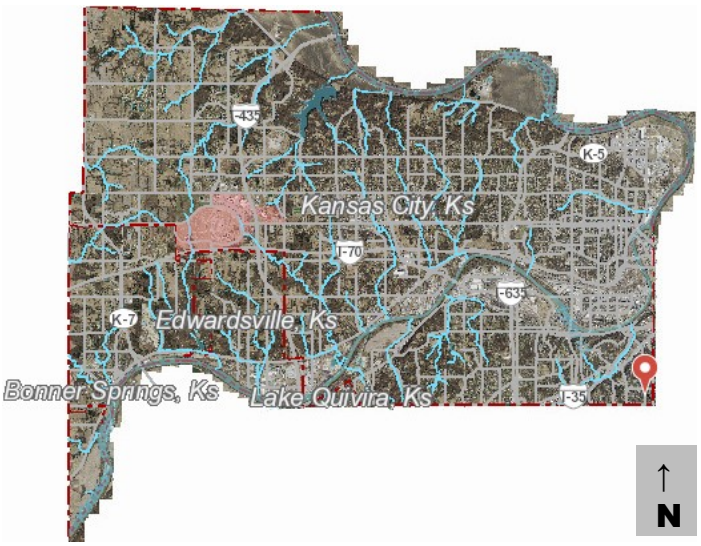
Status of Applicant:
Property Owners
4449 Rainbow Boulevard
Kansas City, Kansas 66103

Requested Action:
Approval of a Special Use Permit.

Date of Application:
April 26, 2021

Purpose:
To request a Special Use Permit for a short-term rental.

Property Location:
4449 Rainbow Boulevard
Kansas City, Kansas 66103



Commission District:	Commissioner At Large: Tom Burroughs District #3 Commissioner: Christian Ramirez
Existing Zoning:	R-1(B) Single Family District
Adjacent Zoning:	**North:** R-1(B) Single Family District **South:** R-1(B) Single Family District **East:** R-1(B) Single Family District **West:** R-1(B) Single Family District
Adjacent Uses:	**North:** Single-family residence **South:** Single-family residence **East:** Single-family residence **West:** Single-family residence
Total Tract Size:	0.19 Acre
Master Area Plan:	The subject property is within the Rosedale Area Master Plan.
Master Plan Designation:	The Rosedale Area Master Plan designates the property as General Urban Residential. The General Urban land use designation anticipates a predominately residential area, consisting of rowhouses, townhomes, and single-family houses. Along Mixed-Use Corridors, three (3)-story apartment buildings, retail, and office space is allowed.
Major Street Plan:	The Major Street Plan classifies Rainbow Boulevard as a Class C Thoroughfare. The Rosedale Area Master Plan classifies Rainbow Boulevard as a Mixed-Use Corridor.
Required Parking:	Section 27-455(d) requires two (2) off-street parking spaces for each single-family dwelling. The subject property has sufficient paved parking to accommodate two (2) parking spaces.
Advertisement:	The Wyandotte Echo – May 20, 2021 Letters to Property Owners – May 21, 2021 and June 25, 2021
Public Hearings:	June 14, 2021 and July 1, 2021
Public Support:	None to date.
Public Opposition:	One (1) neighbor has submitted a letter of opposition to Staff. There were four (4) persons present at the

City Planning Commission meeting, Staff has been made aware that a protest petition may be submitted.

PROPOSAL

Detailed Outline of Requested Action: The applicants, Darec and Megan Stowell, are requesting a Special Use Permit for a short-term rental at 4449 Rainbow Boulevard. The applicant has stated that the short-term rental will host no more than four (4) guests and no more than two (2) vehicles per visit. The property is not owner-occupied; therefore, a Special Use Permit shall be granted for no more than one (1) year.

City Ordinance Requirements: Article VIII Sections 27-592 through 27-606

Code Enforcement History: There is one (1) outstanding violation recorded at this property. The subject was cited on May 13, 2021, for structural and cosmetic damage to the east (front) and south facades of the residence. The subject property has been previously cited by Code Enforcement:

- May 11, 2021- Enforcement Complaint
- October 26, 2016- Environmental/Weeds
- January 21, 2010- Structural
- August 8, 2000- Environmental

FACTORS TO BE CONSIDERED

1. ***The Character of the Neighborhood.***

   The subject property is within the Rosedale Statistical Neighborhood and the Spring Valley Neighborhood Group. The neighborhood is centered around Rainbow Boulevard, one of the major commercial corridors in Wyandotte County. Properties adjacent to Rainbow Boulevard are a mix of single-family residential and commercial, while the properties on nearby streets are almost exclusively single-family residences on small lots.

2. ***The zoning and uses of properties nearby and the proposed use's expected compatibility with them.***

   The subject property is zoned R-1(B) Single-Family District, which is compatible with all the surrounding adjacent properties, which area also zoned R-1(B). A common concern for short-term rentals is parking, but the subject property has enough paved, on-site parking to accommodate four (4) to five (5) vehicles in the rear yard, according to a statement by the applicants. Therefore, the use of the property as a rental is compatible with the nearby properties, some of which are short- or long-term rentals.

3. ***The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property?***

The subject property is suitable as a short-term rental. The property is within Rosedale and is in close proximity to many commercial businesses, amenities, and parks. The rear yard paving already addresses on-site parking, a major concern of short-term rentals.

4. ***The length of time the property has remained vacant as zoned.***

   It is unclear how long the property has been vacant.

5. ***The degree of conformance of the proposed use to the Master Plan.***

   Special Use Permits are not addressed in the Rosedale Area Master Plan. The Urban General land use designation does anticipate and allows for single-family and low-density multi-family housing, which would include rentals. While short-term rentals generate more tenant turnover than long-term rentals, proper management and proactive communication with the neighbors should address any issues that may be associated with short-term rentals. In practice, short-term rentals offer some degree of conformance with the Rosedale Area Master Plan.

6. ***Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.***

   The applicant has not stated how many vehicles will be allowed to park at the property but has limited the number of guests to four (4). Therefore, no more than four (4) vehicles could be parked on site (although the number of stipulated vehicles could be fewer), which the property can accommodate. Rainbow Boulevard is a Class C Thoroughfare and up to an additional four (4) vehicles coming and going from the property would not significantly increase the traffic to the point where it exceeds the capacity of the street network to accommodate it.

7. ***Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.***

   Short-term rentals, if managed properly, can serve several functions for a community. It can provide temporary housing for residents transitioning between leases or workers living in Kansas City temporarily for a job or project. Short-term rentals can also be advertised through third-party hosts such as AirBnb or VRBO to tourists or visitors to the Kansas City metropolitan area. In the case of tourists, visitors, or temporary workers, a short-term rental can bring in outside money into the community, both through rent and additional money that the guests will spend at local businesses. When operated in a professional and community-oriented manner, short-term rentals can be beneficial to the community.

8. ***Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.***

Even though the applicant has limited the short-term rental to four (4) guests, the applicant must still ensure that noise and light do not affect the surrounding properties, especially the nearby residential properties. The applicant should have a conduct policy in place for guests of the short-term rental, which must include a stipulation that no parties are allowed. An architectural or natural buffer may need to be constructed or planted in order to keep light from the building and parked vehicles from spilling over into neighboring properties.

9. ***Whether the proposed use will pollute the air, land or water.***

   It is unlikely that the proposed use will pollute the air, land, or water as the building is pre-existing and there are no proposed expansions of the space or footprint.

10. ***Whether the use would damage or destroy an irreplaceable natural resource.***

    There are no irreplaceable natural resources that would be damaged by use of a short-term rental in a pre-existing building in a built-out urban area with no proposed expansion of the building's space or footprint.

11. ***The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.***

    The subject property is more compatible to short-term rentals than most residential properties in the area. Sufficient off-street parking is available, thus preventing additional parking issues. There is no manager on site, however, which is contrary to Staff preference.

12. ***Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.***

    The applicant has stated that no more than four (4) guests will be allowed to stay at the short-term rental. Approximately four (4) to five (5) off-street parking spaces are available, which is well in excess of the minimum parking standards for such a residential unit. Furthermore, the unit will not be in constant use, so a vehicle will not always be parked on site. These conditions in total diminish the chance of overcrowding of land or undue concentrations of population.

PREVIOUS ACTIONS

N/A

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting at 6:30 PM on June 1, 2021, via Zoom. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant (see the "Attachments" section of this report).

KEY ISSUES

Landscaping Buffering
Lights
Neighbor Opposition
Parking Plan
Property Maintenance Compliance

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 1 to recommend **APPROVAL** of Special Use Permit Application SP2021-039 for one (1) year, subject to:

1) **The maximum number of guests shall be four (4);**
2) **Guest parking must be provided off-street. Maximum number of guest parking shall be two (2) vehicles;**
3) **The front porch steps and south façade shall be repaired prior to the Special Use Permit going into effect;**
4) **All required landscaping (one (1) row of Evergreens on the north and south side of the property) must be planted prior to the Special Use Permit going into effect;**
5) **Applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
6) **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
7) **The applicant must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy. Include the contact information for Host Compliance 913-246-5133. www.hostcompliance.com/tips;**
8) **If issues arise with adjacent property owners and are brought to staff's attention during the term, this Special Use Permit can be submitted to the Board of Commissioners for revocation;**
9) **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;**
10) **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. Any illumination that results from use of the parking lot shall not be seen or otherwise impact adjacent residential uses;**
11) **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;

12) **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;**
13) **The Special Use Permit shall be valid for one (1) year 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; and,**
14) **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Urban Planning and Land Use Department (check made payable to the Unified Treasurer) immediately 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.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **SP2021-039** subject to all comments and suggestions outlined in this staff report, and the conditions of the City Planning Commission

ATTACHMENTS

June 14, 2021 City Planning Commission Minutes
Aerial Map
Zoning Map
Land Use Map
Photos of the Property Provided by Staff, Dated May 23, 2021
Additional Information Provided by the Applicants
Photos of the Property Provided by the Applicants
Floor Plan Provided by the Applicants
Floor Plan Photos Provided by the Applicants
Parking Plan Provided by the Applicants
Lighting Plan Provided by the Applicants
Neighborhood Meeting Materials, Dated June 1, 2021
Neighbor Letter of Opposition, Dated June 7, 2021

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing Special Use	June 14, 2021 Approval	July 1, 2021

STAFF CONTACT: **Michael Farley**
mfarley@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2021-039** as meeting all the requirements of the City Code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff report, and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2021-039,** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

June 14, 2021 City Planning Commission Minutes:

Hearing starts at 2:37:30:

SPECIAL USE PERMIT APPLICATION SP2021-039 – DAREC STOWELL -
SYNOPSIS: Special Use Permit for a Short-Term Rental/AirBnB at 4449 Rainbow Boulevard.

***Detailed Outline of Requested Action*:** The applicants, Darec and Megan Stowell, are requesting a Special Use Permit for a short-term rental at 4449 Rainbow Boulevard. The applicant has stated that the short-term rental will host no more than four (4) guests and no more than two (2) vehicles per visit. The property is not owner-occupied; therefore, a Special Use Permit shall be granted for no more than one (1) year.

***City Ordinance Requirements*: Article VIII Sections 27-592 through 27-606**

Code Enforcement History: There is one (1) outstanding violation recorded at this property. The subject was cited on May 13, 2021, for structural and cosmetic damage to the east (front) and south facades of the residence. The subject property has been previously cited by Code Enforcement:

- May 11, 2021- Enforcement Complaint
- October 26, 2016- Environmental/Weeds
- January 21, 2010- Structural
- August 8, 2000- Environmental

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated June 14, 2021;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- Darec Stowell, applicant, 5710 Kenwood Avenue, Kansas City, Missouri

Present in Opposition:

- Jacob Hodson, 4448 Francis Street, Kansas City, Kansas 66103
- Jill Folsom, 4446 Francis Street, Kansas City, Kansas 66103

- Becky Paulsen, 4418 Francis Street, Kansas City, Kansas 66103
- Erin Stryka, Rosedale Development Association, 1403 Southwest Boulevard, Kansas City, Kansas 66103

Staff Recommendation starts at 2:46:48: Planning Director Hand stated that this is a request for a new Short-Term Rental/AirBnB in the Rosedale Area on Rainbow Boulevard. Staff has several conditions of approval. Only four (4) people maximum on-site and a total of two (2) cars. The applicant stated that the driveway can accommodate more than two (2) cars. Staff also has a condition of approval that the Notice of Violation will be rectified. Condition number four (4) notes that all landscaping must be in place, but what type of landscaping is required is not stipulated in the staff report. Staff is requesting a row of evergreens along the north and south property lines be planted to screen the use and parking from adjacent properties. Staff received two (2) letters in opposition with one (1) of the letters being received after the packet was sent out. Staff believes that the conditions in the staff report help mitigate the opposition that has been expressed. Staff recommends approval subject to the conditions in the staff report for one (1) year as the applicant does not live on the property. He further stated that the department has a contract with a company that monitors the Short-Term Rentals/AirBNBs in the county. Staff has started an internal review of all the Short-Term Rentals/AirBnB operations and will also address this use in the new zoning code update.

Motion and Vote starts at 2:52:45:

On motion by Mr. Reasons, seconded by Mr. Connelly, the Planning Commission voted as follows to **recommend APPROVAL of** Special Use Permit **SP2021-039 for one (1) year:**

Carson	**Chairman**
Armstrong	**No**
Cho	**Not Present**
Connelly	**Aye**
Ernst	**Aye**
Huey	**Not Present**
Jones	**Aye**
Miller	**Aye**
Mohler	**Aye**
Pauley	**Not Present**
Reasons	**Aye**

Motion to RECOMMEND APPROVAL Passed: 6 to 1
Subject to:

1) **The maximum number of guests shall be four (4);**
2) **Guest parking must be provided off-street. Maximum number of guest parking shall be two (2) vehicles;**
3) **The front porch steps and south façade shall be repaired prior to the Special Use Permit going into effect;**
4) **All required landscaping (one (1) row of Evergreens on the north and south side of the property) must be planted prior to the Special Use Permit going into effect;**

5) **Applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
6) **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
7) **The applicant must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy. Include the contact information for Host Compliance 913-246-5133. www.hostcompliance.com/tips;**
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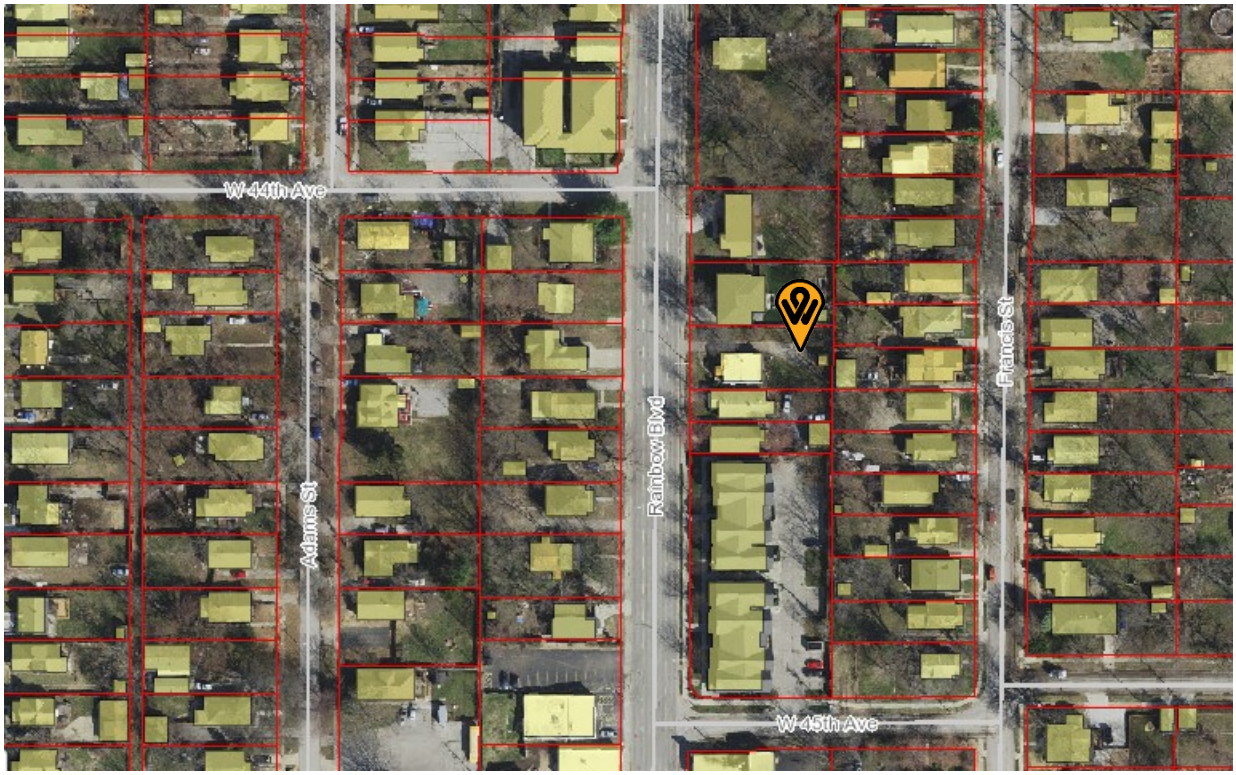
10) **All exterior lighting on the building must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street. Any illumination that results from use of the parking lot shall not be seen or otherwise impact adjacent residential uses;**
11) **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;**
12) **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;**
13) **The Special Use Permit shall be valid for one (1) year 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; and,

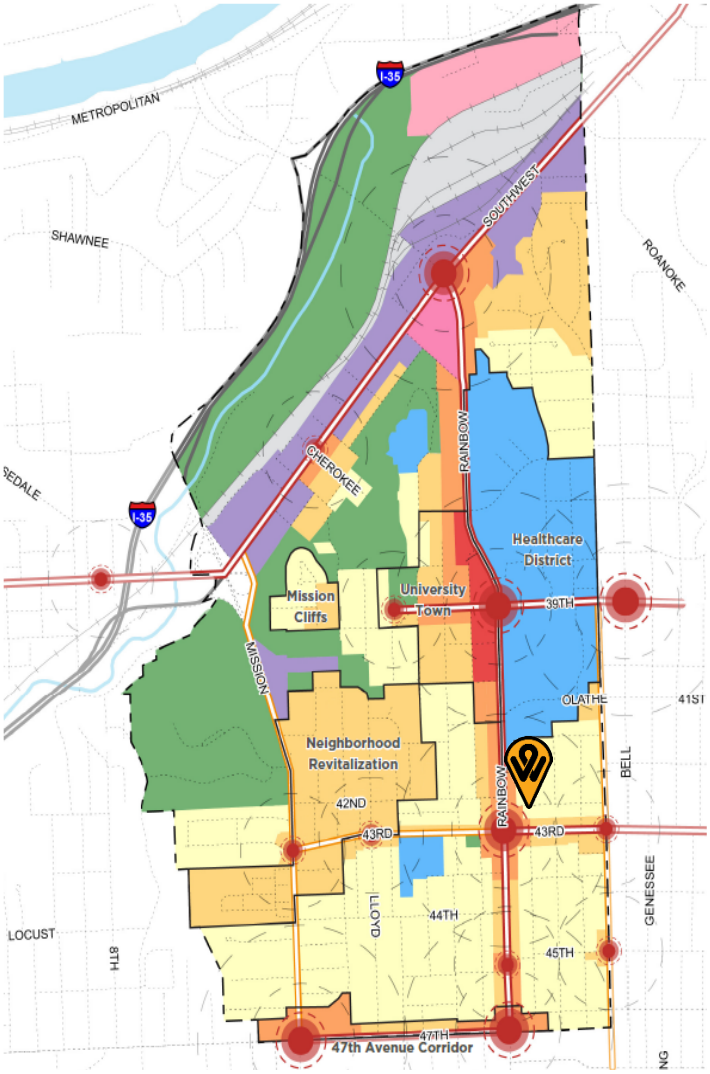
14) **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Urban Planning and Land Use Department (check made payable to the Unified Treasurer) immediately following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.**

AERIAL MAP



ZONING MAP

LAND USE MAP



CENTERS

- Community
- Neighborhood

CORRIDORS

- Mixed-Use Corridor
- Neighborhood Corridor

DISTRICTS

- Urban Core Mixed Use
- Urban Mixed Use
- General Urban
- Single Family Neighborhood
- Institutional, Educational, or Public
- Parks and Open Space
- Commercial
- Office Employment
- Creative and Industrial Mixed Use

WALKING RADII

1/8 Mile

1/4 Mile

0 0.25 0.5 Miles

PHOTOS OF PROPERTY PROVIDED BY STAFF, DATED MAY 23, 2021

9. Additional Information Please note any additional information that may assist staff in reviewing this request.

This property within the last year has been completely remodeled by the owners who currently occupy it. The owners will be moving out of the property in May of 2021. The plan is to convert the prc to an Airbnb. There will be 2 bedrooms, 1 bath and an open kitchen, living room and dining space. Short-term stays only. (Less than 30 days). The max amount of guests will be 4 people. Parties will not be allowed. No pets, no smoking.

PHOTOS OF THE PROPERTY PROVIDED BY THE APPLICANTS

Front of property from street. West facing.

Side entry. North Facing. This is primarily where guests will park and enter the home.

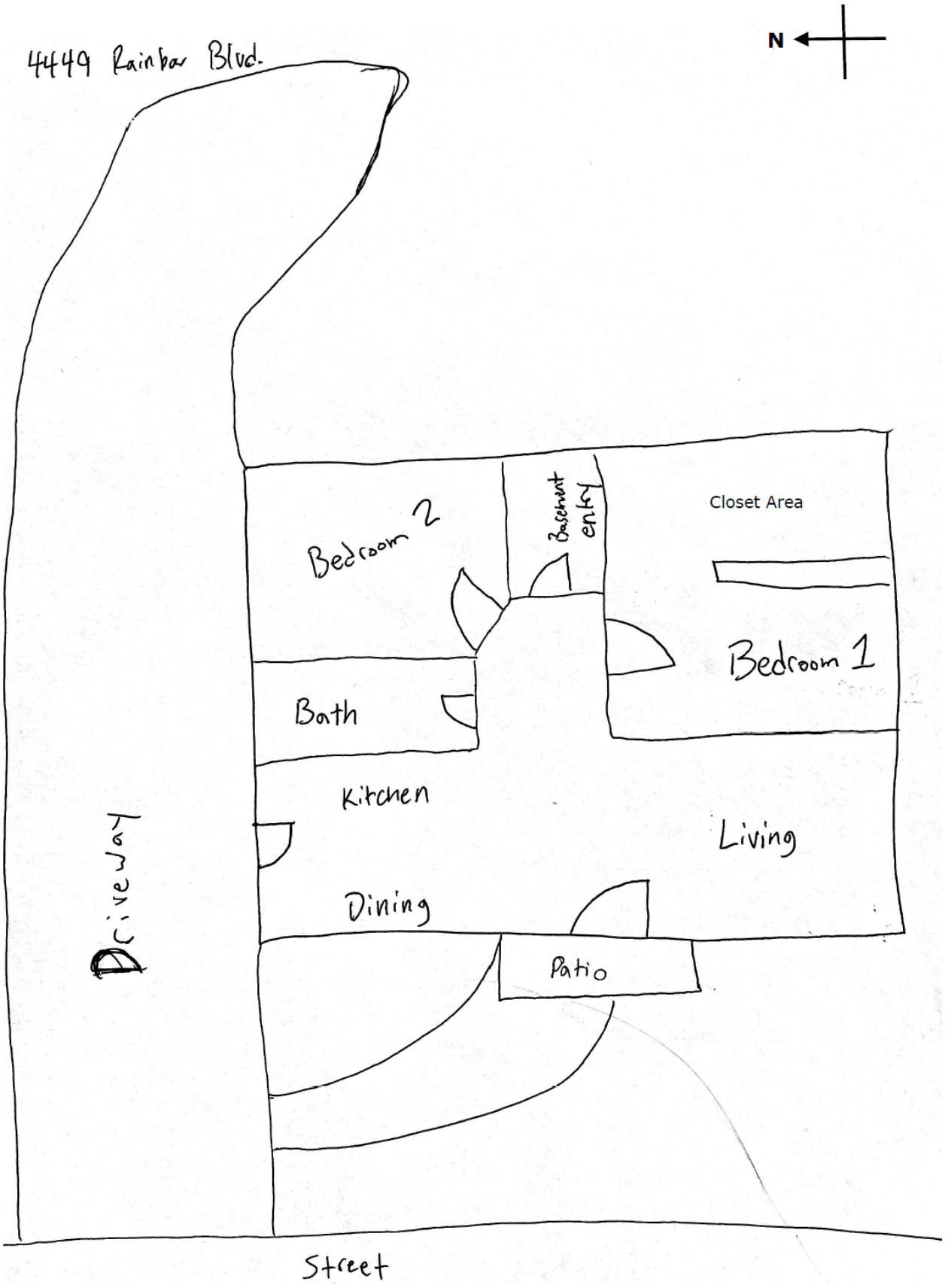
Back of house. East Facing. Ample driveway parking.

PHOTOS OF THE PROPERTY PROVIDED BY THE APPLICANTS, CONT.

Side of house. South Facing.

Closer view of front porch.

FLOOR PLAN PROVIDED BY THE APPLICANTS



FLOOR PLAN PHOTOS PROVIDED BY THE APPLICANTS

Inside view of Dining, Kitchen and Living Space. Side guest entry is the door into kitchen.

Living Room

Kitchen view from dining space.

Bathroom. Well ventilated. Not shown - Bathtub & Shower with sliding glass door.

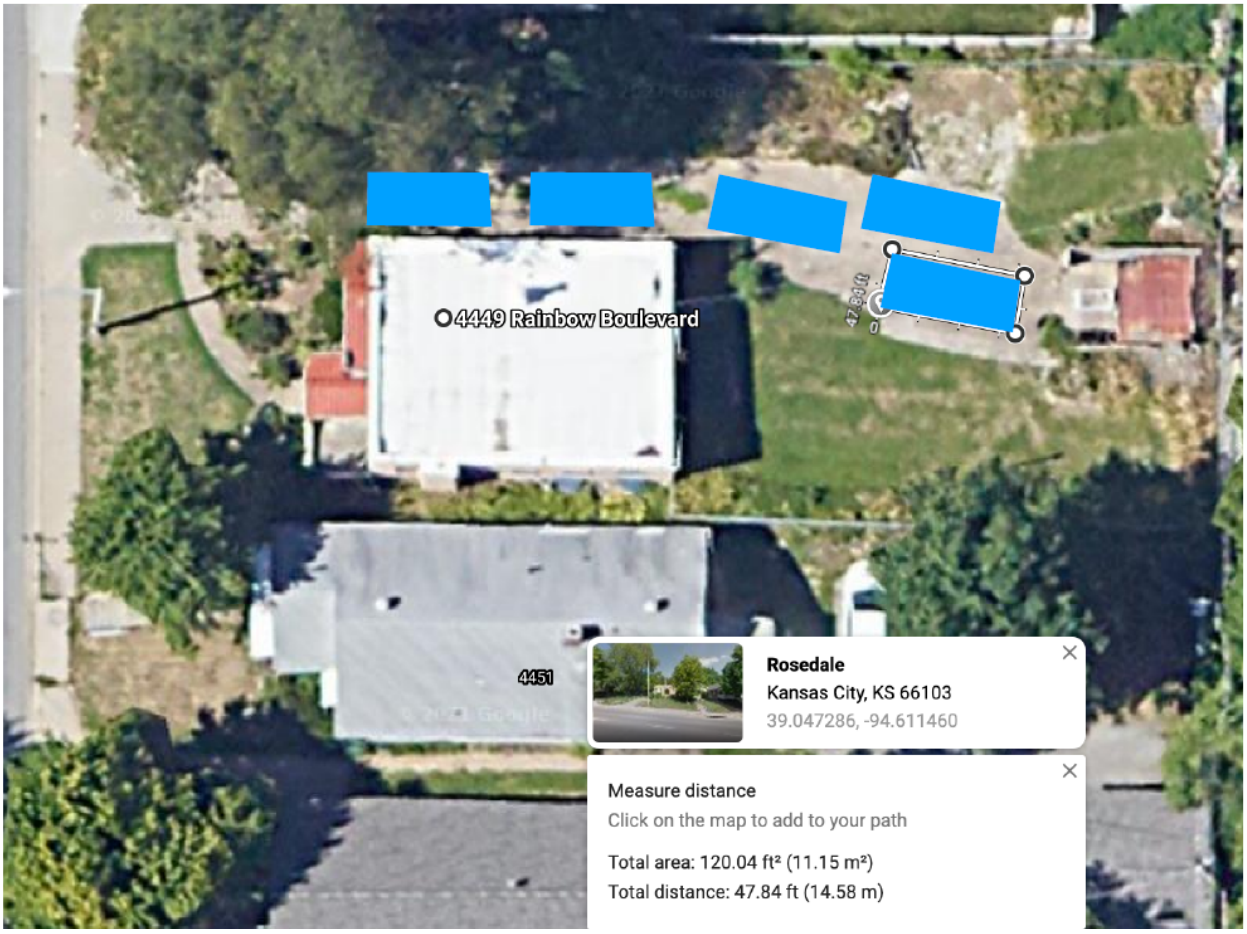
Main Bedroom and entrance to closet area.

Closet area in main bedroom.

Second bedroom that is currently acting as an office. Will be converted to a bedroom before the house is listed on Airbnb.

PARKING PLAN PROVIDED BY THE APPLICANTS

This is a 5 vehicle parking plan given average vehicle dimensions of 17ft x 7ft (~120 sqft area). Satellite image provided by Google Maps. All vehicle sizes are to scale. Vehicles are represented in blue.



LIGHTING PLAN PROVIDED BY THE APPLICANTS

Parking lot lightning plan. Light fixtures are represented in blue and light in yellow. Light fixtures are activated via motion-sensor, they will require no housekeeping by guests, and only used when needed.

Application Number: SP2021-039
Date and Location: June 1, 2021 via Zoom.

Meeting called to order at: 6:30pm

Names of people in attendance:

Darec Stowell
Megan Stowell
Kelly White
Jake Hodson
Jacob Hackman

Introductions:

The purpose of this meeting is to let the neighbors know of our plan to Airbnb our property at 4449 Rainbow Blvd, Kansas City, KS.

- A description of the application for short term rental permit was given by Darec
- Opened to any questions or concerns

QUESTION
Kelly White: Were you required to host this meeting?

ANSWER
Darec Stowell: Yes, the process is lengthy and this meeting is one of the steps.

QUESTION
Kelly White: How will you monitor what goes on?

ANSWER
Darec Stowell:

- Ring doorbell to ensure the appropriate number of guests (max 4)
- House rules are explicitly listed on the AirBnB listing including number of guests, no smoking or fireworks on the property, no pets, no parties or events. A fine is charged to any guest that gives evidence of not following these rules.
- We have another AirBnB and have not had any issues with other neighbors

QUESTION
Kelly White: Where is your other AirBnb?

ANSWER
Darec Stowell: Near Brookside

QUESTION
Jake Hodson: Will you have insurance coverage for damage to neighbors' property? For example, a fire that burns down a neighbor's home? Who is responsible for that? What if the airbnb guest is not insured?

ANSWER
Darec Stowell: As owners of a short term rental property, the appropriate insurance policy is taken out to insure the property against damage. Airbnb also provides host protection up to 1 million USD.

QUESTION
Jake Hodson:

- Have you performed a market study to see if there is a need for an airbnb in this area? There are vacant hotels nearby. Will they be happy about you taking business from them?

ANSWER
Darec Stowell: The cost of mortgage and utilities on the property requires very few monthly bookings. We also own another airbnb in Kansas City which has showed us that the demand for airbnb exists

QUESTION
Jake Hodson: Concerns regarding increased traffic

ANSWER
Darec Stowell: Maximum of 4 guests. Our driveway can fit at least 4 cars so parking and traffic is not a concern.

QUESTION
Jake Hodson: Have you spoken with Greg? (the neighbor to the north)

ANSWER
Darec Stowell: Yes

QUESTION
Jake Hodson: How long do you plan for this to be an airbnb?

ANSWER
Darec Stowell: Indefinitely

QUESTION
Kelly White: What is the next step in the process?

Darec Stowell: I submit the meeting minutes and the affidavit and then it is reviewed by the planning commission.

Closing
Darec Stowell: Does anyone have any other questions or concerns? You can call, email, or text me with any future questions or concerns.

Meeting members expressed no other concerns or questions and meeting was ended.

Meeting adjourned at: 6:45pm

Minutes taken by: Megan Stowell

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS: *** - ** - 0852
COUNTY OF Wyandotte)

Comes now Darec Stowell, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition #SP2021-039.
2. That I conducted a neighborhood meeting on June 1, 2021.
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Urban Planning and Land Use Department.

Further affiant saith not.

Darec Stowell
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this _____day of _____, 200_.

My commission expires _____ of _____, 200_.

_____
Notary Public

NEIGHBOR LETTER OF OPPOSITION, DATED JUNE 7, 2021

4449 Rainbow Blvd Airbnb proposal

KM

Kevin Moxley
To Farley, Michael
Cc jmolloy@wycokck.org

Reply | Reply All | Forward | ...

Mon 6/7/2021 4:24 PM

To Whom it may concern:

My property at 4453 Rainbow Blvd has always enjoyed stable, long term tenants. I am hesitant of the transient nature of the short term rental market which is why I have never considered it. I do a thorough background check on all my tenants (credit, employment and criminal) to maintain a safe environment for the surrounding neighbors. I personally know the residents on each side of our house and continually ask if there are any issues I need to be aware of regarding my tenants. It is for these reasons that I oppose the Airbnb proposal at 4449 Rainbow Blvd.

Thank you,

Kevin Moxley
Owner of 4453 Rainbow Blvd

Planning and Urban Design

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

Phone: (913) 573-5750
Fax: (913) 573-5796
www.wycokck.org/planning

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: July 1, 2021

Re: **Petition SP2021-049**

GENERAL INFORMATION

Applicant:
John Peterson

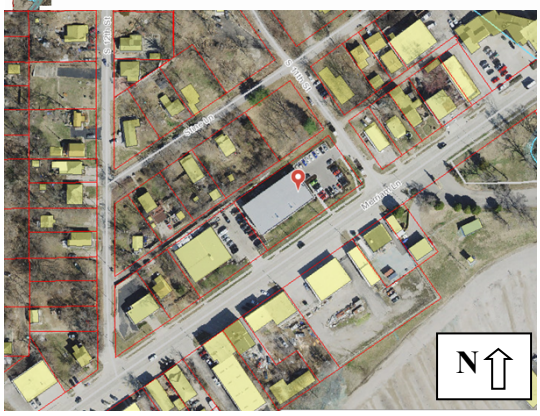
Status of Applicant:
Representative
748 Ann Avenue
Kansas City, KS 66101

Requested Action:
Approval of a Special Use Permit (renewal expires on on May 31, 2021).

Date of Application:
April 30, 2021

Purpose:
To continue to operate a performance auto service shop.

Property Location:
1110 Merriam Lane
Kansas City, KS 66103



Commission Districts:	Commissioner At Large: Tom Burroughs District #3 Commissioner: Christian Ramirez	
Existing Zoning:	C-3 Commercial District	
Adjacent Zoning:	**North:**	R-1(B) Single Family District
	South:	C-3 Commercial District
	East:	C-3 Commercial District
	West:	C-3 Commercial District
Adjacent Uses:	**North:**	Single family homes and a vacant lot
	South:	Commercial businesses
	East:	Commercial businesses and single-family homes
	West:	Commercial businesses and single-family homes
Total Tract Size:	0.64 Acres	
Master Plan Area:	Southwest Boulevard-Merriam Lane Corridor Master Plan	
Master Plan Designation:	The Master Plan designates this property as Business Park, which allows warehousing, distribution, business/research parks, wholesale stores, outlet stores, office supply stores, service stations, convenience stores, hotels, motels, supporting restaurants and medical facilities.	
Major Street Plan:	The Major Street Plan classifies Merriam Lane as a Class C Thoroughfare and North 11th Street as a Local Street.	
Required Parking:	Sec. 27-467(e) uses in this district require paved off-street parking at a ratio of not less than four (4) spaces per 1,000 square feet of floor area in the building. Twenty-two (22) spaces are required based on the 5,460 interior square feet. Twenty-four (24) spaces are provided.	
Advertisement:	The Wyandotte Echo – May 20, 2021 Letters to Property Owner – May 21, 2021 and June 25, 2021	
Public Hearings:	June 14, 2021 and July 1, 2021	
Public Support:	None to date.	
Public Opposition:	In 2020, opposition was expressed at the City Planning Commission Meeting regarding employee off-street parking in the single-family neighborhoods and testing of vehicles while the overhead door is open, and noise saturates the	

neighborhood. One (1) person appeared at the Planning Commission meeting

PROPOSAL

Detailed Outline of Requested Action: The applicant, John L. Peterson, representing the property owner in the renewal of a Special Use Permit for the purposes of operating an auto service performance shop at the address of 1110 Merriam Lane. The property owner anticipated relocating their business in 2020 given their one (1) year approval, but they are requesting a one (1) year extension.

City Ordinance Requirements: *27-592 through 27-606*

Code Enforcement History: Two (2) citations have been issued by the Property Maintenance Compliance Division both for violations that disregarded the stipulations and conditions of the previous Special Use Permit in 2018. The first violation is for an excess of cars on the property and not in designated, striped spaces. The second violation was related to cars being parked in locations that block the driveway and drive aisles.

FACTORS TO BE CONSIDERED

1. ***The Character of the Neighborhood.***

   This property is in the Rosedale Neighborhood. This neighborhood is mixed-use in nature, featuring both commercial and residential uses. In the recent past, both Southwest Boulevard and Merriam Lane were redeveloped to feature both new bike lanes and sidewalks. The building, in accordance with the specified address, was built in 2016.

2. ***The zoning and uses of properties nearby and the proposed use's expected compatibility with them.***

   The zoning and uses of properties nearby are set out above. Given that there is some residential development in this area, it is possible that the use specified in this application will not be compatible with said residential uses. Noise resulting from the operation of this business has been a continued concern for nearby residents.

3. ***The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property?***

   There are a significant number of automotive uses around Merriam Lane and Southwest Boulevard. Removal of the restrictions on automotive uses could detrimentally affect nearby property by creating a use that does not maximize the potential of the site and creates an undesirable aesthetic for the area. There is also potential for noise and parking issues to negatively affect the residential property adjacent to the site. This property has great visibility on Merriam Lane

and is well suited for a wide variety of commercial uses. If the Special Use Permit were denied, it would not prevent the building owner from renting the building for commercial uses that are allowed in the C-3 Commercial District as-of right.

4. ***The length of time the property has remained vacant as zoned.***

   This property is not vacant.

5. ***The degree of conformance of the proposed use to the Master Plan.***

   Special Use Permits are not addressed in the Master Plan. Automotive related uses are not listed as allowed or discouraged uses in the Business Park land use designation.

6. ***Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.***

   The proposed use will inherently increase traffic to the property but is not expected to exceed the capacity of the Class C Thoroughfare.

7. ***Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.***

   The proposed use is not reasonably necessary for the convenience and welfare of the public. There are multiple automotive service businesses in this area. An auto performance shop potentially could affect the appropriate use, visual quality and marketability of the surrounding properties because of the previous history of not complying with stipulations, specifically allowing employees to park their personal vehicles in the residential neighborhood and continue to test vehicles with the overhead doors open.

8. ***Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.***

   There is noise, vibration, dust, and illumination that is associated with the intended use. Such circumstances do have the potential to create problems for nearby properties and has previously. Testimony was provided during the last renewal process in 2020. The current location is adjacent to single-family residences.

   The C-3 Commercial District performance standards state that no operation shall produce noise that exceeds 60dB(A) (approximately the level of a normal human conversation) at repeated intervals for a sustained length of time measured at any point on the property line.

9. ***Whether the proposed use will pollute the air, land or water.***

   The proposed use may pollute the air, land or water if not properly operated.

10. ***Whether the use would damage or destroy an irreplaceable natural resource.***

    The proposed use would not damage or destroy an irreplaceable natural resource as all repair and testing shall be conducted within an existing enclosed building on a developed site, in a built-out neighborhood.

11. ***The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.***

    There is no gain to the public health, safety, or welfare that would result from the approval of this application. The individual landowner would not be able to operate the auto performance shop if the application is denied but could use the property for various other commercial uses allowed in a C-3 Commercial District or sell the property.

12. ***Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.***

    In previous applications, there have been complaints expressed by nearby residents about employee vehicles parking on South 11th Street making the neighborhood side streets more crowded. There is no potential of undue concentrations of population as it is a commercial use.

PREVIOUS ACTIONS

- Special Use Permit (#SP-2020-33) renewal was approved by the Board of Commissioners for one (1) year on May 28, 2020.
- Special Use Permit (#SP-2018-12) renewal was approved by the Board of Commissioners for two (2) years on April 26, 2018.

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on June 1, 2021, by email and/or phone calls. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Vibration
Dust
Illumination
Noise
Parking
Adjacency to residential uses
Screening
Code violations

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 1 to recommend **APPROVAL** of Special Use Permit SP2021-049, for one (1) year, subject to:

1. **Approved conditions of approval from 2020:**
    a. **No more than 17 cars being parked in the parking lot and shall have striped parking spaces.**
    b. **No parking on Stine Avenue or 11th Street.**
    c. **No parking in the middle of the parking lot.**
    d. **Noise level not to exceed 65 decibels with the doors closed.**
    e. **No testing of vehicles on the side streets. Testing must be done from Merriam Lane onto Interstate 635;**
2. **Special Use Permits are non-transferrable;**
3. **Sec. 27-467(c)(2) Any making or assembly of products to be sold, including raw materials, and any servicing or repair activities shall be totally within an enclosed building;**
4. **Sec. 27-467(c)(4) No operation shall produce noise that exceeds 60dB(A) at repeated intervals for a sustained length of time measured at any point on the property line. No use shall cause the day-night noise level average to exceed 65dB(A) for any residence for a sustained period;**
5. **Per the Business License Division:**
    a. **The business has filed and maintained a current occupation tax application;**
6. **If conditions are not adhered to, this Special Use Permit may be brought to the Unified Government Board of Commissioners for revocation;**
7. **Any business or land use in Wyandotte County that is required to provide off-street parking shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and at all times be compliant with all applicable local ordinances [27-466 through 27-470; 27-592 through 27-616; 27-667 through 27-676]. Inoperable vehicles shall be stored inside an enclosed building. Inoperable vehicles may not be stored outside unless they are completely screened from view in accordance with all applicable ordinances. Outside storage shall not include wrecked or salvage vehicles. Any vehicle parked or stored outside must be on an improved surface, located on the same land parcel**

as the business use, and be parked within a regulation dimension parking stall. Any outside storage may not reduce the availability of all required parking spaces as required by ordinance;

8. **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;**
9. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check made payable to the Unified Treasurer) immediately 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;**
10. **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; and,**
11. **The Special Use Permit shall be valid for one (1) year 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.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **SP2021-049** subject to all comments and suggestions outlined in this staff report, and the conditions of the City Planning Commission.

ATTACHMENTS

June 14, 2021 City Planning Commission Minutes
Aerial Map
Zoning Map
Land Use Map
Applicant Response Letter
Neighborhood Meeting Minutes
Site Plan
Site Photographs provided by Staff

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Board of Commissioners
Public Hearing	June 14, 2021	July 1, 2021
Special Use	Approval	

STAFF CONTACT: **Byron Toy, AICP**
btoy@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2021-049** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2021-049,** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

June 14, 2021 City Planning Commission Minutes:

Recording Secretary Parker stated that the Commission will consider the one item that was removed from the Consent Agenda.

SPECIAL USE PERMIT APPLICATION SP2021-049 – JOHN L. PETERSON P.A. – SYNOPSIS: Renewal of a Special Use Permit (SP-2020-33 – expired 5/28/2021) for Performance Auto Service at 1110 Merriam Lane.

***Detailed Outline of Requested Action*:** The applicant, John L. Peterson, representing the property owner in the renewal of a Special Use Permit for the purposes of operating an auto service performance shop at the address of 1110 Merriam Lane. The property owner anticipated relocating their business in 2020 given their one (1) year approval, but they are requesting a one (1) year extension.

City Ordinance Requirements*: *27-592 through 27-606

***Code Enforcement History*:** Two (2) citations have been issued by the Property Maintenance Compliance Division both for violations that disregarded the stipulations and conditions of the previous Special Use Permit in 2018. The first violation is for an excess of cars on the property and not in designated, striped spaces. The second violation was related to cars being parked in locations that block the driveway and drive aisles.

Present in Support:

- Pete Peterson, attorney representing the owner, 748 Ann Avenue, Kansas City, Kansas 66101

Present in Opposition:

- Erin Stryka, Executive Director, Rosedale Development Association, 1403 Southwest Boulevard, Kansas City, Kansas 66103

Staff Recommendation: Planning Director Hand stated that this application is a renewal for an auto service shop for Performance Auto, located in the Rosedale area. In the 2020 aerial being shown, the issue was the off-site parking on Stine Avenue. He shown site pictures depicting stacking of cars in the parking lot. Staff has carried over the conditions from the previous approval. Until tonight, staff received no letters in support nor opposition. Staff recommends approval for one (1) year with the conditions in the staff report.

Chairman Carson asked staff to address the concern about enforcement and what steps will be taken to ensure the operator complied with the conditions. Director Hand stated that since last year a Notice of Violation was opened cleaning up the other property. That has been completed and closed. The Police Department enforces the noise ordinance which is 65 decibels from the property line. Staff has not checked the decibel level. The applicant has verified that they have checked the decibel level. If

there is a noise issue, the police should be called. If there is an issue with the cars, the Code Enforcement officer should be contacted

On motion by Mr. Connelly, seconded by Mr. Reasons, the Planning Commission voted as follows to recommend **APPROVAL of Special Use Permit SP2021-049 for one (1) year:**

Carson	**Chairman**
Armstrong	**Aye**
Cho	**Not Present**
Connelly	**Aye**
Ernst	**Aye**
Huey	**Not Present**
Jones	**Aye**
Miller	**Aye**
Mohler	**No**
Pauley	**Not Present**
Reasons	**Aye**

Motion to APPROVE Passed: 6 to 1
Subject to:

1. **Approved conditions of approval from 2020:**
    a. **No more than 17 cars being parked in the parking lot and shall have striped parking spaces.**
    b. **No parking on Stine Avenue or 11th Street.**
    c. **No parking in the middle of the parking lot.**
    d. **Noise level not to exceed 65 decibels with the doors closed.**
    e. **No testing of vehicles on the side streets. Testing must be done from Merriam Lane onto Interstate 635;**
2. **Special Use Permits are non-transferrable;**
3. **Sec. 27-467(c)(2) Any making or assembly of products to be sold, including raw materials, and any servicing or repair activities shall be totally within an enclosed building;**
4. **Sec. 27-467(c)(4) No operation shall produce noise that exceeds 60dB(A) at repeated intervals for a sustained length of time measured at any point on the property line. No use shall cause the day-night noise level average to exceed 65dB(A) for any residence for a sustained period;**
5. **Per the Business License Division:**
    a. **The business has filed and maintained a current occupation tax application;**
6. **If conditions are not adhered to, this Special Use Permit may be brought to the Unified Government Board of Commissioners for revocation;**
7. **Any business or land use in Wyandotte County that is required to provide off-street parking shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and at all times be compliant with all applicable local ordinances [27-466 through 27-470; 27-592 through 27-616; 27-667 through 27-676]. Inoperable vehicles shall be stored inside an enclosed building. Inoperable vehicles may not be stored outside unless they are completely screened**

from view in accordance with all applicable ordinances. Outside storage shall not include wrecked or salvage vehicles. Any vehicle parked or stored outside must be on an improved surface, located on the same land parcel as the business use, and be parked within a regulation dimension parking stall. Any outside storage may not reduce the availability of all required parking spaces as required by ordinance;

8. **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;**
9. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check made payable to the Unified Treasurer) immediately 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;**
10. **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; and,**
11. **The Special Use Permit shall be valid for one (1) year 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.**

Figure 1. Aerial Map of 1110 Merriam Lane as outlined in yellow (provided by UG Maps).

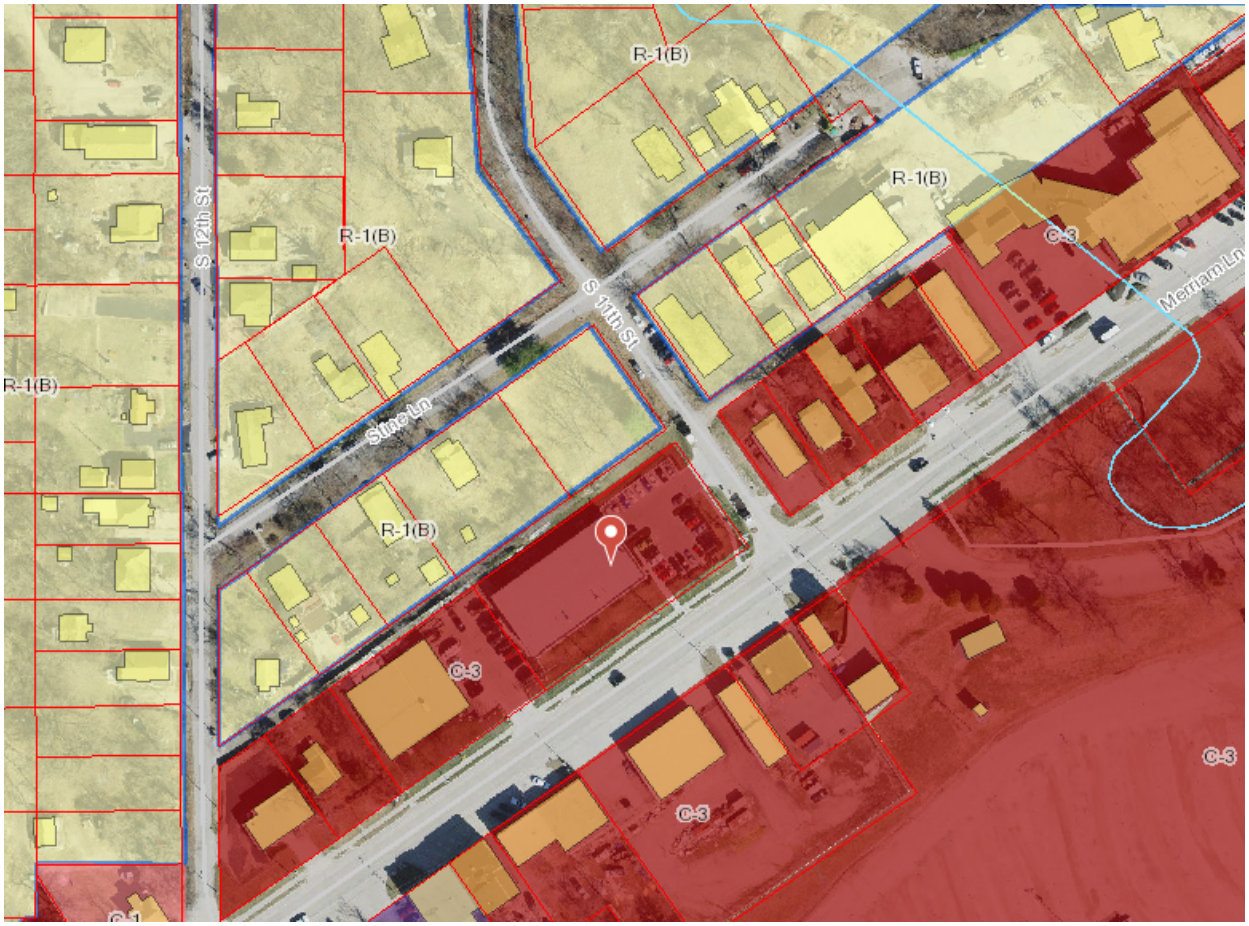


Figure 2. Zoning Map of 1110 Merriam Lane as outlined in blue (provided by UG Maps).

Figure 3. City-Wide Master Plan Land Use Map (provided by ArcMap).

JOHN L. PETERSON, P.A.
Attorney at Law
748 Ann Avenue Kansas City, KS 66101
(913) 371-1930, Ext. 118 Fax (913) 371-0147
pete@jlpetersonlaw.com

June 1, 2021

Jason Faust Via email only: *jfaust@wycokck.org*
c/o Urban Planning & Land Use
Unified Government of WyCo/KCK
Municipal Office Bldg.
701 N. 7th St., Suite 423
Kansas City, KS 66101

Re: Neighborhood Meeting and Affidavit SP-2021-49
1110 Merriam Lane, Kansas City, KS

Dear Jason:

I will attempt in this response to address your comments on the draft staff report on page 6. If you have any further questions or need anything else whatsoever, please contact the undersigned.

RESPONSES

1. We will provide.

2. We would like the suggestion of more trees to be planted dropped from this staff report. The two main reasons: Firstly, the petitioners still plan to vacate the premises as soon as they have a viable option, hopefully within the confines of Kansas City, KS. They already have found two potential places that seem to be much more conducive to their business. Secondly, the petitioners do not own the property. They currently are leasing and it is their understanding that Ron Buck, who does own the property, intends to expand his business once they vacate that locale. As a result, any construction or change in the surroundings could present an obstacle to future use of the property by the owner. Again, petitioners plan to vacate the property just as soon as they practically can.

3. As far as the petitioners know, there have been no changes to the operation since the renewal in 2020.

4. None.

5. It is the intention of the petitioners to comply with every one of the items listed in number 5 under comments. Some photos were taken recently on a Monday morning and it may appear that there are a number of cars in excess of their requirement. There is a simple explanation for that. Cars arrive early on Monday morning; then they are taken into the building for work. Friday afternoon is another peak situation wherein cars are picked up by the owners. The fact that there are an excess of cars on Monday morning and Friday afternoon is part of the ongoing business of the petitioners. However, they make every attempt to comply as soon as possible once the cars are delivered, and will continue to do so.

6. This requirement is understood.

7. This requirement is understood.

8. This requirement is understood.

9. This requirement is understood.

10. This requirement is understood.

11. This requirement is understood.

With that said, Jason, we will be happy to supply any and all other information that is required or answer any questions you may raise. I thank you in advance for your continued cooperation.

With kindest personal regards, I remain

Sincerely,

John L. Peterson

JLP/cp

Attachments

cc: Janet Parker *jparker@wycokck.org*
Ryan Charlton *ryan@mkcperformance.com*
Chad Charlton *chad@mkcperformance.com*

JOHN L. PETERSON, P.A.
Attorney at Law
748 Ann Avenue Kansas City, KS 66101
(913) 371-1930, Ext. 118 Fax (913) 371-0147
pete@jlpetersonlaw.com

June 1, 2021

Janet Parker
c/o Urban Planning & Land Use
Unified Government of WyCo/KCK
Municipal Office Bldg.
701 N. 7th St., Suite 423
Kansas City, KS 66101

Via email only: *jparker@wycokck.org*

Re: Neighborhood Meeting and Affidavit SP-2021-49
1110 Merriam Lane, Kansas City, KS

Dear Janet:

As you know, I represent Ryan and Chad Charlton, owners of Modified by KC, which presently is located at 1110 Merriam Lane; my clients are leasing that property from Ron Buck who also owns Buck Roofing. Because of COVID-19, we could not hold an actual in-person neighborhood meeting, so we opted for any responses to be directed to me and funneled to your office. I have attached the neighborhood meeting letter which we mailed on May 17, 2021. I realize also that the deadline is June 2, 2021; however, I wanted to inform you and your staff that, as of the date of this writing, I have had absolutely no contact by US Mail, email, or phone call from any of the neighbors on the list you provided. Naturally, if I receive any communications up through and including the meeting on June 14, I will report that to you as soon as I can.

Twenty-nine letters were sent out on May 17, 2021, and only one has been returned. That is the one sent to Marie Contreras. I believe Jason has a few concerns which I will address in a separate response to him. If there is anything else you need or any questions you have, please don't hesitate to contact the undersigned. Also I have attached herewith my affidavit concerning the neighborhood meeting.

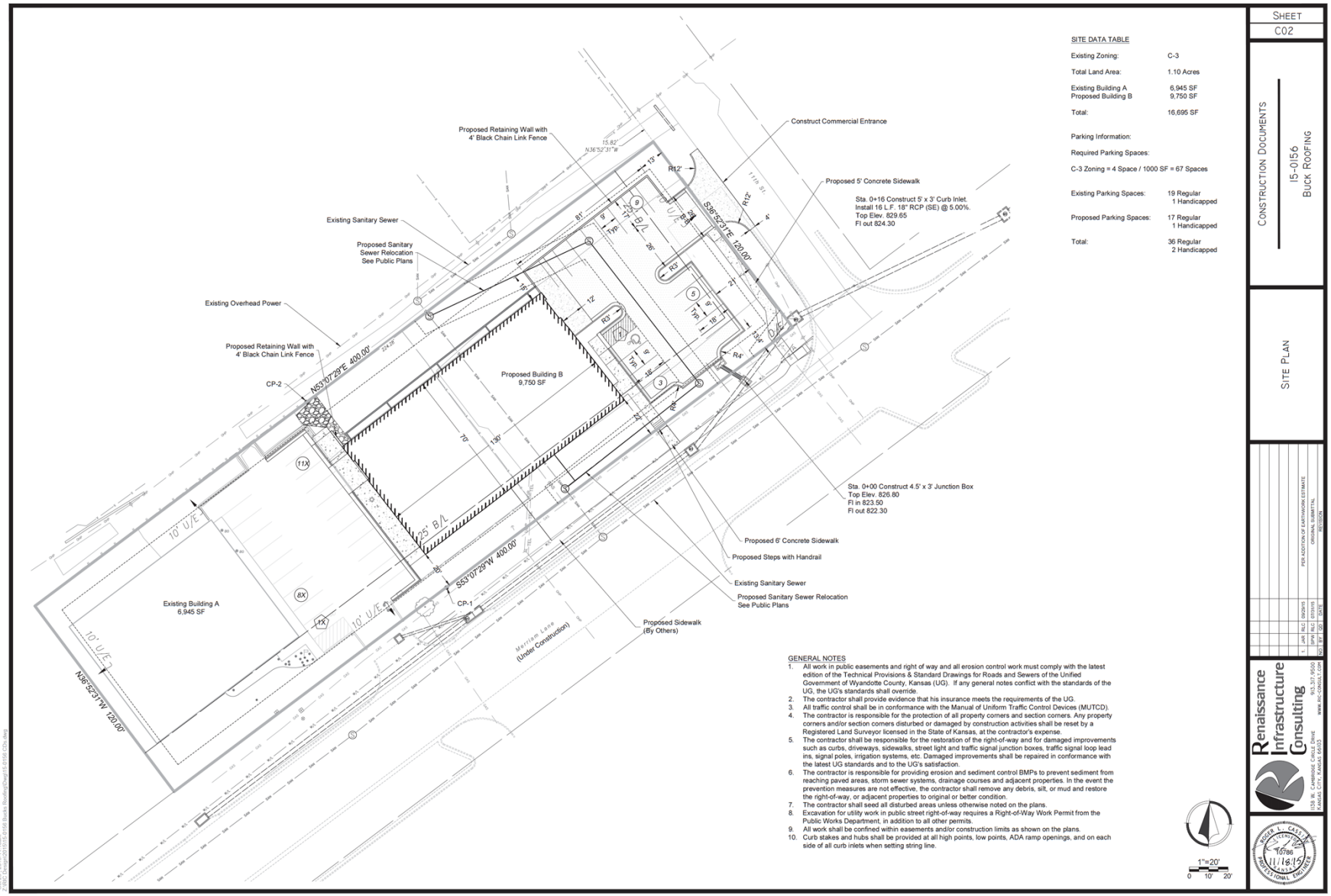
With kindest personal regards, I remain sincerely,

John L. Peterson

JLP/cp

Attachments

cc: Jason Faust *jfaust@wycokck.org*
Ryan Charlton *ryan@mkcperformance.com*
Chad Charlton *chad@mkcperformance.com*



SITE DATA TABLE

Existing Zoning:	C-3
Total Land Area:	1.10 Acres
Existing Building A Proposed Building B	6,945 SF 9,750 SF
Total:	16,695 SF
Parking Information:	
Required Parking Spaces:	
C-3 Zoning = 4 Space / 1000 SF = 67 Spaces	
Existing Parking Spaces:	19 Regular 1 Handicapped
Proposed Parking Spaces:	17 Regular 1 Handicapped
Total:	36 Regular 2 Handicapped

GENERAL NOTES

1. All work in public easements and right of way and all erosion control work must comply with the latest edition of the Technical Provisions & Standard Drawings for Roads and Sewers of the Unified Government of Wyandotte County, Kansas (UG). If any general notes conflict with the standards of the UG, the UG's standards shall override.
2. The contractor shall provide evidence that his insurance meets the requirements of the UG.
3. All traffic control shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD).
4. The contractor is responsible for the protection of all property corners and section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the State of Kansas, at the contractor's expense.
5. The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, driveways, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead ins, signal poles, irrigation systems, etc. Damaged improvements shall be repaired in conformance with the latest UG standards and to the UG's satisfaction.
6. The contractor is responsible for providing erosion and sediment control BMPs to prevent sediment from reaching paved areas, storm sewer systems, drainage courses and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt, or mud and restore the right-of-way, or adjacent properties to original or better condition.
7. The contractor shall seed all disturbed areas unless otherwise noted on the plans.
8. Excavation for utility work in public street right-of-way requires a Right-of-Way Work Permit from the Public Works Department, in addition to all other permits.
9. All work shall be confined within easements and/or construction limits as shown on the plans.
10. Curb stakes and hubs shall be provided at all high points, low points, ADA ramp openings, and on each side of all curb inlets when setting string line.

SHEET
C02

CONSTRUCTION DOCUMENTS

15-0156
BUCK ROOFING

SITE PLAN

NO.	BY	DATE	REVISION
1	JAR	RLC	09/29/15	PER ADDITION OF EARTHWORK ESTIMATE
	JAR	RLC	07/31/15	ORIGINAL SUBMITTAL

Renaissance Infrastructure Consulting
1230 W. CAMBRIDGE CIRCLE DRIVE
KANSAS CITY, KANSAS 66103
913.371.9500
WWW.RIC-CONSULT.COM

RICHARD L. CASSIDY
10786
11/16/15
PROFESSIONAL ENGINEER

Figure 4. Site Photograph of 1110 Merriam Lane looking north (provided by Staff).

Figure 5. Site Photograph of 1110 Merriam Lane looking northwest (provided by Staff).

Figure 6. Site Photograph of 1110 Merriam Lane looking southwest (provided by Staff).

Figure 7. Site Photograph of 1110 Merriam Lane looking west (provided by Staff).

Planning and Urban Design

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

Phone: (913) 573-5750
Fax: (913) 573-5796
www.wycokck.org/planning

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: July 1, 2021

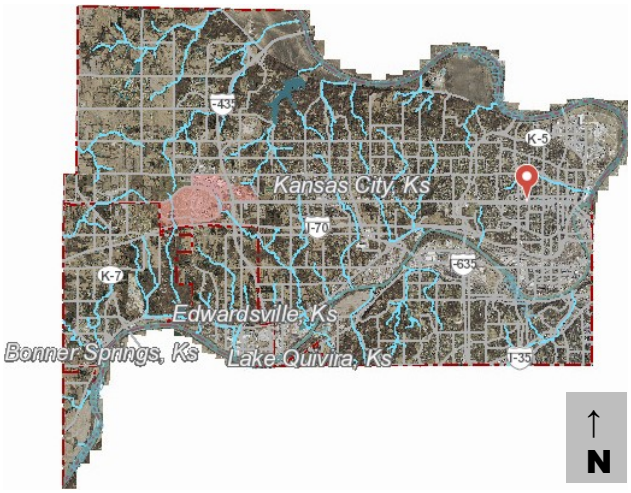
Re: **SP2021-050**

GENERAL INFORMATION

Applicant:
Raymond Kush

Status of Applicant:
Representative
Luke Kush Corporation
9218 Metcalf Avenue #396
Overland Park, Kansas 66212

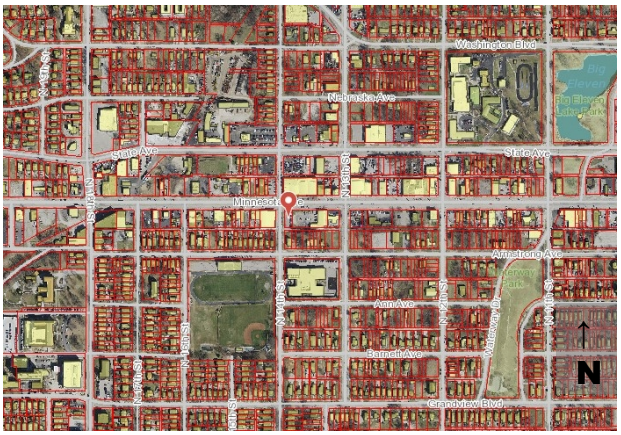
Requested Action:
Approval of a Temporary Use of Land Special Use Permit.



Date of Application:
April 30, 2021

Purpose:
To allow an off-street, shared parking lot.

Property Location:
1327 Minnesota Avenue
Kansas City, Kansas 66102



Commission District:	Commissioner At Large: Tom Burroughs District #2 Commissioner: Brian McKiernan
Existing Zoning:	C-3 Commercial District
Adjacent Zoning:	**North:** C-3 Commercial District **South:** R-1(B) Single Family District **East:** C-3 Commercial District **West:** C-3 Commercial District
Adjacent Uses:	**North:** Restaurant; auto repair shop (owned by the applicant) **South:** Single-family residence **East:** Grocery store **West:** Commercial building (owned by the applicant)
Total Tract Size:	0.15 Acre
Master Area Plan:	The subject property is within the Downtown Area Master Plan.
Master Plan Designation:	The Downtown Area Master Plan designates the property as Urban Residential. The Urban Residential land use designation anticipates a residential density up to 12 units per acre. Acceptable residential units include townhome or stacked flat, single-family homes of zero lot lines, and, on corner lots, live-work properties with commercial or office space on the first floor and residential units on the upper floors. Institutions such as schools and places of worship are also anticipated by the Urban Density land use designation.
Major Street Plan:	The Major Street Plan classifies Minnesota Avenue as a Class B Thoroughfare. The Major Street Plan classifies North 14th Street as a local/neighborhood street.
Required Parking:	Section 27-467(e) requires four (4) parking spaces per 1,000 square feet of floor area. The applicant has not provided a parking plan, so it is not clear how many parking spaces are currently available.
Advertisement:	The Wyandotte Echo – May 20, 2021 Letters to Property Owners – May 21, 2021
Public Hearing:	June 14, 2021

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Raymond Kush with Luke Kush Corporation, is requesting a Special Use Permit for a parking lot on a property located at 1327 Minnesota Avenue. The parking lot measures approximately 45' x 110' and approximately 12 striped parking spaces. The property has previously received a Special Use Permit for a parking lot, which has been expired for over six (6) months.

City Ordinance Requirements: Article VIII Sections 27-592 through 27-606

Code Enforcement History: There is one (1) outstanding violation recorded at this collective subject property. The subject property was cited on April 1, 2021 for operating a parking lot with an expired permit. The subject property has been previously cited by Code Enforcement:

May 14, 2021- Abatement: Weeds & Trash
May 11, 2021- Enforcement Complaint
June 10, 2019- 14-Day Trash Abatement
March 14, 2019- Structural Issues
November 20, 2018- Code Administrative Citation
October 1, 2018- Code Administrative Citation
September 4, 2018- Code Administrative Citation
May 7, 2018- Inoperable and/or Unlicensed Vehicles on Property (seven (7) separate vehicles identified and cited)
May 4, 2018- Inoperable and/or Unlicensed Vehicles on Property
April 13, 2018- 14-Day Trash Abatement
April 13, 2018- Inoperable and/or Unlicensed Vehicles on Property
October 3, 2016- Environmental: Debris
September 24, 2014- Inoperable and/or Unlicensed Vehicles on Property
July 12, 2012- Stop Work Order: Parking Lot without Permits
January 24, 2012- Inoperable and/or Unlicensed Vehicles on Property
October 1, 2010- Other Multiple Violations
February 20, 2009- Inoperable and/or Unlicensed Vehicles on Property
August 1, 2008- Other Multiple Violations
September 28, 2005- Environmental: Weeds

In the staff report for SP-2018-89, Staff quotes a Code Enforcement Division note that states "the property is a constant and ongoing problem. There are vehicles that don't have proper tags and are inoperable in various stages of body work almost all the time."

FACTORS TO BE CONSIDERED

1. ***The Character of the Neighborhood.***

   The subject property is within the Riverview Statistical Neighborhood and the Cathedral Neighborhood Group. The neighborhood is commercial along Minnesota Avenue and State Avenue. To the south of the subject property the neighborhood becomes residential. McKinley Elementary school is one block directly south, at 14th Street and Armstrong Avenue.

2. ***The zoning and uses of properties nearby and the proposed use's expected compatibility with them.***

   The subject property is zoned C-3 Commercial District, which is the same zoning district as all the surrounding adjacent properties except for the property to the south, which is zoned R-1(B) Single Family District. While the difference in zoning districts does not automatically make a C-3 parcel and a R-1(B) parcel incompatible, a parking lot that is improperly maintained and landscaped can be a detriment to the neighboring residential and commercial properties. The proposed use as a parking lot is not the highest and best user for a property at a corner of Minnesota Avenue. The parking lot does not visually or aesthetically enhance the nearby commercial buildings and is antithetical to the Downtown Area Master Plan, which promotes mixed-used and commercial buildings—specifically on corner lots—that are served by designated on-street parking spaces. The subject property, in contrast, has no building and is a surface parking lot—as use made redundant by the on-street parking along Minnesota Avenue.

3. ***The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property?***

   The property is suitable because it is already paved to be a parking lot and has been used as a shared parking lot in the past. Use as a parking lot again does not incentivize the property owner to develop the land for a more valuable use as a commercial, residential, or mixed-use space. While the removal of the restrictions does not directly detrimentally affect the nearby properties, approval of this Special Use Permit will delay further development of the land and this delay will have a detrimental effect on the surrounding properties and the neighborhood as a whole.

4. ***The length of time the property has remained vacant as zoned.***

   The property is not vacant. Property Maintenance Compliance has cited the property for use of a parking lot without a permit.

5. ***The degree of conformance of the proposed use to the Master Plan.***

   Special Use Permits are not addressed in the Downtown Area Master Plan, but parking lots are addressed extensively throughout the Plan. The proposed use

fails to conform with the Downtown Area Master Plan under two (2) standards, the general arrangement of the Downtown and the individual design of the property.

The Downtown Area Master Plan asserts that “it is important to note that much of the land in Downtown is too valuable to use as surface parking, especially along street frontages” (I-23). The subject property is located in an area designated as the West End District by the Downtown Area Master Plan. According to the Plan, “[s]urface parking must meet design guidelines that reinforce an urban street front in the West End District and it is encouraged that it be located behind buildings or secondary frontages…. Structured parking should be located in mixed-use formats to maintain active street fronts…. Urban parking standards should be applied to on-site parking provisions with credits provided for on-street parking and participation in a parking district to create shared use facilities for public parking.” (I-23 – 24). Furthermore, the subject property is located along Minnesota Avenue, a corridor designated by the Plan to be redesigned and built to the balanced street standard of supporting residential development through the provision of on-street parking. The Plan goes on to identify characteristics of the Urban Residential land use designation, the land use designation for the subject property. One (1) of these characteristics is the availability of on-street parking. The proposed use as a surface parking lot runs counter to the Downtown Area Master Plan.

Aside from a proposed use that does not conform with the Downtown Area Master Plan, the current design of the subject property’s parking lot does not conform with the Plan’s standards. The following is an excerpt from the Plan regarding surface parking lot standards:

> “Surface lots should be designed to encourage appropriate:
>
> Edge Treatments- screening/buffering/landscaping or building façade continuation.
>
> Surface Treatment- appropriate surface materials and maintenance for the area.
>
> Ingress/Egress Locations- in light of automobiles impact on pedestrian and traffic flow at the sidewalk and street.
>
> Internal Layout- addressing automobile and pedestrian flow as well as landscaping/softening within the parking area.” (I-26).

Furthermore, lots where surface area parking is the primarily use are identified in the Downtown Area Master Plan as an example of “the most significant design threats to achieving the vision of the Downtown Master Plan”. (A-2). One (1) way to mitigate such as threat is to “maintain a Street Wall wherever site parking or site utility areas are permitted on the street edge by continuing an Alternative Street Wall (i.e., ornamental fencing, landscaping, etc.) as an extension of predominant building lines. (A-8).

Lastly, the subject property is inadequately landscaped, despite the previous conditions of approval for past Special Use Permits specifically requiring compliance with the identified landscape plan. The current landscaping on the property does not meet the standards of the Downtown Area Master Plan, which

states “[i]n locations where surface parking lots exist and remain, screening in the form of fencing, shrubs or a combination of both should be implemented.” (II-8).

Therefore, the proposed use of the property does not conform with the Downtown Area Master Plan.

6. ***Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.***

   Use of the property as a parking lot will certainly result in increased traffic, but not to a point where it exceeds the capacity of the street network to accommodate it.

7. ***Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.***

   This parking lot borders a residential area and needs to be properly screened in order to not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property. A shared parking, however, has less of an impact on space and the environment than do the equivalent parking lots at the individual businesses that the shared lot serves. Therefore, a properly screened and maintained temporary parking lot would not permanently injure any adjoining land uses and would be necessarily convenient to the general public.

8. ***Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.***

   Parking lot lights and noise/lights from vehicles using the parking lot could interfere with surrounding residences in the evening.

9. ***Whether the proposed use will pollute the air, land or water.***

   Any area where vehicles are gathered and parked is at risk to pollute the air, land, and water through carbon emissions, vehicular debris, and leaking fluids, respectively.

10. ***Whether the use would damage or destroy an irreplaceable natural resource.***

    The parking lot is already paved, and the applicant has not indicated plans to expand the parking lot. Therefore, the impermeable surface area of the property will not be increased, and no additional natural resources will be further damaged or irreplaceably destroyed via surface stormwater.

11. ***The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.***

Permitting the parking lot provides parking for businesses along Minnesota Avenue, a commercial corridor that has seen a rise in on-street parking spaces due in part to the findings and recommendations of the Downtown Area Master Plan. There is little relative gain to the public health, safety, and welfare for a surface parking lot to be located at the corner of a Class B Thoroughfare in the Downtown area. As for the hardships the parking lot imposes on the individual landowners, the list of previous code violations since 2008 (see the "Proposal" section of this report) creates a narrative of a problem property.

12. Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.

C-3 Commercial District parking standards require at least four (4) parking spaces for every 1,000 square feet of floor area for the building on the property. There is no structure on the subject property, and the parking lot is used as overflow, shared parking by a number of their adjacent businesses. The dimensions of the subject property at 55.5' x 123' does not lend for a great deal of vehicle maneuverability within the parking lot. Therefore, it would not take many vehicles parked on the property to result in an overcrowding of land.

PREVIOUS ACTIONS

SP-2013-38 (Special Use Permit for use of a parking lot)
SP-2016-42 (Special Use Permit for use of a parking lot)
BZA-2117 (Variance from parking lot setback requirements) (2014)
SP-2018-89 (renewal of a Special Use Permit for use of a parking lot)

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting 5 PM on May 28, 2021, at 1401 Minnesota Avenue. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant (see the "Attachments" section of this report).

KEY ISSUES

Buffering
Code Enforcement Issues
Landscaping
Lights
Noise
Overcrowding of the Land
Striped Parking
Traffic

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 too 1 to recommend **APPROVAL** of Special Use Permit Application SP2021-049, for two (2) years, subject to:

1) **All conditions here within must be completed no later than January 1, 2022, which is six (6) months after the earliest date that SP2021-050 can be heard by the Board of Commissioners. Failure to satisfactorily complete all conditions will result in revocation of the Special Use Permit;**
2) **The following conditions from previous Special Use Permits must be fulfilled and maintained:**
   a) **A security camera is installed on their building on the north side of Minnesota Avenue. It is pointed towards the parking lot so they can see what is going on;**
   b) **Keep a "No Parking" sign posted;**
   c) **Continue to have the (unauthorized) cars towed; and,**
   d) **Restore the landscaping according to the previous Special Use Permits SP-2013-38, SP-2016-42, and/or SP-2018-89. As previously stated in the staff report for SP-2018-89, all landscaping restoration must have occurred by April 1, 2019;**
3) **A landscape plan compliant with the Zoning Code must be submitted by June 23, 2021;**
4) **All inoperable vehicles must be removed from the subject property by June 23, 2021. Under SP2021-050, the subject property shall not be used as a parking lot for inoperable vehicles;**
5) **The parking lot must be in compliance with all relevant ordinances, specifically Sections 27-667 to 27-676;**
6) **The parking lot must be restriped subject to Section 27-667(a). With the existing dumpster in its current location, no more than 11 head-in parking spaces can fit within the arrangement;**
7) **Per Section 27-672, required off-street parking shall be within 100 feet, or in the case of employee parking within 300 feet, of the same lot. The parking lot may only provide required parking spaces for customers of businesses within 100 feet of the property or for employees of businesses within 300 feet of the property. Unless provided otherwise by a separate planning entitlement or parking agreement, the subject property may only provide required parking to the parcels which currently as of June 14, 2021 contain the following addresses:**
   a) **1300, 1300 H, & 1302 Minnesota Avenue (employees only);**
   b) **1301 Minnesota Avenue (employees only);**
   c) **1304 & 1306 Minnesota Avenue (employees only);**
   d) **1310 Minnesota Avenue (employees only);**
   e) **1311 Minnesota Avenue;**
   f) **1314, 1320, 1322, 1324, 1326, & 1328 Minnesota Avenue;**
   g) **1315 & 1327 State Avenue (employees only);**
   h) **1400 Minnesota Avenue (employees only);**
   i) **1401 Minnesota Avenue;**
   j) **1403 Minnesota Avenue (employees only);**
   k) **1404 Minnesota Avenue (employees only);**

l) 1406 Minnesota Avenue (employees only);
m) 1410 Minnesota Avenue (employees only);
n) 1413 Minnesota Avenue (employees only);
o) 1414 Minnesota Avenue (employees only);
p) 1416 Minnesota Avenue (employees only); and,
q) 1417 Minnesota Avenue (employees only);

8) The applicant must establish a Street Wall, as identified in the Downtown Area Master Plan, to run along the subject property's boundaries with the public right-of-way on Minnesota Avenue and on North 14th Street;
9) Per Section 27-575(g)(3), the dumpster on site must be enclosed by a screening wall at least six (6) feet in height on all sides, have a designated gate facing away from streets or adjacent land uses, and must be constructed with masonry;
10) The parking lot must be restriped in order to demonstrate designated parking spaces, thus ensuring compliance with the Zoning Code and safety to all drivers, passengers, and pedestrians;
11) All existing prohibited signs on the property must receive a sign permit or be removed;
12) The portion of the sidewalk on North 14th Street adjacent to the subject property must be restored and extended to connect to the sidewalk network along the south side of Minnesota Avenue;
13) 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;
14) All exterior lighting 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. Any illumination that results from use of the parking lot shall not be seen or otherwise impact adjacent residential uses;
15) The applicant must file and maintain a current business occupation tax application and entertainment license;
16) This Special Use Permit is for a temporary use of land for commercial or industrial uses. Per Section 27-593(a)(28), a permit for such a temporary use shall not be approved for more than two years maximum. As this Temporary Use of Land Special Use Permit (SUP) has been renewed multiple times in the past as a means for the continuance of the use, the Planning and Urban Design Department will honor that existing agreement in perpetuity but will not approve the SUP for more than two (2) years at a time. If the SUP is not renewed prior to the date of this permit's expiration, and/or if it is ever revoked for non-compliance, all similar requests in the future will only be allowed for the two (2) years maximum as per the Code in order to allow the applicant to find a permanent solution;
17) 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;

18) **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;**
19) **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; and,**
20) **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Urban Planning and Land Use Department (check made payable to the Unified Treasurer) immediately 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.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **SP2021-050** subject to all comments and suggestions outlined in this staff report, and the conditions of the City Planning Commission

ATTACHMENTS

June 14, 2021 City Planning Commission Minutes
Land Use Map
Aerial Map
Zoning Map
Photos of Property Provided by Staff, Dated June 6, 2021
Dimensions of Parking Lot Provided by Staff
Code Enforcement History of the Property, from SP-2018-89 Staff Report
Neighborhood Meeting Materials, Dated May 28, 2021
Conservation District Letter, Dated May 18, 2021

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing Special Use	June 14, 2021 Approval	July 1, 2021

STAFF CONTACT: **Michael Farley**
mfarley@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2021-050** as meeting all the requirements of the City Code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff report, and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2021-050,** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

June 14, 2021 City Planning Commission Minutes:

Hearing starts at 3:29:36:

SPECIAL USE PERMIT APPLICATION SP2021-050 – RAYMOND KUSH -
SYNOPSIS: Special Use Permit for a parking lot (previous Special Use Permit SP-2018-89 expired 11/29/2020) at 1327 Minnesota Avenue.

***Detailed Outline of Requested Action*:** The applicant, Raymond Kush with Luke Kush Corporation, is requesting a Special Use Permit for a parking lot on a property located at 1327 Minnesota Avenue. The parking lot measures approximately 45' x 110' and approximately 12 striped parking spaces. The property has previously received a Special Use Permit for a parking lot, which has been expired for over six (6) months.

***City Ordinance Requirements*: Article VIII Sections 27-592 through 27-606**

Code Enforcement History: There is one (1) outstanding violation recorded at this collective subject property. The subject property was cited on April 1, 2021 for operating a parking lot with an expired permit. The subject property has been previously cited by Code Enforcement:

May 14, 2021- Abatement: Weeds & Trash
May 11, 2021- Enforcement Complaint
June 10, 2019- 14-Day Trash Abatement
March 14, 2019- Structural Issues
November 20, 2018- Code Administrative Citation
October 1, 2018- Code Administrative Citation
September 4, 2018- Code Administrative Citation
May 7, 2018- Inoperable and/or Unlicensed Vehicles on Property (seven (7) separate vehicles identified and cited)
May 4, 2018- Inoperable and/or Unlicensed Vehicles on Property
April 13, 2018- 14-Day Trash Abatement
April 13, 2018- Inoperable and/or Unlicensed Vehicles on Property
October 3, 2016- Environmental: Debris
September 24, 2014- Inoperable and/or Unlicensed Vehicles on Property
July 12, 2012- Stop Work Order: Parking Lot without Permits
January 24, 2012- Inoperable and/or Unlicensed Vehicles on Property
October 1, 2010- Other Multiple Violations
February 20, 2009- Inoperable and/or Unlicensed Vehicles on Property
August 1, 2008- Other Multiple Violations
September 28, 2005- Environmental: Weeds

In the staff report for SP-2018-89, Staff quotes a Code Enforcement Division note that states "the property is a constant and ongoing problem. There are vehicles that don't have proper tags and are inoperable in various stages of body work almost all the time."

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated June 14, 2021;

5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- Tracy Kush, applicant, 15218 Hornback Road, Smithville, Missouri, and owner of property at 1327 Minnesota Avenue, Kansas City, Kansas

Present in Opposition:

- No one appeared

Staff Recommendation starts at 3:34:40: Planning Director Hand stated this Special Use Permit is for a parking lot for passenger cars. This is a shared parking lot for several businesses owned by the applicant. All of the businesses are within 100 feet of the parking lot, so variances are not required. There have been compliance issues with some of the conditions of past approvals. Staff has requested a landscaping plan in the past and now is requesting submittal prior to the Board of Commissioners meeting later this month. The last Staff heard from the applicant was that they were working on developing that landscape plan. Over the years the striping of the parking spaces has faded, and staff is requesting that the lot be restriped. There has been a history of inoperable vehicles on the property and Mrs. Kush stated that she has them towed away. Staff has gone by the site and has still seen inoperable vehicles in the parking lot. Staff wants to make clear that this lot is for passenger vehicles and not for trucks and equipment of the businesses. He stated that maintenance of sidewalks is the responsibility of the property owner and Staff requests that the sidewalk on 14th Street be replaced/repaired and a new ADA connection to the sidewalk on Minnesota be made from the parking lot. There is a trash enclosure made of wood on the property and the code requires masonry. He stated that there is a history of Notices of Violation on this property and that is why Staff was very specific with the conditions of approval, Staff has received no letters in support nor opposition. Director Hand stated that Condition 19 is written incorrectly. It should state: "…approval for two (2) years with six (6) months to make all improvements." With that change, Staff recommends approval.

Motion and Vote starts at 3:40:25:

On motion by Mr. Connelly, seconded by Mr. Ernst, the Planning Commission voted as follows to **recommend APPROVAL of** Special Use Permit **SP2021-050 for two (2) years:**

Carson	**Chairman**
Armstrong	**Aye**
Cho	**Not Present**
Connelly	**Aye**
Ernst	**Aye**

Huey **Not Present**
Jones **Aye**
Miller **Aye**
Mohler **Aye**
Pauley **Not Present**
Reasons **No**
Motion to RECOMMEND APPROVAL Passed: 6 to 1
Subject to:

1) **All conditions here within must be completed no later than January 1, 2022, which is six (6) months after the earliest date that SP2021-050 can be heard by the Board of Commissioners. Failure to satisfactorily complete all conditions will result in revocation of the Special Use Permit;**
2) **The following conditions from previous Special Use Permits must be fulfilled and maintained:**
   a) **A security camera is installed on their building on the north side of Minnesota Avenue. It is pointed towards the parking lot so they can see what is going on;**
   b) **Keep a "No Parking" sign posted;**
   c) **Continue to have the (unauthorized) cars towed; and,**
   d) **Restore the landscaping according to the previous Special Use Permits SP-2013-38, SP-2016-42, and/or SP-2018-89. As previously stated in the staff report for SP-2018-89, all landscaping restoration must have occurred by April 1, 2019;**
3) **A landscape plan compliant with the Zoning Code must be submitted by June 23, 2021;**
4) **All inoperable vehicles must be removed from the subject property by June 23, 2021. Under SP2021-050, the subject property shall not be used as a parking lot for inoperable vehicles;**
5) **The parking lot must be in compliance with all relevant ordinances, specifically Sections 27-667 to 27-676;**
6) **The parking lot must be restriped subject to Section 27-667(a). With the existing dumpster in its current location, no more than 11 head-in parking spaces can fit within the arrangement;**
7) **Per Section 27-672, required off-street parking shall be within 100 feet, or in the case of employee parking within 300 feet, of the same lot. The parking lot may only provide required parking spaces for customers of businesses within 100 feet of the property or for employees of businesses within 300 feet of the property. Unless provided otherwise by a separate planning entitlement or parking agreement, the subject property may only provide required parking to the parcels which currently as of June 14, 2021 contain the following addresses:**
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   b) **1301 Minnesota Avenue (employees only);**
   c) **1304 & 1306 Minnesota Avenue (employees only);**
   d) **1310 Minnesota Avenue (employees only);**
   e) **1311 Minnesota Avenue;**
   f) **1314, 1320, 1322, 1324, 1326, & 1328 Minnesota Avenue;**
   g) **1315 & 1327 State Avenue (employees only);**

h) 1400 Minnesota Avenue (employees only);
i) 1401 Minnesota Avenue;
j) 1403 Minnesota Avenue (employees only);
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n) 1413 Minnesota Avenue (employees only);
o) 1414 Minnesota Avenue (employees only);
p) 1416 Minnesota Avenue (employees only); and,
q) 1417 Minnesota Avenue (employees only);

8) **The applicant must establish a Street Wall, as identified in the Downtown Area Master Plan, to run along the subject property's boundaries with the public right-of-way on Minnesota Avenue and on North 14th Street;**
9) **Per Section 27-575(g)(3), the dumpster on site must be enclosed by a screening wall at least six (6) feet in height on all sides, have a designated gate facing away from streets or adjacent land uses, and must be constructed with masonry;**
10) **The parking lot must be restriped in order to demonstrate designated parking spaces, thus ensuring compliance with the Zoning Code and safety to all drivers, passengers, and pedestrians;**
11) **All existing prohibited signs on the property must receive a sign permit or be removed;**
12) **The portion of the sidewalk on North 14th Street adjacent to the subject property must be restored and extended to connect to the sidewalk network along the south side of Minnesota Avenue;**
13) **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;**
14) **All exterior lighting 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. Any illumination that results from use of the parking lot shall not be seen or otherwise impact adjacent residential uses;**
15) **The applicant must file and maintain a current business occupation tax application and entertainment license;**
16) **This Special Use Permit is for a temporary use of land for commercial or industrial uses. Per Section 27-593(a)(28), a permit for such a temporary use shall not be approved for more than two years maximum. As this Temporary Use of Land Special Use Permit (SUP) has been renewed multiple times in the past as a means for the continuance of the use, the Planning and Urban Design Department will honor that existing agreement in perpetuity but will not approve the SUP for more than two (2) years at a time. If the SUP is not renewed prior to the date of this permit's expiration, and/or if it is ever revoked for non-compliance, all similar requests in the future will only be allowed for the two (2) years maximum as per the Code in order to allow the applicant to find a permanent solution;**
17) **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;

18) **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;**
19) **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; and,**
20) **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Urban Planning and Land Use Department (check made payable to the Unified Treasurer) immediately 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.**

LAND USE MAP

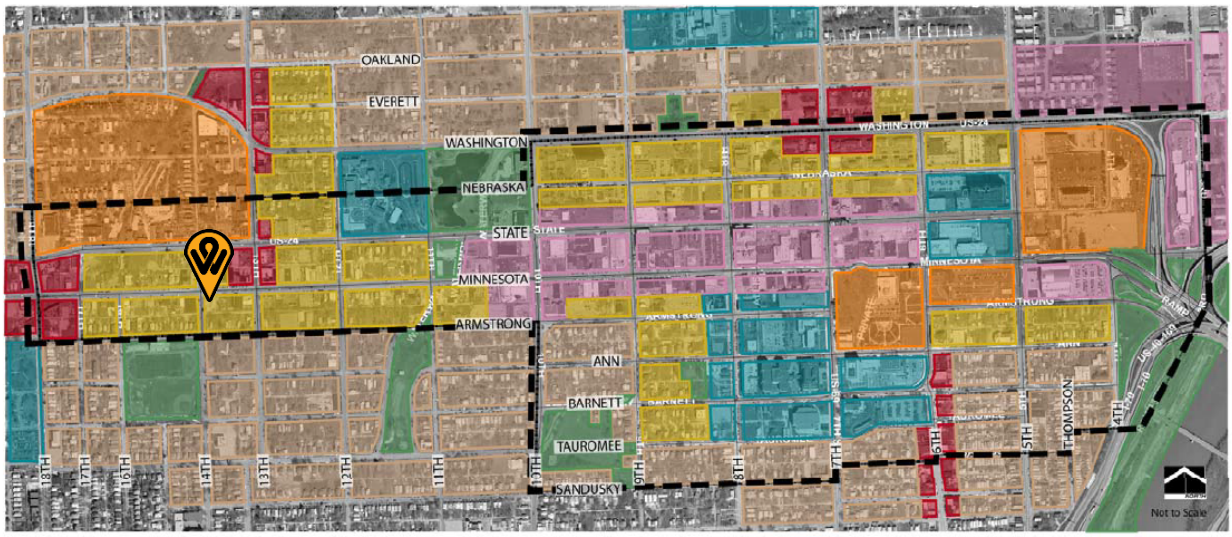


Figure I-3: Land Use Framework Map
Source: Gould Evans Associates

AERIAL MAP

ZONING MAP

PHOTOS OF PROPERTY PROVIDED BY STAFF, DATED JUNE 6, 2021

Upper Left: View of the parking lot from the north, facing Minnesota Avenue.

Lower Left: An unenclosed dumpster facing North 14th Street. Per Code, the dumpster must be enclosed and facing away from Minnesota Avenue

Upper Left: View of the parking lot from North 14th Street, facing east.

Above: View of the parking lot from the southeast corner of Minnesota Avenue and North 14th street, facing southeast.

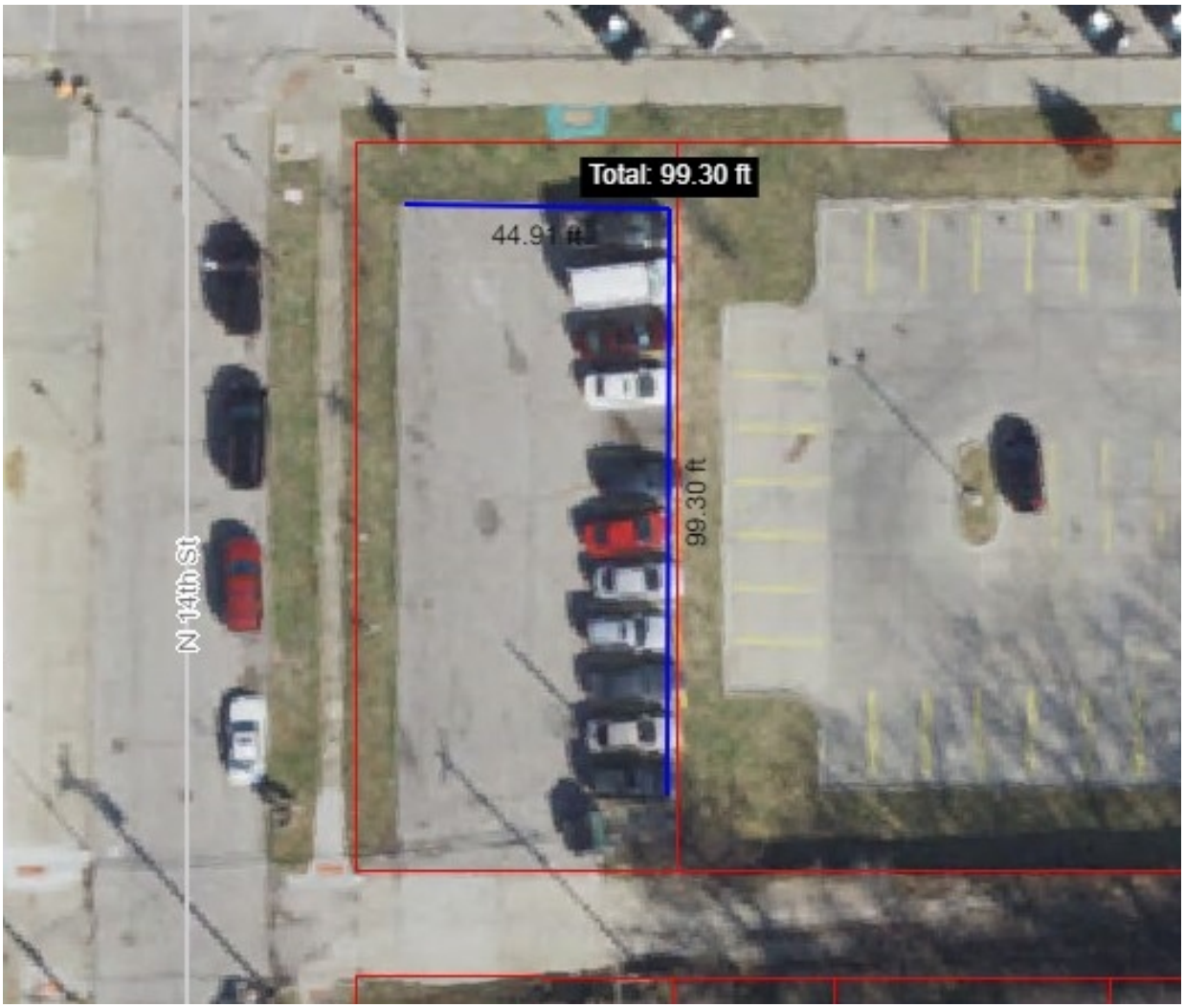
Left: View of the parking lot from Minnesota Avenue, facing south.

Below: View of the sidewalk along North 14th Street, immediately south of the parking lot.

Lower Right: View of the sidewalk along North 14th Street, running parallel to the property. The sidewalk must be repaired and restored by January 1, 2022.

Examples of vehicles that appear inoperable and/or improperly tagged. These vehicles were parked on the subject property as recently as June 6, 2021.

DIMENSIONS OF PARKING LOT PROVIDED BY STAFF



CODE ENFORCEMENT HISTORY OF THE PROPERTY, FROM SP-2018-89 STAFF REPORT

This property is a constant and ongoing problem. There are vehicles that don't have proper tags and are inoperable and in various stages of body work almost all the time.

The following are the comments on my case 18208-01089 so you can see that it is an ongoing issue.

5/4/18 – 8 vehicles tagged at this location.

5/27/18 - RECEIVED PHONE CALL FROM TRACY KUSH 913-888-0230 FOR ANOTHER PROPERTY. INFORMED HER THAT IF THERE ARE ANY INOPERABLE OR UNREGISTERED VEHICLES ON THE PROPERTY UPON REINSPECTION SHE WOULD RECEIVE AN ADMIN CITATION. SHE SAID SHE WOULD START GETTING THEM TOWED AWAY. DML

6/4/18 - NO VIOLATIONS AT THIS TIME. REINSPECT 7/19/18. DML

7/19/18 – 4 VEHICLES NO TAGS

7/30/18 - POSTED 4 VEHICLES FOR TOW. POSTED $100 ADMIN CITATION. TOW HEARING 8/16/18. DML

08/16/2018 OWNER NO SHOWED TO THE TOW HEARING. NT

8/17/18 - all previous vehicles removed from property. 3 new vehicles no plat or exp plate. 1 other removed before it could be tagged.

8/29/18 – 2 VEHICLES NO TAG/EXP TAG

9/6/18 - NO ONE SHOWED FOR TOW HEARINGS. ALL VEHICLES WITH THIS TOW DATE REMOVED FROM PROPERTY. DML

9/13/18 - NO ONE SHOWED FOR HEARINGS. VEHICLES REMOVED AT TIME OF INSPECTION.

10/1/18 – 5 VEHICLES W/O TAGS & INOPERABLE. POSTED $250 A/C. TOW HEARING 10/18/18. R/I 10/31/18. DML

At this time, they have a $100 admin citation and a $250 admin citation that are unpaid.

05/17/21

Janet Parker
701 N 7th St
Kansas City, KS 66101

Subject: Neighborhood Meeting

We have filed an application with the Department of Urban Planning and Land Use # SP2021-050. The purpose of this special use permit is for an existing parking lot continue to be used as such at the following address 1327 Minnesota Ave, Kansas City, KS. We will be having a neighborhood meeting on May 28th at 5:00 pm at the following address, 1401 Minnesota Ave, Kansas City, KS.

The purpose of this meeting is to explain the proposal and to answer any questions/concerns you may have.

We look forward to seeing you at the neighborhood meeting. If you are unable to attend, please feel free to contact us at the phone number/address listed below.

913-888-0230

9218 Metcalf Ave, #396
Overland Park, KS. 66212

Sincerely,

Raymond Kush

Luke Kush Corporation (owner)
9218 Metcalf Ave #396
Overland Park, KS 66212

SP-2020-050
May 28, 2021-Neighborhood meeting at 1401 Minnesota Ave, Kansas City, KS

Meeting was called to order at 5:00 p.m.

Names of people in attendance:
Tracy Kush

No one came to meeting. I kept meeting open for a while to see if anyone would show up.

Meeting was adjourned at 5:30 p.m.

Minutes by: Tracy Kush

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Johnson)

Comes now Raymond Kush, of lawful age, sound mind and open his/her oath states as follows:

1. That I am the petitioner for Petition # SP2021-050
2. That I conducted a neighborhood meeting on 5-28-21.
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Urban Planning and Land Use Department.

Further affiant saith not.

Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 2nd day of May, 2021.

My commission expires 23 of March, 2022

Notary Public

RYAN BREWER
Notary Public-State of Kansas
My Appt. Expires 3/23/2022

Wyandotte County Conservation District
1204 N. 79th Street - Kansas City, KS 66112 - Phone (913)-334-6329 -
wyco.conservation@gmail.com

Gunnar H. Hand
Director of Planning
701 North 7th Street Rm. 423
Kansas City, KS 66101
913-573-5750

May 18, 2021

RE: SP2021-050 Raymond Kush parking lot 1327 Minnesota Avenue

Dear Mr. Hand:

The Wyandotte County Conservation District has completed an environmental review of the: SP2021-050 Raymond Kush parking lot 1327 Minnesota Avenue.

In addition to the site review the following reports were generated from the Wyandotte County Soil Survey to assess the limitations for development and/or natural resources concerns for this site.

MAPS AND REPORTS

Soils Map
Soils Inventory Report
Map Unit Description (Brief)
Soil Features

In summary, the following limitations and resource concerns were noted for this plat:

- There is one major soil type identified: Knox silt loam, 7 to 12 Percent slopes. This soil type is considered erodible when the surface is denuded of a protective cover.
- Any chemical spills need to be cleaned up immediately. The chemicals can wash off in rain storms into the storm sewer.

Technical assistance is available from our office. Limitation maps, detail soil reports and a conservation plan can also be requested for this site from our office.

The ratings and other information in these reports are based on estimated engineering properties of the soils, on available test data and on field experience. The soil is ordinarily examined to a depth of about 6 feet. At a greater depth, additional geological investigation may be needed. The natural soils and drainage pattern may have been

changed in this area due to previous urban development. Therefore, the physical composition influencing the structure of the natural soil has already been altered; however, some generalities can still be applied for these soils. On site investigation is needed for detail planning as some delineation on the maps includes soils that differ from the named soil. Soil lines may not be exact therefore; on site investigation is needed for site specific planning.

If you have any comments or questions, please do not hesitate to call me.

Sincerely,

Cheri Miller
District Manager

enclosures

Staff Request for Commission Action

Tracking No. 21881

Full Commission Meeting Date: 7/1/21
Committee: Public Works & Safety

Date of Standing Committee Action:
(If none, please explain): 6/21/21

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
6/22/2021	Wendy Medina	x6029	wmedina@kckpd.org	Police Department

Item Description:
Requesting permission to submit an application to VOCA for Fiscal Year 2022. VOCA has funded the Victim Services Unit since it's inception in 1999. The current VOCA grant (FY 221) has provided $371,085 in federal funds with KCKPD contributing $92,771 in match funds. For the 2022 fiscal year, the proposed budget draft requests $369,335 in federal funds with a required match funds to be contributed by the KCKPD.

In 2022, the unit expects to be fully staffed with a Program Supervisor, two Response Advocates, two PFA advocates, and one Administrative Assistant.

Action Requested:
Approve

Budget Impact: (if applicable)
Amount:
Source:
Included In Budget:
Other (explain):

Attachments List:
Memorandum

POLICE DEPARTMENT

INVESTIGATIONS BUREAU
VICTIM SERVICES

Deputy Chief Michael Vivian
Criminal Investigation Bureau

Wendy Medina
Program Supervisor

MEMORANDUM

TO: A/Major Rodney Smith

FROM: Wendy Medina

DATE: June 2nd, 2021

SUBJECT: VOCA Fiscal Year 2022 Application

I am requesting permission to submit an RFA to begin the process to obtain approval from the Public Works & Safety Subcommittee as required by UG Policy in order to apply for the VOCA grant.

I am requesting permission to submit an application to VOCA for Fiscal Year 2022. VOCA has funded the Victim Services Unit since its inception in 1999. The current VOCA grant (FY 2021) has provided $371,085 in federal funds with KCKPD contributing $92,771 in match funds. For the 2022 fiscal year, the proposed budget draft requests $369,335 in federal funds with a required $92,333 in Match funds to be contributed by the KCKPD.

In 2022, the unit expects to be fully staffed with a Program Supervisor, two Response Advocates, two PFA advocates, and one Administrative Assistant.

In summary, I am requesting essentially the same federal funding level as last years', and utilizing existing Match, resulting in no additional funds from the Police Department than already committed.

CONSENT AGENDA ITEM NO. 2

County Administrator's Office

Douglas G. Bach, County Administrator

701 North 7th St., Suite 945
Kansas City, Kansas 66101-3064

Phone: (913) 573-5030
Fax: (913) 573-5540

NOTICE OF PENDING APPOINTMENT

DATE: July 1, 2021

BOARD POSITION: Commission on Human Relations & Disability Issues

INCUMBENT REPLACED: VACANT

APPOINTING COMMISSIONER: Jane Philbrook

REQUEST FOR APPOINTMENT

NAME OF NEW APPOINTMENT: Ollie Carroll

ADDRESS:

CELL NUMBER AND EMAIL ADDRESS:

TERM OF OFFICE: 7/1/2021-12/13/2021

County Administrator's Office
Douglas G. Bach, County Administrator

701 North 7th St., Suite 945
Kansas City, Kansas 66101-3064

Phone: (913) 573-5030
Fax: (913) 573-5540

NOTICE OF PENDING APPOINTMENT

DATE: July 1, 2021

BOARD POSITION: Wyandotte/Leavenworth Area Wide Advisory Council on Aging

INCUMBENT REPLACED: VACANT

APPOINTING COMMISSIONER: Jane Philbrook

REQUEST FOR APPOINTMENT

NAME OF NEW APPOINTMENT: Marc Potter

ADDRESS: _____

CELL NUMBER AND EMAIL ADDRESS: _____

TERM OF OFFICE: 7/1/2021-12/13/2021

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY
& KANSAS CITY, KANSAS
PUBLIC WORKS DEPARTMENT

ONE McDOWELL PLAZA 701 NORTH 7TH STREET, 66101 (913) 573-5400
FAX (913) 573-5435

June 23, 2021

Mr. Brett A. Deichler, PMP CMP
Unified Government Clerk
East Building

Re: Subdivision Plat Approval for **PIPER CREEK PUMP STATION**

Dear Mr. Deichler

Please be advised that the Engineering Division has reviewed the attached plat of PIPER CREEK PUMP STATION located at Leavenworth Road and 138th Street and being developed by the Unified Government of Kansas City, Wyandotte County, Kansas.

Currently, we recommend that the Commissioners accept this plat and authorize the Mayor/CEO and Unified Government Clerk signatures. I am providing you with two mylars for signature, and one (1) paper copy for Commission review. Please place this on the next scheduled Commission agenda.

After the Mayor has signed the plat, it should be referred to Planning Division for further processing.

Respectfully submitted,

Brent E. Thompson, P.S.
County Surveyor

Troy Shaw Digitally signed by Troy Shaw
Date: 2021.06.23 14:31:48 -05'00'

Troy Shaw, P.E.
County Engineer

FILED TK
JUN 23 2021
UNIFIED GOVERNMENT CLERK

Attachments

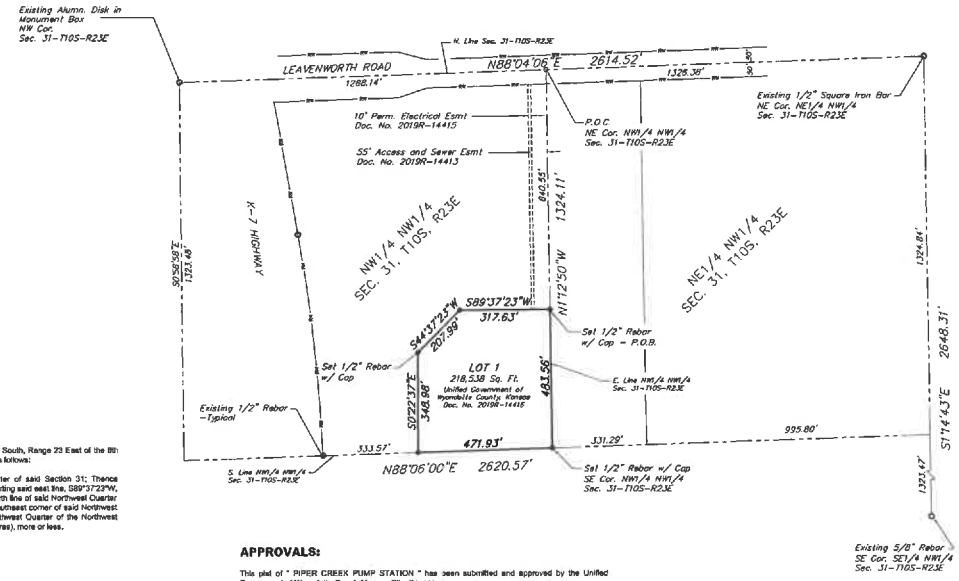
PIPER CREEK PUMP STATION

PART OF THE NW1/4 NW1/4 OF SECTION 31-T10S-R23E
KANSAS CITY, WYANDOTTE COUNTY, KANSAS

N
SCALE
1" = 200'
0 100 200
SCALE IN FEET

BASIS OF BEARINGS
Bearings based on Grid North, Kansas State Plane, North Zone, NAD 83.

SECTION 31
TWP 10S, RNG 23E
WYANDOTTE COUNTY, KS
LEAVENWORTH RD
PROJECT LOCATION
135TH STREET
LOCATION MAP
N.T.S.



NOTES

1) Property classified as Survey Class "Urban".

2) Survey is valid only if print has original signature and seal of the surveyor.

3) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose.

4) Parent Description: Doc. No. 2012R17111

5) Field work was completed: April 19, 2019

6) Flood Boundary Information: According to the Flood Insurance Rate Map for the City of Kansas City, Wyandotte County, Kansas, Community Panel Number 200263, Panel 0020, Suffix E, Revision Date of Sept. 2, 2015, the subdivision lies within Zone X (Area of Minimal Flood Hazard).

7) Error of Closure is 1:1,630,090,000

SECTION CORNER REFERENCES

A) CENTER CORNER SEC. 31-T10S-R23E (03X)
(1) PK nail shiner in south face of 24" Elm tree at fence corner - 12.6' NW
(2) PK nail shiner in west face of 20" Walnut tree - 13.2' E
(3) 2" iron pipe (2.5' tall) - 3.6' S
(4) PK nail shiner in south face of 10" Walnut tree - 20.2' W

B) NW CORNER SEC. 31-T10S-R23E (01V)
(1) North edge of asphalt of Leavenworth Road - 21.6' N
(2) Chiseled "X" in SE bolt of traffic signal pole at south side of island at K-7 and the north side of Leavenworth Road - 169.3' NE
(3) NW corner concrete base of traffic signal pole - 93.6' S
(4) Corner post of white plastic fence - 57.0' SW

C) NORTH QUARTER CORNER SEC. 31-T10S-R23E (03V)
(1) Centerline mailbox post on east side of driveway - 22.0' N
(2) 1/2" Rebar with cap LS 1394 on east side of drive to address 13510 Leavenworth - 50.3' N
(3) South edge of pavement (Leavenworth Road) - 13.0' S
(4) PK nail shiner in north face of power pole - 21.0' SW

PROPERTY DESCRIPTION:

All that part of the Northwest Quarter of the Northwest Quarter of Section 31, Township 10 South, Range 23 East of the 6th Principal Meridian in Kansas City, Wyandotte County, Kansas, more particularly described as follows:

Commencing at the northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 31; Thence S01°11'50"E, along the east line thereof, 840.55 feet to the Point of Beginning; Thence departing said east line, S89°37'23"W, 317.63 feet; Thence S44°37'23"W, 207.99 feet; Thence S00°22'37"E, 348.88 feet to the south line of said Northwest Quarter of the Northwest Quarter; Thence N88°06'00"E, along said south line, 471.93 feet to the southeast corner of said Northwest Quarter of the Northwest Quarter; Thence N01°12'50"W, along the east line of said Northwest Quarter of the Northwest Quarter, 483.56 feet to the Point of Beginning. Containing in all 218,538 square feet (5.02 acres), more or less.

Subject to all easements and restrictions of record.

DEDICATION:

Known all men by these presents that the undersigned owner Unified Government of Wyandotte County, Kansas of the hereinafore described property has caused the same to be subdivided under the name of PIPER CREEK PUMP STATION and have caused the same to be subdivided into lot(s) shown hereon.

All streets, highways, other rights-of-way and easements not heretofore dedicated are hereby so dedicated.

All easement rights to any person, utility or corporation are hereby absolved in the parcels to be dedicated for public use. Persons, utility or corporation shall retain whatever rights they would have as if located in a public street.

IN WITNESS THEREOF:

Unified Government of Wyandotte County, Kansas, owner of the above land caused these presents to be signed this _____ day of _____, 2020

_____
David Alvey, Mayor

NOTARY CERTIFICATION:

State of Kansas)
) SS
County of Wyandotte)

Be it remembered on this _____ day of _____, 2020, before me, a notary public in and for said County and State, came David Alvey, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

IN TESTIMONY WHEREOF,

I have hereunto set my hand and affixed my notarial seal the day and year last written above.

_____
Notary Public

My commission expires: _____

APPROVALS:

This plat of " PIPER CREEK PUMP STATION " has been submitted and approved by the Unified Government of Wyandotte County/Kansas City, Kansas.

Dated this _____ day of _____, 20 _____.

Kansas City, Kansas Planning Commission:

_____, Chairman _____
Jeff Carson Date

_____, Secretary _____
Gunnar Hand, AICP Date

Recommended for approval the the Unified Government Engineer, this _____ day of _____, 20 _____.

_____, County Engineer _____
Troy Shaw, P.E. Date

Unified Government Surveyor
This survey has been reviewed for filing, pursuant to KSA 58-2003, 58-2005, and 58-2011, for content only and is in compliance with those provisions. No other Warranties are extended or implied Reviewed by _____. Date: _____.
Brent E. Thompson, KS PS. 1277

The dedications shown hereon, if any, are accepted by the Commissioners of the Unified Government of Wyandotte County / Kansas City, Kansas this _____ day of _____, 20 _____.

_____, U.G. Mayor / CEO
David Alvey

_____, U.G. Clerk
Bridgette D. Cobbins

Register of Deeds

State of Kansas)
) SS
County of Wyandotte)

This is to certify that this instrument was filed for record in the Register of Deeds office on this _____ day of _____, 20 _____, at _____ o'clock and is duly recorded.

_____
Nancy W. Burns, Register of Deeds

_____
Susan Nelson, Deputy

SURVEYOR'S DECLARATION:

I hereby certify that I have made or directly supervised a survey of the above described premises and that the results shown on this plat are represented correctly to the best of my belief and professional knowledge. This survey meets the current minimum standards for boundary surveys as set forth by the State of Kansas.

_____
Johnny R. Yakle, PLS 1374

PREPARED FOR:
Unified Government of Wyandotte County
701 North 7th Street
Kansas City, Kansas 66101

LOCATION:
City of Kansas City
Wyandotte County, KS

NO.	DATE	BY	REVISION

DESIGNED BY: JFJ | DRAWN BY: JFJ | CHECKED BY: JRY

HDR ENGINEERING, INC.
10950 HOLMES ROAD, SUITE 600
KANSAS CITY, MO 64131
PHONE: 816-360-2700
KANSAS CERTIFICATE OF AUTHORITY FACILITY: LICENSE NO. 1000525

PIPER CREEK PUMP STATION
A SUBDIVISION BEING PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31-T10S-R23E WYANDOTTE COUNTY, KS

PROJECT NO.
10117162

DRAWING NO.
1 of 1

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY
& KANSAS CITY, KANSAS
PUBLIC WORKS DEPARTMENT

ONE McDOWELL PLAZA 701 NORTH 7TH STREET, 66101 (913) 573-5400
FAX (913) 573-5435

June 23, 2021

Mr. Brett A. Deichler, PMP CMP
Unified Government Clerk
East Building

Re: Subdivision Plat Approval for **Project Superbowl – Logistics Park**

Dear Mr. Deichler

Please be advised that the Engineering Division has reviewed the attached plat of PROJECT SUPERBOWL – LOGISTICS PARK located at 99th and Leavenworth and being developed by SP Bennet Lake Development, LLC.

Currently, we recommend that the Commissioners accept this plat and authorize the Mayor/CEO and Unified Government Clerk signatures. I am providing you with two mylars for signature, and one (1) paper copy for Commission review. Please place this on the next scheduled Commission agenda.

After the Mayor has signed the plat, it should be referred to Planning Division for further processing.

Respectfully submitted,

Brent E. Thompson, P.S.
County Surveyor

Troy Shaw Digitally signed by Troy Shaw
Date: 2021.06.23 14:32:12 -05'00'

Troy Shaw, P.E.
County Engineer

FILED TK
JUN 23 2021
UNIFIED GOVERNMENT CLERK

Attachments

Final Plat
Project Superbowl – Logistics Park
A Replat of Part of Woodlands East Commercial Redevelopment, together with an unplatted tract of land lying in Section 25, Township 10 South, Range 23 East, in Kansas City, Wyandotte County, Kansas

Prepared By:
Olsson
7301 W. 133rd Street, Suite 200
Overland Park, Kansas 66213
Telephone (913) 381-1170

Property Owner:
SP Bennet Lake Development, LLC
8801 River Crossing Blvd, Suite 300
Indianapolis, IN 46240

Prepared For/Property Owner:
Scannell Properties #459, LLC
8801 River Crossing Blvd, Suite 300
Indianapolis, IN 46240

LEGEND

⊕	SECTION CORNER
●	SET 1/2"x24" REBAR W/LC 114 CAP
○	FOUND REBAR 1/2" REBAR W/LC 114 CAP
(M)	PREVIOUSLY PLATTED DIMENSION
(M)	MEASURED DIMENSION – THIS PLAT
(C)	CALCULATED DIMENSION FROM RECORD
(D)	PREVIOUSLY DEEDED DIMENSION
D/E	DRAINAGE EASEMENT
E/E	DEDICATED BPU EASEMENT
R/W	RIGHT OF WAY
S/E	SANITARY SEWER EASEMENT
U/E	UTILITY EASEMENT
W/E	WATER EASEMENT

1" = 200'
0 100' 200' 400'
SCALE IN FEET

Area Summary Table		
Lot 1	5,044,269 S.F.	115.8005 Ac.
Hurrelbrink Road R/W	262,233 S.F.	6.0200 Ac.
99th Street R/W	106,007 S.F.	2.4336 Ac.
Leavenworth Road R/W	494,944 S.F.	11.3624 Ac.
Total Area	5,907,453 S.F.	135.6165 Ac.
Replatted Area	4,895 S.F.	0.1124 Ac.

Certification

This is to certify that on July 31, 2020, this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for Boundary Surveys pursuant to K.A.R. 66-12-1.

MICHAEL J. BOGINA — 1655 — LICENSED KANSAS LAND SURVEYOR

Michael J. Bogina, PS-1655
Olsson, LS-114
mjbogina@olsson.com

Surveyor's Notes

1. Basis of Bearings – Held the West line of Southwest Quarter of Section 25, Township 10 South, Range 23 East (S 01°13'05"W, Kansas Coordinate System 1983, North Zone. Distances shown hereon are ground distances in US Survey Feet. This Survey lies within the required minimum error of closure of 1:10,000, with an actual error of closure of 1:1,567,290.
2. Subject Property lies within "Zone X – Areas determined to be outside the 0.2% annual chance floodplain," according to the FEMA Flood Insurance Rate Map Number 20209C0043G, Effective Date September 2, 2011. Approximate limits shown hereon are subject to map scale uncertainty.
3. Subject Property contains 5,907,453 Square Feet or 135.6165 Acres, more or less.

Property Description

All that part of Lots 1-A and 1-C of Woodlands East Commercial Development, a subdivision in Kansas City, Wyandotte County, Kansas, together with all that part of Leavenworth Road right of way, 99th Street right of way, Hurrelbrink Road right of way and 91st Street right of way, together with all that part of an unplatted tract, all lying in Section 25, Township 10 South, Range 23 East, described as follows:

BEGINNING at the Southwest corner of the Southwest Quarter of Section 25, Township 10 South, Range 23 East; thence North 01 degree 18 minutes 05 seconds West, on the West line of said Southwest Quarter, a distance of 2646.30 feet to the Northwest corner of said Southwest Quarter, said corner also being the Southwest corner of the Northwest Quarter; thence North 87 degrees 55 minutes 58 seconds East, departing said West line, on the North line of said Southwest Quarter, a distance of 40.00 feet to a point; thence South 01 degree 17 minutes 30 seconds East, departing said North line, a distance of 0.54 feet to a point; thence South 01 degree 16 minutes 05 seconds East a distance of 1901.10 feet to a point; thence South 15 degree 08 minutes 02 seconds East a distance of 71.15 feet to a point; thence South 02 degree 46 minutes 37 seconds East a distance of 425.40 feet to a point on the South line of Woodlands East Commercial Development, a subdivision in Kansas City, Wyandotte County, Kansas; thence North 88 degree 00 minutes 32 seconds East, continuing on said South line, a distance of 129.35 feet to a point; thence South 01 degree 59 minutes 28 seconds East, continuing on said South line, a distance of 100.00 feet to a point; thence North 88 degree 00 minutes 32 seconds East, continuing on said South line, a distance of 73.45 feet to a point; thence South 01 degree 59 minutes 28 seconds East, continuing on said South line, a distance of 15.00 feet to a point; thence North 88 degree 00 minutes 32 seconds East, continuing on said South line, a distance of 700.00 feet to a point; thence South 83 degree 37 minutes 37 seconds East, continuing on said South line, a distance of 121.95 feet to a point; thence North 88 degree 00 minutes 25 seconds East, departing said South line, a distance of 269.14 feet to a point on said South line; thence North 71 degree 18 minutes 35 seconds East, continuing on said South line, a distance of 115.12 feet to a point; thence North 82 degree 17 minutes 54 seconds East, continuing on said South line, a distance of 201.00 feet to a point; thence South 83 degree 27 minutes 37 seconds East, continuing on said South line, a distance of 51.78 feet to a point on the East line of said Woodlands East Commercial Development; thence South 01 degree 59 minutes 28 seconds East, departing said South line, on the Southerly extension of said East line, a distance of 28.28 feet to a point; thence North 88 degree 00 minutes 25 seconds East, departing said Southerly extension, a distance of 99.98 feet to a point; thence North 01 degree 59 minutes 35 seconds West a distance of 413.22 feet to a point of curvature; thence in a Northerly direction, on a curve to the right, having a radius of 1000.00 feet, through a central angle of 14 degrees 44 minutes 19 seconds, an arc distance of 257.23 feet to a point of tangency; thence North 12 degree 44 minutes 43 seconds East a distance of 1212.33 feet to a point; thence North 02 degree 03 minutes 09 seconds West a distance of 324.50 feet to a point; thence South 87 degree 56 minutes 32 seconds West a distance of 2623.43 feet to a point on the West line of said Northwest Quarter; thence North 01 degree 17 minutes 30 seconds West, on said West line, a distance of 54.95 feet to a point on the centerline of Hurrelbrink Road right of way, as now established; thence North 87 degree 56 minutes 28 seconds East, departing said West line, on said centerline, a distance of 2752.14 feet to a point; thence South 46 degree 33 minutes 32 seconds East, continuing on said centerline, a distance of 196.00 feet to a point; thence South 43 degree 33 minutes 32 seconds East, continuing on said centerline, a distance of 388.00 feet to a point; thence South 88 degree 03 minutes 32 seconds East, continuing on said centerline, a distance of 98.00 feet to a point; thence South 85 degree 03 minutes 32 seconds East, continuing on said centerline, a distance of 181.50 feet to a point; thence South 70 degree 03 minutes 32 seconds East, continuing on said centerline, a distance of 231.00 feet to a point; thence South 22 degree 03 minutes 32 seconds East, continuing on said centerline, a distance of 23.82 feet to a point; thence South 50 degree 46 minutes 32 seconds East, continuing on said centerline, a distance of 231.00 feet to a point; thence South 59 degree 03 minutes 32 seconds East, continuing on said centerline, a distance of 257.40 feet to a point; thence South 78 degree 03 minutes 33 seconds East, continuing on said centerline, a distance of 350.58 feet to a point on the West line of Tract 1 of Wyandotte County Lake, a subdivision in Kansas City, Wyandotte County, Kansas; thence South 01 degree 22 minutes 31 seconds East, departing said centerline, on said West line, a distance of 58.81 feet to a point; thence North 78 degree 53 minutes 33 seconds West, departing said West line, a distance of 373.42 feet to a point; thence North 58 degree 03 minutes 33 seconds West a distance of 16.80 feet to a point; thence South 12 degree 44 minutes 43 seconds West a distance of 2707.83 feet to a point; thence South 32 degree 55 minutes 04 seconds West a distance of 417.43 feet to a point; thence North 77 degree 15 minutes 17 seconds West a distance of 878.53 feet to a point; thence South 83 degree 07 minutes 57 seconds West a distance of 450.59 feet to a point; thence South 01 degree 59 minutes 35 seconds East a distance of 304.55 feet to a point; thence North 88 degree 00 minutes 25 seconds East a distance of 109.28 feet to a point; thence South 82 degree 05 minutes 38 seconds East a distance of 343.17 feet to a point; thence North 88 degree 00 minutes 25 seconds East a distance of 229.75 feet to a point; thence North 87 degree 59 minutes 57 seconds East a distance of 1829.08 feet to a point; thence South 01 degree 40 minutes 31 seconds East a distance of 75.00 feet to a point on the South line of the Southwest Quarter of said Section 25; thence South 87 degree 59 minutes 57 seconds West, on said South line, a distance of 1828.63 feet to the Southwest corner of said Southwest Quarter, said corner also being the Southeast corner of said Southwest Quarter; thence South 88 degree 00 minutes 25 seconds West, on the South line of said Southwest Quarter, a distance of 2652.07 feet to the POINT OF BEGINNING, containing 5,907,453 Square Feet or 135.6165 Acres, more or less.

Dedication:

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat which hereafter shall be known as "Project Superbowl – Logistics Park".

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, ducts and cables, and similar facilities, upon, over and under those areas outlined and designated on this plat as "Utility Easement" or "U/E", "Sanitary Sewer Easement" or "S/E", Drainage Easement" or "D/E," "Dedicated BPU Easement" or "E/E," is hereby granted to the Unified Government of Wyandotte County/ Kansas City, Kansas, with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes.

All public right-of-way shown and not heretofore existing is hereby dedicated for public right-of-way for 99th Street, Hurrelbrink Road and Leavenworth Road.

Execution:

IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed his name.

OWNER of Dedicated Rights of Way: Scannell Properties #459, LLC, an Indiana limited liability company

By: _____
Marc Pfleging, Manager

STATE OF _____ } SS
COUNTY OF _____ }

Be it remembered, that on this ____ day of _____ 2021, before me, a notary public in and for said County and State, came Marc Pfleging, Manager of Scannell Properties #459, LLC, an Indiana limited liability company, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____
Notary

_____

IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed his name.

OWNER of Lot 1: SP Bennet Lake Development, LLC, a Delaware limited liability company

BY: Scannell Properties Management, LLC, a Delaware limited liability company, its Manager

By: _____
Marc Pfleging, Manager

STATE OF _____ } SS
COUNTY OF _____ }

Be it remembered, that on this ____ day of _____ 2021, before me, a notary public in and for said County and State, came Marc Pfleging, Manager of Scannell Properties Management, LLC, a Delaware limited liability company, Manager of SP Bennet Lake Development, LLC, a Delaware limited liability company, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____
Notary

_____

Register of Deeds:

State of KANSAS }
County of WYANDOTTE } SS

This is to certify that this instrument was filed for record in the Register of Deeds office on this ____ day of _____ 2021, at ____ o'clock and is duly recorded.

_____
Nancy Burns, Register of Deeds

_____
Susan Nelson, Deputy Chief

Approvals:

This plat of "Project Superbowl – Logistics Park" has been submitted and approved by the Unified Government of Wyandotte County and the Kansas City, Kansas Planning Commission.

Dated this _____ day of _____, 202__

Kansas City, Kansas Planning Commission

By: _____
Jeff Carson, Chairman

By: _____
Gunnar Hand, Secretary

Recommended for approval by the County Engineer, this day ____ of _____ 2021.

_____
Troy Shaw, County Engineer

This survey has been reviewed for filing, pursuant to KSA 58-2003, 58-2005, and 58-2011, for content only and is in compliance with those provisions. No other warranties are extended or implied.

Reviewed by: _____
Brent E. Thompson, PS-1277
Wyandotte County Surveyor

The dedications shown hereon, if any, are accepted this _____ day of _____ 202__

_____
David Alvey, Mayor

_____
Brett Deichler, Unified Clerk

Point of Beginning
SW Cor., SW 1/4, Sec. 25, T10S, R23E
Found Aluminum Cap w/Punch in Monument Box
at Intersection of Leavenworth Road and 99th Street

SW Cor., SE 1/4, Sec. 25, T10S, R23E
Found Chiseled "X" Cut on Back of South Curb Line

SE Cor., SW 1/4, Sec. 25, T10S, R23E
SW Cor., SE 1/4, Sec. 29, T10S, R23E
Found Aluminum Cap w/Punch in Monument Box
at Intersection of Leavenworth Road and 91st Street

REVISIONS			
REV/NO	DATE	REVISIONS DESCRIPTION	BY
1	2020.10.21	Revised per KCI	MJB
2	2020.12.21	Revised per KCI	MJB
3	2021.03.26	Revised	MJB
4	2021.05.26	Revised	MJB

Final Plat
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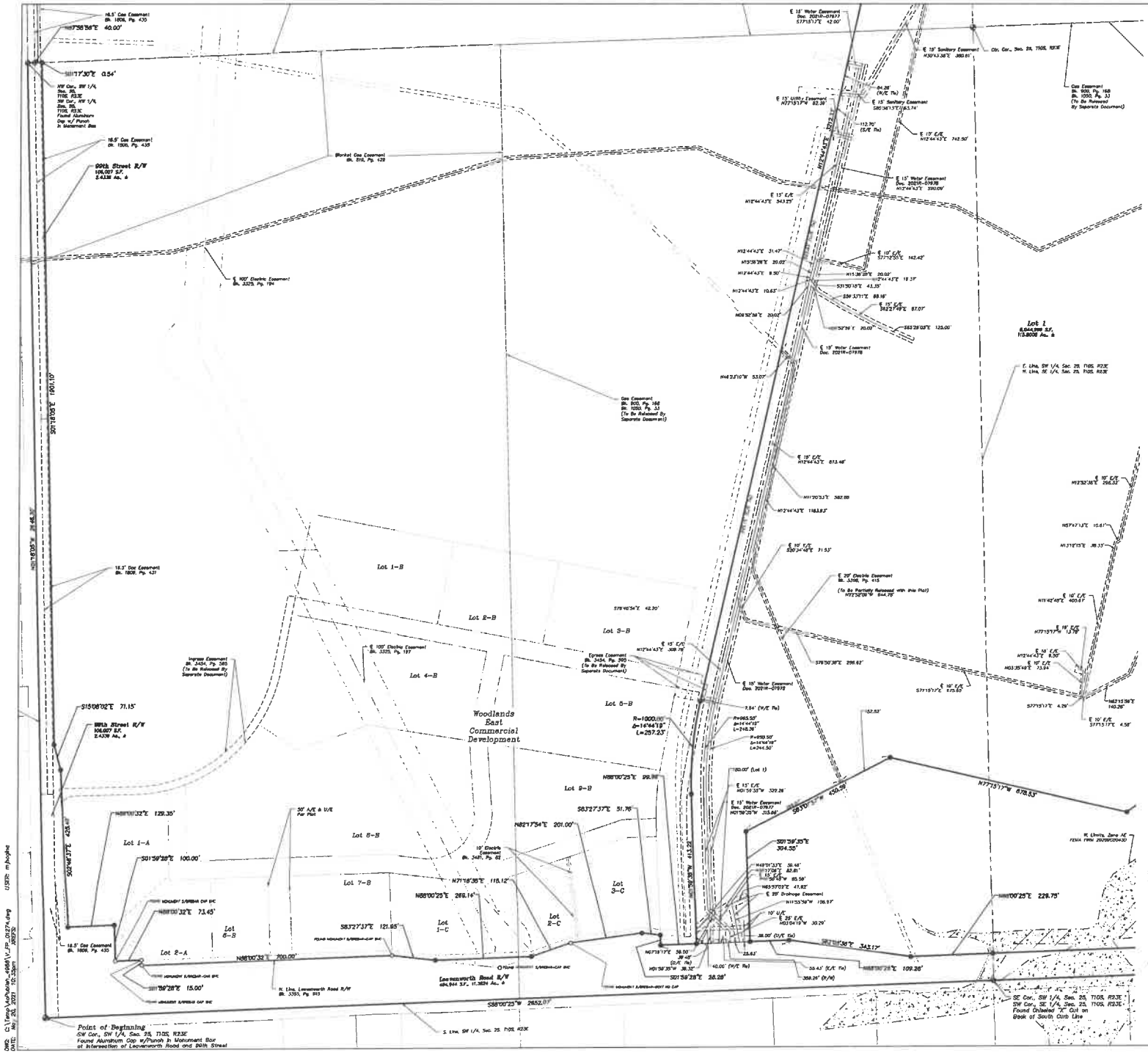
A Replat of Part of Woodlands East Commercial Redevelopment, together with an unplatted Tract of land lying in Section 25, Township 10 South, Range 23 East
Kansas City, Wyandotte County, Kansas
2020

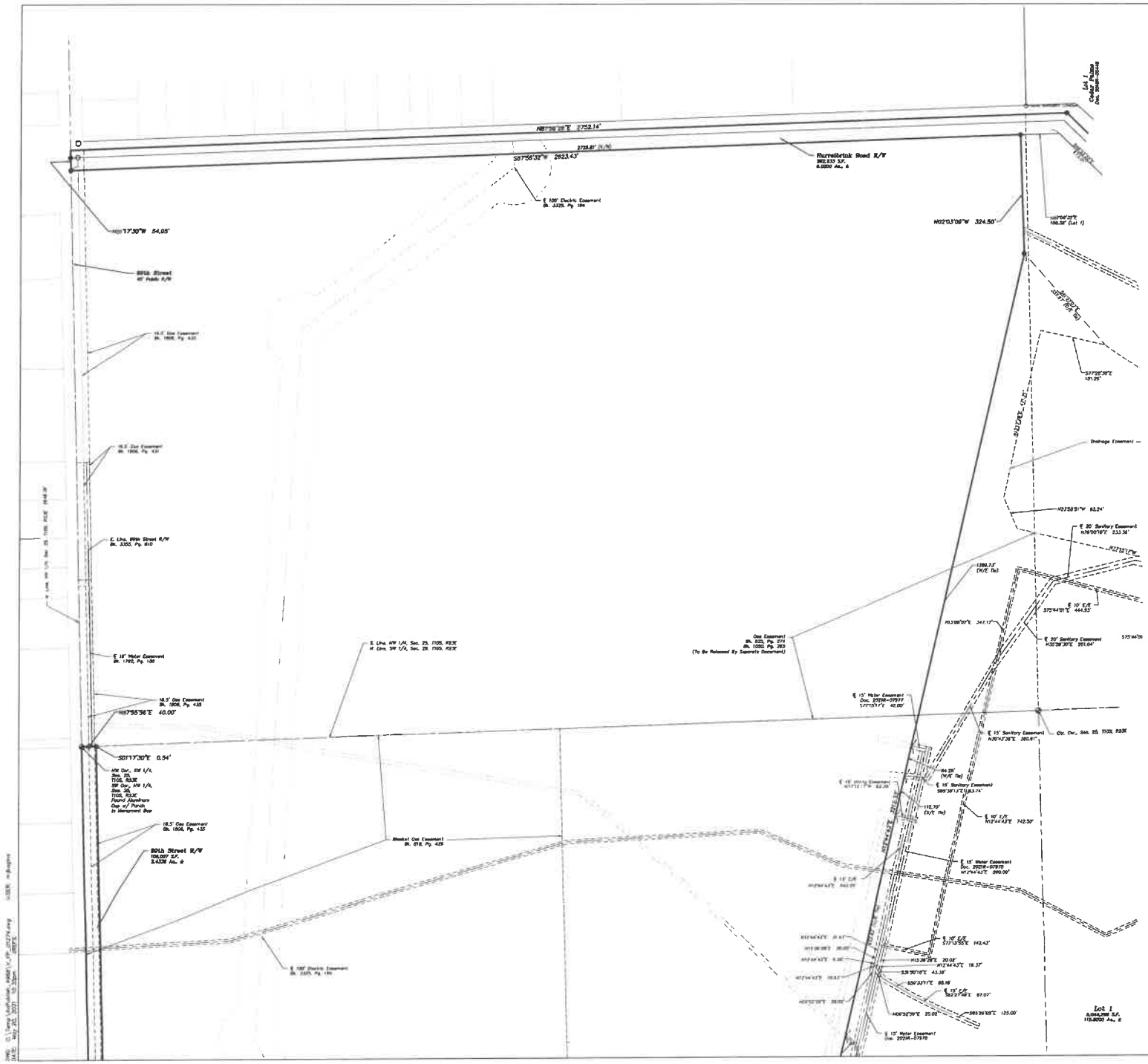
drawn by: MJB
checked by: CWJ
approved by: TBW
QA/QC by: MJB
project no: 0021-1274
drawing no: V 101 01.01.02
date: 2021.05.21

SHEET
1 of 5

olsson
7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4750
TEL 913.381.1170
www.olsson.com

DWG: C:\Temp\AcPublish_19668\V_FP_01274.dwg
DATE: May 26, 2021 10:36am
USER: mjbogina


Lot 1
6,044,869 S.F.
138.8008 Ac. ±
Lot 1-A
Lot 1-B
Lot 1-C
Lot 2-A
Lot 2-B
Lot 2-C
Lot 3-B
Lot 3-C
Lot 4-B
Lot 5-B
Lot 6-B
Lot 7-B
Lot 8-B
Lot 9-B
Woodlands East Commercial Development
99th Street R/W
106,007 S.F.
2.4336 Ac. ±
Leavenworth Road R/W
494,944 S.F.
11.3634 Ac. ±
Leavenworth Road R/W
Bk. 3390, Pg. 815
S. Line, SW 1/4, Sec. 25, T10S, R23E
E. Line, SW 1/4 Sec. 25, T10S, R23E
W. Line, SE 1/4, Sec. 25, T10S, R23E
Point of Beginning
SW Cor., SW 1/4, Sec. 25, T10S, R23E
Found Aluminum Cap w/Punch In Monument Box
at Intersection of Leavenworth Road and 99th Street
SE Cor., SW 1/4, Sec. 25, T10S, R23E
SW Cor., SE 1/4, Sec. 25, T10S, R23E
Found Chiseled "X" Cut on
Back of South Curb Line
N 0°17'30" E 1901.10'
S 0°17'30" W 1901.10'
S 88°00'23" W 2652.01'
N 88°00'23" E 2652.01'
S 1°08'02" E 71.15'
S 1°59'28" E 100.00'
S 1°59'28" E 15.00'
N 88°00'32" E 700.00'
S 88°27'37" E 121.95'
N 88°27'37" W 129.35'
S 88°27'37" E 51.75'
N 88°00'23" E 99.98'
N 82°17'54" E 201.00'
N 71°16'26" E 115.12'
N 88°00'23" E 269.16'
S 50°46'37" E 425.47'
S 1°59'28" E 38.28'
N 77°13'17" W 678.83'
N 88°00'25" E 229.75'
S 88°27'37" E 345.17'
S 1°59'28" E 304.35'
S 50°46'37" E 430.39'
S 1°59'28" E 315.66'
S 1°59'28" E 329.26'
S 1°59'28" E 40.00' (M/E Rs)
S 1°59'28" E 358.26' (R/M)
S 1°59'28" E 109.26'
S 1°59'28" E 38.28'
S 1°59'28" E 39.48'
S 1°59'28" E 38.30'
S 1°59'28" E 23.83'
S 1°59'28" E 39.43' (E/E Tie)
S 1°59'28" E 38.00' (U/E Tie)
S 1°59'28" E 38.50' (D/E Tie)
S 1°59'28" E 38.48'
S 1°59'28" E 83.81'
S 1°59'28" E 85.59'
S 1°59'28" E 41.82'
S 1°59'28" E 106.97'
S 1°59'28" E 30.29'
S 1°59'28" E 38.00' (U/E Tie)
S 1°59'28" E 38.00' (M/E Rs)
S 1°59'28" E 38.00' (M/E Rs)
S 1°59'28" E 38.00' (M/E Rs



Final Plat
Project Superbowl – Logistics Park

A Replat of Part of Woodlands East Commercial Redevelopment, together with an unplatted tract of land lying in Section 25, Township 10 South, Range 23 East, in Kansas City, Wyandotte County, Kansas

LEGEND

- SECTION CORNER
- SET 1/2"x24" REBAR W/LC 114 CAP
- FOUND REBAR 1/2" REBAR W/LC 114 CAP
- (P) PREVIOUSLY PLATTED DIMENSION
- (M) MEASURED DIMENSION - THIS PLAT
- (C) CALCULATED DIMENSION FROM RECORD
- (D) PREVIOUSLY DEEDED DIMENSION
- D/E DRAINAGE EASEMENT
- E/E DESIGNATED BMP EASEMENT
- R/W RIGHT OF WAY
- S/E SANITARY SEWER EASEMENT
- U/E UTILITY EASEMENT
- W/E WATER EASEMENT

Area Summary Table		
Lot 1	5,044,269 S.F.	115.8065 Ac.
Hurrelbrink Road R/W	262,233 S.F.	6.0200 Ac.
99th Street R/W	106,007 S.F.	2.4336 Ac.
Leavenworth Road R/W	494,944 S.F.	11.3624 Ac.
Total Area	5,907,453 S.F.	135.6165 Ac.
Replatted Area	4,895 S.F.	0.1124 Ac.

Certification

This is to certify that on July 21, 2020, this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for Boundary Surveys pursuant to K.A.R. 66-12-1.

Michael J. Bogina, PS-1655
Olsson, LS-114
mjbogina@olsson.com

Prepared For/Property Owner:
Scannell Properties #456, LLC
8801 River Crossing Blvd, Suite 300
Indianapolis, IN 46240

Property Owner:
SP Bennet Lake Development, LLC
8801 River Crossing Blvd, Suite 300
Indianapolis, IN 46240

Prepared By:
Owner:
7301 W. 133rd Street, Suite 200
Overland Park, Kansas 66213
Telephone (913) 381-1170

olsson
7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4750
TEL 913.381.1170
www.olsson.com

REVISIONS

REV NO	DATE	REMARKS DESCRIPTION	BY
1	2020.08.03	Added Parcels 1-3 Deleted for ROI Clearance	NJS
2	2020.08.20	Revised Per Comments	NJS
3	2020.09.29	Revised Easements	NJS

Final Plat
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Kansas City, Wyandotte County, Kansas
2020

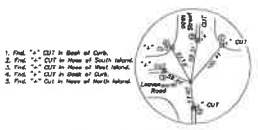
drawn by	MJB
checked by	MJW
approved by	TBH
QA/QC by	MJB
project no.	020-1276
drawing no.	V_01_01.01
date	2020.07.21

SHEET
3 of 5

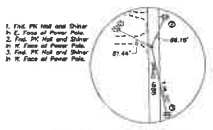
Final Plat

Project Superbowl – Logistics Park

A Replat of Part of Woodlands East Commercial Redevelopment, together with an unplatted tract of land lying in Section 25, Township 10 South, Range 23 East, in Kansas City, Wyandotte County, Kansas



SW Cor., SW 1/4, Sec. 25, 10S, R23E
Found Aluminum Cap w/Punch in Monument Box
Not to Scale



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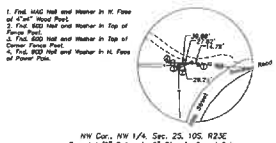
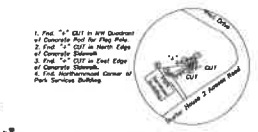
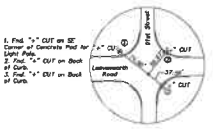
Found Aluminum Cap w/Punch in Monument Box
Not to Scale



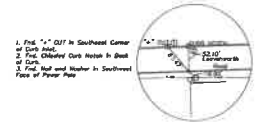
NW Cor., NW 1/4, Sec. 25, 10S, R23E
Found 1/2" Rebar in 2" Pipe in Gravel Drive
Not to Scale



NE Cor., SE 1/4, Sec. 25, 10S, R23E
Found 2" Brass Dish in Concrete
Not to Scale



SE Cor., SE 1/4, Sec. 25, 10S, R23E
Found Aluminum Cap w/Punch in Monument Box
Not to Scale



SW Cor., SE 1/4, Sec. 25, 10S, R23E
Found Chiseled "X" Cut on Back of Curb
Not to Scale

Section 25, T10S, R23E

VICINITY MAP

Scale: 1" = 2000'

LEGEND

⊕	SECTION CORNER
●	SET 1/2"x24" REBAR W/LC 114 CAP
○	FOUND REBAR 1/2" REBAR W/ILS 114 CAP
(P)	PREVIOUSLY PLATTED DIMENSION
(M)	MEASURED DIMENSION – THIS PLAT
(C)	CALCULATED DIMENSION FROM RECORD
(D)	PREVIOUSLY DEEDED DIMENSION
D/E	DRAINAGE EASEMENT
E/E	DEDICATED BPU EASEMENT
R/W	RIGHT OF WAY
S/E	SANITARY SEWER EASEMENT
U/E	UTILITY EASEMENT
W/E	WATER EASEMENT

N

1" = 100'

0 50 100 200

SCALE IN FEET

Area Summary Table

Lot 1	5,044,269 S.F.	115.8005 Ac.
Hurrelbrink Road R/W	262,233 S.F.	6.0200 Ac.
99th Street R/W	106,007 S.F.	2.4336 Ac.
Leavenworth Road R/W	494,944 S.F.	11.3624 Ac.
Total Area	5,907,453 S.F.	135.6165 Ac.
Replatted Area	4,895 S.F.	0.1124 Ac.

Certification

This is to certify that on July 31, 2020, this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for Boundary Surveys pursuant to K.A.R. 66-12-1.

MICHAEL J. BOGLIA LICENSED 1555 KANSAS PROFESSIONAL SURVEYOR

Michael J. Boglia, PS-1555
Olsson, LS-114
mjboglia@olsson.com

Prepared For/Property Owner:
Scannell Properties #458, LLC
8801 River Crossing Blvd, Suite 300
Indianapolis, IN 46240

Property Owner:
SP Bennet Lake Development, LLC
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olsson
7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4758 TEL 913.381.1170 www.olsson.com

REV NO	DATE	REVISIONS DESCRIPTION	BY
1	2020-08-21	Added Phase 1 Boundary/Lot Comments	NJG
2	2020-09-25	Updated Boundary & Easement Comments	NJG

Final Plat
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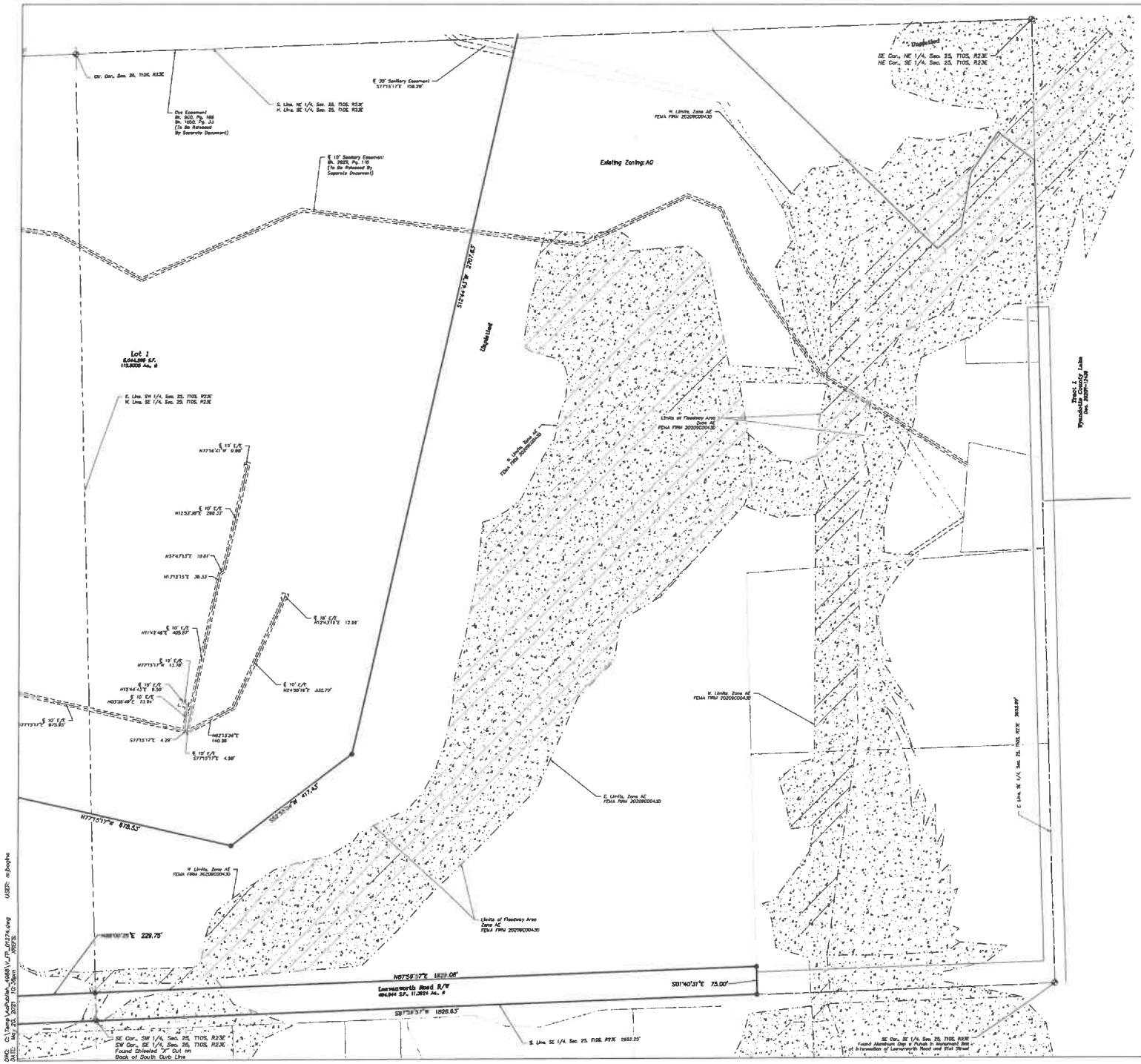
Kansas City, Wyandotte County, Kansas
2020

drawn by	MJB
checked by	MJB
approved by	TBW
QA/QC by	MJB
project no.	069-11218
drawing no.	V_FP_01.01
date	2020.07.31

SHEET 4 of 5

DWG: C:\Temp\AcPublish_41668\V_FP_01.01.dwg
DATED: Mon, 28 Sep 2020 - 10:38am
USER: mjboglia



Final Plat
Project Superbowl – Logistics Park
A Replat of Part of Woodlands East Commercial Redevelopment, together with an unplatted tract of land lying in Section 25, Township 10 South, Range 23 East, in Kansas City, Wyandotte County, Kansas

1" = 100'
0 50' 100' 200'
SCALE IN FEET

VICINITY MAP
Scale: 1" = 1000'

LEGEND
- SECTION CORNER
- SET 1/2"x24" REBAR W/LC 114 CAP
- FOUND REBAR 1/2" REBAR W/LC 114 CAP
- (P) PREVIOUSLY PLATTED DIMENSION
- (M) MEASURED DIMENSION – THIS PLAT
- (C) CALCULATED DIMENSION FROM RECORD
- (D) PREVIOUSLY RECORD DIMENSION
- D/E DRAINAGE EASEMENT
- E/E DEDICATED BPU EASEMENT
- R/W RIGHT OF WAY
- S/E SANITARY SEWER EASEMENT
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MICHAEL J. BOGHA 1655 KANSAS PROFESSIONAL SURVEYOR

Michael J. Bogha, PS-1655
Olsson, LS-114
mjbogha@olsson.com

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www.olsson.com

REVISIONS

REV NO.	DATE	REVISIONS DESCRIPTION	BY
1	8.28.20	Added Estate 24, Tenant [illegible]	NJB
2	9.23.20	Added Estate 24, Tenant [illegible]	NJB
3	10.15.20	Revised numbers	NJB

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2020
Kansas City, Wyandotte County, Kansas

drawn by	NJB
checked by	MJB
approved by	TBW
QA/QC by	NJB
project no.	020-1274
drawing no.	V_FP_01274
date	2020.07.31

SHEET
5 of 5

DWG: C:\Temp\AcPublish_4668\V_FP_01274.dwg
DATE: July 31, 2020, 10:36pm
USER: mjbogha

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

PLANNING & ZONING AND
REGULAR SESSION
MAY 27, 2021

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in regular session Thursday, May 27, 2021, with ten members present via Zoom, by phone, or in person: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Townsend, Commissioner First District (arrived at 7:05 p.m.); McKiernan, Commissioner Second District; Ramirez, Commissioner Third District; Johnson, Commissioner Fourth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; Philbrook, Commissioner Eighth District, and Alvey, Mayor/CEO, presiding. Kane, Commissioner Fifth District; was absent. The following officials were also in attendance: Doug Bach, County Administrator; Alan Howze, Assistant County Administrator; Bridgette Cobbins, Interim Assistant County Administrator; Misty Brown, Chief Legal Counsel; Patrick Waters, Senior Attorney; Ashley Hand, Director of Strategic Communication; Brett Deichler, Interim Unified Government Clerk; Gunnar Hand, Director of Planning and Urban Design; Juliann VanLiew, Director of Health Department; Dr. Erin Corriveau, Deputy Local Health Officer; Dr. Allen Greiner, Local Health Officer; Alley Porter, Commission Liaison; and Allie Facio, Clerk's Office.

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, by phone, or in person. 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 in his 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 are included in the record of the meeting. I'd ask the Clerk to please call the roll.

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

Mayor Alvey said the invocation is being 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, Mayor, there were no revisions.

PLANNING AND ZONING CONSENT AGENDA

Brett Deichler, Interim UG 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 item on the agenda. **Commissioner McKiernan** said I have had contact with proponents and opponents of SP2021-015. **Commissioner Bynum** said I've had contact with supporters of Non-Consent Item A1, Change of Zone. **Commissioner Burroughs** said I've had contact in support of SP2021-30 and SP2020-033. **Commissioner Markley** said I've had contact with supporters of the same one Commissioner Bynum said. I can't get my agenda up yet, but same item. **Commissioner Ramirez** said I've received communication with proponent of SP2021-028. **Commissioner Philbrook** said I've had proponents of SP2021-024.

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

Mayor Alvey asked, does any member of the commission, 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 recommendation of the Planning Commission.

Commissioner Townsend said I'd like to set aside Item No. COZ2021-012 Ray L. Sawyer, and also SU20-00097, Cabrin Mills.

Mayor Alvey asked, is there anyone else in the conference room who would like to set aside an item? Not hearing any, we have two attendees who would like to set aside items. Would the Clerk please recognize them? **Allie Facio, Clerk's Office**, said, yes, we have Mr. Daniel Castillo.

Daniel Castillo said that would be my Special Use Permit, 2021-015. I would like to remove my case from the Consent Agenda tonight, and remand it back to the Planning Commission to address some conditions of approval.

Mayor Alvey said thank you, next item. **Ms. Facio** said now we have Ms. Lola Peck.

Lola Peck said I'm not asking at this point, I'm asking did you—I think you might've said our number, COZ2021-010. Was that possibly the second—I didn't get everything they said, I've never done this before. So, I didn't hear if they approved it or did not approve it.

Commissioner Bynum said, Mayor, she's not on Consent, if I'm understanding the name you read correctly. **Mayor Alvey** said, yes, ma'am, yours is on Non-Consent. So, your item will heard.

Mayor Alvey said since I see no others, are there any others that you can see? **Ms. Facio** said no other hands are raised.

Mayor Alvey asked, did we receive any requests from the public to set aside an item, Mr. Deichler? **Mr. Deichler** said no requests were received.

Action: **Commissioner Bynum made a motion, seconded by Commissioner Burroughs, to approve all remaining items as submitted.** Roll call was taken and there were nine "Ayes," Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Markley, Walters, Philbrook.

CHANGE OF ZONE APPLICATIONS

ITEM NO. 1 – 21852…CHANGE OF ZONE APPLICATION COZ2021-008 – OLIVIA DYAN MOORE

Synopsis: Change of Zone from R-1 Single Family District to A-G Agriculture District for horses and chickens at 3860 Bell Crossing, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The applicant is seeking the approval of a Change of Zone from R-1 Single Family District to A-G Agriculture District for the purpose of keeping four (4) horses and 24 chickens at 3860 Bell Crossing Drive on 29.19 acres. The Planning Commission voted 7 to 0 to recommend approval of Change of Zone Application COZ2021-008, subject to:

1. Must adhere to the Conservation Department comments for Best Practices, which are:
   a. Seeding of pastureland; and,
   b. Pasture areas need to be completely fenced to protect the woodland area;
2. No buildings or trees are allowed to be located on the ground above the existing gas easement;
3. Shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, as applicable;
4. A building permit is required for a permanent structure greater than 120 square feet. Please contact the Building Inspection Department 913-573- 8620 if construction is proposed;
5. 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 at 913-573- 5750;
6. Site improvements that include land disturbance activity on greater than one (1) acre of surface area of land shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV,Sec.8-610 through Sec.8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, 7th Floor Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620; and,
7. 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 Bynum made a motion, seconded by Commissioner Burroughs, to approve Change of Zone Application COZ2021-008, subject to stipulations.** Roll call was taken and there were nine "Ayes," Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Markley, Walters, Philbrook.

ITEM NO. 2 – 21857…CHANGE OF ZONE APPLICATION COZ2021-011 – KATELYN WOLF WITH BARTLETT AND WEST

Synopsis: Change of Zone from previously approved MP-2 Planned General Industrial District to remove the 45 foot landscape buffer at 6716 and 6720 Berger Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The applicant on behalf of the owner, Steven Hyink, wants to remove a 45-foot landscape buffer that was recorded as a covenant restriction in 1988 on the west property line from Change of Zone Petition #2161 to build a 12,134 square foot maintenance building including a code compliant 15-foot landscaped buffer at 6716 and 6720 Berger Avenue. The Planning Commission voted 7 to 0 to recommend approval of COZ2021-011, subject to:

1. The applicant wants to remove the 1988 covenant restriction establishing a 45-foot landscape buffer along the west property line. The applicant intends to install the code required MP-2 Planned General Industrial District 15-foot landscape buffer between 6720 Berger Avenue and 6740 Berger Avenue. The buffer will be a combination of eight (8) foot privacy fence with masonry columns every 32 feet on center (if the existing privacy fence is removed) and enhance the existing landscaping along the west property by installing eight (8) additional evergreen trees to ensure year-round screening. The architectural screen (either a privacy fence or landscaping) should continue along the south property line to the gated entry to screen the front yard of Key Equipment from the single-family residence's side and rear yards, across Berger Avenue and minimize future zoning enforcement actions. This will be finalized with the Final Development Plan;
2. Hours of operation are Monday through Friday, 8:00 AM to 5:00 PM;
3. Parking lot shall be resurfaced, where necessary and restriped;
4. Staff understands there is not enough surface parking outside, on-site, so the applicant has proposed to park ten (10) vehicles inside the building, which will comply with the district requirement for parking;
5. Truck traffic to and from this site, for the delivery of equipment or materials should be restricted to Berger Avenue and Kaw Drive (Kansas Highway 32). Truck traffic should not be allowed in the single-family neighborhood directly to the west;
6. Per Business Licensing Division: a. If approved, Tenants will need to file and maintain a current occupation tax application;
7. All screening is to be maintained to minimize impacts of conflicting uses;
8. When equipment is being serviced or repaired, the doors shall remain closed to prevent sound from projecting west and south towards the single-family residences;
9. Sec. 27-469(g) Trees are required at not less than one (1) per 10,000 square feet of site area. Six (6) foot high architectural screening in combination with a landscaped buffer area is to be provided alongside and rear property lines common to or across an alley from residentially zoned property. The architectural screen can either be fencing or landscaping. The fence may be comprised of wood or metal paneling with masonry columns every thirty-two (32) feet on center;

10. All overstory trees shall be at least two (2) inch caliper when planted. All ornamental trees shall be at least two (2) inch caliper when planted. All evergreens shall be at least six (6) feet when planted. All shrubs shall be five (5) gallons when planted;
11. All landscaping shall be irrigated;
12. Landscaping is required to screen all parking areas and service entries. This includes perimeter parking and the trash enclosure. a. All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times;
13. BPU transformer pad shall be completely screened on three (3) sides with six (6) foot junipers setback (3) feet from the pad and ten (10) feet from the door opening. Additionally, if the transformer doors open towards the parking lot, the 10-foot setback is established in the parking lot, therefore the gate/enclosure shall be constructed in front of the transformer;
14. All utility connections, this includes green electrical boxes and free standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building. Rooftop mechanical equipment shall be screened from public view by an architectural screen (not perforated);
15. Mechanical equipment or other utilities whether on the ground or mounted on the building shall be screened from public view. The screening shall either be dense landscaping with a minimum of six-foot (6) evergreens or an architectural wall constructed from the same materials as the main building;
16. Sec. 27-699(b)(9) Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged as 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;
17. All lighting whether mounted on the building or installed in the parking lot shall have 90-degree cutoff fixtures;
18. Shall comply with the sign code;
19. Shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, as applicable; and,
20. 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 Bynum made a motion, seconded by Commissioner Burroughs, to approve Change of Zone Application COZ2021-011, subject to stipulations.**

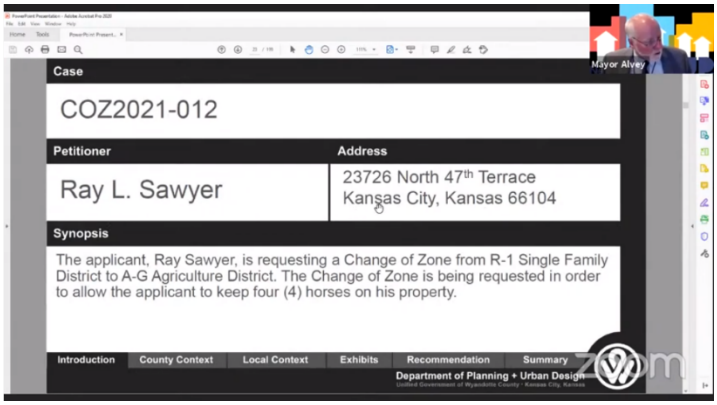
Roll call was taken and there were nine "Ayes," Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Markley, Walters, Philbrook.

ITEM NO. 3 – 21858… CHANGE OF ZONE APPLICATION COZ2021-012 – RAY L. SAWYER

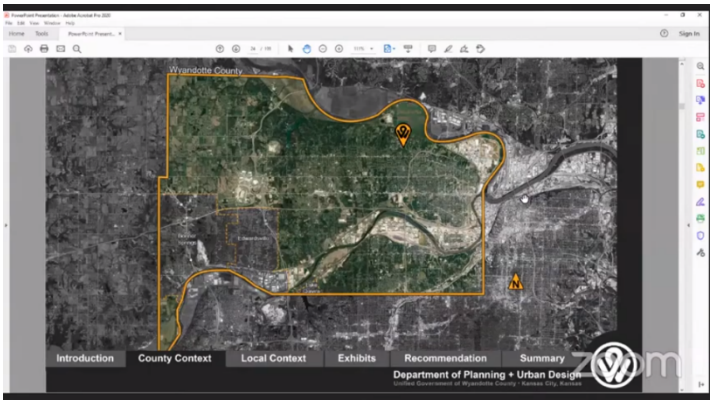
Synopsis: Change of Zone from R-1 Single Family District to A-G Agriculture District for horses at 3726 North 47th Terrace, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The applicant is requesting to have four horses on his property. The Planning Commission voted 7 to 0 to recommend approval of COZ2021-012, subject to:

1. No more than four (4) horses may be stabled on the property;
2. A building permit is required for a permanent structure greater than 120 square feet. Please contact the Building Inspection Division (913-573-8620) to begin the process;
3. All Conservation District comments, as found in the Conservation District comments (as found in the "Staff Comments and Suggestions" section of this report) and in the Conservation District Letter (found in the "Attachments" section of this report), must be meet;
4. Driveways must be constructed and/or updated to comply with Section 27- 575(a). If the Change of Zone to A-G Agriculture District is not granted, all new or updated driveways must be paved with two (2) inches of asphalt over six (6) inches of gravel, four (4) inches of concrete, or another alternative as approved by the UG Engineer;
5. The A-G Agriculture District allows for enumerated uses that are either personal or agricultural in use. Any commercial operation outside of standard agricultural practices requires a Special Use Permit as well as filing and maintaining a current business occupation tax application with the Business Licensing Department;
6. Any property owner or business owner that is required to obtain a Special Use Permit for an entitlement to keep fowl or livestock animals as described in Section 27-593, or any other animal related activity as described in Section 27-593, is required to comply at all times with all the requirements of Chapter 7 and Chapter 27 of the Code of Ordinances. This shall include all ordinance sections that relate to: the care, feeding, and keeping of animals; the proper housing, shelter, and restraint of animals from roaming at large; access to proper veterinary care; and the operation and maintenance of land, property, and any building or structure related to animal keeping. The permit holder and the property owner are responsible to register any animal keeping activity with Kansas City, Kansas Animal Services, and to maintain annually that registration, and to arrange and participate in annual property and animal inspections with Kansas City, Kansas Animal Services;
7. Site improvements that include land disturbance activity on greater than 1 acre of surface area of land shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8- 610—8-618). Land disturbance fees shall be processed by UG Public Works during the land disturbance/ Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works department, 701 North 7th Street, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Department, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;
8. The applicant, contractors, subcontractors, and related third parties shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets and Retaining Walls, as applicable; and,

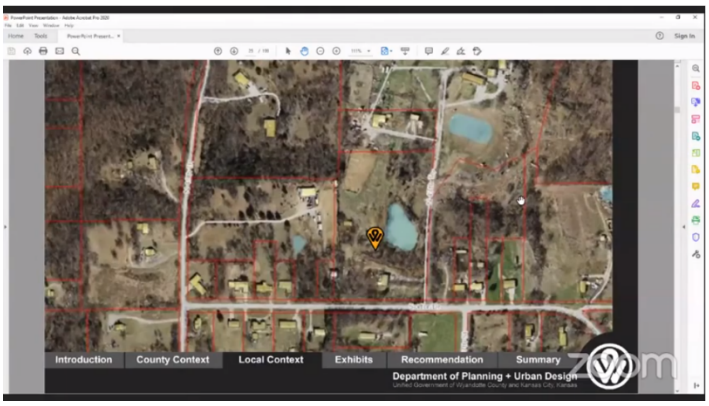
9. Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.



Commissioner Townsend said this item was brought forward requesting a change of zone at 3726 North 47th Street to an Agricultural District from R-1 Single-Family District, so that the applicant could board horses.



I would like to transfer this over to Mr. Gunnar Hand.



Mr. Hand has made me aware of some developments with regard to the status of code enforcement on the property, and I was interested in identifying what the status of any open code enforcements were, noting that in our packet, there indicated there had been some history. So, I would like to turn it over to Mr. Gunnar Hand.

Gunnar Hand, Director of Planning and Urban Design, said, again, as the Commissioner mentioned, this is a change of zone from R-1 to A-G. It's a property located in the Sortor Drive area, kind of in the North Midtown, very close to the Northeast Area Master Plan location.

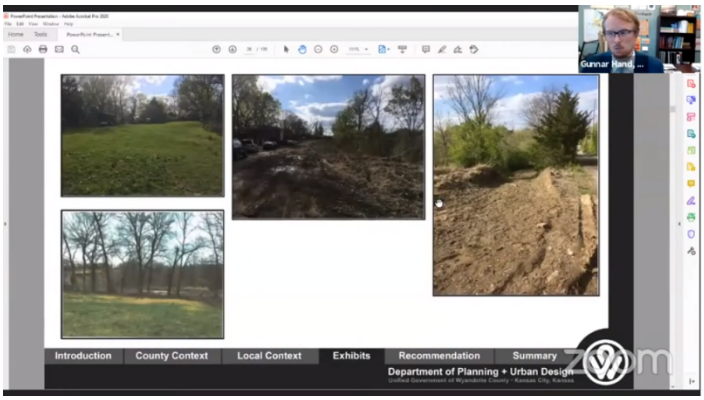
It's on 7.34 acres of land. Mr. Sawyer is looking to board horses and do that with freedom that is allotted to him with an agricultural zone versus an R-1 district. The zoning code does allow for the keeping of horses if your property is over five acres. It does not allow you to have more than one accessory structure. Currently, Mr. Sawyer has two on his property and is looking to do potentially more, as well as other related agricultural practices, which is why he's seeking the change of zone.

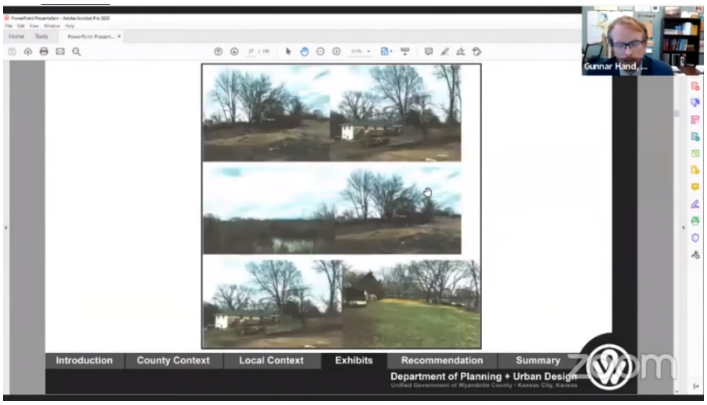
I will note before I get into the issues related to Code Enforcement that the Planning Commission did add a condition of approval as it related to some of the comments from the Conservation District on this issue—on this property. Conservation District was concerned about some of the—what they saw was potentially some illegal fill material at the location, and how that would work with, essentially, a horse barn. That same concern led the commission to add a condition of approval that required Mr. Sawyer to maintain seeding all the property so they could keep those horses.

As you can see in the aerial here, it's not all open field, there is a heavily wooded area along the Sortor Drive as well as around the pond. The pond inspection today, in fact, by staff we did verify what we think are some code violations. About November of last year, we received a

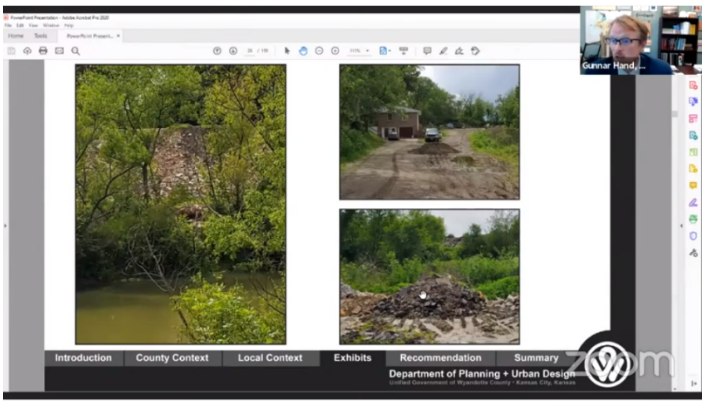
complaint about potentially some illegal dumping on the property. The code enforcement officer at the time drove by and did not see anything. I spoke to that code enforcement officer this week and what happened was, I think they drove by Sortor Drive. If you drive by on Sortor Drive, all you see is woods. North 47th Terrace looks a lot like a dirt driveway, it's not posted as a public street, so you could've easily driven past it without going down it. I was able to go down North 47th Terrace and saw some of the issues that I think the Conservation District. So, we do have an open case still from that original November review, it was never closed.

I think what we would like to do is two things. I had a conversation with Mr. Sawyer this week as well, Mr. Sawyer is concerned that we had a limit on four horses. He'd like to increase that a little bit, it's something we would like to take back to Planning Commission to review that condition of approval. I think, in principle, staff is not concerned about adding more horses, but we would want to review that with the Conservation District. Again, their general rule of thumb is about one horse per acre, and that's one acre of generally field and grazing area. That is limited at this site, so we want to make sure we get the right number and increase that as much as possible for Mr. Sawyer, as well as sort of take a second look at this code issue related to the property.

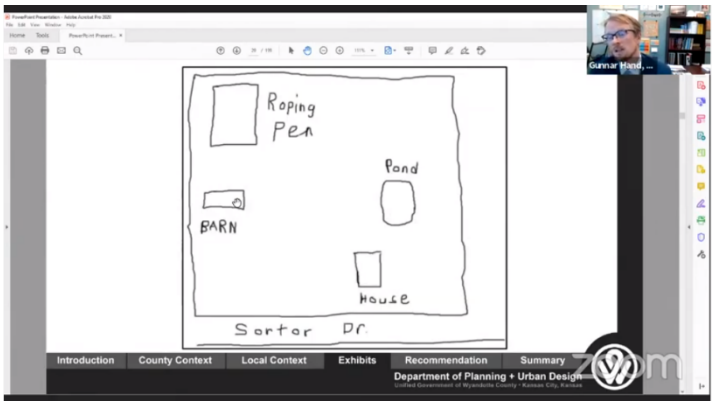




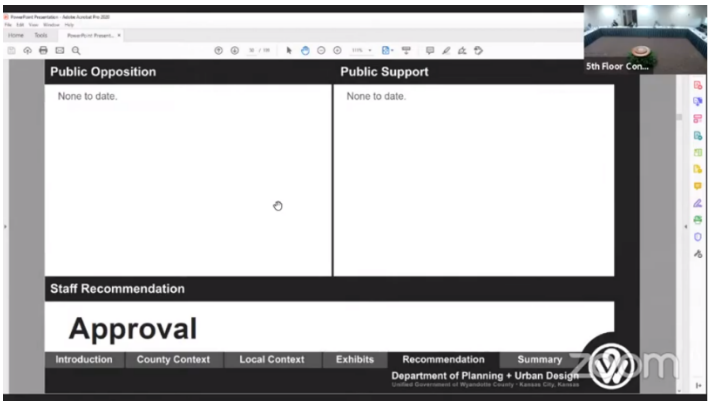
Here's some of the earlier pictures that we received from staff, excuse me, the applicant.



Upon further inspection this afternoon, you can kind of see, it looks like there's some illegal dumping happening on Mr. Sawyer's property, sort of in this bottom right-hand picture. You can see, it looks like somebody just pulled up on North 47th Terrace and unloaded a load. Mr. Sawyer did mention that he had been having some drainage issues from the higher elevation down into his pond, so he was trying to stop that with some rock, but that rock is asphalt, crushed concrete, and other materials. So, there's some issues with that that we would like to review independently.



So, our recommendation for this case would be to remand it back to Planning Commission so that we could address those conditions of approval, as well as buy us some time to look into that code issue a little bit more. With that, I'll take any questions.



Commissioner Philbrook said so, you were talking about the number of horses per acreage. I believe, Mr. Hand, that that's if all of that is grassland and well-planted, not just acreage. **Mr. Hand** said that's correct.

Commissioner Philbrook said okay. So, in no way would this…**Mr. Hand** said it would be less than seven—he has 7.34 acres, so it'll be something less than seven horses, but I believe it could be more than four.

Commissioner Philbrook said, yeah, alright. So, Gunnar, I do have a concern and unless these horses are fed every day, this pasture would no way, shape, or form be able to handle a horse per acre. That's my statement on that, having horses and having property that looked a lot like that, okay? I'm just going to tell you; it takes at least two acres per horse with that kind of property.

Commissioner Townsend said I wanted to thank Mr. Hand for following up on my primary concern about this, which were any code enforcement items that may still be open and he indeed find more than what was in our packet of information this afternoon. Now, upon hearing that the applicant wishes to add a number of horses beyond the four originally requested, I am inclined to support Mr. Hand's recommendation to remand this back to the Planning and Zoning Commission.

My only question is whether Mr. Hand has a particular amount of time that he would recommend for the Planning and Zoning Commission to consider this and how the code enforcement issues might be abated.

Mr. Hand said I believe if we remand it back to the Planning Commission, it would be heard in June and at that time we can decide if we needed an extra 30, 60, or 90 days. I believe that we can get our head around the code issues between now and mid-June, depending on how fast we can hear back from Conservation District and get that additional number for his condition of

approval. So, it may very well take an extra 30 days into July, but I think we should get it to the Planning Commission first and then see if we need more time.

Commissioner Townsend said okay. So, the recommendation would be, send it back to the Planning and Zoning Commission for at least 30 days. **Mr. Hand** said yes.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Philbrook, to remand item back to Planning and Zoning Commission for further attention for 30 days.**

Mayor Alvey said just to be clear, I do need to allow the applicant to present the application. Is that correct, Ms. Brown? **Doug Bach, County Administrator**, said, yes, and you need to hold a public hearing.

Mayor Alvey said I'd ask the applicant to present his application, please state your name and address for the record. Mr. Sawyer, are you present? **Allie Facio, Clerk's Office**, said I don't see that he is present.

Mayor Alvey asked, is there anyone present who would like to speak in support of this petition? **Ms. Facio** said I see no hands raised. **Mayor Alvey** asked, did we receive any notice by mail? **Brett Deichler, Interim UG Clerk**, said we did not.

Mayor Alvey asked, is there anyone who would like to speak in opposition for this petition? **Mr. Deichler** said we do not see any. **Mayor Alvey** asked, did we receive any by mail? **Mr. Deichler** said we did not.

Mayor Alvey closed the public hearing.

Roll call was taken and there were nine "Ayes," Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Markley, Walters, Philbrook.

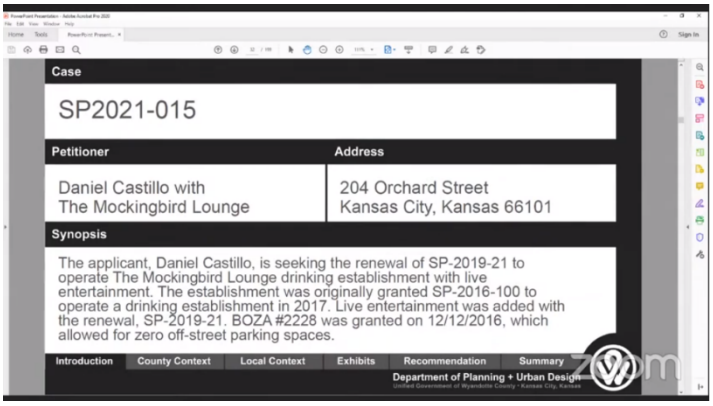
SPECIAL USE PERMIT APPLICATIONS

ITEM NO. 1 – 21848… SPECIAL USE PERMIT APPLICATION SP2021-015 - DANIEL CASTILLO WITH THE MOCKINGBIRD LOUNGE

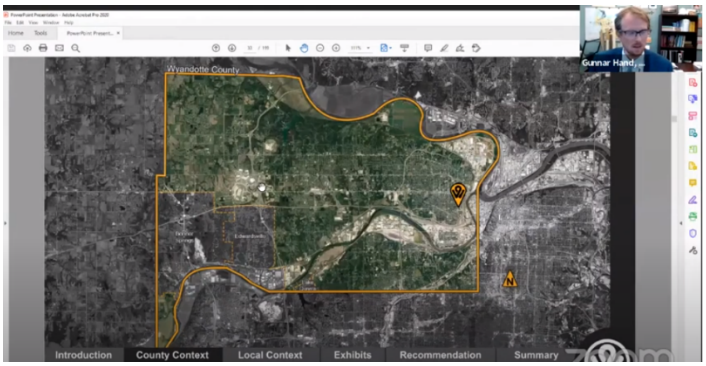
Synopsis: Renewal of a Special Use Permit (SP-2019-21) for a drinking establishment and live entertainment at 204 Orchard Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The establishment was originally granted Special Use Permit SP-2016-100 to operate a drinking establishment in 2017. Live entertainment was added with the renewal, SP-2019-21. The required parking spaces is 44; 38 are for the bar and patio area, four (4) are for the storage spaces/bathrooms/etc. and two (2) are for the residence upstairs. BOZA #2228 was granted on 12/12/2016 which allowed for zero off-street parking spaces. The Planning Commission voted 7 to 0 to recommend of SP2021-015, subject to:

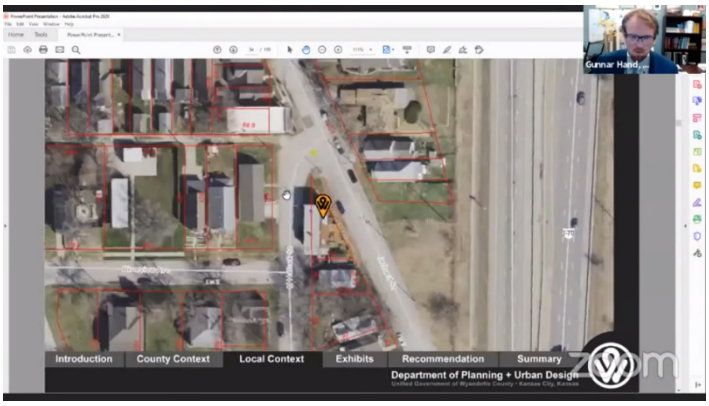
1. Live entertainment shall stop by 11:00 p.m.
2. No live entertainment is allowed on the patio;
3. The windows and doors shall remain closed during any live entertainment events that increase the noise volume above normal bar operations;
4. The second-floor residential use must remain up to code and be properly licensed if used for rental property;
5. Must comply with Unified Government Security Ordinance: a. Patrons are not allowed to loiter in their vehicles. If so determined, they will be asked to leave; b. An I.D. scanner will be used at all times;
6. This property is within the historic environs of the Mathias Splitlog Residence. Due to this, any exterior additions or façade work would need to go through the Historic Environs review process. Contact the Planning and Urban Design department to begin this process if any exterior changes to the building are to be done;
7. Any illumination that results from a live entertainment event shall not be seen or otherwise impact adjacent residential uses;
8. If any additions or modifications are made to the building, a Building Permit is required. Contact the Building Inspection Department at 913-573- 8620 to begin that process;
9. If issues arise with adjacent property owners and are brought to staff's attention during the term, this Special Use Permit can be submitted to the Unified Government Board of Commissioners for revocation;
10. 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;
11. 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;

12. The Special Use Permit shall be valid for five (5) 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 SP2021-015 May 27, 2021 7 approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved; and,
13. 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.



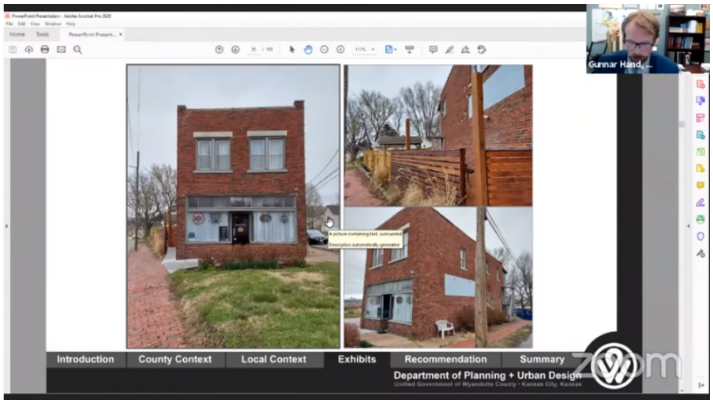
Gunnar Hand, Director of Planning and Urban Design, said this case is for an SUP for the Mockingbird Lounge in the Strawberry Hill neighborhood. This is the second renewal for the bar, the first renewal for the live entertainment associated with that bar.





Again, it's located in the Central Area Master Plan, you can see it here at this tight corner.

At its original approval, I would note that this received a variance to have zero parking requirement; as you can see, there's no on-site parking.

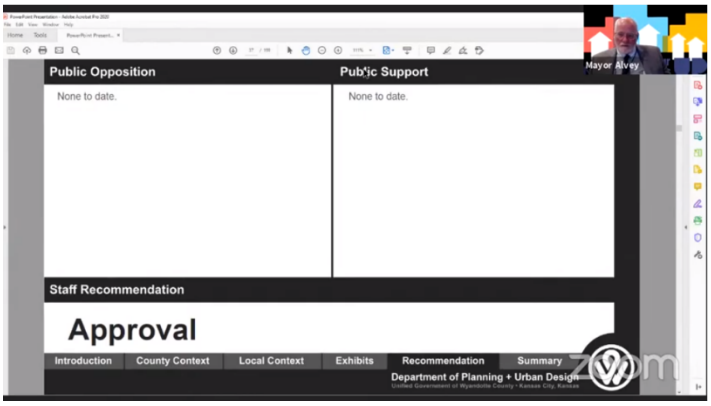


Some of you may be familiar with this restaurant. Again, I think we added some standard conditions of approval that we've been adding to several new live entertainment uses. You've heard some of these in, I think, the last month where we're trying to make sure that we're not impacting adjacent neighbors with some of the light and other illumination associated with things like a DJ or karaoke or things of that nature that could happen. We're also calling that the live entertainment ends at 11:00.

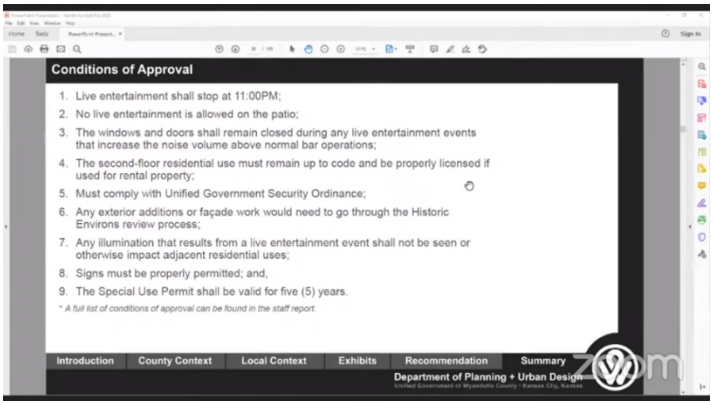
There was a little bit of confusion with Mr. Castillo on this case as well. Looking back into the record, we only, in the last six months, started doing summaries of our conditions of approval in our staff reports. Before then, you sort of had to kind of dig for it in the back and forth you see in our staff reports. Essentially, what we tried to do is just take what the applicant says they're going to do or says they want to use their live entertainment for and create a condition around it. Mr. Castillo at that time in the last renewal and before the request for live entertainment did say he'd

have a karaoke night that would end around 1:00, everything else ended at 10. So, in this condition of approval, we set it at 11:00. I believe Mr. Castillo has an issue with that time.

I think at the end of the day for staff, we're amenable to potential changes to these conditions of approval, as per the applicant's request. I would note that the applicant did not respond to the draft staff report and made this comment at that time. He was also not in attendance at the Planning Commission hearing, so that is why we are bringing this up here today. I would recommend that we remand this back to the Planning Commission to address those conditions of approval accordingly.



Daniel Castillo, 204 Orchard Street, Mockingbird Lounge, said I just had some concerns.



The way I read the conditions was we need to stop all live entertainment at 11 p.m. and have no entertainment on the patio. That just kind of goes against what we've been practicing. I just wanted to…**Mayor Alvey** asked, so, you would ask that we remand this back to the Planning Commission? **Mr. Castillo** said yes, please.

Mayor Alvey asked, any comments or questions from the Commission?

Commissioner McKiernan said I do think we need to have a public hearing on this, but I—by virtue of a little bit of communication and misunderstanding, I do think and do absolutely support sending this back to the Planning Commission to clarify expectations, to clarify the stipulations, and to make sure that we're all clear going forward.

Mayor Alvey asked, Misty, do I need to—since this is about to send it back to Planning & Zoning for further public discussion, do I need to open up a public comment? **Misty Brown, Chief Counsel**, said, no, Mayor. You can send it back. There can be more discussion at Planning & Zoning.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Philbrook, to remand Special Use Permit Application SP2021-015 back to Planning Commission.** Roll call was taken and there were nine "Ayes," Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Markley, Walters, Philbrook.

ITEM NO. 2 – 21860… SPECIAL USE PERMIT APPLICATION SP2021-024 - BRODY SHERAR WITH NORTHPOINT DEVELOPMENT

Synopsis: Special Use Permit for the Temporary Use of Land for the existing commercial truck driving training facility (amendment of SP-2019-28) at 6801 State Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The applicant, Brody Sherar with NorthPoint Development on behalf of the property owner, Jeffery Steinberg with Apex Institute, wants to amend his Special Use Permit (SP-2019-28) approved on April 25, 2019 (expires on April 25, 2024) to expand his parking lot to allow for more area to backing training. The Planning Commission voted 6 to 0 to recommend approval of SP2021-024 for two (2) years, subject to:

1. As the "existing" tree buffer was shown on the Turner Logistics Center Building 4 site plans, but will be removed due to grading, additional trees shall be planted on Apex Institute's property between the parking lot and the south property line to further screen the property from Turner Logistics Center development;
2. Maintain existing tree buffer, which may shift the detention basin along the south property line abutting Turner Logistics Center, Building #4 site. After the west property line is graded for

the future alignment of 69th Street, trees shall be planted to replace those that were removed during grading;

3. Plant street trees along State Avenue and the east property line spacing them in groups of three (3) between 50-60 feet apart and within existing parking lot islands. Six (6) trees will be added along State Avenue and seven (7) trees will be planted along the east property line adjacent to the Salvation Army;
4. Hours of operation are from Monday – Friday except for a holiday than on Saturdays with classroom hours from 6:00 AM to 4:00 PM, office is open until 5:00 PM;
5. Seven (7) trucks are use with four (4) used for backing training;
6. Install a new sidewalk from State Avenue to the main entrance of the business;
7. Add trees in existing median, but stay out of the BPU overhead powerline easement;
8. Tire disposal shall not occur on the property as stated by the applicant. Services like oil changes, etc. are performed in Kansas City, Missouri and tires are replaced by Midwest Retreaders in North Kansas City, Missouri;
9. Site improvements that include land disturbance activity on greater than one (1) acre of surface area of land shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sec.8-610 through Sec.8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and SP2021-024 May 27, 2021, 7 issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;
10. Shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, as applicable;
11. Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check made payable to the Unified Treasurer) immediately 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;
12. 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; and,
13. 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 Bynum made a motion, seconded by Commissioner Burroughs, to approve Special Use Permit Application SP2021-024 for two years subject to stipulations.** Roll call was taken and there were nine "Ayes," Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Markley, Walters, Philbrook.

ITEM NO. 3 – 21853… SPECIAL USE PERMIT APPLICATION SP2021-025 – JORGE SALAZAR WITH JIAJ, INC.

Synopsis: Renewal of a Special Use Permit (SP-2019-42) for live entertainment in conjunction with restaurant at 151 South 18th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The applicant is seeking the renewal of SP-2019-42, which expires on 5/31/2021. The Special Use Permit allows for live entertainment for El Tapatio Mexican Grill restaurant at 151 S 18th Street. Live entertainment for this location was originally granted under Special Use Permit SP-2015-2 and was renewed with Special Use Permit SP-2017-25. The live entertainment includes live music, DJ's and dancing. The restaurant becomes a night club during events past 10:00 p.m. The Planning Commission voted 7 to 0 to recommend approval of SP2021-025, subject to:

1. Hours of operation shall be limited to: Sunday 10:00 a.m. – 2:00 a.m.; Monday – Wednesday 11:00 a.m.-10:00 p.m.; and Thursday – Saturday 11:00 a.m. – 2:00 a.m. DJ's will stop by 11:00 PM on Friday and Saturday.
2. Doors shall be closed while live entertainment is happening;
3. In order to help save energy and reduce sound, the tree should be replaced/planted in the parking island in front of the business;
4. Must comply with Unified Government Security Ordinance:
   a. Must have at least one (1) security guard stationed at the door at all times that is able to monitor any required parking area. Additional security guards may be required depending on the building capacity;
   b. Patrons are not allowed to loiter in their vehicles. If so determined, they will be asked to leave;
   c. An I.D. scanner will be used at all times;
   d. Patrons will be subject to search upon entry of the facility;
   e. One (1) security personnel will be stationed inside the facility and one (1) monitoring all other areas; and,
   f. At closing time, all security members will begin from a designated area to move patrons towards the exit and then to their vehicles.
   g. At least three (3) or more security personnel are required to fill the roles as described above.

5. 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;
6. Any illumination that results from a live entertainment event shall not be seen or otherwise impact adjacent residential uses;
7. If issues arise with adjacent property owners and are brought to the staff's attention during the term, this Special Use Permit can be submitted to the Unified Government Board of Commissioners for revocation;
8. 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;
9. 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;
10. The Special Use Permit shall be valid for five (5) 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; and,
11. 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 Bynum made a motion, seconded by Commissioner Burroughs, to approve Special Use Permit Application SP2021-025 subject to stipulations.**

Roll call was taken and there were nine "Ayes," Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Markley, Walters, Philbrook.

ITEM NO. 4 – 21862… SPECIAL USE PERMIT APPLICATION SP2021-030 - REID AND MARISA ROBERTS

Synopsis: Special Use Permit for the continuation of an event venue with live entertainment at 3150 North 91st Street (SP-2015-65 expired 12/10/2020), submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. This use was previously allowed through SP-2013- 34, a two (2) year permit, and SP-2015-65, a five (5) year permit which expired on 12/10/2020. The applicants are requesting renewal for 10 years. The Planning Commission voted 7 to 0 to recommend approval of SP2021-030, subject to:

1. Must comply with Unified Government Security Ordinance;
2. Any illumination that results from a live entertainment event shall not be seen or otherwise impact adjacent residential or public uses;
3. All live entertainment, bands, D.J.'s, etc. shall be within the enclosed building. Doors shall remain closed when music is being played;
4. 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 if additional signage is proposed;
5. 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;
6. The applicant must maintain a current business occupation tax application;
7. If issues arise with adjacent property owners and are brought to staff's attention during the term, this Special Use Permit can be submitted to the Unified Government Board of Commissioners for revocation;
8. 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;
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. The Special Use Permit shall be valid for 10 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; and,

11. 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 Bynum made a motion, seconded by Commissioner Burroughs, to approve Special Use Permit Application SP2021-030 renewal for ten years subject to stipulations.** Roll call was taken and there were nine "Ayes," Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Markley, Walters, Philbrook.

ITEM NO. 5 – 21863… SPECIAL USE PERMIT SP2021-031 – RICHARD AND MARY LESLIE

Synopsis: Special Use Permit for the continuation of a kennel for four (4) dogs at 334 North Thorpe Street (SP-2015-63 expired 12/10/2020), submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. This was previously approved through SP-2015-63, which expired on 12/10/2020. Because of the length of time since expiration, this cannot be considered a renewal. The applicants were originally allowed to keep the same four (4) dogs through Special Use Permit SP-2013-47. The Planning Commission voted 7 to 0 to recommend approval of SP2021-031, subject to:

1. If approved, this Special Use Permit will only apply to the four (4) dogs that are currently living in the home. If any should pass away, the Special Use Permit will not extend to allow for any new dogs to occupy the home;
2. Must adhere to the Conservation District Requirements: a. The major concern is animal waste and the runoff from the waste. Animal waste would have to be cleaned up and disposed of in proper manner on a daily basis;
3. Any property owner or business owner that is required to obtain a Special Use Permit for an entitlement to keep fowl or livestock animals as described in Sec. 27-593, or any other animal related activity as described in Sec. 27-593, is required to comply at all times with all the requirements of Chapter 7 and Chapter 27 of the Ordinance. This shall include all ordinance sections that relate to: The care, feeding, and keeping of animals; The proper housing, shelter, and restraint of animals from roaming at large; Access to proper veterinary care; the operation and maintenance of land, property, and any building or structure related to animal keeping. The permit holder and the property owner are responsible to register any animal keeping activity with Kansas City Kansas Animal Services, and to maintain annually that registration,

and to arrange and participate in annual property and animal inspections with Kansas City Kansas Animal Services;

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. The Special Use Permit shall be valid for five (5) 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; and,
6. 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 Bynum made a motion, seconded by Commissioner Burroughs, to approve Special Use Permit Application SP2021-031 subject to stipulations.** Roll call was taken and there were nine "Ayes," Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Markley, Walters, Philbrook.

ITEM NO. 6 – 21854… SPECIAL USE PERMIT APPLICATION SP2021-032 – ROBERTA LAIRD

Synopsis: Renewal of a Special Use Permit (SP-2019-40) for a commercial specialty shop at 3704 North 99th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. The applicant is requesting the renewal of Special Use Permit SP-2019-40, which expires on 5/30/2021. This Special Use Permit allows for the applicant to operate a commercial shop to sell handmade items, gifts, antiques, etc. to the public in the basement and garage of their home at 3704 North 99th Street. This property is the applicant's primary address. The Planning Commission voted 7 to 0 to recommend approval of SP2021-32, subject to:

1. Hours of operation shall be limited to Thursday through Saturday noon to 5:00 p.m. with additional hours beginning the day after Thanksgiving and continuing through the holidays.

Extended holiday hours would include the addition of being open on Sunday from noon to 5:00p.m. from Thanksgiving until New Years;

2. The maximum number of vehicles shall be eight (8);
3. 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.
4. 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;
5. The applicant must maintain a current business Occupation Tax Application;
6. 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;
7. If issues arise with adjacent property owners and are brought to staff's attention during the term, this Special Use Permit can be submitted to the Unified Government Board of Commissioners for revocation;
8. 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;
9. 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;
10. 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; and,
11. 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 Bynum made a motion, seconded by Commissioner Burroughs, to approve Special Use Permit Application SP2021-032 subject to stipulations.** Roll call was taken and there were nine "Ayes," Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Markley, Walters, Philbrook.

ITEM NO. 7 – 21855… SPECIAL USE PERMIT APPLICATION SP2021-033 – STEVE BEAUMONT FOR CHATEAU AVALON

Synopsis: Renewal of a Special Use Permit (SP-2019-63) for live entertainment at 701 Village West Parkway, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The applicant is requesting renewal of a Special Use Permit to allow live entertainment on the property, namely at the following locations: special event space/rooms inside the Hotel Avalon, the outdoor patio, and the outdoor event structure. This is an expansion of the Special Use Permit for live entertainment; when SP-2019-63 was approved, the outdoor special event structure had not been built. Under SP-2019-63, all live entertainment was allowed from 11 AM to 11 PM on Fridays and Saturdays. At the applicant's request, the renewal of the Special Use Permit for live entertainment is expended to allow live entertainment any day of the week from 11 AM to 11 PM. The live entertainment Special Use Permit renewal will operate in conjunction with SP-2020-100, a Special Use Permit for an event space. The Planning Commission voted 7 to 0 to recommend approval of SP2021-033, subject to:

1. Live entertainment is allowed at the following locations on the property: the outdoor event space (A-Vent) east of the hotel, the outdoor patio north of the hotel, and the State Room within the hotel;
2. Live entertainment is allowed Sunday—Saturday from 11:00 AM to 11:00 PM;
3. A liquor license must be maintained with the State Department of Revenue Alcoholic Beverage Control;
4. Applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;
5. The applicant must keep a current business occupation tax application and entertainment license;
6. 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;
7. 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. Any

illumination that results from a live entertainment event shall not be seen or otherwise impact adjacent residential uses;

8. The applicant must file and maintain a current business occupation tax application and entertainment license;
9. 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;
10. 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;
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; and,
12. Subject to approval, a $125.00 ordinance publication fee must be submitted to the Urban Planning and Land Use Department (check made payable to the Unified Treasurer) immediately 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 Bynum made a motion, seconded by Commissioner Burroughs to approve Special Use Permit Application SP2021-033 for two years subject to stipulations.** Roll call was taken and there were nine "Ayes," Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Markley, Walters, Philbrook.

ITEM NO. 8 – 21864… SPECIAL USE PERMIT APPLICATION SP2021-036 – JAMES M. VIENS

Synopsis: Special Use Permit for 20 chickens at 9350 Nelson Lane, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. A Special Use Permit is required for more than six (6) chickens on a residential property. The applicant has requested 20 chickens (hens) to be kept on the property. This Special Use Permit is being requested in conjunction with BOZA2021-010, a variance from the accessory structure minimum footprint for the proposed chicken coop. The Planning Commission voted 7 to 0 to recommend approval of SP2021-036, subject to:

1. Per Section 27-593(a)(10)a, fowl must be kept no closer than 25 feet to the nearest portion of any building occupied by or in any way used by human beings, other than the dwelling occupied by the owner or keeper of the animals or fowl, or closer than ten feet to the property line of the lot;
2. No eggs or chickens may be commercially sold, whether on site or off site;
3. No more than 20 female chickens (hens) may be kept on the property. No male chickens (rooster) may be kept on the property;
4. The color and material of the proposed accessory structure must match the color and material of the primary residence, unless the materials of the primary residence are materials not allowed on an accessory structure under Section 27-609(2)(a)-(b).
    a. Exterior wall materials are limited to customary residential finish materials, which include horizontal clapboard siding of all materials; wood and plywood siding; stone and brick, both actual and artificial; and textured finishes such as stucco and stucco board which visually cover the underlying material regardless of the underlying material.
    b. Specifically excluded materials are preformed, corrugated or ribbed metal, fiberglass or plastic sheets or panels, unless the metal has a factory-applied finish that closely matches the color of the primary structure.
    c. Standard concrete masonry units are excluded unless the walls of the building are painted the exact color of the primary structure.
    d. The exterior roofing materials for roofs sloped more than two in 12 shall be shingles or tiles and not metal, fiberglass or plastic sheets, unless the metal roof has a factory-applied finish that closely matches the roof color of the primary structure or closely matches the color of the primary structure itself if the roof and walls of the accessory structure are to be the same color;
5. This City Planning Commission case is being heard in conjunction with BOZA2021-010. The following are conditions for BOZA2021-010 and are stated here for reference only, as SP2021-036 is solely a Special Use Permit for keeping 20 chickens: a) Fowl must be kept in compliance with Chapters 7 and 27 of the Code of Ordinances; b) No eggs or chickens may be commercially sold; c) Only 20 hens and zero (0) roosters may be kept on the property; d) The color and material of the proposed accessory structure must match the color and material of the primary residence, unless the materials of the primary residence are materials not allowed on an accessory structure under Section 27-609(2)(a)-(b); e) A building permit is required for a permanent structure greater than 120 square feet; f) All exterior lighting on the building must be hooded or controlled to direct light 90 degrees downward;

6. There are Conservation District comments incorporated herein by the April 13, 2021, Wyandotte County Conservation District. For a full list of the Conservation District comments, see the Conservation District Letter in the "Attachments" section of this report;
7. A plan to manage the removal or disposal of the waste needs to be created for proper handling;
8. A building permit is required for a permanent structure greater than 120 square feet. Please contact the Building Inspection Department to begin that process;
9. 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;
10. Any property owner or business owner that is required to obtain a Special Use Permit for an entitlement to keep fowl or livestock animals as described in Section 27-593, or any other animal related activity as described in Section 27-593, is required to comply at all times with all the requirements of Chapter 7 and Chapter 27 of the Code of Ordinances. This shall include all ordinance sections that relate to: the care, feeding, and keeping of animals; the proper housing, shelter, and restraint of animals from roaming at large; access to proper veterinary care; and the operation and maintenance of land, property, and any building or structure related to animal keeping. The permit holder and the property owner are responsible to register any animal keeping activity with Kansas City, Kansas Animal Services, and to maintain annually that registration, and to arrange and participate in annual property and animal inspections with Kansas City, Kansas Animal Services;
11. 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;
12. 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; and,
13. Subject to approval, a $125.00 ordinance publication fee must be submitted to the Urban Planning and Land Use Department (check made payable to the Unified Treasurer) immediately 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.

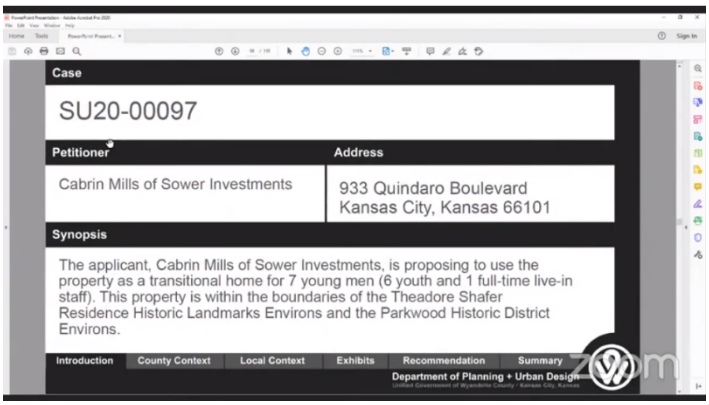
Action: **Commissioner Bynum made a motion, seconded by Commissioner Burroughs, to approve Special Use Permit Application SP2021-036 subject to stipulations.**

Roll call was taken and there were nine "Ayes," Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Markley, Walters, Philbrook.

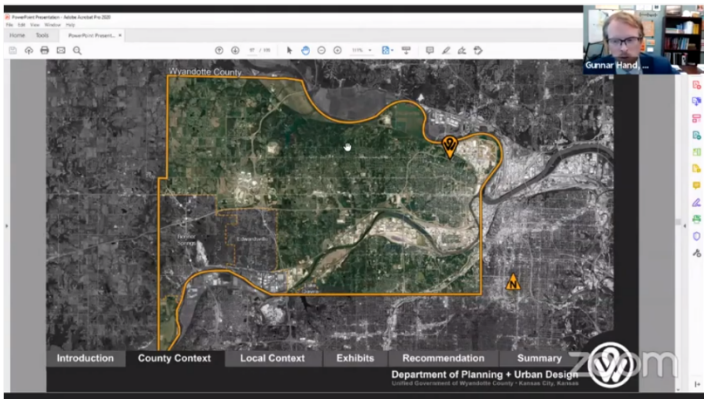
ITEM NO. 9 – 21859… SPECIAL USE PERMIT APPLICATION SU20-00097 – CABRIN MILLS

Synopsis: Special Use Permit for a transitional/group home at 933 Quindaro Boulevard, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. This property is within the boundaries of the Theodore Shafer Residence Historic Landmarks environs and the Parkwood Historic District environs. The Planning Commission voted 6 to 0 to recommend approval of SU20-00097, subject to:

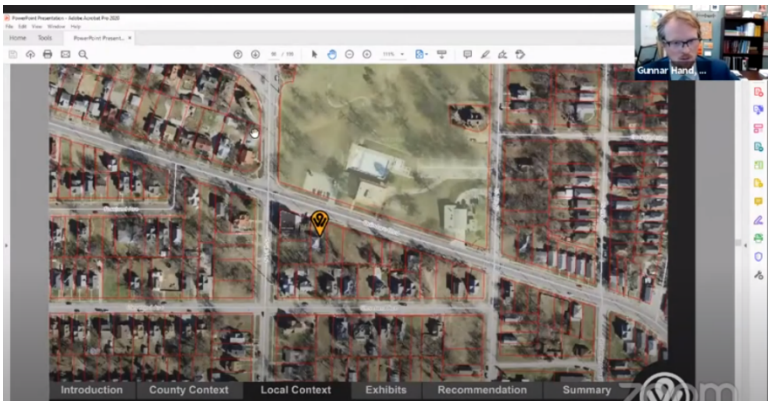
1. The home shall house no more than seven (7) residents at a time;
2. No more than four (4) vehicles may be parked on the property at a time;
3. No signs shall be posted on the property;
4. Must go through the Historic Environs Review process before any upgrades, modifications, or renovations can be done to the home. Contact the Planning and Urban Design Department to begin this process;
5. All construction and renovation to the home must be properly permitted. Contact the Building Inspection Department for all necessary building permits;
6. A Special Use Permit may be brought to the Unified Government Board of Commissioners for revocation if conditions of approval are no met;
7. 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;
8. The Special Use Permit shall be valid for one (1) year 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; and,
9. 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.



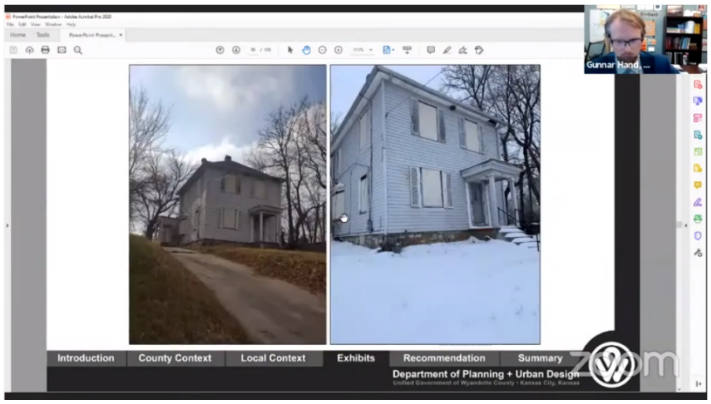
Commissioner Townsend said I pulled this for more—to get more information about specifics of how the tenants of this proposed home will be guided to that location, how many will be there, what is the source of the referral of these potential residents, and what the plan is for who will be there. Other such undertakings by the entity that will oversee that. So, I would just like some more information about the proposal itself that was not provided in our booklet.



Gunnar Hand, Director of Planning & Urban Design, said so what we have in front of us is a special use permit for a group home for seven young men; that's six youth as well as one staff at 933 Quindaro Boulevard.



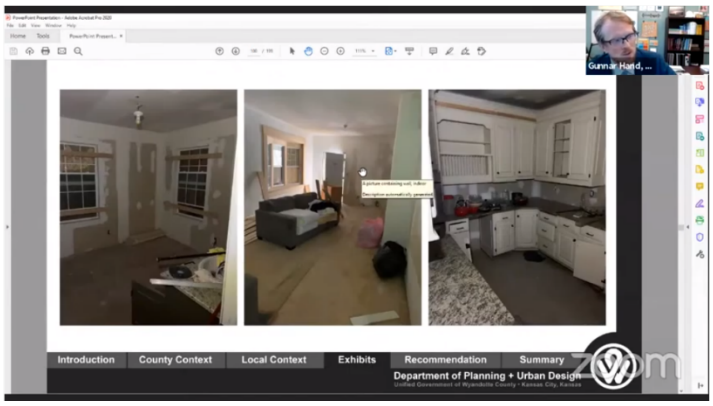
This is in the Northeast Area Master Plan area, pretty much right across the street from Parkwood Park and catty-corner from the Parkwood Historic District as you can see right here.



Mr. Cabrin is the owner of the property. His father and another associate is seeking to open this group home with some community support.

There was a bit of confusion, this case was continued from the April Planning Commission hearing because the Planning Commission requested some additional information as it relates to the operation of the group home. The applicant did not supply that information until after the deadline where we submitted our revised staff reports, so the staff report that you see was the April staff report. Didn't get clarified until at the May Planning Commission meeting, so originally, we thought that they were requesting twelve. They confirmed they're actually only requesting seven people at a time living at this location. So, that is a corrected condition in the minutes of the Planning Commission hearing that you see before you, that's why there's some inconsistencies between the staff report and what ended up happening at the Planning Commission.

Just as a side note, this house still does need a building permit to finish some of its remodeling.

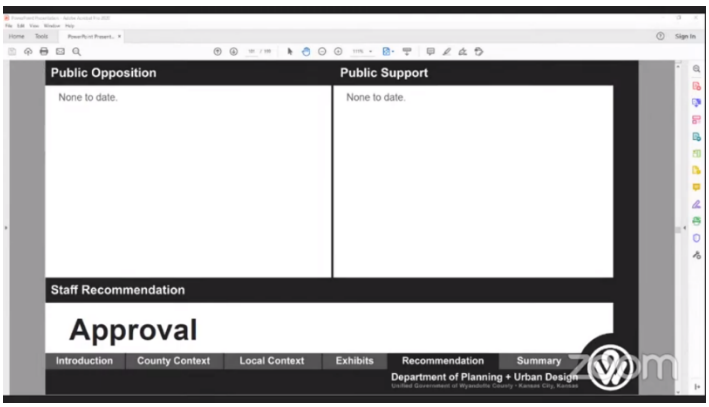


You can see in these pictures that's kind of in the middle of remodel and Mr. Cabrin Mills bought the property. Because it is within the environs of the historic district, it will need an environs review to complete that project if it were to move forward, as well.

With that, the applicant did supply a few extra information slides at the Planning Commission hearing in May that addressed the Planning Commission's concerns at that time. They felt comfortable enough to move forward with the recommendation that you have before you this evening. So, I think the commissioner had some additional questions for the applicant.

Mayor Alvey said I'd ask the applicant to please state your name and address for the record. **Allie Facio, Clerk's Office**, said I don't see that we have a Cabrin Mills present.

Mr. Hand said it might be Mr. Dennis Mills or…**Ms. Facio** said we do have Dennis Mills.



Dennis Mills said we're just trying to build support to some youth in our community from the ages of 13 to 16. Resident of having five young men in there, staffed 24 hours. Someone will be there; it'd be a very structured program; from the time they raise to the time they go to bed. Community

involvement. I think we might have—do you have a Yolanda Scott on as well? She is the founder of the program.

Yolanda Scott said like Elder Mills said, what our plan is to empower our community with some young boys that can give back. You know, we want to provide them with a safe living environment and educate them on the importance of upbuilding our community instead of tearing it down and educate them on just being an upright citizen. We want to just educate them and empower them, so they can give back to our community and not be so destructive and inconsistent with their lives.

Mayor Alvey asked, Commissioner Townsend, did you have some questions for the applicant?

Commissioner Townsend said a couple of questions about this. You mentioned, Ms. Scott, that the tenants that would occupy the home are ages 13 to 16. How would these tenants be referred to you?

Ms. Scott said, well, like I said in the first city planning meeting, I reached out to Northwest High School, I reached out to West, and even Washington High School just to see if we could collaborate with them and we want to just get referrals from the schools, but some of the young boys are struggling. They may have hit a hard road, or some single mothers sometimes get put into a predicament to where they may take on some—a man or somebody in their household and it just causes friction in the house. So, we would work closely with the school system to try to help those young boys that are falling, those ones that don't want to fall by the wayside. Those ones that want to make a difference in the community, that want to survive.

Commissioner Townsend asked, so, these referrals are coming to you through the school district?

Ms. Scott said yes, ma'am. We work with the school system, as well as the churches in our community, you know, the Boys and Girls Clubs because during the COVID, it was a lot of young kids, a lot of even boys, boys that were just trapped in the home. We don't have a clue of what was going on with them. So, just with the Boys Club and everything opening back up and we can get out into our community and connect with some of these, we can find some of those young boys that are—we can get referrals for some of those young boys that are falling.

Commissioner Townsend asked, and what is the plan once the tenants come into your home for them to stay? Is there a time limitation or a particular goal with which you would achieve, and then they would go back to their family members? Just talk some more about that, please.

Ms. Scott said, so, one of our goals is to empower them. Empower them with their education, build their self-esteem. Some of these young boys just don't have the self-esteem. Just to help empower them, encourage them to be all that they can be. Educate them and provide a safe living, and yes, ma'am, it's a 12-to-24-month program, and we do plan on them going back home once we can help them and empower them and bring them up. Make them feel secure about themselves.

Commissioner Townsend asked, so, there's a 24-month expectation that the tenant would leave the facility, is that correct? **Ms. Scott** said, yes, ma'am.

Commissioner Townsend asked, would any of the tenants have had some type of intervention with the juvenile system? Or no, you're just looking for young men through the school district and this church referral? **Ms. Scott** said, yes, ma'am.

Commissioner Townsend said tell me some more about who would be on the premises with your young tenants.

Ms. Scott said, so, I have several clergymen that already said they would tutor them, they would be their mentors. I have one of my board members, he owns homes. So, he would be more than willing to help them, show them how to paint. I reached out to a young man (inaudible)

Mayor Alvey said, ma'am, we're losing you. You might have to repeat that.

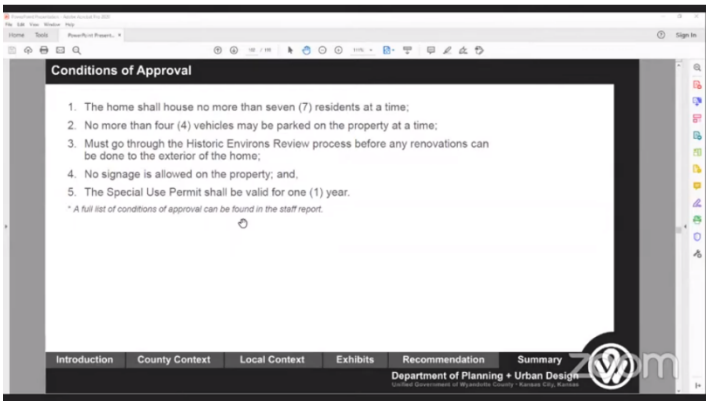
Mr. Mills said let me just add, it would be a mentor type program. So, there won't be a lot of idle time in the structure from the time they get up. Falling to the schools with the support of the referral, they kind of screen quite a bit. So, just kind of help them be more self-sufficient and to be able to make decisions where they can kind of progress through life. We just want to support the boys.

Commissioner Townsend said and I appreciate that goal. I guess I'm more interested in hearing about what professionals you will have there in the home. How will that go, will there be somebody there 24/7? What are the credentials of those individuals?

Mr. Mills said, well, Yolanda Scott, even now, she's certified in drug and rehab. We also have one of the ladies that she works with the school district, she agreed to come and tutor. So, most of our people will be certified during the screening process. There won't be just anybody coming off the street, it has to be somebody that can help the boys.

Commissioner Townsend asked, and will there be someone on the premises 24/7? **Mr. Mills** said yes. **Ms. Scott** said yes, ma'am.

Commissioner Townsend asked, and these young men are expected to still be in the school system during their tenure there at 933? **Mr. Mills** said absolutely. **Ms. Scott** said yes, ma'am.



Commissioner Townsend asked, Ms. Scott, are you a member of the KC Healing Hands? I see that that's the entity to which 933 would be rented. Just explain a little bit of that situation to me.

Ms. Scott said, I didn't hear you, what did you say? **Commissioner Townsend** said I saw in our information packet that the lease of this property at 933 is to an organization called KC Healing Hands. Is that what you're part of? Explain your relationship to them, please.

Ms. Scott said KC Healing Hands is an organization that I just woke up—it's a vision that I have. So, KC Healing Hands is something that, I don't know, it's just…**Mr. Mills** said, she's the founder of it.

Ms. Scott said it was just imparted in me one night, I just woke up and I just started writing and I found myself putting this together. So, it's just something that's near and dear to me and I

just want to give back to my community and try to take some pressure off of everybody else, if I can. Just help, just do my part, give back.

Commissioner Townsend said, and again, I applaud your desire to help these young men. I had some concern initially because I'm very aware, and I think Mr. Hand has already mentioned, that the location of this property is right across the street from Parkwood Park and also right across the street from the swimming pool which is a place where a lot of kids gather normally around this time of the year. So, I'm very concerned about who would inhabit 933.

In the packet, it says that there will be no signage outside, is that correct? **Ms. Scott** said, yes, ma'am.

Commissioner Townsend said and you expect to have only ages 13 through 16 there, correct? **Ms. Scott** said yes, ma'am.

Commissioner Townsend said at this time, I don't have any more questions—oh, one more. The only concern I might have, this may or may not apply. Because of the proximity of this property to a park—a major park in District 1 and the swimming pool, I would be concerned that no inhabitant there at 933 would have any prior history of sexual offenses. So, that would be a concern for me.

I do like the idea, this is only for one year at a time that you're asking for that, but that would be a concern to me, unless there was some insurance that would not be the case with any of your tenants.

Ms. Scott said, and yes, ma'am. That will not be the case with any of our tenants.

Mayor Alvey said, I would ask if anyone from the public would like to speak in support of this. **Brett Deichler, Interim UG Clerk**, said, none were received.

Mayor Alvey asked, anyone who would like to speak in opposition? **Mr. Deichler** said, none were received as well, Mayor.

Mayor Alvey asked, anyone present in the attendees? **Ms. Facio** said, I see no hands raised.

Mayor Alvey asked, any comments or questions from the Commission? I'll close the public hearing.

Commissioner Ramirez said I only had a clarification question for Gunnar, and it pertained to the environs review. Is that currently going, or will that start if and when this is approved? **Mr. Hand** said one of the conditions of approval, it's not in this summary, but one of the conditions of approval require a building permit and that building permit will trigger the environs review.

Commissioner Ramirez asked, so, that review, has that started? Or will that start after, if and when approved?

Mr. Hand said if or when approved, again, we've had some conversations with Mr. Mills' son, Cabrin Mills, and I understand if he wanted to develop the property for this purposes. If not, he still owns the property to develop it that obviously, through the pictures you saw, there's some work that needs to be done, including on the exterior of the building. It is that exterior work that needs the environs review. So, it has not happened yet, but we expect that to happen shortly thereafter. **Commissioner Ramirez** said, thank you, that was the only clarification I would've liked.

Commissioner Townsend said, Ms. Scott, Mr. Mills, how many bedrooms do you anticipate having in this home? **Mr. Mills** said five. **Ms. Scott** said, four. **Mr. Mills** said, four or five.

Commissioner Townsend asked, how many? **Ms. Scott** said go ahead, Mr. Mills. **Mr. Mills** said, you got four upstairs, and there's another place for downstairs. So, have the potential of five.

Commissioner Townsend asked, and you anticipate having how many residents at this time? **Mr. Mills** said, five.

Commissioner Townsend asked, and how many staff would be there? **Mr. Mills** said, maximum of two within a 24-hour setting, other than mentors and coach.

Commissioner Townsend said I would move to approve the application with an additional stipulation that the ages of the tenants be confined to the age range mentioned by Ms. Scott and

Mr. Mills, I think they said 13 to 16. And that at no time would any of the young tenants there have any documented history of any sexual offense, or sexual offense of any nature.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Bynum, to approve Special Use Permit Application SU20-00097 with additional stipulations.** Roll call was taken and there were nine "Ayes," Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Markley, Walters, Philbrook.

ITEM NO. 10 – 21866… SPECIAL USE PERMIT APPLICATION SP-2020-77 – FELIX ADOLFO CRUZ WITH CENTRAL AMERICA AUTO SALES AND REPAIR

Synopsis: Special Use Permit for auto salvage, auto mechanic, used auto sales and import/export business at 900 South 66th Terrace, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. Felix Adolfo Cruz, owner of Central America Auto Sales & Repair is requesting a Special Use Permit to operate a mechanic shop, a used auto sales business and an automotive salvage yard operation on the property located at 900 South 66th Terrace. The Planning Commission voted 7 to 0 to recommend approval of SP-2020-77, subject to:

1. Provide a site plan that illustrates the locations and dimensions of the areas on the property that will be designated for:
   a. Salvage yard and wrecked auto storage;
   b. Mechanic shop car parking spaces and screened area for inoperable vehicle parking (include a count of parking spaces);
   c. Parking lot for displaying vehicles for sale (include a count of parking spaces);
   d. Parking lot for customers, employees, and the public, including the required ADA parking spaces (include a count of parking spaces);
2. The property must have the following repairs and improvements:
   a. The building walls and doors must be repainted.
   b. Zoning Ordinance Section 27-701 requires an eight (8) foot tall architectural screening fence around any automotive salvage yard. Upgrade the present fence to the standards for an architectural screening fence. An architectural screening fence around a salvage yard is eight (8) feet tall, solid metal panels with masonry columns at 32 feet on-center and provides screening on all sides. The solid metal panels should match the building color. The masonry columns shall match the brick façade of the building.
   c. While barbed wire is allowed in M-3 Heavy Industrial zoning, it may only be used above the fence around the rear yard, and the carrying brackets must be turned to face inwards of the solid screening fence. Any use of electrified fence must comply with the requirements in 8-250. Remove any barbed wire from side yard fences. Do not use barbed wire in the customer parking lot or the used car sales display parking lot.
   d. The parking lot for displaying vehicles for sale must upgrade the chain link fence to an open metal fence with masonry columns that match the brick of the building façade.

e. The concrete surfaces and the rear yard must be cleared of all vegetation. Patch all holes and cracks and resurface the concrete drives and parking areas;
f. Improve the gravel rear yard with concrete or asphalt.
g. Install positive drainage of the rear yard to prevent the accumulation of standing water.
h. One (1) parking stall must be ADA compliant and properly marked. Include the ADA graphic painted at the end of the stall. Install a five (5) foot wide ADA access aisle and stripe it with a hatch mark pattern. Install or maintain the ADA placard on a durable metal post mounted at the front of the ADA stall and ensure the minimum distance of 60 inches above finish grade to the bottom of the sign.
i. An approved sign permit is required if an exterior business sign is to be installed.
j. Rear yard gates must remain closed at all times.
k. The trash dumpster may not be located in the front yard. The dumpster must be placed in a trash enclosure unless it is placed in the rear yard and not visible from the front or public view. A trash enclosure in a M-3 Heavy Industrial District must be a full masonry enclosure to match the brick on the building façade, including solid metal gates that must be kept closed at all times except for dumpster servicing.
l. Install a six (6) foot wide pedestrian sidewalk in front of the property along 66th Terrace from the property drive entrance to the north property line. Install a pedestrian walkway from this sidewalk to the front door of the building, including pavement striped crosswalks across any drive aisle areas.
m. Existing brickwork on the building façade must be cleaned to its original color and have all grout joints cleaned, repaired, and tuck pointed.
n. Install matching brick wrap wainscoting on the north, south, and west sides of the building wall on the lower one-third of the wall.
o. Landscaping improvements to include the planting of two (2) additional street trees in front of the property along 66th Terrace. Any parking areas in front of the building must have a four (4) foot tall evergreen hedge screen planted along the interior curb between the parking area and the sidewalk

3. Applicant must obtain building permits for any work that requires a permit, and all work must be compliant with current building codes.
4. Applicant must acknowledge the following statement: Both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, stipulations, and requirements. Failure to make the necessary improvements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations.
5. 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.
6. 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.

7. Any business or land use in Wyandotte County that is required to provide off-street parking 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 [27-466 through 27-470; 27-592 through 27-616; 27-667 through 27-676]. Inoperable vehicles shall be stored inside an enclosed building. Inoperable vehicles may not be stored outside unless they are completely screened from view in accordance with all applicable ordinances. Outside storage shall not include wrecked or salvage vehicles. Any vehicle parked or stored outside must be on an improved surface, located on the same land parcel as the business use, and be parked within a regulation dimension parking stall. Any outside storage may not reduce the availability of all required parking spaces as required by ordinance.
8. Applicant must acquire and maintain a business license for each proposed use.
9. Complete all required construction, remodeling, and property improvements within six (6) months of approval.
10. Approval allows no more than thirty-seven (37) vehicles at this site. Must operate at all times at or below the maximum limit of thirty-seven (37) vehicles on the property.
11. No on-street parking of vehicles for this business. All vehicles on-site for repairs or maintenance must be stored on the property and be properly screened from view.
12. No auto repair or servicing is allowed outside or in public view.
13. No storage or warehousing of salvage or wrecked automobile parts on the property.
14. 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.
15. 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 Department of Planning + Urban Design 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.
16. Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check 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 Bynum made a motion, seconded by Commissioner Burroughs, to approve Special Use Permit Application SP-2020-77 subject to stipulations.**

Roll call was taken and there were nine "Ayes," Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Markley, Walters, Philbrook.

ITEM NO. 11 – 21867… SPECIAL USE PERMIT APPLICATION SP-2020-101 – WATHIQ KASSIM WITH KCK AUTOMOTIVE

Synopsis: Renewal of a Special Use Permit (SP-2019-76 expired 1/9/2021) for a body shop at 744 Kansas Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The applicant is requesting renewal of a Special Use Permit to continue to operate an auto body shop at 744 Kansas Avenue. This auto body shop is an expansion of KCK Automotive at 716 Kansas Avenue. The Planning Commission voted 7 to 0 to recommend approval of SP-2020-101, subject to:

1. This Special Use Permit will apply only to 744 Kansas Avenue. There cannot be any shared work, inventory, storage, or property access with another business or another property under this Special Use Permit.
2. Repair any damaged or missing building materials on the four building walls and the stone perimeter fence. Complete the northern section of fence to attach to the building northwest corner.
3. Do not exceed the limit of 16 vehicles on the property.
4. All vehicles must be parked or stored in designated parking stalls.
5. No outside storage of wrecked or inoperable vehicles at any time.
6. Provide a trash enclosure that provides the required screening as described and with materials that match the main building or store the trash dumpster inside of the building at all times, except when being serviced.
7. The western drive apron onto Kansas Avenue must be removed, the corresponding western opening in the wall must be closed with matching materials, and the sidewalk and curb must be replaced with a sidewalk and curb built to current city standards. By removing the apron onto Kansas Avenue, two (2) parking spaces can be added. Revise the site plan that shows the increase in parking, reducing the variance total.
8. Approval allows no more than 12 vehicles at this site. Since this parking lot is not screened to allow inoperable or wrecked vehicles, wrecked or inoperable vehicles may not be parked outside and must be stored inside the building.
9. No on-street parking of vehicles for this business. All vehicles on-site for repairs or maintenance must be stored on the property and be properly screened from view.
10. No auto repair or servicing is allowed outside or in public view.
11. No storage or warehousing of salvage or wrecked automobile parts on the property. Storage of salvage parts requires M-3 Zoning and a separate Special Use Permit.
12. Vehicles shall not be parked on the right of way of Kansas Avenue in front of the property. Vehicles shall not park on Kansas Avenue or Coy Street at any time.
13. 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.

14. If approved, 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.
15. 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.
16. Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check 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.
17. This City Planning Commission case is being heard in conjunction with BOZA2021-008. BOZA2021-008 has three separate variances, and all three variances must receive approval from the Board of Zoning Appeals in order for SP-2020-101 to be heard. BOZA2021-008 has three separate sections, described as:
    a. reduction of number of required parking stalls;
    b. reduction of west and south required setbacks for the stone wall;
    c. reduction of west and south required yard setbacks for parking and for storage.
18. The conditions of approval included within BOZA2021-008 will only go into effect when SP-2020-101 is ultimately adopted by the Board of Commissioners. Should SP-2020-101 be either denied or fail to be approved, then all approved variances of BOZA2021-008 shall be voided retroactively.
19. The conditions for BOZA2021-008 are listed here as approval of SP-2020- 101 requires approval by the Board of Zoning Appeals for all three sections of BOZA2021-008.
    a. The parking lot must be resurfaced and restriped according to the site plan.
    b. No outside storage of inoperable vehicles. All inoperable vehicles must be stored inside of the enclosed building.
    c. If approved, 12 parking spaces will be required. Required parking stalls are for use by customers, employees, and the public. No inoperable or wrecked vehicle storage in required parking stalls.
    d. That there be no collection or accumulation of trash, scrap, refuse, or debris on the property and especially not in public view, and
    e. That the trash dumpster be stored inside the building and out of public view at all times, except when being serviced.

f. The western drive apron onto Kansas Avenue must be removed, the corresponding western opening in the wall must be closed with matching materials, and the sidewalk and curb must be replaced with a sidewalk and curb built to current city standards. By removing the apron onto Kansas Avenue, two (2) parking spaces can be added. Revise the site plan that shows the increase in parking, reducing the variance total. g. The conditions of approval included within this Board of Zoning Appeals case will only go into effect when case SP-2020-101 is recommended for approval by the City Planning Commission and ultimately adopted by the Board of Commissioners.

Action: **Commissioner Bynum made a motion, seconded by Commissioner Burroughs, to approve Special Use Permit Application SP2021-101 subject to stipulations.** Roll call was taken and there were nine "Ayes," Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Markley, Walters, Philbrook.

MISCELLANEOUS - ORDINANCES (Final action on previously approved items)

ITEM NO. 1 – 21829…ORDINANCE

Synopsis: An ordinance rezoning property at 1111 North 98th Street (#3244) from A-G Agriculture District to RP-5 Planned Apartment District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-61-21,** "An ordinance rezoning property hereinafter described located at approximately 1111 North 98th Street, in Kansas City, Kansas, by changing the same from its present zoning of A-G Agriculture District to RP-5 Planned Apartment District". **Commissioner Bynum made a motion, seconded by Commissioner Burroughs, to approve the ordinance.** Roll call was taken and there were nine "Ayes," Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Markley, Walters, Philbrook.

ITEM NO. 2 – 21830…ORDINANCE

Synopsis: An ordinance rezoning property at approximately 9700 Leavenworth Road (COZ2021-006) from CP-1 Planned Limited Business and MP-2 Planned General Industrial Districts to MP-2 Planned General Industrial District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-62-21,** "An ordinance rezoning property hereinafter described located at approximately 9700 Leavenworth Road in Kansas City, Kansas, by changing the same from its present zoning of CP-1 Planned Limited Business and MP-2 Planned General Industrial Districts to MP-2 Planned General Industrial District". **Commissioner Bynum made a motion, seconded by Commissioner Burroughs, to approve the ordinance.** Roll call was taken and there were nine "Ayes," Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Markley, Walters, Philbrook.

ITEM NO. 3 – 21831…ORDINANCE

Synopsis: An ordinance rezoning property at 4223 and 4225 Gibbs Road (#3233) from R-1 Single Family District to A-G Agriculture District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-63-21,** "An ordinance rezoning property hereinafter described at approximately 4223 and 4225 Gibbs Road, in Kansas City, Kansas, by changing the same from its present zoning of R-1 Single Family District to A-G Agriculture District". **Commissioner Bynum made a motion, seconded by Commissioner Burroughs, to approve the ordinance.** Roll call was taken and there were nine "Ayes," Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Markley, Walters, Philbrook.

ITEM NO. 4 – 21834…ORDINANCE

Synopsis: An ordinance vacating an electrical easement (VAC2021-001) at 1879 Village West Parkway, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-64-21,** "An ordinance vacating of a permanent electric easement recorded across Lot 33, the Legends at Village West, fifth plat, Document number 2014R-14291 Book 44 Pages 76 and 77, a subdivision of land in the northwest quarter of Section 2, Township 11 south, Range 23 east of the 6th principal meridian in the city of Kansas City, Wyandotte County, Kansas, being

more particularly described as follows: commencing at the southeast corner of lot 33, the Legends at Village West, fifth plat; thence along the southerly lot line of said Lot 33, south 88 degrees 02 minutes 00 seconds west, a distance of 53.72 feet to the point of beginning. Thence north 53 degrees 51 minutes 36 seconds west, a distance of 95.48 feet; thence northwesterly along a tangent curve to the right, having a radius of 60.00 feet, for an arc length of 42.09 feet, a chord bearing of north 33 degrees 45 minutes 42 seconds west, and a chord distance of 41.24 feet; thence north 13 degrees 39 minutes 47 seconds west, a distance of 63.25 feet; thence south 76 degrees 20 minutes 13 seconds west, a distance of 16.00 feet; thence south 13 degrees 39 minutes 47 seconds east, a distance of 63.24 feet; thence southeasterly along a tangent curve to the left, having a radius of 76.00 feet, for an arc length of 53.33 feet, a chord bearing of south 33 degrees 45 minutes 24 seconds east, and a chord distance of 52.25 feet; thence south 53 degrees 51 minutes 36 seconds east, a distance of 75.08 feet to a point on the southerly lot line of said lot 33; thence along the southerly lot line of said lot 33, north 88 degrees 02 minutes 00 seconds east, a distance of 25.93 feet to the point of beginning. Containing 0.072 acres (3,139.90 sq. Ft.), more or less, located at approximately 1879 Village West Parkway, Kansas City, Kansas". **Commissioner Bynum made a motion, seconded by Commissioner Burroughs, to approve the ordinance.** Roll call was taken and there were nine "Ayes," Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Markley, Walters, Philbrook.

ITEM NO. 5 – 21835…ORDINANCE

Synopsis: An ordinance vacating an electrical easement (VAC2021-002) at 1879 Village West Parkway, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-65-21,** "An ordinance vacating a permanent electric easement recorded as Document No. 2010R-05012 in Book 5684 Page 308 across Lot 33, the Legends at Village West, fifth plat, Document number 2014R-14291 Book 44 Pages 76 and 77, a subdivision of land in the northwest quarter of Section 2, Township 11 south, Range 23 east of the 6th principal meridian in the city of

Kansas City, Wyandotte County, Kansas, being more particularly described as follows: commencing at the southeast corner of Lot 33, the Legends at Village West, fifth plat; thence along the southerly lot line of said lot 33, south 88 degrees 02 minutes 00 seconds west, a distance of 238.90 feet; thence north 01 degrees 58 minutes 00 seconds west, a distance of 87.58 feet to the point of beginning. Thence north 25 degrees 34 minutes 03 seconds east, a distance of 14.67 feet; thence north 55 degrees 26 minutes 22 seconds east, a distance of 66.91 feet; thence north 13 degrees 39 minutes 47 seconds west, a distance of 10.70 feet; thence south 55 degrees 26 minutes 22 seconds west, a distance of 75.08 feet; thence north 64 degrees 25 minutes 57 seconds west, a distance of 5.05 feet; thence south 25 degrees 34 minutes 03 seconds west, a distance of 15.88 feet; thence south 64 degrees 25 minutes 57 seconds east, a distance of 15.89 feet to the point of beginning. Containing 0.022 acres (955.74 sq. Ft.), more or less, located at approximately 1879 Village West Parkway, Kansas City, Kansas". **Commissioner Bynum made a motion, seconded by Commissioner Burroughs, to approve the ordinance.** Roll call was taken and there were nine "Ayes," Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Markley, Walters, Philbrook.

ITEM NO. 6 – 21836…ORDINANCE

Synopsis: An ordinance vacating a sanitary sewer easement (VAC2021-003) at 1879 Village West Parkway, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-66-21,** "An ordinance vacating a 15 foot wide permanent sanitary sewer easement lying 7.5 feet on both sides of the following described centerline and whose sidelines are either lengthened or shortened to terminate at the respective property lines, recorded across Lot 33, the Legends at Village West, fifth plat, Document number 2014R-14291 Book 44 Pages 76 and 77, a subdivision of land in the northwest quarter of Section 2, Township 11 south, Range 23 east of the 6th principal meridian in the city of Kansas City, Wyandotte County, Kansas, being more particularly described as follows: commencing at the southwest corner of lot 33, the Legends at Village West, fifth plat; thence along the southerly line of

said Lot 33, north 88 degrees 02 minutes 00 seconds east, a distance of 199.57 feet to the point of beginning. Thence north 01 degrees 52 minutes 19 seconds west, a distance of 23.67 feet to the point of termination. Containing 0.008 acres (354.98 square feet), more or less, located at approximately 1879 Village West Parkway, Kansas City, Kansas". **Commissioner Bynum made a motion, seconded by Commissioner Burroughs, to approve the ordinance.** Roll call was taken and there were nine "Ayes," Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Markley, Walters, Philbrook.

ITEM NO. 7 – 21837…ORDINANCE

Synopsis: An ordinance vacating a utility easement (VAC2021-004) at 1879 Village West Parkway, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-67-21,** "An ordinance vacating a 5 foot wide utility easement, recorded across Lot 33, the Legends at Village West, fifth plat, Document number 2014R-14291 Book 44 Pages 76 and 77, a subdivision of land in the northwest quarter of Section 2, Township 11 south, Range 23 east of the 6th principal meridian in the city of Kansas City, Wyandotte County, Kansas, being more particularly described as follows: the southerly 5 feet of Lot 33, the Legends at Village West, fifth plat, containing 0.056 acres (2,423.74 square feet), more or less, located at approximately 1879 Village West Parkway, Kansas City, Kansas". **Commissioner Bynum made a motion, seconded by Commissioner Burroughs, to approve the ordinance.** Roll call was taken and there were nine "Ayes," Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Markley, Walters, Philbrook.

ITEM NO. 8 – 21838…ORDINANCE

Synopsis: An ordinance authorizing a Special Use Permit (SP2021-005) for a doggie day care for ten (10) dogs at 7714 Rowland Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-68-21,** "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 #SP2021-005 for a doggie day care for ten (10) dogs at 7714 Rowland Avenue." **Commissioner Bynum made a motion, seconded by Commissioner Burroughs, to approve the ordinance.** Roll call was taken and there were nine "Ayes," Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Markley, Walters, Philbrook.

ITEM NO. 9 – 21839…ORDINANCE

Synopsis: An ordinance authorizing a Special Use Permit (SP2021-012) for a Short-Term Rental/Airbnb at 2716 North 119th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-69-21,** "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 #SP2021-012 for a Short-Term Rental/Airbnb at 2716 North 119th Street." **Commissioner Bynum made a motion, seconded by Commissioner Burroughs, to approve the ordinance.** Roll call was taken and there were nine "Ayes," Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Markley, Walters, Philbrook.

ITEM NO. 10 – 21840…ORDINANCE

Synopsis: An ordinance rezoning property at 3410 and 3412 Metropolitan Avenue (COZ-0002) from R-1(B) Single Family District to R-2(B) Two Family District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-70-21,** "An ordinance rezoning property hereinafter described located at approximately 3410 and 3412 Metropolitan Avenue, in Kansas City, Kansas, by changing the same from its present zoning of R-1(B) Single

Family District to R-2(B) Two Family District." **Commissioner Bynum made a motion, seconded by Commissioner Burroughs, to approve the ordinance.** Roll call was taken and there were nine "Ayes," Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Markley, Walters, Philbrook.

ITEM NO. 11 – 21841…ORDINANCE

Synopsis: An ordinance authorizing a Special Use Permit (SP2021-001) for a storage container for storage of tools at 3319 North 59th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-71-21,** "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 #SP2021-001 for a storage container for storage of tools at 3319 North 59th Street." **Commissioner Bynum made a motion, seconded by Commissioner Burroughs, to approve the ordinance.** Roll call was taken and there were nine "Ayes," Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Markley, Walters, Philbrook.

ITEM NO. 12 – 21842…ORDINANCE

Synopsis: An ordinance authorizing a Special Use Permit (SP-2020-100) for an outdoor event space at 701 Village West Parkway, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-72-21,** "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 #SP2020-100 for an outdoor event space at 701 Village West Parkway." **Commissioner Bynum made a motion, seconded by Commissioner Burroughs, to approve the ordinance.** Roll call was taken and there were nine "Ayes,"

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

ITEM NO. 13 – 21843…ORDINANCE

Synopsis: An ordinance authorizing a Special Use Permit (SP2021-007) for the Temporary Use of Land for a parking lot at 4620 Mission Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-73-21,** "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 #SP2021-007 for the Temporary Use of Land for a parking lot at 4620 Mission Road." **Commissioner Bynum made a motion, seconded by Commissioner Burroughs, to approve the ordinance.** Roll call was taken and there were nine "Ayes," Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Markley, Walters, Philbrook.

ITEM NO. 14 – 21844…ORDINANCE

Synopsis: An ordinance authorizing a Special Use Permit (SP2021-003) for a beer hall in a former foundry at 101 Central Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-74-21,** "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 #SP2021-003 for a beer hall in a former foundry at 101 Central Avenue." **Commissioner Bynum made a motion, seconded by Commissioner Burroughs, to approve the ordinance.** Roll call was taken and there were nine "Ayes," Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Markley, Walters, Philbrook.

ITEM NO. 15 – 21845…ORDINANCE

Synopsis: An ordinance authorizing a Special Use Permit (SP2021-016) for a used car dealership at 1010 Merriam Lane, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-75-21,** "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 #SP2021-016 for a used car dealership at 1010 Merriam Lane." **Commissioner Bynum made a motion, seconded by Commissioner Burroughs, to approve the ordinance.** Roll call was taken and there were nine "Ayes," Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Markley, Walters, Philbrook.

ITEM NO. 16 – 21846…ORDINANCE

Synopsis: An ordinance authorizing a Special Use Permit (SP2021-019) for live entertainment in conjunction with existing bar at 6720 1/2 Kaw Drive, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-76-21,** "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 #SP2021-019 for live entertainment in conjunction with existing bar at 6720 1/2 Kaw Drive." **Commissioner Bynum made a motion, seconded by Commissioner Burroughs, to approve the ordinance.** Roll call was taken and there were nine "Ayes," Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Markley, Walters, Philbrook.

ITEM NO. 17 – 21847…ORDINANCE

Synopsis: An ordinance authorizing a Special Use Permit (SP2021-020) for continuation and expansion of a liquor store with packaged liquor at 3801 Leavenworth Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-77-21,** "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 #SP2021-020 for continuation and expansion of a liquor store with packaged liquor at 3801 Leavenworth Road." **Commissioner Bynum made a motion, seconded by Commissioner Burroughs, to approve the ordinance.** Roll call was taken and there were nine "Ayes," Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Markley, Walters, Philbrook.

ITEM NO. 18 – 21848…ORDINANCE

Synopsis: An ordinance authorizing a Special Use Permit (SP2021-008) for a banquet facility in the evening and weekend at 1000 North 82nd Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-78-21,** "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 #SP2021-008 for a banquet facility in the evening and weekend at 1000 North 82nd Street." **Commissioner Bynum made a motion, seconded by Commissioner Burroughs, to approve the ordinance.** Roll call was taken and there were nine "Ayes," Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Markley, Walters, Philbrook.

PLANNING AND ZONING NON-CONSENT AGENDA

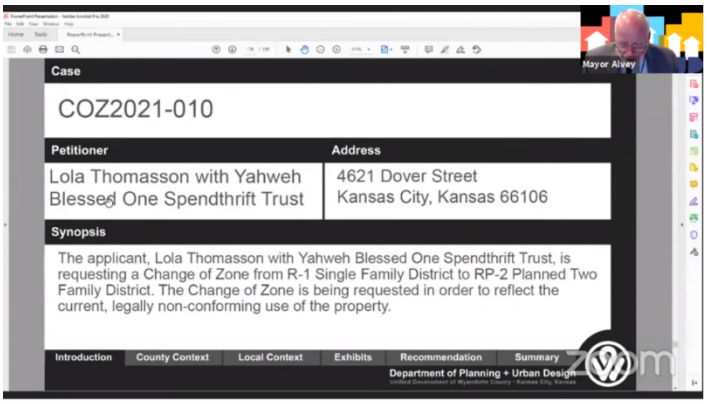
CHANGE OF ZONE APPLICATION

ITEM NO. 1 – 21856… CHANGE OF ZONE APPLICATION COZ2021-010 – LOLA THOMASSON

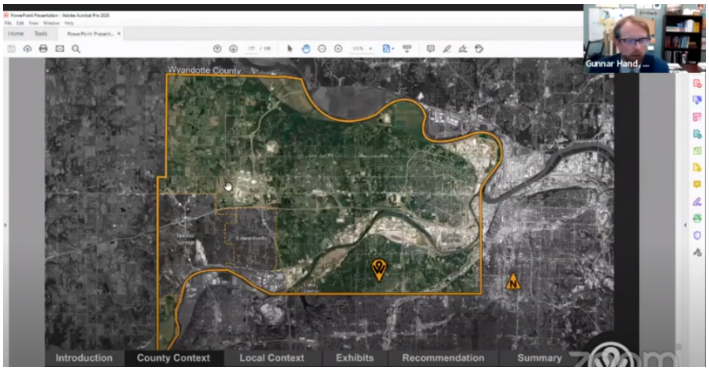
Synopsis: Change of Zone from R-1 Single Family District to R-2 Two Family District to bring an existing duplex into compliance at 2716 and 2718 South 53rd Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The applicant, Lola Thomasson with

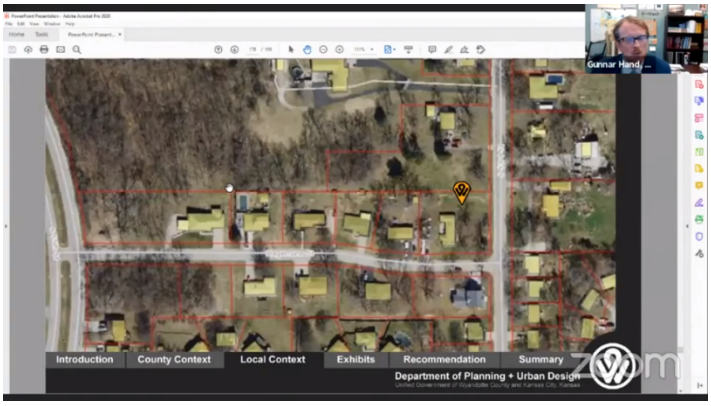
Yahweh Blessed One Spendthrift Trust, is requesting a Change of Zone from R-1 Single Family District to RP-2 Planned Two Family District. The Change of Zone is being requested in order to reflect the current, legally non-conforming use of the property. The Planning Commission voted 5 to 2 to recommend approval of COZ2021-010, to RP-2 Planned Two Family District, subject to:

1. Approval to RP-2 Planned Two Family District;
2. Per Section 27-456(d), two (2) off-street parking spaces are required in the R-2 District for each dwelling unit, at least one (1) of which shall be in a garage or carport. When no more than two (2) off-street parking spaces are provided for each dwelling unit on the premises, and when the lot has less than 20 feet of continuous street curb length for each dwelling unit, and where visitor and guest parking spaces are not provided elsewhere, the front yard setback measured from the front lot line to the garage door shall be not less than 36 feet, and space shall be provided in the drive for the parking of two (2) passenger cars for each dwelling unit.
3. The applicant must pave the driveway apron adjacent to Hagemann Street and driveway thereafter. The paving must be in compliance with UG standards, including meeting all Department of Public Works requirements.
4. The driveway paving must also comply with Section 27-675(a), which states that all parking, loading and maneuvering areas 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. The unified government engineer shall determine acceptable alternatives. All parking spaces shall be clearly marked. All improvements shall be designed and constructed as necessary to prevent dust, erosion, excessive water flow across streets or adjoining property, and to control traffic. All off-street parking, loading and maneuvering areas shall be physically restricted to paved areas through the use of wheel stops or curbing, unless, in the opinion of the unified government engineer, wheel stops would create drainage problems. In such cases continuous curbing shall be provided to restrict traffic. Curbing and wheel stops shall be designed and installed as approved by the unified government engineer. Failure to keep such areas in satisfactory condition that is free from holes, clearly delineated, etc. shall constitute a violation of this article.
5. The walkway between the driveway and the residence must also be paved if it is not paved already.
6. If continued to be used as a rental property, the applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax.
7. 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.



Gunnar Hand, Director of Planning and Urban Design, said this, like all of the items on our Non-Consent Agenda, are here because we did not get a unanimous vote from the Planning Commission. This one was a 5-2 vote of the Planning Commission; the two dissenting votes were Commissioner Connelly and Commissioner Jones.





Again, this is to legalize a non-conforming duplex in the Turner neighborhood, so it is technically an up-zoning. Most of the zoning around this is R-1. There is some multi-family zoning within about a block away from this, so I think it sort of passes the snuff test on spot zoning. It's also a non-conforming use that's trying to legalize.

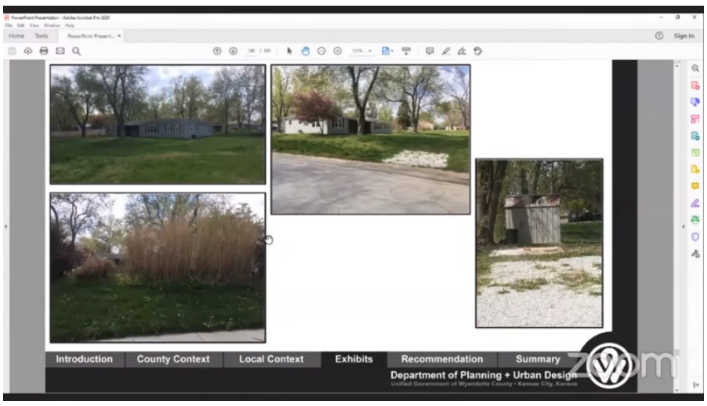
Essentially, Ms. Thomasson is trying to sell the property. To do that, to have a buyer that has a federal loan, it has to have the right zoning associated with the use, which it does not. So, she's trying to correct that so she can sell her property. The issue here is that the legal non-conforming building and use also has legal non-conforming parking requirements. So, to go from R-1 to R-2, in this case R-2, requires two parking spaces for each unit, one of which has to be covered and that is just not provided on the property.

Originally, staff had recommended denial because Ms. Thomasson had said that she would not meet that standard condition enough times in writing and to staff, that we had no choice but to recommend denial because she was telling us she wasn't going to comply. Through the Planning Commission, we worked through all that and although we cannot add a condition of approval related to the disclosures, it is a part of the disclosure to a seller that things of this nature would be conveyed. In fact, we have had contact with the real estate—the listing agent who has confirmed that anything that happens tonight will need to be disclosed to that buyer. So, that concern from the Planning Commission was covered.

We also requested the Planning Commission, and they agreed, that instead of the requested R-2, that we add this as a Planned District in the future. There was a little bit of both community support from adjacent neighbor, as well as—I would not call it, necessarily, opposition, but certainly some community concern about this use. So, we felt that adding RP-2 would give us an additional sort of layer of review if anything were to happen with this property in the future. Again, a Planned District requires a plan review if you're changing anything on the site.

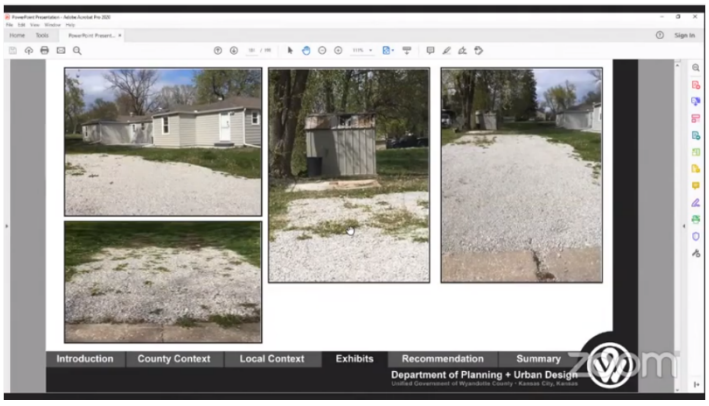
So, this is how we could track the parking updates, this is how we could track if somebody decided to tear down the structure and build a different type of R-2. We could do it in a way that would better fit the neighborhood character if we had that planning district associated with it. So, Planning Commission recommended approval for that, as such. There are no NOVs on the property, and staff agrees with the recommendation of the Planning Commission for approval.

Lola Thomasson asked, so, you're asking me to present what my feelings are on this, is that what you're asking for now? **Mayor Alvey** said what you're asking to do.



Ms. Thomasson said I was asking for this to be zoned R-2 because we need to have it R-2 for it to pass a federally funded loan. However, we at one point wanted to build onto both sides and make it a one-car garage on the south side and a three-car, and we brought plans in in 2006 to do that and that was denied. So, we ended up finding a property and we ended up buying two acres in the country and did not proceed with that and appeal it. If this happens, anybody that—the plan is in the house. It's a beautiful plan, it would upgrade the neighborhood—would want to do that. It would probably limit the new buyer from updating and upgrading this property further if they chose to.

We had no idea that this was going to happen. We put $600 worth of gravel on the driveway and planning to make sure that there was enough because at one time the city wanted more gravel on the driveway and sent us a letter for that.



So, under the circumstances, we are willing to go with the R-2 and allow a new owner to be able to make that decision if they want to build on, but just to stick a garage and a two like this—it would have to be 15 feet from the property line also, I read. So, you're going to be moving it over toward the house and in the middle of the backyard. It just doesn't seem like it would be

something—if I were wanting to buy a property—that I would want somebody to do that and limit my abilities to build onto the property and do it in a proper manner.

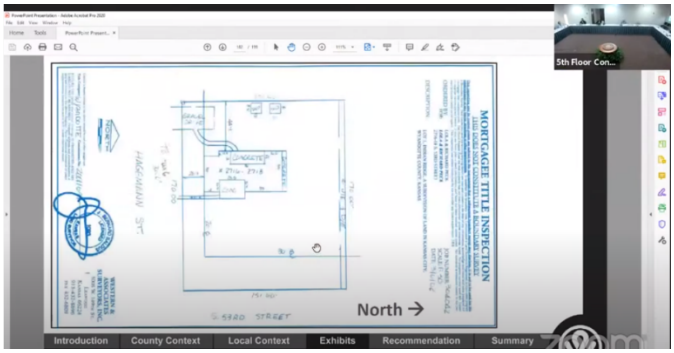
So, we're asking for the R-2 so that we can sell the property, but we're not asking for an RP-2. We feel that under the circumstances when this subdivision was built in 1958, we're asking the question, why was this not addressed since this number one lot had a duplex on it and was put into a single-family restricted area and left uncovered, and here sixty-some years later, we're having an issue selling this property because it's zoned incorrectly and a buyer lost a lot of money and had to walk away because his loan was denied.

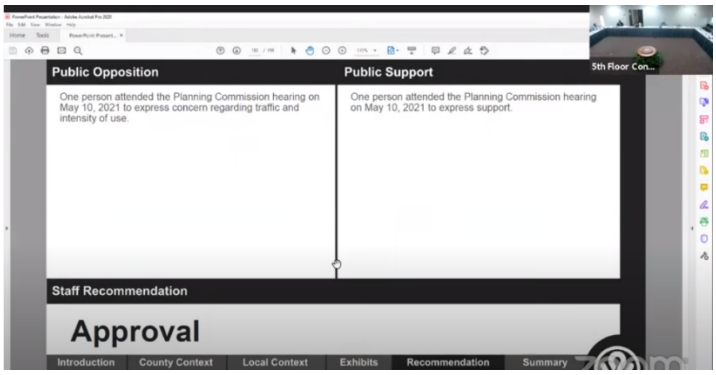
So, we are wanting the ability to sell this and allow a new owner the ability to come in and decide if they want a garage in the middle of the backyard, or if they want to build a garage on instead of forcing them to do something that could limit their ability to improve the property later. So, that's what we are asking.

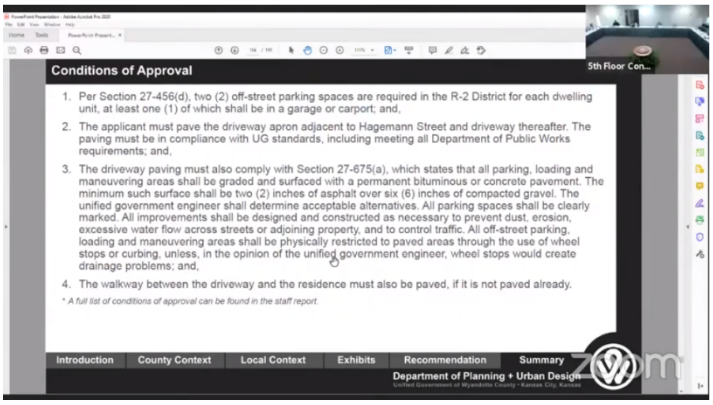
Mayor Alvey said thank you, ma'am. I can't address the question of why this was not addressed in 1958. This was not part of the city at that time, that was still part of the Shawnee Township and so, under the County Planning, there was none of this—the kind of controls that City Planning Department brings to it. So, that's the answer to your question, why was it not addressed in 1958.

At this time, I would ask are there any questions for Ms. Thomasson by the Commission? Seeing none, is there anyone present who would like to speak in support of this petition? **Brett Deichler, Interim UG Clerk**, said, we are seeing none, Mayor.

Mayor Alvey asked, is there anyone present who would like to speak in opposition? **Mr. Deichler** said, we are seeing none as well, Mayor.







Action: **Commissioner Markley made a motion, seconded by Commissioner Ramirez, to accept the Planning Commission's recommendation for Change of Zone Application COZ2021-010 subject to stipulations.** Roll call was taken and there were nine "Ayes," Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Markley, Walters, Philbrook.

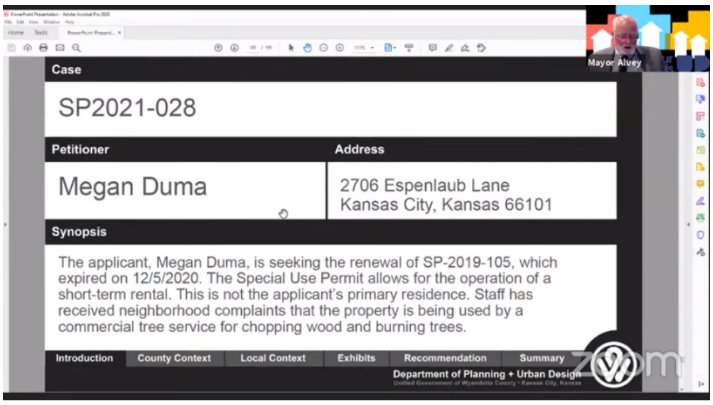
SPECIAL USE PERMIT APPLICATIONS

ITEM NO. 1 – 21861…. SPECIAL USER PERMIT APPLICATION SP2021-028 – MEGAN DUMA

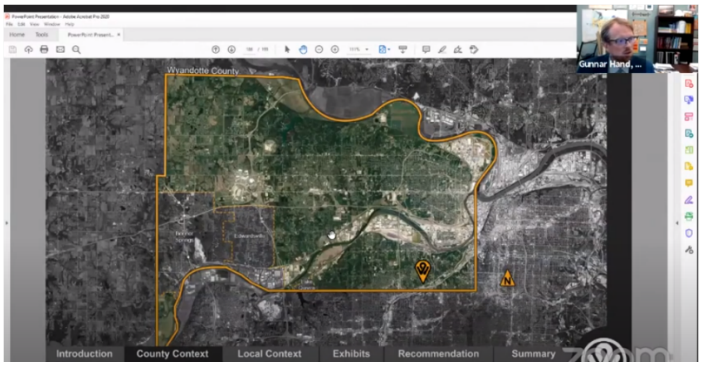
Synopsis: Special Use Permit for the continuation of a Short-Term Rental/Airbnb at 2706 Espenlaub Lane (SP-2019-105 expired 12/5/2020), submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The applicant is seeking the renewal of SP-2019-105, which expired on 12/5/2020. The Special Use Permit allows for the operation of a short-term rental at 2706 Espenlaub Lane. This is not the applicant's primary residence. Staff has received neighborhood complaints that someone from a commercial tree service comes to the property every night to chop and burn wood, sometimes leaving the property while wood is burning. The

tree service, Tuft's Tree Service, is not a registered Wyandotte County Business. Photographs are attached below. The Planning Commission voted 5 to 1 for denial based on stated violations at the meeting and observance of the condition of the property. Staff recommends that the Board of Commissioners make the findings contained within the staff report related to Factors to be Considered, and Key Issues and recommends approval of Petition SP2021-028 subject to all comments and suggestions outlined in this staff report, summarized by the following conditions:

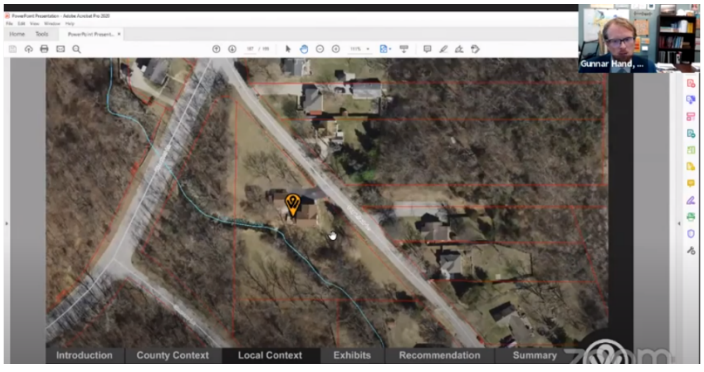
1. Wood burning is not allowed on the property;
2. The maximum number of guests shall be six (6);
3. Guest parking must be provided off-street. Maximum number of guest parking shall be two (2) vehicles;
4. Applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;
5. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;
6. Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy. Include the contact information for Host Compliance 913-246-5133. www.hostcompliance.com/tips;
7. If issues arise with adjacent property owners and are brought to staff's attention during the term, this Special Use Permit can be submitted to the Board of Commissioners for revocation;
8. 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;
9. 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; and,
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.

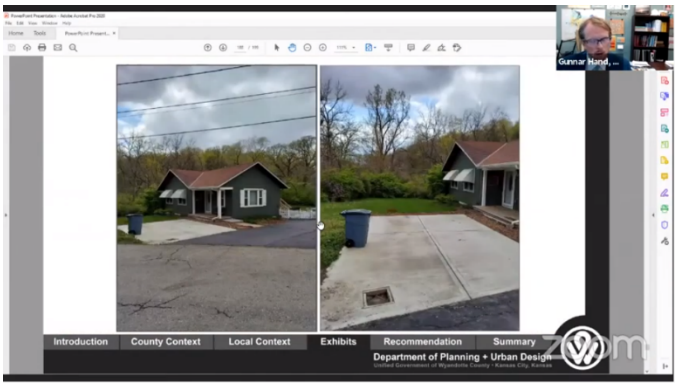


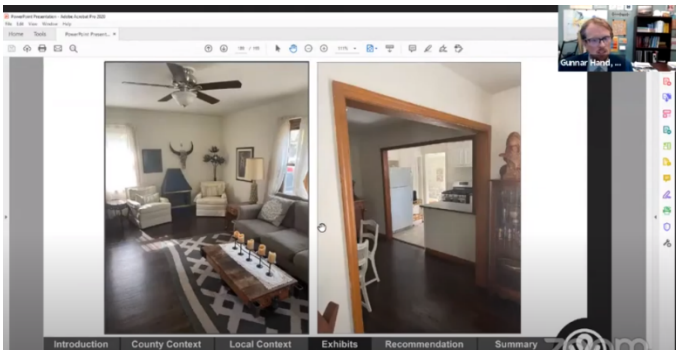
Gunnar Hand, Director of Planning and Urban Design, said, again, this is for a Special Use Permit for a short-term rental. This is their first renewal. Again, this was a five to one vote at the Planning Commission. Commissioner Miller was the lone vote of approval for this Special Use Permit.

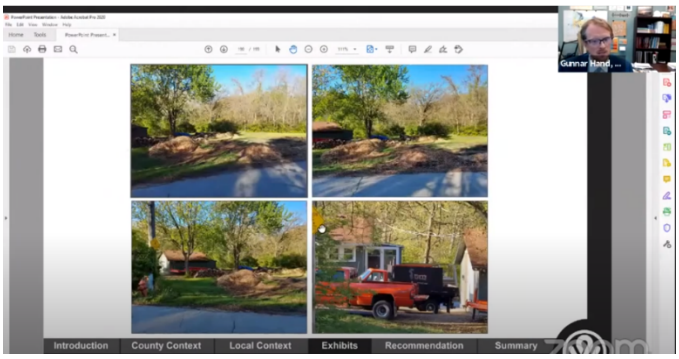


This is also in the Turner neighborhood, off Espenlaub Lane.



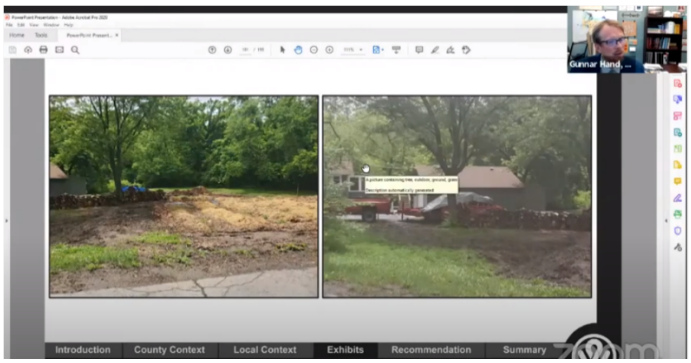






I think the primary issue with the property here is there was quite a bit of neighborhood opposition to the case, somewhat unrelated to the Special Use Permit itself, more related to an adjacent—another use that was happening on the property, which you can see in these pictures. Ms. Duma was in the process of creating both a garden on the property for her own purposes, as well as chopping a bunch of wood. Wood that she would use at her primary residence for a wood-burning stove that she had just purchased at that time.

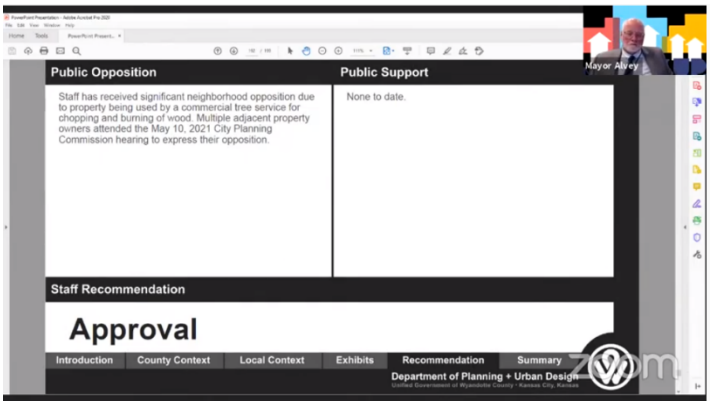
I think that the neighbors were more concerned about this property being used for a commercial business, lawn care, tree removal, tree trimming type business. If it was being used as a commercial property, commercial use of property would need its own separate SUP accordingly. There was a lot of neighborhood opposition, in fact, regarding that.



Since the meeting, Ms. Duma has cleaned up the property to a degree. We went out there today to verify the progress, there had certainly been progress and so much as she organized some of her wood piles, as well as finished the work that she had on her garden.

I think at the end of the day, the staff does not agree with the recommendation of the Planning Commission. We do believe that these two issues can be bifurcated, and that we can address the issues surrounding this other business at the location and look at the Special Use Permit for the short-term rental in and of itself. I believe the commission, or the majority of the commission I should say, saw a property owner who was not using—who was not being a good neighbor for one reason and carried that over to the other Special Use Permit, which does certainly have a nexus to it, depending on which way you look at it.

If the Commission were to overturn the Planning Commission's recommendation of denial, it would not only require eight votes, but at that time, staff would actually request that some amendments be made to our conditions of approval that we had carried over since the Planning Commission hearing. So, with that, staff actually recommends approval.



Mayor Alvey asked, Ms. Duma, would you like to present your application, please?

Megan Duma said I guess like City Planning said, the neighbor—this is kind of what I said at the last meeting, as well. What happened was, I bought a property that was a little bit over an acre, and I did have, and I still do, goals for it to be an organic vegetable garden and use it for the firewood. Things that are legal uses. What ended up happening was, we got more wood than what we could stack at the time. So, it piled up, like any—I'm sure a lot of you guys are married or whatever. It was just a miscommunication and too much got stacked there.

I apologized to all of the neighbors, and I did feel badly because I love this property. In fact, I just closed on Tuesday with respect to the adjoining property at 2725 Glenrose Lane, where I'm building a new build, single-family residence right behind this property. That's the first Land Bank property ever purchased in this way from the Kansas City, Kansas Land Bank. I'm there every weekend, I care about it a lot.

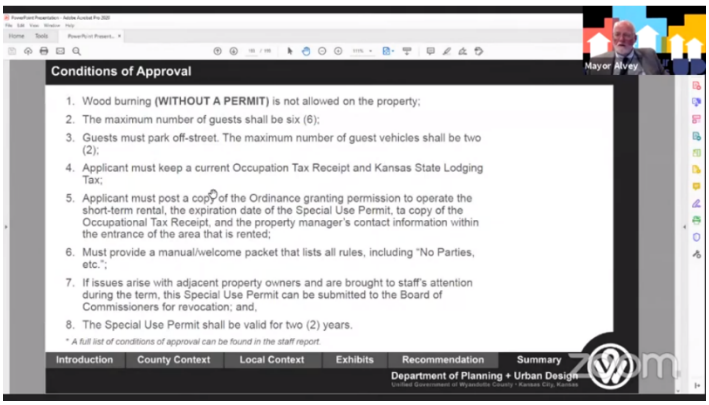
So, the firewood stacked up, it looked terrible. It still doesn't look great, but from May 10th to this week, we were able to clean everything up and we literally busted our butts because it was so rainy this month. So, we still have plans to replant grass everywhere and the neighbors were just mad at how it looked and it doesn't look—it still is muddy, but this May has been pretty rough with rain. So, we're getting it all planted and all good and it will be beautiful. I think the issues were all about the wood piles and having dug in the ground, not finished it.

So, I think I've resolved all those as fast as probably humanly possible, and so I ask that this not stop the short-term rental which we really didn't have any complaints about. So, I would really appreciate that opportunity.

Mayor Alvey said I will now open the public hearing. Is there anyone present who would like to speak in support of this application? **Brett Deichler, Interim UG Clerk**, said, we're seeing none, Mayor.

Mayor Alvey said, again, when I ask this, I'm assuming you're also putting anybody that might have written in. **Mr. Deichler** said, yes, there was none.

Mayor Alvey asked, is there anybody present who would like to speak in opposition? **Mr. Deichler** said we are seeing one.



Mayor Alvey said please state your name and city of residency, please.

George Higgins, 2540 Espenlaub Lane, said I'm here with a group of neighbors who are in opposition to the Special Use Permit for that property. We still have the same concerns we had when we appeared before the Planning Commission.

As you know, this Special Use Permit for this property expired in December, yet for the past six months it's been used as an Airbnb as well as a tree-trimming service. There's still vehicles and equipment from the tree-trimming service being parked on the property. Granted, it has been cleaned up some, and I realize there's been a lot of rain since May 10th, so we appreciate the effort that's being made so far.

As far as the big stack of wood, if this wood's not being used on the property, perhaps it should be moved to her primary residence where it's being used and kind of help clean up our neighborhood a little bit. I'm not going to take up a lot of your time, if there's anyone else that would like to speak. I think we have one more that would like to speak. Thank you.

Betty McGill said I have a lot of paperwork on this particular problem that we're having here in the neighborhood. All the neighbors are opposed to an Airbnb. We have done our research, and when people rent Airbnb's, therefore we have strangers in our neighborhood that we don't know. If you can get on the Internet and look, there's a lot of drug trafficking going on with Airbnb's, sex trafficking, pedophiles, and late-night parties.

I had a whole lot of other things to say, but last night I was walking my dog and a lady pulled me aside—she lives directly across the street from the Airbnb—and she has a wonderful little home, and it has two rocking chairs out front. Her husband now has terminal cancer, and every night they used to go out and sit on their front porch and drink coffee or iced tea and watch the

deer on that property. That was their thing to do. Now, he won't even come out on the front porch because when you look across the street it isn't just a small mess that needs to be cleaned up, it is a disaster. We do appreciate some of the cleanup that's been done. Having said that, it's not supposed to be there in the first place. Every morning, there are a truck, a red truck, another red truck, sometimes a little red car, a (inaudible) van they park on the grass, that's why it's so muddy. I have tons and tons of pictures to prove what I'm talking about.

Then, we also got on the Internet and looked at—it's called Waterfall Cottage—and we came across a conversation, and I have the names of the people that are in the conversation with Megan Duma, and they talk about the plans for that property and were very concerned about the plans. Yurts, tents, treehouses…**Mr. Deichler** said, ma'am, you have one minute remaining.

Paramilitary training was mentioned, and a homeless camp. So, I'm not real sure what her plans are for that property, but that upset us a lot to even think that somebody would even consider doing that. It did wake us all up, and we are all cleaning our yards up and trying to make this a better neighborhood and that piece of property is the worst piece of property and the biggest eyesore that we have. Thank you.

Mr. Deichler said, Mayor, if I could first ask the last speaker to state her name for the record. **Ms. McGill** said, yes, my name is Betty McGill, 2762 Espenlaub. We have one more neighbor.

Cheryl Mendez, 2556 Espenlaub Lane, said I walk the neighborhood every day and I walk past this property and the trenches—it's not a garden, they were trenches—I watched the man fill the trenches full of wood chips and then bury them. There was nothing planted, it was a dump for the wood chips.

The property being cleaned up as far as wood, I don't see that so much commendable because that was there because of his tree service that's operated without a license, without a permit. So, when this violation came up, they run to clean it up. I don't see any kudos in that, but as far as it being what it used to be, it's destroyed our community here.

At the point of the things that was said the last time, she's stated many times she lived in Prairie Village when she was speaking about the firewood. If you look in Prairie Village's ordinances, they do not allow stacking of firewood, they do not allow multiple vehicles parked in their

driveway, so their community looks beautiful. Why is this happening to ours because she lives in another county?

Commissioner Bynum said I have a lot of questions, so I'm going to enumerate them and, Mayor, if you'll help guide to the proper person, I guess, for answers. For the property owner, if I'm understanding what you said, you are using this property that you own that you've had an Airbnb special use permit for, also to create your own personal garden and store your personal wood? That's a question, I guess, to the owner.

To the neighbors, I heard behaviors being seen that cause opposition, both the activity of the mulch and wood stacking, among possibly other tree-trimming activities. Then I heard vehicles, and I wonder if there are other behaviors you are seeing that are causing you concern in addition to those two things you mentioned; things you had researched on the Internet that are alarming, and I didn't know if you were referencing that you believe those things are happening at this property. Are you opposed both to the Airbnb and the garden and wood storage?

Finally, Mr. Hand, you mentioned you would be in favor of an approval with amendments, but you didn't tell us what amendments. So, have a lot of questions, and those are them.

Mayor Alvey said so, Ms. Duma, if you want to begin by answering the question.

Ms. Duma said yes, and again, for the record, my name is Megan Duma and I live at 4520 West 65th Street in Prairie Village, which is eight minutes from the property. I'm there every single weekend, I'm there a lot.

So, the first, with respect to the pedophiles and paramilitary, I'm not even sure what was going on with that. I would recommend that all members look at my reviews for this property. I have hosted—when COVID struck is when I opened the property, which was April of last year. So, my short-term rental permit really didn't even kick in until April, and then short-term rentals were decimated. The first people that I rented to was a couple that was in Kansas City that got kicked out of the Hope House, which is a free place for cancer patients. I let them live there at a very reduced rate, even for market long-term rents, and they were there for almost three months.

The second family that lived there later in the year was a family that was building a house somewhere in Kansas City, and them and their three children needed a place to live. They were

there for another three months. This largely has not even been a short-term rental, just by virtue of what happened over the last year and a half.

Now, please look at my reviews for this particular property. All you will see is family people, out-of-towners that are here to support military members that live here, things like that. I run a very tight ship. I have a 24/7 property management company, so when I'm asleep with my kids, if there's anything that goes on, it gets taken care of. Everything that Miss Betty said is just, unfortunately, a lot of—if you search it on Google, you will find whatever answer you want. That is not what happens here. I am there with my three children all the time, and that is not what happens.

So, with respect to the short-term rental permit, I have not—there have been no party complaints. There have been no parties. I have someone that deals with the trash every week, I've got the same cleaning crew that I've had for three years. It all operates in a very clean and great way that's better than most long-term renters ever hope for.

So, let's leave the short-term rental for a minute and turn to the garden, which I'm allowed to do by virtue of owning the property. I don't tell you what to do on your property with respect to a garden, and I'm legally allowed to do it. The stacking of firewood. I'm legally allowed to do that. Those are both not something that I have to ask special permission, this is not this homeowners association of Espenlaub. I apologized, I made amends, and I fixed it. That you guys are still coming after me is not fair, and it's not right.

Now, the garden that has been planted was a garden that was done by somebody who is a very, very good gardener and farmer. The reason that trenches were dug and mulch was put in the trenches is a natural waterway to keep the plants watered without having to put in a watering system that costs tens of thousands of dollars. So, this was all done with a lot of thought, a lot of expense, and it will be beautiful. I'm sorry it's not right now, construction is not pretty. That's kind of where I'm at on this, and I want my neighbors to like me, but not at the expense of their telling me exactly what I can do with the property that I own, that I paid for.

Mayor Alvey said thank you. Commissioner Bynum, would you repeat your question for the residents?

Commissioner Bynum said yes. The behaviors that are being witnessed that caused the opposition, I heard vehicles and opposition to the garden and wood storage that I think might also have been referenced as a tree-trimming operation. So, I was curious if those were the items causing opposition, or if there were additional behaviors being seen on the property that are causing the opposition.

Ms. McGill said because of the rain, it hasn't happened lately, but yes. She does own the property, and yes, she can do whatever she wants to do with her property. We understand that. What we don't understand is a tree service bringing in big stumps and half-trees and burning them in a pit, and then going home and the pit is smoldering. That would be one.

Two, she said something just now about the paramilitary training. That is from her own direct website, and I do have those pages if anybody ever wants to see them. I didn't make it up. I have their names and everything, so we did screenshot it. So, it was a conversation she did have with about four different gentlemen about the homeless camp and about the paramilitary training, and that causes us great concern. We do have a man, he's not here tonight, that lives directly across the street, and he does have to get up and go to work in the morning and yes, there has been late-night—not loud partying, but late nights that does keep him up with the lights on and the noise. I'm trying to think. What was the other question?

Commissioner Bynum said the opposition I heard from the neighbors who spoke, in addition to this website that you're referencing, which you're also making me wonder, did you provide any of that documentation to our staff? Again, that's a new question.

The opposition I heard is vehicles and the wood storage and what one of you referenced as a tree-trimming business. So, I'm wondering, are there other behaviors being seen on the property in addition to what's been voiced by those speaking opposed.

Ms. McGill said, no, there's not. Just the tree—as far as the Airbnb goes, our problem with the Airbnb, whether it's her Airbnb or anybody's Airbnb, is it's just a normal thing these days to not want strangers in your neighborhood. We have children that live here, we have a man that lives directly across the street with cancer here that we have—this is our neighborhood, this is our private neighborhood.

We live here. She does not live here. We live here, and so if there's a chance that sex trafficking could be going on in that house, and how do you vet that? How do you promise me that that will

never happen? I don't know, and so we don't want it in our neighborhood. Plain and simple. It's a personal—we've all lived here 35 and 40 years, and this is the worst thing we've came across.

Ms. Mendez said my question says—in the last meeting, she acted like they were just cutting wood for her little burning fireplace. Until I had a Facebook advertisement that was posted that they ran Tuft's Tree Service from this address. This is the address that was given for the service, 2706 Espenlaub.

During that conversation with the Planning Commission, one of your commissioners or whoever, they looked it up on Google. She says yes, I see it here. He's advertising his tree business is on Espenlaub. Running without a license, and without a permit. Stating that, then she backtracked. I'm just saying if there's no truth in the forwardness of the first conversation, why would we believe her in the second one? When it's just being adjusted and things taken care of, as she's being faced with them, with the violations and the questions passed by the community. And she is still renting it and has been since she was even denied last meeting.

So, I see no truth coming forward here of caring about this neighborhood. You have to show by actions speaks louder than all the talk you do. I don't see the respect for Wyandotte County, which we have been residents in for over 50 years. Of coming in from somewhere else, and that's fine. She bought the property, but due respect, I would think, be to the neighbors that have been here for all these years and kept this little hidden valley that she treasures looking as it does. Thank you.

Mayor Alvey asked, any other comments, questions from the Commission?

Commissioner Ramirez said I am the commissioner for this area. This is my district, and I have a lot of questions. My first two questions are just more of part of the conditions of approval you have on there, Gunnar, 5 and 6. Are those normal, or are those just because of this application? **Mr. Hand** said, number 5 and 6 are the standard conditions we have been applying to all short-term rentals.

Commissioner Ramirez said, okay. I get that you may have put it in on others, but personally, this is the first time I've seen where they've been put on the actual conditions of approval. So, I just wanted to make sure those were routine to everybody.

Other questions, these are based on everything that I've heard so far from Ms. Duma and opposition. Ms. Duma, is the property being currently used as a short-term rental? As some of the neighbors have stated, is it currently being used? **Ms. Duma** said yes, sir, it is.

Commissioner Ramirez asked, the permit has expired, has it not?

Ms. Duma said the permit did expire, and honestly, in Johnson County where I have—actually, I don't. I used to have short-term rentals before I got divorced, and in Kansas City, Missouri—Kansas City, Kansas is the only place that requires this amount of a process to get a short-term rental permit.

So, because of COVID and the fact that I didn't operate it for so long as a short-term rental, I got it in December. It never operated as a short-term rental until probably July, or gosh, not even that. I'd say September or October of 2020. So, it just slipped my mind that my permit was up, and there was no notifications or anything like that because everything was messed up because of COVID. I hadn't been operating as a short-term rental because everything had been over 30 days. So, I do apologize for that, but that's the reason.

Commissioner Ramirez said okay, so just to clarify. It is currently being used as a short-term rental, even though your license and permit to do so has expired. **Ms. Duma** said that's true.

Mr. Hand said the practice and protocol for short-term rentals in the Unified Government is if it's been approved once and they come back and seek a renewal, we allow them to operate to see what would look like or not. If the renewal were to not be approved today, this evening, or what have you, we would then follow up with Ms. Duma to terminate the activity on the property as it relates to the short-term rental. So, we've allowed her to use it in between the gap.

Commissioner Ramirez said okay. Thank you for that clarification, Gunnar. Several other questions pertaining to what your neighbors in opposition have said, and you did mention it that one time in the beginning. What specific plans do you have for the property?

Ms. Duma said I have a lot of plans for it. As part of my application to the Kansas City, Kansas Land Bank, I told them I was going to build an organic vegetable garden. I'm building a single-family residence that's kind of like a funky, for lack of a better term, barndominium at 2725 Glenrose Lane. That's already been approved by the UG, the UG signed over the deed to me on Tuesday. I've got lots of plans for it, I'm very committed to this neighborhood. I'm sad—I've never had anyone yell at me like these neighbors yelled at me. I'm sad and upset about it, like freaked out because I do love this space and I'm there with my family all the time.

So, besides the garden, building the single-family residence, being the first of any person ever to do this in Kansas City, Kansas, it's a good program and I'm happy to be the first, and I'd like to continue to operate the Espenlaub address as a short-term rental in the time being. Yes, my partner does park his trucks there. They are less than 10,000 pounds. Everything I'm doing right now meets codes. The one thing we did that we shouldn't have done is dump too much stuff that we couldn't process into firewood. I'm not breaking any laws; I'm not doing anything against codes right now. Nothing.

Commissioner Ramirez said one thing I do want to free up because it was brought up by several of your neighbors. When you do go to Google and look up Tuft's Tree Service, it does show the address that we are currently talking about. Why is it showing that that's the location of the business when it's not?

Ms. Duma said well, I mean, it's just like being a plumber or a, I guess if we—maybe we should've had—and I don't even know because he just moved his business very recently to this area, like a home license to operate. It's like if you're a plumber, and you bring your plumbing truck home or you're a painter, or like I said, I have—whoever works for the UG on the street, God bless them, they bring their work truck home. This is the same thing.

I know they say I don't live there; this is not a Johnson County versus a Wyandotte County issue. I was born and raised in Wyandotte County; I love Wyandotte County. So, I don't like that they're couching that way because it's not true. This is a place that I bought that served my personal needs but also could help me pay for it by virtue of the short-term rental and I like buying old furniture, so I like doing short-term rentals.

Commissioner Ramirez said, okay. I'm going to push back a little on the statement when painters or plumbers, or even our police officers who may take home cars or our Mayor or whoever, they don't have to get special permission from the city. They don't have to get a permit. It's their property, they're parking it on their property. So, there's no process for that, but I do find it concerning that when you look online for this business, that address pops up.

If, let's say, I see a plumber down the street from where I live, a next-door neighbor and I look up the name of the business that's on his plumber's truck. It's going to show where the business is registered at. That's their home base, they're registered with the county and the state as that's their address. This Tuft's Tree Service, it seems it's from Lawrence, is not registered with Wyandotte County, but when you look it up online it has this address as it being the address of the business itself. So, I'm finding it very hard to fix that disconnect because it does seem, when you look at it and look it up, it seems that that address, 2706 Espenlaub, is the address of that business.

Ms. Duma said this is kind of like just vulnerable but truth. My partner left Lawrence and sold his farm at the end of—or middle of 2020. So, I think July or August is when we were trying to figure out how we would live together and he'd move here.

So, he moved in about probably August or September to Espenlaub, and because I was using it as an Airbnb, there was nobody getting mail there. So, he just thought I'll use the mailing address. It wasn't like this some contrived—he's a one-person shop. Sometimes he has an employee, but that's like three days a week he has an employee. We're not talking about some big contrived—we never changed addresses or did anything weird. It was just a couple that is trying to figure out how to make life work together, and that's what we came up with. That's the truth.

Commissioner Ramirez said, okay, and so you're saying he used the address to receive mail pertaining to Tuft's Tree Service, correct? **Ms. Duma** said, yeah, only because it was—no one else was using the mail, it's an Airbnb and Airbnb people don't get mail.

Commissioner Ramirez said, okay. I think this—yes, this is the correct one. When you go to Tuft's Tree Service on the website, he has a P.O. box in Lawrence.

Ms. Duma said that's very old, it needs to be updated. It's not current. If you sent something there, it wouldn't get to us, whether it's in Prairie Village or Espenlaub for probably three months

because it'd have to get forwarded. Everything's been forwarded, like we're in the process of converging lives and that's just a byproduct of it. We didn't necessarily think about—just because we're parking there and getting mail there that, oh my god, we have sign up with the UG and that's our bad. That's totally our bad. We'll do that.

Everything I've done wrong, I will fix, and I didn't even know I had notice of violation, because it got sent to Espenlaub, it didn't get sent here to Prairie Village only eight minutes away. It's not like I'm trying to make amends after the fact. I am investing in this community; I do care about it and I hope someday to even wave and actually smile and be happy with everyone who does not like me right now.

Commissioner Ramirez said and I'm not discounting that you do care for the community, but one last question pertaining to this topic. If this is your partner's business, why did he not use your guys' primary residence address as receiving mail whereas an Airbnb that's in a different county—yes, it's eight minutes away, but it's in a different county—why did he choose that address to receive mail where he could've used his primary address?

Ms. Duma said, again, another honest answer that's vulnerable. My ex-husband still gets mail here. I ignore the mail here; it's largely spam and junk. It was just easier because he was parking his truck there to have his stuff shipped there, with respect to that portion of it. If you guys need us to change the address, we can change the address. Nobody comes there, no clients come there. Everything is based on people calling him, him going out to their homes, seeing if their trees need help, and then helping them.

He does everything on the customer's property and then he dumps, and will only dump from now on, at Missouri Organic. Never again at Espenlaub. We just got out of hand with what we thought we were doing. That's what happened. It was just like, we got too much mail here, that's crazy. You're not using Espenlaub, is that cool, and I'm like, that's fine. I didn't think it would come down to this much publicity or this much pushback and that's the truth.

Commissioner Ramirez said overall, I am still having trouble with the disconnect of—it seems like there is a lot of hoops you went through where you didn't have to go through those hoops. That's where I'm having trouble with the disconnect of the website and you look up the business itself, and it does have the address 2706 Espenlaub. Where your partner could've used his primary

address to receive mail for his business, rather than sending it to a short-term rental that's in an entirely different county. Yes, again, eight minutes away, but it's still in a different county. I'm having trouble resolving that disconnect because like I said in the beginning, it seems there were a lot of hoops you went through where you really didn't have to go through a lot of those hoops.

I'm going to touch on something you said about Wyandotte County and how we deal, and how we do our STRs. Yes, we're very stringent. We have strict regulations and rules on how we do it. It's because we want to make sure that these short-term rentals fit in the neighborhood and character of the neighborhood. That's why we have very stringent regulations and rules, and I support all of the current regulations that we have. So, that is why we do it. It's not saying that Johnson County or KCMO doesn't, but we just like to take the extra step and the extra care in insuring that any short-term rental fits the character of the neighborhood.

That has always been my view, but I'm going to pass it on to any other commissioners who may have any other questions at the moment. I'm just, like I said, still having trouble with that disconnect and I know a lot of this stuff isn't connected to the short-term rental itself, but I need a minute to think a little bit more. I don't know if any other commissioners—oh, Commissioner Philbrook does—but you may respond, Ms. Duma if you have any other responses. But I need a minute to think and to continue looking over everything I have in front of me at the moment. Thank you.

Ms. Duma said the only response I have, Commissioner Ramirez, is that if it's about reforwarding mail here, that's fine. We can do that. Chris just parks there, and it was easy for him to grab it there and it'd just be a little bit separate. If that's the only issue, that can be a condition we can take care of.

Please, I would beg you, if you're on your computer right now, go look at the reviews. Go look at the people that have seen this neighborhood, and seen Kansas City, Kansas. The families from like the regional area that have traveled here, but also from other places and look who stays there. Look what they say about the neighborhood. Look what I'm actually bringing, as opposed to what everyone thinks I'm taking away. I'm getting people to come here.

In my pamphlets, I send them to Slaps. I send them to a lot of places in KCK. They would not have that experience, and it would just be a Kansas City, Missouri issue if I didn't get to do this and that's one good thing for KCK. So, just go look at my reviews for this particular listing, and

see the people that Kansas City, Kansas has helped and enjoy the beauties of this property and this neighborhood.

Commissioner Philbrook said so, for me, I see two separate issues. I see an issue around a business, and I see an issue around the second business. Two different businesses. One which is advertised as having tree company operating out of that location, but also then the second one being your rental. Well, I don't know if I have any problems with the rental. What I do think is that for us to deal with this as a Commission, that possibly we need to split these two issues and deal with them individually because we are two entirely different issues on this. Gunnar, do you want to give me some feedback on that?

Mr. Hand said, Commissioner Philbrook, I think that the parking of the truck—I think once the cleanup is finalized in whatever way, shape, or form is decided tonight, I think it comes down to parking the truck and the parking of the truck and the code is a bit of a grey area. You can park a business-related truck in your driveway as long as it's not over 10,000 pounds. What we had talked about at the Planning Commission was that the second that anything off that truck gets put onto that property, including the trailer, that is a commercial use of the property that requires its own SUP.

So, there's a lot of fine lines in there that I think is confusing part of this issue. I think if the truck were to stay, we would certainly need a home occupation business license for this tree-service business. I think if you read the letter of the code, there is some concern that this is not her primary residence that she's driving her work vehicle to and then leaving overnight, and then moving forward. What an accessory use of your property is addressed in the code, and I think, again, this lands in a bit of a grey area where I think it ultimately turns into what I would call a neighborly issue. To me, if the truck continues to park there, she's going to continue to get complaints from her neighbors whether it's allowed or not allowed, or what have you.

Commissioner Philbrook said I just want to share something with everybody. So, at one time, I was married to a plumber who had his truck at our home because he parked it there, and that was the address he used for his business, you don't do plumbing in your own house, you know how that is. Plumbing for everybody else. That's the way it is. Anyway, so you have a business

license, you know, to do business from that location. So, I guess, like you say, there's a lot of shades of grey around this about how we should be doing things.

So, I guess what I'm asking for in this is that instead of having all these shades of grey, that maybe all these questions around the business get cleaned up by not having it there and for that person to actually find an address that they want to call their business and pay those taxes and those licenses versus trying to take a shortcut. That's my opinion. I just want this to get cleaned up. The place looks nice as far as from what I can tell for the short-time rental, but with all of this other stuff, all this other slurry and morass around it, it really does muddy the water. I can understand why the neighbors would be upset. Is there some way we can split this out, Gunnar? The conversation around the property next to her and that property?

Mr. Hand said I think this gets to a question that Commissioner Bynum asked a little bit earlier that I haven't had the chance to answer quite yet. So, if the Commission were to move forward and overturn the recommendation of the Planning Commission and seek some sort of approval, not only would it need the required eight votes, but the way that some of these conditions of approval were written did not sort of fully flesh out what we've heard both tonight and even kind of late in the Planning Commission hearing earlier this month. I'll go over those individually.

One, the recommended condition of approval. If the Board of Commissioners decide to move forward as with that motion says wood burning is not allowed on the property. That was written as such because they were burning wood on the property to get rid of some of it. That's not necessarily wrong, right? I think what was wrong was, I don't think they got a burn permit. In fact, we know we didn't get a burn permit because the burn permit doesn't allow you to leave a fire on overnight right? That's what we've heard before from the neighborhood. So, we would ask that that be amended to say wood burning is not allowed on the property without a permit. That permit obviously comes with its own conditions, so on and so forth. It's not that you can't do it, it's that you got to do it when it's allowed and how it's allowed in the Unified Government.

Then secondly, we would ask that we actually add a condition of approval that would be very specific that this Special Use Permit is for that specific business, the short-term rental, and no other one to keep it completely separate. If the Commission felt that more needed to occur, I think we could very easily add a condition of approval that basically said this is the only thing that could

operate on this property. Or if you wanted to be more specific, that you can't do your tree business, or anything related to that tree business on this property, that's simple.

Commissioner Philbrook said thank you for making that distinction. I appreciate you being able to separate things out because that's what we need to do. So, we can—so, yeah.

Mayor Alvey asked, is there anybody else on the Commission, in the chamber, who would like to speak?

Commissioner Ramirez said thank you, Gunnar, for explaining some of the other conditions and explaining the new conditions. I would support the new conditions. I would just ask Ms. Duma going forward to be forthright with us, continue being forthright with our Planning staff because we wouldn't have found out about the tree service, him not living in Lawrence anymore, him forwarding his mail to this Airbnb unless I had asked those questions. I think personally, and I'm sure Gunnar and Planning Department would agree as well, that that information was vital. That's very important information that we should have had in the beginning.

So, I just ask that going forward, that you are forthright with us, with the Planning Department, and with neighbors. Like I said, I will support the approval with the conditions. So, thank you Gunnar, for all that you've done. Thank you, Ms. Duma, for coming before us tonight and presenting before us. Thank you.

Action: **Commissioner Bynum made a motion, seconded by Commissioner Ramirez, to approve renewal of Special Use Permit SP2021-028 for an Airbnb, with conditions of approval and stipulations for one year.**

Mr. Hand said for clarification, Mr. Mayor, was that motion to include the additional conditions I mentioned on top of the ones written in the report? **Commissioner Bynum** said I didn't understand. What?

Mr. Hand said I was just clarifying that your motion included not just the written conditions in the report, but the amendments to it in addition to it that we just discussed. **Commissioner Bynum** said that is correct and changing from two years to one.

Mayor Alvey asked, any additional questions or comments from the committee?

Commissioner Walters said I'm a little unclear as to what the additional stipulations are going to be. I heard some options that Gunnar presented, but I don't know what it is that's included in this motion.

Mr. Hand said so, it would include all of the ten conditions that are in the staff report that were presented as if the Board of Commissioners move forward with an approval. It would change number nine to say one year's instead of two years' approval and it would change number one to say wood burning is not allowed on the property without a permit. Then, it would add a new condition. We don't have a standard condition of this, but we've written similar conditions in the past. We would add a condition that would specifically enumerate that this SUP was for the Airbnb only, and no other commercial use on the property. That way, I think, we could clarify…**Commissioner Walters** said, thank you.

Roll call was taken and there were seven "Ayes," Bynum, Townsend, McKiernan, Ramirez, Markley, Walters, Philbrook; and two "Nos," Burroughs, Johnson.

Mayor Alvey asked, do I need to vote? It's seven to two, that carries. **Doug Bach, County Administrator**, said that's correct. **Mr. Deichler** said okay, seven to two, that motion carries. I thought it was supposed to be eight on the change.

Mr. Hand said I believe we need eight votes to change the recommendation. **Mr. Deichler** said, that's why I was asking if the Mayor needed to vote.

Misty Brown, Chief Counsel, said yes, this would take eight votes in order to pass since it would be overturning the Planning Commission. So, because it's seven to two, Mayor, and your vote

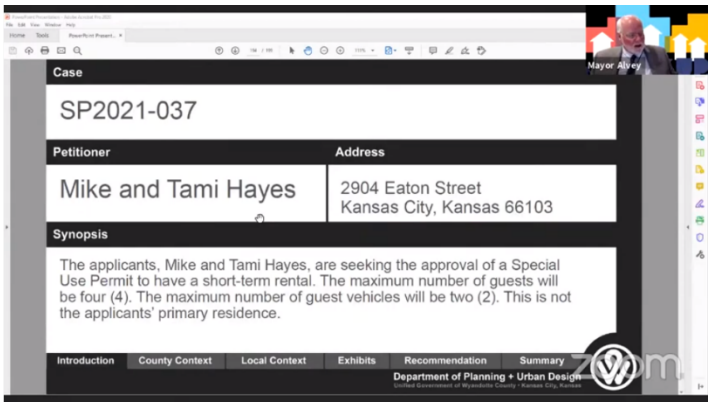
could change it, you would vote on this issue. Mayor Alvey voted "Aye." **Mr. Deichler** said eight to two. That motion carries.

ITEM NO. 2 – 21865… SPECIAL USER PERMIT APPLICATION SP2021-037 – MIKE AND TAMI HAYES WITH TM HAYES MANAGEMENT, LLC

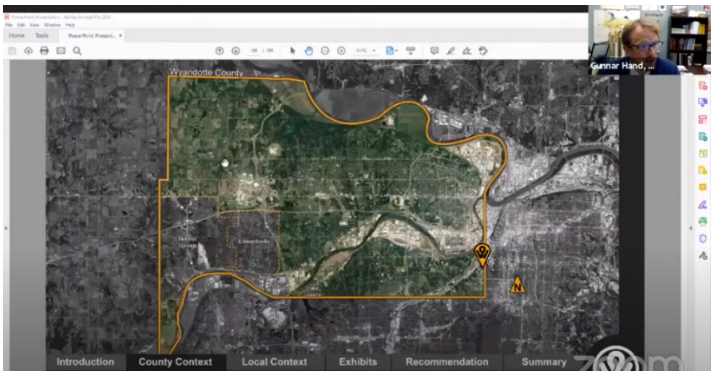
Synopsis: Special Use Permit for a Short-Term Rental/Airbnb at 2904 Eaton Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The applicants are seeking the approval of a Special Use Permit for the purpose of having a short-term rental at 2904 Eaton Street. The maximum number of guests will be four (4). The maximum number of guest vehicles will be two (2). This is not the applicants' primary residence. The Planning Commission voted 7 to 0 to recommend approval of SP2021-037, subject to:

1. Maximum number of guests, which has been deemed appropriate for the available accommodations shall be four (4);
2. Guest parking shall be provided off-street. Maximum number of guest parking shall be two (2) vehicles;
3. Applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;
4. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;
5. If issues arise with adjacent property owners and are brought to staff's attention during the term, the Special Use Permit can be submitted to the Unified Board of Commissioners for revocation;
6. Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy. Include the contact information for Host Compliance: 913-246-5133 www.hostcompliance.com/tips;
7. 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;
8. The Special Use Permit shall be valid for one (1) year 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;
9. 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

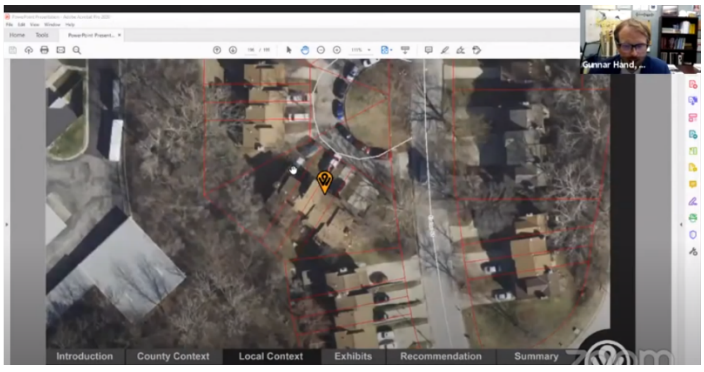
following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.



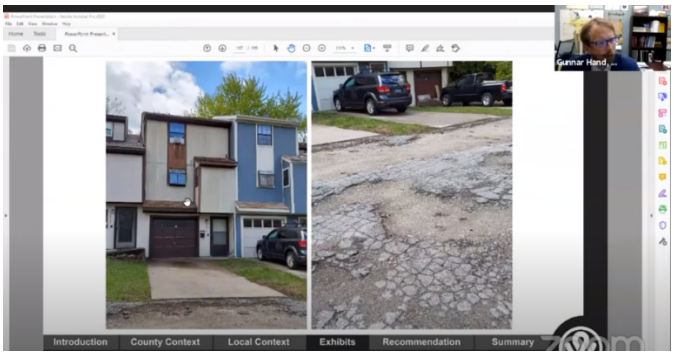
Gunnar Hand, Director of Planning and Urban Design, said this is another short-term rental. This is the first application for this short-term rental. The applicant does not live at the property, so the recommendation for approval is for one year. The vote was, as mentioned, six to one, Commissioner Connelly voted no.



This is in the Rosedale neighborhood of the Unified Government.

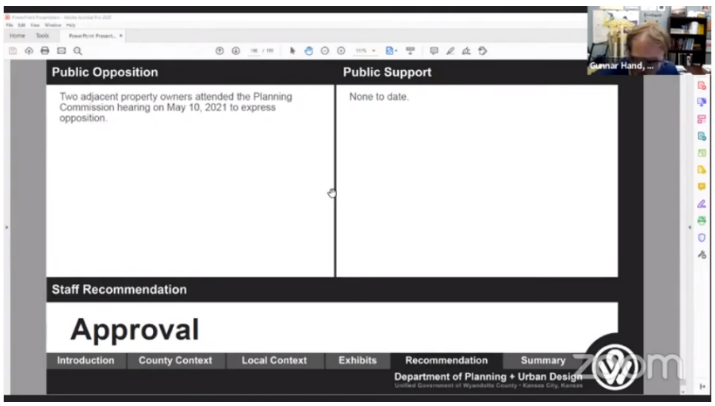


If you're familiar, off Eaton Street right at the end of State Line, before it gets to Southwest Boulevard there's a series of condo buildings, all very similar to one another. This is one of the units inside one of those complexes.



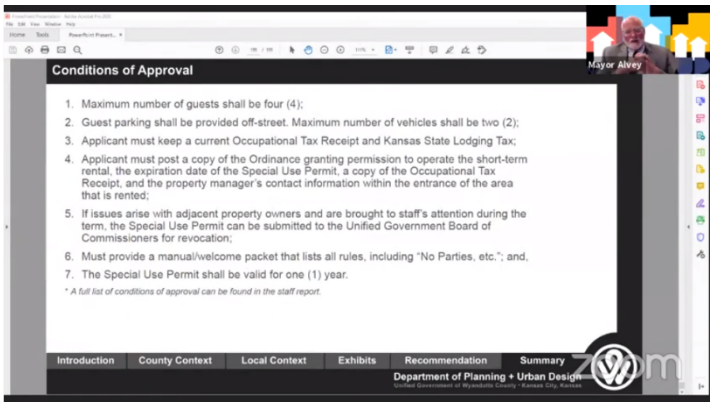
There's a couple things going on. Prior to this application, it had been used as a long-term rental. Essentially, I think what we have in front of us is there were two people, as I understand it, the neighbors on either side of this property attended the Planning Commission in opposition to this case. They were concerned at how the property had been managed as a long-term rental and didn't believe that it would improve as a short-term rental. I believe the applicant would have a few things to say about that.

Additionally, you can see in these pictures, there's a common driveway for this grouping of condos. A separate matter, it looks like those adjoining property owners are working with the UG to figure out potentially a resurfacing plan for this property and that was another sort of point of contention related to this property in particular.



Right now, we're looking at this as an SUP for four people max, two cars max, there's space inside the garage and on the pad right after you get off that driveway that needs, itself, some repair. While

there's a history of NOVs on the property, there are no current notices of violation. Again, we've received no support and some opposition. I believe that Commissioner Connelly sided with the neighbors who are in opposition and were concerned about its maintenance of a short-term rental. Staff agrees with Planning Commission, recommends approval for one year.



Mayor Alvey said I'd ask the applicants to please state your case. State your name and address for the record, please.

Tami Hayes said we are Mike and Tami Hayes. We are at 8109 Parkridge Drive, Parkville Missouri. Which, for the record, is 17 minutes—because we were asked that last time—17 minutes from the property. Gunnar, or Mr. Hand, said that the two people who were in opposition were on either side and that is not correct. They are in the building behind us, so they're not attached to us. The people in our building are—they don't oppose at all. We've been working with them. So, really, only the backyards have even any adjacent touching or whatever.

So, it has been a long-term rental and the gentleman who was there had moved out and because we are getting up in age, if you will, we've got a daughter that's going to be graduating in a couple years. We didn't want to put this back into long-term rental. We want to do short-term rental so that one, we have access to it if we ever want to be down there and two, we have been approached by one person that is having services done at KU and apparently, insurance companies will only pay for a hotel for two weeks and their treatment is for six.

So, that's what made us think that there are a lot of patients at KU that come in from out of town that need housing. There's only three other short-term rentals really in the area, when I look up on VRBO. There's Friendship House and Bear House, and they only hold, like, four each. So,

our target market, which of course, we can't control, but we would mostly market this at KU in whichever way we can for patients and their families to stay there during treatment.

Mike Hayes said or it could be for a traveling nurse that came from…**Mrs. Hayes** said, yes. Traveling nurses, traveling doctors, we would love to have them for more than a few weeks. That is what we're talking about, and I think I discussed the last time there were—the driveway. I spearheaded getting the driveway—getting the ball rolling on that and if you can see up there, the driveway is in three pie shapes and that is how the Unified Government let it stay when they allowed these buildings to be built around it without requiring a Home's Association.

So, I began, I think, it was during COVID, so I think probably in September, I started then contacting the neighbors, going through the tax records, finding out who the owners were in the circle, and trying to get that ball rolling. I've been working with Jeff Fisher ever since. Initially, I was hoping that the city would take over that driveway and then city services could come through there. There's a trash issue that we would—if trash could be placed at the end of the driveways, that would be taken care of, but Jeff could not recommend to the city that the city take that over.

So, we're working. We've got quotes to get the driveway fixed. Mark Schute, who is at the end of our building, who we're also working with, is getting another quote. We've gotten a quote to get the driveway fixed, but the issue is anybody who's going to do that wants the money up front because there are 12 different owners, and if one owner doesn't pay, that's a huge chunk of money that that contractor's out. So, Jeff had said push comes to shove, the city will do it and then assess the homeowners in the area, which most of the homeowners are all for that. I think we have eight on board with city do it and assess us, and he said it would be over a three-year period.

For the actual Special Use Permit, it is for four people. There are two bedrooms, there will be no foldout couch. There will be no other place for anyone to sleep. I'm not sure how familiar you are with the—I know Commissioner Connelly's concern was parties, we don't want parties there anymore than anyone else does. The neighbors have our phone number. I was just on the phone today with a boy who lives right next door and he was calling me about something to do with the driveway. He said I don't care as long as everybody's quiet by one, and I'm like, no. I want people quiet by ten. You shouldn't have to be up until 1:00 waiting for the neighbors. So, my expectations are higher than Roy's, who is right next door. They have our phone numbers, and when you're on VRBO, the hosts are rated as, you know, it can be a good host, a super host, or a

super plus host, whatever. Also, the people using the site are rated also on how they treated the property. So, if someone does something, have a party because it's in the contract that you can't have parties, you can get that on your profile as a user of VRBO or Airbnb.

Mr. Hayes said and they showed pictures earlier of the outside of the house. Now, we've redone completely the inside of the house. The windows, since this picture's been taken, the windows have all been replaced with new windows and trim has been replaced, also. Rotting trim, and then we have also—we have a paint contractor that should be starting soon as it stops raining, so it could be 40 more days, 40 more nights.

So, we're going to have that all repainted, also. So, that's where the process is with that, but the inside is almost ready. We're waiting for the outside to be completed before we—obviously before you guys approve it. After you approve it, we can get it online. This will be our first venture into our VRBO. We have been in rental management in long-term rental for a long period of time. How long have you had—since 2000.

Mayor Alvey said, I would ask is there anyone present who would like to speak in support of this? **Brett Deichler, Interim UG Clerk**, said, we're seeing none, Mayor.

Mayor Alvey asked, is there anyone present who would like to speak in opposition? **Mr. Deichler** said, we're seeing none as well.

Mayor Alvey asked, any comments or questions from the Commission?

Commissioner Ramirez said it's two for two for me tonight in my district. I just have a question for Gunnar, specifically. I know I sent you, and I believe several others, specifically Greg Talkin, I think last week or two ago about the NOV about the circle drive. Mrs. Hayes, I did speak to Jeff Fisher about that issue, so I am aware of what is going on there. So, I believe you had brought it up, Gunnar, do they have—I'm losing my words, it's been a long night. Will they be held accountable for that as well? With the issue of the circle drive?

Mr. Hand said I mean, it's really all the neighbors' issue. So, yes, it's still open in the result, but I think as I understand it, again, they're working with the UG and their neighbors to resolve it.

So, we're waiting for that resolution and then once it's been repaved to our standards, then we will lift it or close the case, excuse me.

Commissioner Ramirez said so they are sharing with the neighbors. They're sharing and resolving it with Jeff and everything, okay. I just wanted to clarify that.

Mr. Hand said the burden of the driveway is not their fault.

Action: Commissioner Ramirez made a motion, seconded by Commissioner Bynum, to approve Special Use Permit SP2021-037 as submitted and with stipulations.

Mayor Alvey asked, is there any final comments from the applicants? **Mr. Hayes** said no.

Mayor Alvey asked, any comments or questions from the Commission?

Roll call was taken and there were nine "Ayes," Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Markley, Walters, Philbrook.

REGULAR 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.

REGULAR CONSENT AGENDA

ITEM NO. 1 – 21779… RESOLUTION: SET PUBLIC HEARING FOR ROCK ISLAND BRIDGE PROJECT

Synopsis: A resolution setting July 1, 2021, for a public hearing to consider the adoption of a Redevelopment Project Plan for the Rock Island Bridge project, submitted by Patrick Waters, Senior Attorney. On May 3, 2021, the Economic Development and Finance Standing Committee, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.

Action: **RESOLUTION NO. R-37-21,** "A resolution setting July 1, 2021, for a public hearing to consider the adoption of a Redevelopment Project Plan for the Rock Island Bridge project." **Commissioner Ramirez made a motion, seconded by Commissioner Markley, to approve.** Roll call was taken and there were nine "Ayes," Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Markley, Walters, Philbrook.

ITEM NO. 2 - MINUTES

Synopsis: Minutes from regular session of March 25, 2021; and special sessions of April 22 and 29, 2021.

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

ITEM NO. 3 – WEEKLY BUSINESS MATERIAL

Synopsis: Weekly business material dated April 29, May 13 and May 20, 2021.

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

ADMINISTRATOR'S AGENDA

ITEM NO. 1 – 21817… RESOLUTION: ESTABLISHING A PUBLIC HEARING REGARDING SECOND EXPANSION AND AMENDMENT TO THE STAR BOND DISTRICT PLAN FOR THE VILLAGE EAST STAR BOND DISTRICT

Synopsis: A resolution establishing a public hearing date of June 10, 2021, to consider establishing the 2021 Expanded Village East STAR Bond District and the Second Amended STAR Bond District Plan, submitted by Patrick Waters, Senior Counsel.

Doug Bach, County Administrator, said, thank goodness we are requesting to set a public hearing date, not have a public hearing tonight. So, yes, as the Mayor said, the Village East District, which is more familiarly known as the Homefield Project, is proposing a change in that area. We're just requesting to set that public hearing tonight for the date of June 10th.

Action: **RESOLUTION NO. R-38-21,** "A resolution establishing a public hearing date of June 10, 2021, regarding second expansion of an amendment to the STAR Bond District commonly known as Village East in the City of Kansas City, Kansas and providing for the giving of notice of such public hearing." **Commissioner Philbrook made a motion, seconded by Commissioner Ramirez, to approve.** Roll call was taken and there were nine "Ayes," Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Markley, Walters, Philbrook.

ITEM NO. 2 – 21869… RESOLUTION: AUTHORIZING ACKNOWLEDGEMENT AND ASSUMPTION AGREEMENT TO MILHAUS MULTI-FAMILY PROJECT

Synopsis: A resolution authorizing the Unified Government to enter into the Acknowledgement and Assumption Agreement pertaining to the Milhaus Multi-Family Project, submitted by Patrick Waters, Senior Counsel.

Doug Bach, County Administrator, said this is an apartment project that's going forward as part of the Homefield Development Project. It's an Acknowledgement and Assumption in the transfer of property that allows the new property owner to take over and assume all responsibilities that we've put forth in the Development Agreement that we placed on Homefield. This project is moving forward, and I would recommend it be approved.

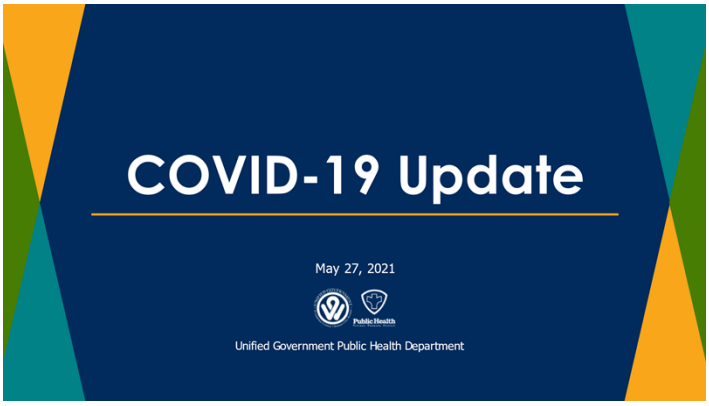
Action: **RESOLUTION NO. R-39-21,** "A resolution authorizing the Unified Government to enter into the Acknowledgement and Assumption Agreement pertaining to the Milhaus Multi-Family Project." **Commissioner Markley made a motion, seconded by Commissioner Ramirez, to approve.** Roll call was taken and there were nine "Ayes," Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Markley, Walters, Philbrook.

COMMISSIONERS' AGENDA

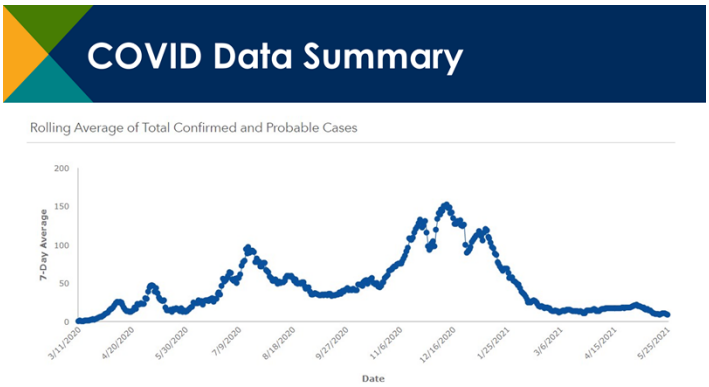
ITEM NO. 1 – 21828… UPDATE: COVID HEALTH ORDERS

Synopsis: Update on COVID 19 Health Orders, submitted by Mayor Alvey. A continuation of the May 17, 2021, discussion of existing Health Orders that the Commission voted to table until May 27, 2021. Existing Health Orders expire at 11:59 P.M. on May 28, 2021, and action will be taken as directed.

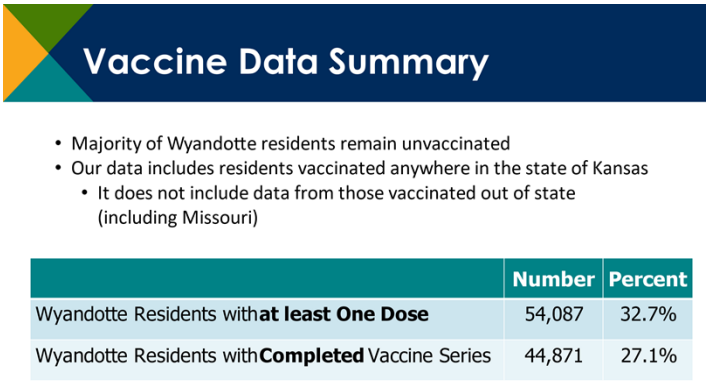
Doug Bach, County Administrator, said, last week on Monday, we did host a Special Session where the Commission was talking about the health orders. As part of that meeting, the Commission decided to table this item and bring it back to the agenda tonight. There is no action coming forward with this item tonight. However, as the Commission discussed, we did ask our Health Department to come forward, give a brief update as to where we are, current status before the Commission continues any discussion they may wish to have. With that, I will recognize our Director of Health Department, Juliann VanLiew.



Juliann VanLiew, Director of Health Department, said, we will be very brief this evening. We just have a couple of slides for you.



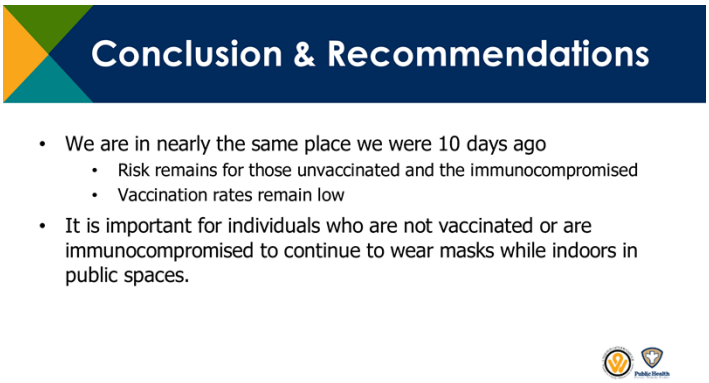
So, just kind of a very quick recap of where we are today in Wyandotte County with our COVID case rate and numbers. Our seven-day rolling average is sitting at about eight cases, which is as low as it's been since March 2020. So, we are at a pretty historic low for cases in Wyandotte County, and our percent positivity is around 7%. Again, historic low for us in over a year, so, we are looking to be in very good shape on that front. I'm going to go ahead and pass to Dr. Corriveau for an update on the vaccine data.



Dr. Erin Corriveau said just a quick update on our vaccines in Wyandotte County. As you can see here, Wyandotte County residents with at least one dose of the vaccine amounts to 32.7% of the county. Residents who have completed the vaccine series, we're up to 27.1% now, and of course, you'll remember that the completed vaccine series refers to the two full weeks past either the second dose of the Moderna or Pfizer vaccine, or two weeks post the Johnson and Johnson vaccine, which is the single dose.

Unfortunately, the majority of our county, as you can see, remains unvaccinated at this time. Just wanted to point to the fact that we're pulling data from all over the state of Kansas. Of course,

it is probable that some of our residents have been vaccinated in Missouri, although we're not able to get those numbers. I'm going to pass it now to Dr. Allen Greiner for the remaining slide.



Dr. Allen Greiner said we just want to emphasize we're kind of in the same place we've been. We know that we have significant risks still with our vaccination rates in the county. Those rates remain low. We don't think the science is a lot different, but we kind of know where we are in terms of our situation in the metropolitan area and we understand the concerns of the businesses, of the wider community at this point.

We anticipate, of course, that something's going to change at midnight tonight and we're kind of here to throw out the idea that we don't need to have a lot of conversation tonight. There might be some things we need to pivot to in the coming days, in terms of thinking about how we can creatively get these vaccination rates up over time. We know our current orders are about to expire and we think we've got to focus on protecting those that aren't vaccinated, getting them convinced to do that, and protecting those that might be immunocompromised or otherwise vulnerable.

So, kind of tongue-in-cheek, I'm throwing the idea out there that we don't need to have a lot of conversation tonight. We don't want to take too many questions, if we can avoid it, because I think we need to pivot to some new activities in the coming weeks, which we want to work with all of you. This Commission has been so supportive of us at the Public Health Department. I think all of you know we have an absolute rock star as a Public Health Director in Ms. VanLiew. I think the team, and with your support, has done an amazing work.

So, we're kind of hoping tonight we can move forward. We'll break some new ideas in the coming weeks, and we want your ideas too. So, we want them from the community, we want them from the commissioners and we know we can keep moving forward to keep things going in a

positive direction. So, that's it from me, that's it for us, and we're happy to take a few questions but, again, I'm sort of begging—and I know you've had a long meeting already—that we can move quick.

Mayor Alvey asked, any comments or questions from the Commission?

Commissioner Burroughs said, Dr. Corriveau, I just want to say thank you for your patience with us in the understanding that these have been very trying times on the public. We've done, I believe, monumental work in trying to incentivize those to get vaccinated that have chosen not to do it or quote, have not had an opportunity to do it yet. Those of us that have acted responsibly and taken the opportunity to get our shots, I guess I'm a little confused as to the mandate expires midnight on the 28th, I think you said, this evening at midnight. If that's the case, then are you suggesting that we pivot into a strong recommendation? Or are you going to bring recommendations forward as this mandate expires?

Dr. Corriveau said we have not prepared any recommendations for this evening. Of course, we feel that following the CDC's guidance is appropriate and certainly would recommend that those who have not been vaccinated wear masks in public. So, we feel like that is appropriate, but I believe you are correct that it is tomorrow that the current order expires.

Commissioner Burroughs said, again, if I may, I just want to say thank you for your due diligence and keeping us and our community on task. I think it was the inconsistency in communications, having been a part of the original CORE4, that was causing some grief. Knowing tomorrow that we will again be part of the CORE4, basically following the CDC guidelines, I think our citizens will be appreciative and understanding of that, if with more clarity. So, thank you so very much.

Commissioner McKiernan said absolutely right, Commissioner Burroughs. I do agree with you on this. I do want to thank all of— I'm looking to here because this is where they are in my field of vision tonight, but to everyone who has worked on this so diligently from the beginning. Mr. Mayor, it would seem to me that the action we could take tonight is to take no action. That would allow the health order to expire at 11:59 p.m. on May 28th, 2021. That would then, as Commissioner Burroughs said, put us in alignment with all the other counties in the metro area.

I think I will personally encourage everyone who has not already been vaccinated to get vaccinated as soon as possible. I will say this only for myself, if you feel more comfortable wearing a mask in any setting, wear one, by all means, if you feel it will benefit you. So, I would suggest that our action this evening is no action.

Commissioner Philbrook said I've already checked with the Kansas Optometric Association to make sure that our CDC guidelines are to follow our stringent protocols, which means doctors' offices are supposed to maintain in the manner in which they've been doing, which is masks. So, don't get mad at your doctor when they say put your mask on to come in the place because we have that responsibility.

Going along with saying that, that also means the CDC lets any business decide for themselves what they want you to do. If they want to protect their workers, if they want to protect the folks that are coming in, that's up to that business. So, please understand and be understanding of folks that do have those signs up and say you have to have a mask. They have that legal right to require that mask on you if they so desire. So, this doesn't mean you can just go ahead and do anything you want to. Other people have rights too, and I just want to remind everybody of that.

Thank you, again, for all the hard work that our Health Department has done. So, my concern would be, and I'm praying that I'm being a nervous ninny over nothing, and that is if we get a rebound on this, our Health Department will let us know if we have to make some kind of a change in how we're handling things. So, I'm going to rely on you guys for that. So, thank you so much and God bless.

Commissioner Townsend said I, too, would like to echo the kudos from my colleagues to the Health Department. They have been consistently great for the last year and a half plus in keeping us informed of what the status is. I just want to make sure that I understand if we do take no action tonight, that means that the current health order requiring masks indoors in Wyandotte County will die a natural death. Is that correct?

Mayor Alvey said yes, it would expire.

Commissioner Townsend said and my concern with that is that once any mask mandate from us per health order expires, that'll be a horse out of the barn. It'll be hard to get back. As the doctor

mentioned, they may come forward with something else. I just find that hard to believe that the community will be accepting of that.

I am still very concerned that only 27.1% of Wyandotte County residents have been fully vaccinated. So, that is a concern for me. I would hope that we would renew the current mask order at least, which only applies to really indoor environments. Again, thank you to our Health Department staff for all that they have done and continue to do.

Commissioner Ramirez said as all of us have said, thank you Juliann, Dr. Corriveau, Dr. Greiner, the Health Department, and everyone. There's only one word that I can explain these last 14 months and that's pain. Emotionally, socially, economically. We have all felt pain in some way, shape, or form. So, I thank you for leading the charge and mitigating that pain. I can't thank you from the bottom of my heart, from my district, we all thank you for all that you have done.

I personally do not support letting it expire, letting the mandate expire because I don't think we are ready. But I'm not going to be the stickler and make us stay here and debate it more. I will ask if this is something our one action that we can take so that it is not a free-for-all. That we as a governing body adopt the CDC guidelines as recommendations because KCMO has done so, Johnson County has done so. I think we need to do that so that we don't have a free-for-all. So, I hope that is something—one action that we can take tonight just to put us in one more lock and step with the CORE4.

Mayor Alvey said I'm going to ask Misty Brown. I believe if we—there's really no need to adopt the CDC guidelines because they're simply guidelines. They're just recommendations about how to proceed. There are no measures involved in that, am I correct about that?

Misty Brown, Chief Counsel, said you are correct, Mayor, that the CDC guidelines are just guidelines. However, the Commission could vote to direct the Administrator to direct staff to issue recommendations to the public to follow CDC guidelines. But, no, there's no need, per se, to adopt them, Mayor.

Commissioner Johnson said, again, as already been stated, Juliann, you are a rock star, that's a fact. I thank Dr. Corriveau, Dr. Greiner, you are both rock stars as well. In urban vernacular, I'm

rocking with you guys. Whatever recommendation you make to us, that's likely where I'm going to go.

I will say in my concluding statement, even as a Pentecostal preacher, my concluding statement is this. We cannot presuppose that just because we have heard primarily from persons who were opposed to a health order that they speak for the entirety of Wyandotte County and I think it is a fallacy and short-sighted on this Commission to suggest that whatever actions or our actions that we take or don't take speak for the majority of Wyandotte County. I think we need to have a little bit more discernment than to suggest that we are speaking for all of Wyandotte Countians by allowing this to pass and not do anything.

As it's already been stated, 27.1% is not a high percentage. We still lag the state and still lag national percentages, but again, I'm not going to rock the boat. I just do want to be a voice that says there are more voices than what are being heard via phone calls and/or emails that would be representative of the true voice of Wyandotte County.

Commissioner Townsend said one thing I'll say about our Commission, and this has been my experience for almost eight years now, we may disagree, but we, for the most part, are not disagreeable. So, I'm not afraid, based on the information that's been presented tonight, to make the motion that we continue for another 30 days with the current health order. If our dynamic Health Department team wants to come back, that gives them some breathing room to come back with other recommendations that may be afoot as Dr. Greiner alluded to, so be it.

I am still very uncomfortable with the low percentage of residents fully vaccinated in Wyandotte County. With regard to the CORE4, if truth be told, we haven't been uniformly CORE4 since the situation arose where everyone was shut down. Little by little, other jurisdictions peeled off, doing what they thought was in the best interest of their jurisdictions. So, it's not that Wyandotte County forsook the CORE4. We were left looking at our situation and doing what we thought was best for our constituents. So, that is my motion, and we can vote it up or down in trying to do what's in the best interest we each think of our constituents.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Ramirez, to extend the current health order for an additional 30 days.** Roll

call was taken and there were two "Ayes," Townsend, Ramirez; and seven "Nos," Bynum, Burroughs, McKiernan, Johnson, Markley, Walters, Philbrook.

Mayor Alvey said thank you, Commission, for your continuous work. We know we're not done with this yet. Thanks again to our Public Health Department for all your work.

MAYOR ALVEY
ADJOURNED THE MEETING AT 9:30 P.M.
May 27, 2021

_____
Brett A. Deichler
Interim Unified Government Clerk

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STATE OF KANSAS)
WYANDOTTE COUNTY)) SS SPECIAL SESSION, THURSDAY, JUNE 10, 2021
CITY OF KANSAS CITY, KS)

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Session, Thursday, June 10, 2021, with eleven members present remotely via Zoom, by phone or in person. 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; Bridgette Cobbins, Interim Assistant County Administrator; Alan Howze, Assistant County Administrator; Brett Deichler, Interim Unified Government Clerk; Misty Brown, Chief Legal Counsel; Renee Ramirez, Director of Human Resources; Shakeva Christian, Manager in Human Resources; Monica Tyrrell, Training Officer in Human Resources Department; and Dave Wimberly, Risk Management Analyst.

MAYOR ALVEY said before I call the meeting to order, I want to announce that due to COVID-19, we have individuals attending remotely as well as on-site. 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 participating knows who is speaking. This is critical given the number of remote participants in his current guidance from the Kansas Attorney General.

MAYOR ALVEY called the meeting to order.

MAYOR ALVEY said I would ask the Clerk to announce the meeting and call the roll.

ROLL CALL: Burroughs, Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Alvey.

NOTICE OF SPECIAL SESSION of the Unified Government of Wyandotte County/Kansas City, Kansas, to be held Thursday, June 10, 2021, at 5:00 p.m. in the fifth floor conference room for a presentation on the Diversity, Equality & Inclusion Program. Immediately following will be an executive session regarding litigation.

Due to COVID-19 the public will be able to observe or listen to the meeting live on YouTube or UGTV or through Zoom for the special meeting portion only.

CONSENT TO MEETING of the governing body of Wyandotte County/Kansas City, Kansas, accepting service of the foregoing notice, waiving all and any irregularities in such service and in such notice, and consent and agree that we, the governing body, shall meet at the time and place therein specified and for the purpose therein stated.

Mayor Alvey said I'll turn it over to Mr. Bach.

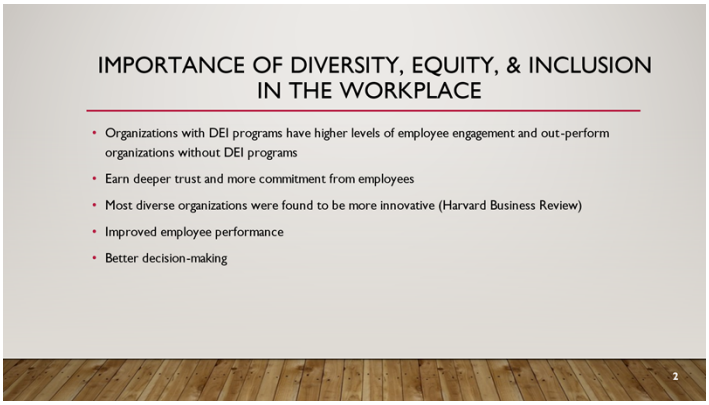
Doug Bach, County Administrator, said the first item on the agenda, as noted by the Clerk, is a presentation regarding a training program that we are introducing and doing within the Unified Government regarding Diversity, Equity, & Inclusion. This is a program that our Human Resources Department started to work on to have it rollout in 2020; however, due to the pandemic last year this was really put on hold as we put our focus in other areas. As we came into this year, the governing body made it clear to me as we've talked through the year, this is an area of focus and we need to get it implemented within our staff—or within our operations.

Our department has looked forward to get this in place and we wanted to come forward this evening to share this with all of you of what our program is and how we were implementing it and what our targets are to get it done through the government in the next year and a half.

Tonight, I have with me our Director of Human Resources Renee Ramirez who is going to lead the presentation. I'll turn it over to her at this time.

Renee Ramirez, Director of Human Resources, said thank you for this opportunity to present how we as an organization are approaching the initiative of Diversity, Equity, & Inclusion program for our workforce. With me this evening is Shakeva Christian, HR Manager; and several of the Human Resources team members. I would like to take this opportunity to thank every one of the HR team members for their countless hours and hard work and dedication that they have given this organization on many of the tasks that they face on a daily basis working through a new ERP system, assisting this organization through all of the COVID challenges that we were presented with. Despite that, the passion that this group has had for this DE&I initiative was definitely one that is definitely worth it because we're going to be seeing some results.

Our team began this journey in 2018 by researching ways to best bring forward this topic that forms the culture of our workforce. Our plan, again as Doug spoke, was to roll out this initiative earlier; however, with the setback of COVID we had to delay some things; however, that did not stop us from still working toward initiatives such as developing our employee workforce survey that we completed.



As you are aware, there are several factors of importance that benefit employers and employees having DE&I programs. Organizations with DE&I program result in higher levels of employee engagement most importantly out-perform organizations that do not have DE&I programs. Employers earn a deeper trust from their employees and employees are more committed to their workforce—to their workplaces.

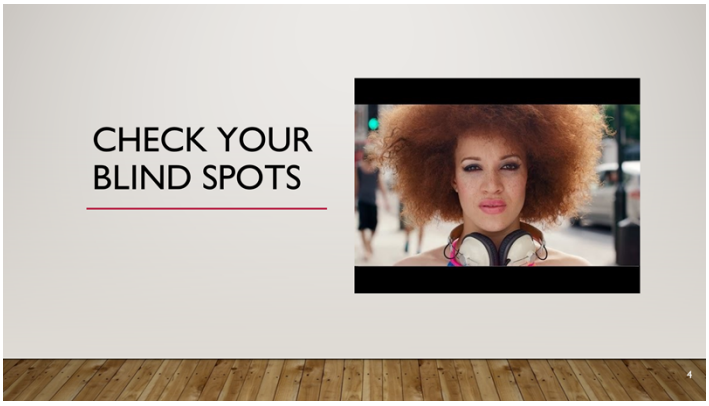
Organizations are found to be more innovative and see improved employee performance and lastly, organizations make better decisions because employees are given a voice to share the feedback about experiences, ideas and suggestions which make organizations thrive.

It's important to recognize elements that foster a culture of diversity, equity & inclusion. It begins with a commitment from senior leadership throughout the organization, so I want to take this opportunity to thank each and every one of you for your continued support and your commitment with this initiative and program.

It requires an understanding of what diversity, equity & inclusion means. It provides our employees the opportunity for internal growth within our own workforce. Everyone in the workplace should feel that they have the potential for success to not only advance in the organization but to know that they have the ability to gain skillsets that will assist them with how they see advancement through their vision.

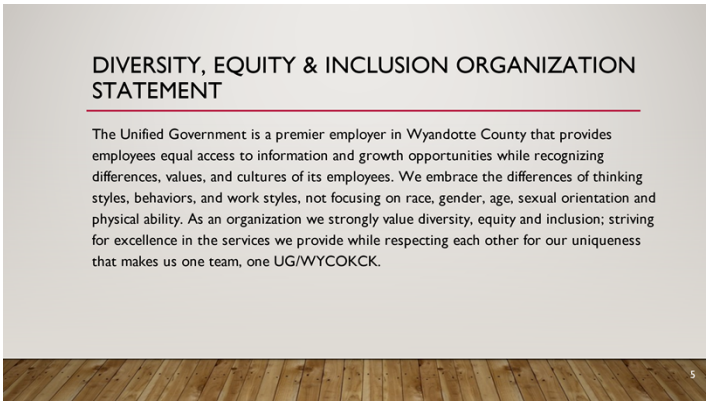
We should also recognize employee differences such as thinking styles, behaviors and work styles. All of these characteristics is what makes us unique. DE&I programs are more than just making someone feel comfortable or training someone the right way. It's about being authentic. Most importantly, there has to be that meaningful commitment to examine our unconscious biases on how we view behaviors and organizational processes.

We also have to recognize that a diverse organization, regardless of what that family portrait shows, may look diverse but that doesn't always mean it's inclusive.



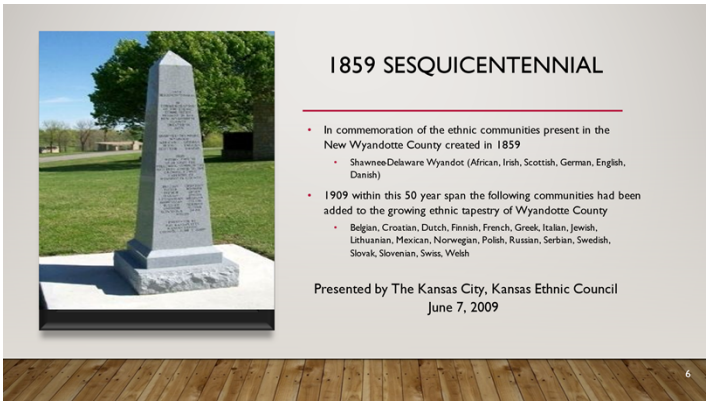
I want to share with you a two-minute video that we shared with our senior leadership when we began this journey. This is a video that will challenge us to examine what they call blind spots or our unconscious biases. (The video was shown).

So, this evening, I ask everyone to take a moment and reflect and do a self-examination of your blind spots.



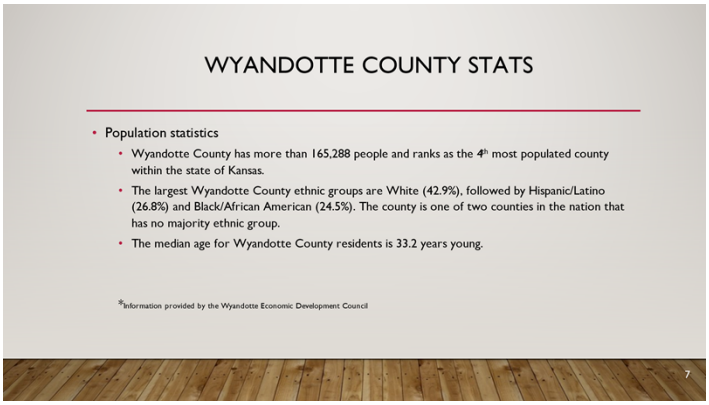
Every Diversity, Equity & Inclusion program starts with an Organization Statement. This statement was developed by the Human Resources team and supported by county administration and it reads, "The Unified Government is a premier employer in Wyandotte County that provides employees equal access to information and growth opportunities while recognizing differences, values and cultures of its employees. We embrace the differences of thinking styles, behaviors, and work styles, not focusing on race, gender, age, sexual orientation and physical ability. As an organization we strongly value diversity, equity and inclusion; striving for excellence in the

services we provide while respecting each other for our uniqueness that makes us one team, one UG/WYCOKCK."



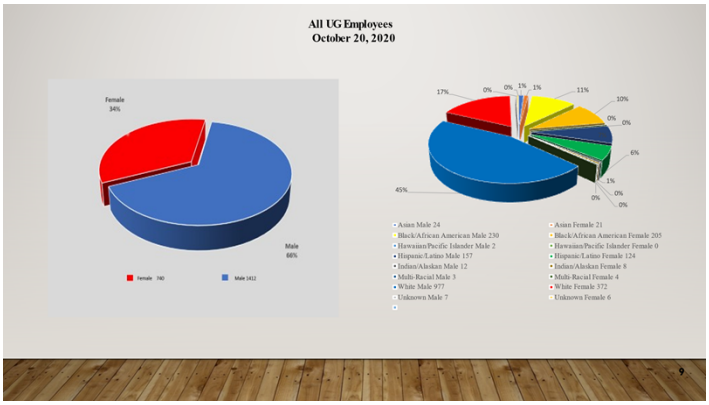
Shakeva Christian, Manager in Human Resources, said in the spirit of one UG/WYCOKCK, I would like to reflect on the history of Wyandotte County and where we are today. As many of us are aware, the Unified Government—or Wyandotte County is one of the most diverse communities not only in the metro area but in the United States, but we started that way. If you look, when we were established in 1859 we were comprised of many different ethnicity's from African, Irish, Scottish, German, English and Danish and then just 50 years later in 1909 our ethnic tapestry included Belgian, Dutch, Finnish, French, Greek, Italian, Jewish, Lithuanian, Mexican, Norwegian, Polish, Russian, Servian, Swedish, Slovak, Slovenian, Swiss, and Welsh.

This monument that you see pictured is a symbol of those different cross-sections of communities that came together to make Wyandotte County in 1859 and was honored on June 7, 2009, by the Kansas City, Kansas Ethnic Council regarding this 150th anniversary or sesquicentennial.



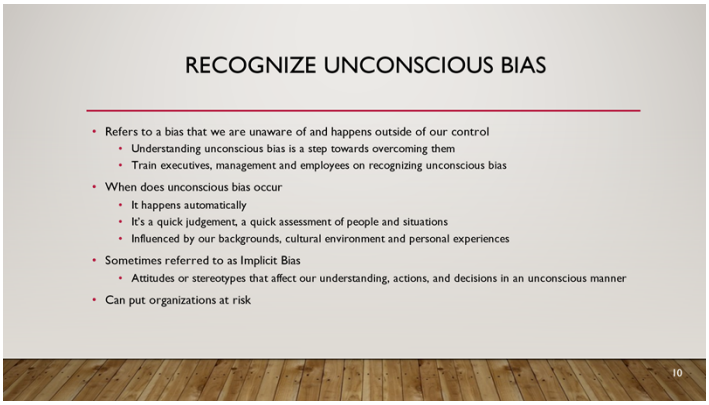
Today, Wyandotte County comprises 165,000 residents. The largest Wyandotte County ethnic groups are White at 42.9%, followed by Hispanics at 26.8%, and Black/African American at 24.5%. Our county is one of two counties in the nation that has no majority ethnic group. The median age in Wyandotte County is 33.2 years of age.

In the workforce in general there are many elements of diversity and one of those elements, of course, is generation. We're at a time in our history where a lot of organizations have five generations in the workplace and that is also true for the Unified Government. The five generations include the traditional generations which are those born before 1945. We have 29 of those in our organization. Baby Boomers represent those that were born 1946 to 1964, we have 430 employees in that group. Generation X represents those that were born 1965 to 1980 which we have 784. Generation Y who are also considered the millennials are those born 1981 to 1995, we have 838 individuals in that category. Generation Z are those born 1996 or after and we have 110 in that group. So, we have many different groups in our organization with different work styles and different ways of thinking that represent the Unified Government today.



In terms of our demographics regarding race and gender, on your left-hand side you'll see that we are predominately male with 66% of our population as male and 34% are female. To the right of that, you'll see that 45% of our organization comprises White males whereas 17% are White females and that's approximately 63% of our organization. You can also see the other demographics in terms of race and gender on that chart.

We do have 63% in the main category as Caucasian but we are continuing our efforts to attract qualified applicants that are reflective of our diverse community.



Recognizing unconscious bias, that refers to a bias that we are unaware of and happens outside of our control. We have to understand our unconscious bias as a step towards overcoming them. Our unconscious biases are things that we do, that we think of quickly without really thinking it out fully, quick decisions that we make. We must train executives, management and employees on recognizing those unconscious bias to help prevent those from occurring in the workplace.

When does it occur? It happens automatically. It's a quick judgement, a quick assessment of people and situations, influenced by our backgrounds, cultural environment and personal experiences, sometimes referred to as implicit bias. It's our attitudes or stereotypes that affect our understanding, actions and decisions in an unconscious manner. Those are things that can put us as an organization at risk.

How do we overcome differences? By not limiting ourselves to what is comfortable. Once we are comfortable is when we seek to grow. Anytime that you—we must be intentional about being uncomfortable—or being comfortable with being uncomfortable so that we can grow and develop in recognizing those uncomfortable bias. So, we must do that by breaking down the silence barriers and creating safe places for uncomfortable dialogue.

Practice active listening, providing opportunities to hear voices that have never been heard before. Those that have had a seat at a table may sometimes be those in a homogenous group and then once we include those that have never been part of that group is when we become more innovative and more mindful of different thoughts. Focus on what's possible and achievable. Everyone has potential when given equal conditions to succeed.

Have a sense of awareness and appreciation, be respectful to each other, find common ground and don't make assumptions. Once you make assumptions, that's when we tend to go into those blind spots and be cognizant of our words and actions.

Ms. Ramirez said we have conducted an employee survey, as I spoke of earlier, to gauge employee views, attitudes and perceptions of the organization. This was completed in the fourth quarter of

2020. The results of the survey were shared with employees by Mr. Bach hosting an all employee virtual meeting that was very well attended.

We need to make Diversity, Equity & Inclusion training part of our on-going training efforts for employees and supervisors. This cannot be a one and done event. Continuing DE&I training, on an on-going basis, becomes embedded in our workplace culture which defines how we value our workforce. Training plans are underway and forthcoming in July of 2021.

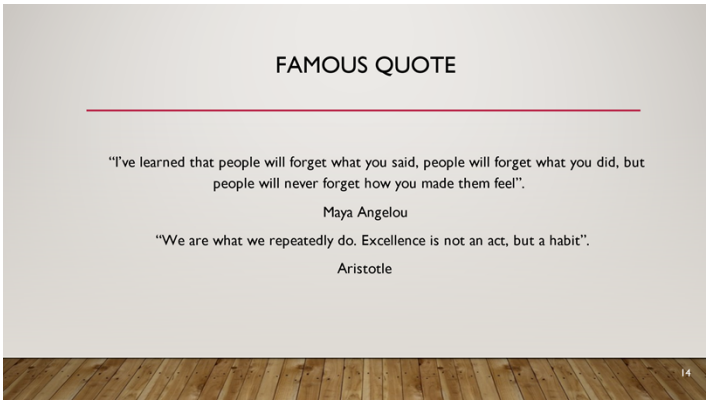
We need to develop and implement an action plan to embrace DE&I initiatives and communicate the plan to our workforce. One of the tasks we have in front of us is to review our policies, our procedures, our recruitment efforts, our promotional processes and our retention strategies to ensure that they support DE&I efforts.

DE&I should be the center of our organization. This should not be embraced by just some of us, we all have a role to play in this program.

This slide is going to represent how we plan to train the entire organization. It is an aggressive training plan but it's put together to be very intentional to ensure that every individual is trained on this program. Training will be managed by our Training Administrator Monica Tyrrell. Again, training will commence on July of 2021 and we will finish training in December of 2022.

We will offer training in three tiers. There will be training for employees, training for supervisors, training for Board of Commissioners and Executive Leadership. Training will also be offered three different ways. We will host instructor lead virtual sessions, instructor lead in-person sessions, and on-demand self-paced sessions.

We also are in the process of developing a new hire on-boarding/on-demand DE&I training for those individuals who are going to be new in our workplace and that should be forthcoming in October of 2021.



I would like to leave you with two final quotes. The first quote is by Maya Angelou. "I've learned that people will forget what you said, people will forget what you did, but people will never forget how you made them feel." The last quote by Aristotle, "We are what we repeatedly do. Excellence is not an act, but a habit."

Again, we thank you for allowing us this opportunity to share with you how we together can transform our organization that values the uniqueness we all bring to the table that makes us one team, one UG/WYCOKCK.

Mayor Alvey said thank you. Any questions, comments from the Commission?

Commissioner Ramirez said I think this is amazing that we're doing this. I know that ever since the beginning of this year—this is something that Commissioner Johnson has always been bringing up and Commissioner Townsend as well and many commissioners on the board, so I'm very happy that we're doing this. This is something I try to—when I was working in an after school care program, this was something I always tried to instill in kids, teaching them diversity, inclusion. So, I think bringing that into our organization is going to make our organization even better. With us being the second most diverse county in the country, it's going to make it so much better. Our community more welcoming, our organization more welcoming, the employees are going to love working here, so I'm happy that we're doing this.

So, thank you, Renee, and to all the other staff who are working hard on this. Last year was tough for everyone, for all of us. Not only did we see a pandemic but we saw racial injustice and equity and I thank you for taking this head-on and doing all that you can do to make Wyandotte County and the UG the best it can be.

Commissioner Townsend said I have to echo Commissioner Ramirez's appreciation for what the administration has done by going forward with this and the efforts put in by everyone, whatever the departments, that put this together.

A couple things that stuck out as I listened to the presentation as you read through it. One was the point that recognizing that a diverse organization does not mean it's inclusive and we have to recognize that so that we don't see discontent feelings that all employees do not value, legal actions, whatever they be; so to me this is a big step that even though we may look different, that doesn't mean that things are happening as they should be. So I think that's a big step to going forward with making a difference so that whatever you look like, whatever your age, everyone gets the same opportunity in fact, not just surface apparently.

Another question I had about this is in Part 2 of this where you talk about New Hire On-boarding/On-demand, which raises two questions. Once this training begins, will it be required every year or with some regular frequency, first question? On the second question with new hires who are not on-board yet but would come, this on-demand DE&I training, does that mean it's up to them to elect to do it at a certain time or there will be a requirement you have to have this? I think the ideal time is when they come on.

Ms. Ramirez said we have a wonderful opportunity in front of us. You all have approved for us to have a new HR system, a new ERP system and one of the initiatives in that ERP system is to reform our on-boarding process on how we board employees onto the Unified Government. So, this opportunity is going to be one that we are going to require every person who becomes part of our team. We will be able to assign certain things, certain tasks for them to complete before they actually come to our organization. That would be like completing their new hire paperwork, it will be this training, and then we will continue to reenforce this program once you get here.

The entire plan is to continue to enforce training—or provide training. This is not the only training that's going to happen for DE&I. We are also using other resources like our Employee Assistance Program where we host different sessions for DE&I that employees have been participating in. Our vision is to have this as a continuation to do that.

Commissioner Townsend asked, will it be required though? Will the DE&I training, whatever form it's done, be required each year for every employee? **Ms. Ramirez** said one of the things when you offer a program of this nature is that when you make it required for individuals, you sometimes don't get the authenticity that we're looking at. As an organization, we would like to strongly encourage employees to do this and I look to our County Administrator who will set the foundation and work with the senior leadership to ensure that every employee goes through DE&I training.

Commissioner Townsend said so it will be encouraged, but not required. **Ms. Ramirez** said we will continue to look at that. We are still researching and some of the things that have been coming across is that when you make it a requirement, sometimes it's not accepted well. We absolutely would like to require this training for every employee. That would be our ultimate goal. **Commissioner Townsend** said I would appreciate that because when you don't make something required, then for those who may be reluctant to go forward with it, we're back to the same situation. I know that in federal government it is required and I think part of the strength of a program like this would have some aspect every year tobe required, so I would appreciate that you are continuing to look at that so that this program would have some teeth.

Commissioner Bynum said I have some comments and questions. I really appreciate the work that's being done and the process and the goals. I participated virtually in one of the sessions which was several months ago, so it might have been maybe one of your earlier items and I did

appreciate being able to participate in that. My questions are focusing around the current demographic makeup of our workforce and that's just what caught my attention, so it's not that everything else isn't important, but that just really captured my attention.

You have a slide with the pie charts. Obviously, 66% of the workforce being male, you know, hit me right off the top but then when you start looking at the other pie chart that breaks it out by race and ethnicity, we're seeing that, again, White is the highest number of folks working for the Unified Government. African American is coming in at 21% which is mirroring almost our community's population at 24% and Hispanic/Latino is coming in at 13% which is half of the percentage of Hispanic/Latino population in the county.

So, my question is, you have a slide where you breakdown by age generation, so do you think that your data is telling you that as we hire that younger, 40 and younger crowd, which I think was the largest group, is it changing? I mean we certainly—whatever the makeup of our jobs are, we need to work harder at balancing gender. That's way skewed and I'm just curious if within your age breakdowns do you have the gender and race broken down by those same categories and are you seeing that as folks retire and we hire new in that under 40 category, is the diversity increasing? If you don't know, that's okay but that would be interesting to know.

Ms. Ramirez said at this point I do not have that information available. Many of the processes that we take in collecting this data right now are manual processes that we go through. That is going to be resolved by our new ERP system, but the team does continue to collect stats and we are continuing to work towards getting statistics on what does our applicant base look like even by positions that we're posting. Just this week the team was working on those demographics, so we could present that to you all once we complete that.

Mr. Bach said I would add too, Commissioner, I think you recognize that in your question by talking about the younger workforce with the Hispanic population, that demographic has changed dramatically in our community in the last 15 years. Really if you look at its percentage, as a workforce, you know, we do have employees—I mean the fact that we have 29 employees in our workforce that are over 76 years old, shows you we have people that work here 30-40 years. You have a career shift completely changed to recognize a community that we used to be in the 12-15% Hispanic and we've moved up from that in that 27 or where we're at now, so that really does play in.

Another interesting one is comparable and we have looked at that number, I don't know that we have it current, but when you breakout Public Safety versus the rest of the workforce, we seem to be more reflective in the non-Public Safety arena than we are in the Public Safety arena which is an area of challenge that we recognize and are trying to do more in that.

Commissioner Burroughs said in companies I've worked for, when you have a program for the employees, one that is either strongly suggested or recommended or mandated, the employee signs off on a document and it goes into their file that they've had this training as a form of acceptance of what is expected of them, plus it identifies the fact they've had the training. Are we planning on doing that or I know you talked about the ERP—is the ERP the same as an employee file that whatever test they complete, whatever program they go through it documents that. It automatically goes into a folder that can be remedied should actions come forward needing to look in that folder. **Ms. Ramirez** said yes. Actually, as we roll out the training, there are like four different sessions of training that you will go through and when you complete those trainings you will get a certificate that becomes part of your personnel file.

Commissioner Burroughs said great and I believe that the younger population today is more accepting of differences. They are more determined than I think those of us that grew up in a different time, they're more accepting of that diversity and embrace the cultural differences. I think that will assist us as any organization moving forward with new employees and change of cultures within a business. I think this is long overdue. It does send a strong message, but I do believe it's long overdue and I commend you for bringing it forward this evening.

Ms. Christian said I wanted to mention, Commissioner, that we do have preventing harassment training which is a little different than our diversity that is required in that it talks about our policy regarding preventing harassment based on protected categories so we do have that in place. The diversity is more, you know, global than that in working harmonious with different demographics.

Commissioner Johnson said thank you Ms. Ramirez for this very necessary conversation. I have a few questions so I'll preface that. What aha moments came about as a result of the employee survey? While you're looking at that, I'll ask another question. **Mr. Bach** said I could probably answer. Probably the one that was for me and from a different perspective because the employee

survey, you know, pay was an issue and it noted out there, that was not an aha moment. I think one that was for me was—it was a moment that I think was very positive on our staff that maybe caused me some concerns with my management, was the question of not holding all other employees accountable for their work. To me that was a demonstration by a large number of employees that came into our organization that said they take great pride in what they're doing and work hard and wants the person next to him to do it too and that's a message back to by management team that that's on us, of our responsibility to make sure that what we're doing and where they're at.

There were a few things but that's one that really resonated with me because it hit on multiple points. I don't know if Renee or Alan had other points they would share as well.

Ms. Ramirez said yes, I do have those conclusions based on our employee survey, and as Doug stated, the first was ensuring poor job performance is dealt with effectively. The second was, increasing pay for employees if possible. The third one was finding ways to encourage employees to be more motivated about accomplishing their mission. The fourth one was providing more opportunities for professional development. The fifth was, doing more to make employees feel as though their input is valued and that is definitely screaming that our employees want their voices to be heard and offering more opportunities for advancement.

We make an investment in the staff that we bring on to this organization and when you make an investment of that type, which is a very expensive investment, you can't stop investing in our employees. We have to continue to find the funds to provide our employees with the tools that they need to advance themselves, to be more successful. We have to continue to invest in training efforts to make sure that our employees have the best tools available and are trained to do the jobs that we pay them to do every day. **Commissioner Johnson** said that's great. I appreciate that.

There seems to me, and I think we've talked about it implicitly, that there's an external component in the sense that we are dealing with a very diverse community. It was stated in the presentation. Should our organizational statement speak to the fact of not only our internal diversity but also how we deal with an external diverse community? Should it be explicitly identified in our organizational statement? **Ms. Ramirez** said that is something that we absolutely can take under consideration. When we developed that initial statement, it was just a statement

that we used as an example of what our organization can develop, but we definitely can always go back and revisit that statement. **Commissioner Johnson** said I would like for you to give it some consideration. I mean because it's easy for us to identify the fact that we are a diverse community. I think we should be a little more explicit in terms of not only how we deal with things internally but also identifying the fact that we know that we're dealing with a community that is diverse as well and the internal capacity—our internal makeup only reflects that. So, however you can make that mishmash of words I just said make sense, I would like for that to be considered.

The Mid-America Regional Council training, what are the specifics of that training? Are they doing the training for us or what part are they playing? **Ms. Ramirez** said we do have a partnership with the Mid-America Regional Council on training and I have Monica Tyrrell here who has been coordinating that so I'll ask her to come forward to kind of explain what that training looks like.

Monica Tyrrell, Training Officer in Human Resources Department, said I have been working not only with MARC but with another consultant and they are actually building and tailoring this training program for us. This consultant is keenly aware of the sensitive nature and the introspective look that we will need to take at ourselves as we do this training and they are working with us to make sure the vocabulary is right, the terminology, the semantics, but they're very keen on making sure that we are able to track and get everyone on board with this training.

I had an extensive meeting with them yesterday regarding what it will look like to get department teams organized to participate in the training as well as they're sending me the curriculum in advance so we can review. Doug, myself, Alan, and Renee have had an opportunity to do an example of what on-demand training looks like and it's very engaging. You have an opportunity to make sure that you see where you're headed when the little quizzes are coming up throughout. So, there is an amount of engagement and accountability throughout the whole process. It is a huge undertaking and right now for our very first training that we're going to do on July 9th, we're just going to keep our numbers limited to make sure that the technology—because there is another agency that is managing the technology as well, they have an LMS set up so that they can ensure that people complete the Zoom trainings that are going to be conducted live. If a person leaves halfway through, they will definitely have to go back and take the test and finish all four sessions to completion.

We will be managing and tweaking as we go to ensure that every level of participation from employees, management and executives will have an opportunity to fully be engaged, fully schedule, it's going to be a scheduling challenge for me because we will still be doing our in-house mandatory training along with our EAP training. We've also had some discussions about doing micro learning so once we have our ERP up and running, there may be just a quick five minute lesson for people to remind themselves, for people to be able to see and reinforce the learning that's happening here with these initial four programs but it will take us up to December—or August 2020. (She did state 2020).

Commissioner Johnson said in the interest of time I'm going to make two statements and then I will be done. One, I want to know or I think we need to talk about the issue that language plays in our training, how we deal with a community that speaks different languages and maybe even it has some relevance internally as well, I don't know, but I think we should at least talk through that and figure out where we stand on that.

My final one is if we require harassment training, I don't see any reason why we cannot make DE&I training required. I think the DE&I training should be more than requested, strongly encouraged. I think the DE&I training should be required.

Mayor Alvey said we have time for one more question or comment. Any commissioners that would like to speak that hasn't spoken yet?

Commissioner Philbrook said thank you for putting so much into this. It's somewhere in all of this and probably later down as you develop this, are we going to create like train the trainer sort of situation? So, we train people within our organization to keep training and then for them who are skilled that are going to be trainers have continuing classes to keep them up to date. **Ms. Tyrrell** said at the completion of this first round we will have a survey to see what kind of training—how the training actually took, what stuck and we will revisit what we will be doing going forward. I think it's important for that external agency to be the one to deliver the training. I feel my role in delivering—preventing harassment, those in-house trainings are appropriate, but with something like this, it's good to have an external agency with many perspectives because we've talked about ethnicity but we've not touched on disability, we've not touched on many other

types of blind spots that people have so it will be important for us to have them kind of monitor and gauge where we can go next so that we can continue to build.

Commissioner Philbrook said, Harold, I back you up on yes, it needs to be required and even though we have folks who want to push back on that and maybe they don't want to take it to heart, if you hear things enough and you say it enough and you study it enough, sometimes it seeps into your little pores and; therefore, you know, eventually something happens, something will click. That's kind of the way I look at it and so I have to go along with you, Harold, on this.

Ms. Tyrrell said if I could just state, I have actually worked with the agency making sure that this is delivered as a mandatory training but without calling it that. We're not going to use the word necessarily, but it's for everyone.

Mr. Bach said I just wanted to recognize that this seldom happens, the individuals in this room tonight, and I would ask them to stand. This is almost the entire Human Resources Department that is sitting back here in the audience, so as you see them sitting in here, this is the group that takes care of all of our employee issues as they move through and cycle through and, as Monica noted, she is the only trainer. As she noted, the mandatory training versus required, we're still working through and that's why Renee was reluctant to answer that question to come with an affirmative yes because getting 2,200 employees cycled through this by December of 2022 is aggressive. To lay down the term you're required to get it done, yet we may not be able to have the capacity to get it in place. You know I've got to watch how we do that but that is our objective and then that we would continue that going forward, so there are certain things to that point, but I think this group works very hard to keep up with many things that happen in our organization.

Commissioner Philbrook said even though I'm going to make a statement out of being approved to say, I'm going to say if you noticed, look at the ages of these wonderful people that are helping whip us into shape. Thank you.

Mayor Alvey said thank you for the presentation. I would entertain a motion for executive session regarding litigation.

Executive Session: 5:51 p.m.

Commissioner Markley made a motion, seconded by Commissioner McKiernan, to go into Executive Session until no later than 6:55 p.m. to conclude with no action being taken to allow the Commission to consult with our attorneys and to discuss confidential matters related to pending claims and litigation, as permitted by the Kansas Open Meetings Act; and that staff designated by the County Administrator be present to participate in the discussion, and that we return to open session for the 7:00 p.m. full commission meeting. Mayor Alvey asked all in favor to say "Aye." Motion carried.

Present for the Executive Session: 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 Mayor Alvey presiding. **Staff Present:** Doug Bach, County Administrator; Misty Brown, Chief Legal Counsel; Alan Howze and Melissa Sieben, Assistant County Administrators; Bridgette Cobbins, Interim Assistant County Administrator; and Kathleen VonAchen, Chief Financial Officer.

David Cooper and Charles Bronson, Outside Counsel, came in at 5:58 p.m. and left at 6:25 p.m. Ryan Denk, Outside Counsel for labor negotiations, arrived at 6:03 p.m., was asked to leave at 6:06 p.m. and came back at 6:25 p.m. until adjournment.

MAYOR ALVEY ADJOURNED
THE MEETING AT 6:54 p.m.

_____
Brett Deichler
Interim Unified Government Clerk

dt

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

Memorandum

To: Doug Bach
County Administrator

From: Brett Deichler
Interim UG Clerk

Date: June 24, 2021

Re: Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

tk/mbb

Attachment

Weekly Business Material for June 24, 2021

1. **REPORT:**

   Financial report for the Self-Supporting Municipal District/Downtown Improvement District (SSMID) for the month of May 2021.

   Action: Received and filed.

2. **COMMUNICATION:**

   Roberta Peterson, Wyandotte County Echo, providing rates for legal advertising appearing in the *Wyandotte Echo News*, effective July 1, 2021.

   Action: Received and filed.

3. **COMMUNICATION:**

   Brett Deichler, Interim UG Clerk, listing bids received on June 23, 2021, for Project #6303 – Pump Station 4 – Force Main Relocation.

   Action: Received and filed. Copy previously forwarded to County Administrator, Legislative Auditor and Public Works.

4. **COMMUNICATIONS:**

   Pam Kahao, Accounting Manager, regarding warrant cancellations:

Warrant #	Reissue?	Date Issued	AMOUNT	FUND / ACD	Vendor Name/Number	Reason for void (dropdown)
889945	Yes	5/7/2021	$ 1,419.72	110 7300015269	TEC Payroll Service, Inc. #29840	Stale dated
876390	Yes	4/9/2021	$ 1,100.00	113 2200	Campos, David #R0441	Stale dated

   Action: Received and filed.

5. **PERSONNEL ACTION COMMUNICATION, DATED JUNE 22, 2021:**

Section I - Appointments

Name	Department/Division	Eff. Date	Job Title
Daniel J Anderson	Emer Mgt	6/10/21	Mgt Analyst
Ryan L Bailes	Parks/Rec	6/14/21	Summer Laborer
Landon M Cross	Police	6/10/21	Auxiliary Officer
Richard A Ellingberg	PW/B&L	6/24/21	Caretaker
Kyron J Fergus	Parks/Rec	6/15/21	Summer Laborer

Jalen E Fisher	Parks/Rec	6/14/21	Summer Laborer
Marvin M Flores	PW/B&L	6/24/21	Caretaker
David Gonzalez	Police	6/10/21	Auxiliary Officer
Cody D Grasmick	Parks/Rec	6/14/21	Summer Laborer
Alexis L Headrick	Appraiser	6/24/21	Appraiser
Antuan D. Jones Jr	Parks/Rec	6/14/21	Summer Laborer
Christopher G Lemus	Police	6/10/21	Auxiliary Officer
Nicholas D Nielsen	Police	6/17/21	Patrolman I
James L Taylor	Parks/Rec	6/14/21	Summer Laborer
Yrma Villicana-Anteaga	PW/B&L	6/24/21	Caretaker
Jacob M Williams	Police	6/17/21	Patrolman I

Section V - Increases per Memorandum of Understanding

Name	Department/Division	Eff. Date	Job Title
Ian M Abbott	Police	7/12/21	Master Patrolman II
Tykeasha M Berry	Police	7/12/21	Master Patrolman II
Jakob E Blackman	Police	7/21/21	Sr Detective
Georgina Bryant	Police/Comm	7/11/21	Public Safety Dispatcher
Shenee Davis-Kross	Police	7/21/21	Sr Sergeant
Michael J Eckel	Police	7/21/21	Sr Detective
Zachary D Hitzelberger	Police	7/21/21	Sr Sergeant
Jefferson L Jacobs II	Police	7/21/21	Sr Detective
Steven A Lee	Police	7/21/21	Sr Detective
Declan P Lowney	Police	7/5/21	Sr Patrolman I
Brendan G McEvoy	Police	7/21/21	Sr Sergeant
Christopher P O'Neill	Police	7/21/21	Sr Detective
Jeremy W Shepard	Police	7/21/21	Sr Detective
Dallas E Thompson	Police	7/12/21	Master Patrolman II
James M Vogel	Police	7/21/21	Sr Sergeant
Z'Lontae Womack	Police	7/12/21	Master Patrolman II

Section VII - Reclassification

Name	Department/Division	Eff. Date	Former Job Title	New Job Title
Vacant	NRC	6/9/21	Inspections Supervisor	Admin Supt Supervisor

Section VIII - Other Requests

Name	Department/Division	Action Requested and Explanation
Robyn Ayers	Comm Corr	ACD code change effective 6/24/21
Ashley Brown	Comm Corr	ACD code change effective 6/24/21
Kimberly Daugherty	Comm Corr	ACD code change effective 6/24/21
Somhack M Davenport	Sheriff	ACD code change effective 6/24/21
Jay M Doleshal	Police	Amend PAC 6/17/21 to reflect change in pro-rated vac effective 6/16/21
Keturah Duplantier	Comm Corr	ACD code change effective 6/24/21
Elizabeth Escamilla-Macias	Sheriff	ACD code change effective 6/24/21
Dale Gooch	Comm Corr	ACD code change effective 6/24/21
Ramie Grayson	Comm Corr	ACD code change effective 6/24/21
Stephanie Hanson	Sheriff	ACD code change effective 6/24/21

Lindsey Hensley	Health	ACD code change effective 6/10/21
Erika Holliday	Comm Corr	ACD code change effective 6/24/21
Lanesha Huggins	Comm Corr	ACD code change effective 6/24/21
Venita Huggins	Comm Corr	ACD code change effective 6/24/21
Mavis Hutchings	Comm Corr	ACD code change to effective 6/24/21
Calvin Johnson	Comm Corr	ACD code change to effective 6/24/21
Jessica Keane	Health	ACD code change to effective 6/10/21
Ryan Lockamy	Comm Corr	ACD code change effective 6/24/21
Phillip Lockman	Comm Corr	ACD code change effective 6/24/21
Mikel Lovin	Comm Corr	ACD code change effective 6/24/21
April McCowan	Comm Corr	ACD code change effective 6/24/21
Kathryn McCullough	Sheriff	ACD code change effective 6/24/21
Joseph McSorley	Comm Corr	ACD code change effective 6/24/21
Bonnie Mejia	Comm Corr	ACD code change effective 6/24/21
Jeffrey A Miskec	Police	Amend PAC 6/17/21 to reflect change in vac to and pro-rated vac effective 6/16/21
Johnnie Montgomery	Comm Corr	ACD code change effective 6/24/21
Vameshia Perry	Comm Corr	ACD code change effective 6/24/21
Kendra Peterson	Comm Corr	ACD code change effective 6/24/21
Mary Pollock	Sheriff	ACD code change effective 6/24/21
Rene Rodriguez	Comm Corr	ACD code change effective 6/24/21
Brenda Russell	Comm Corr	ACD code change effective 6/24/21
James Schroeder	Comm Corr	ACD code change effective 6/24/21
Janice Steffen	Comm Corr	ACD code change effective 6/24/21
Shakila Stewart	Comm Corr	ACD code change effective 6/24/21
Sherry Thorpe	Comm Corr	ACD code change effective 6/24/21
Christina Vancleave	Health	ACD code change effective 6/10/21
Henry Virgil	Comm Corr	ACD code change effective 6/24/21
Fareeda Washington	Comm Corr	ACD code change effective 6/24/21
Rosemaire Washington	Sheriff	ACD code change effective 6/24/21
Ruby Watkins	Comm Corr	ACD code change effective 6/24/21
Shannon Whitmarsh	Sheriff	ACD code change effective 6/24/21
Vacant PIN 6146	Sheriff	ACD code change effective 6/24/21
Vacant PIN 6960	Sheriff	ACD code change effective 6/24/21
Vacant PIN 6152	Comm Corr	ACD code change effective 6/24/21
Vacant PIN 6143	Comm Corr	ACD code change effective 6/24/21
Vacant PIN 6092	Comm Corr	ACD code change effective 6/24/21
Vacant PIN 6124	Comm Corr	ACD code change effective 6/24/21
Vacant PIN 6096	Comm Corr	ACD code change effective 6/24/21
Vacant PIN 6959	Comm Corr	ACD code change effective 6/24/21
Vacant PIN 6114	Comm Corr	ACD code change effective 6/24/21
Vacant PIN 6953	Comm Corr	ACD code change effective 6/24/21
Vacant PIN 6126	Comm Corr	ACD code change effective 6/24/21
Vacant PIN 6139	Comm Corr	ACD code change effective 6/24/21

Vacant PIN 6106	Comm Corr	ACD code change effective 6/24/21
Vacant PIN 6125	Comm Corr	ACD code change effective 6/24/21
Vacant PIN 6896	Comm Corr	ACD code change effective 6/24/21
Vacant PIN 6945	Comm Corr	ACD code change effective 6/24/21
Vacant PIN 6128	Comm Corr	ACD code change effective 6/24/21
Vacant PIN 6955	Comm Corr	ACD code change effective 6/24/21

Action: Received and filed. Copy previously forwarded to Payroll.

6. PERSONNEL ACTION COMMUNICATION, DATED JUNE 24, 2021:

Section I - Appointment

Name	Department/Division	Eff. Date	Job Title
LaShante M Harris	Municipal Court	6/24/21	Program Supervisor

Section III - Separations

Name	Department/Division	Eff. Date	Job Title
Michael E Backus	Police/Security	7/1/21	Armed Security Officer
Austin A Brown	Police	6/26/21	Patrolman II
Michelle R Giddens	Finance/Treasury	6/25/21	Fiscal Supt Asst
Christina S Hopkins	Sheriff/Admin	6/3/21	Admin Coordinator
Robert M Howard	Police	6/16/21	Sr Master Patrolman
Janee M Mabry	Sheriff/Juv	6/12/21	Juv Care Worker I
Robert B Magill	PW/WPC	7/21/21	Plant Operator III
Stephanie G McFarland	DA's Office	6/11/21	Admin Supt Specialist
Michael S Vivian	Police	7/7/21	Police Major

Section V - Increase per Memorandum of Understanding

Name	Department/Division	Eff. Date	Job Title
Ashley P Towne	Police/Animal Services	7/7/21	Animal Services Officer

Section VIII - Other Requests

Name	Department/Division	Action Requested and Explanation
Sandra M Carrera	Police	Amend PAC 6/17/21 to reflect change in vacation effective 6/17/21
Shonetta M Hall	Sheriff/Juv	Amend PAC 6/1/21 to reflect change in is sick effective 6/2/21
Luis E Loya	DA's Office	Emp change type from part time b to full time and ACD code change effective 6/24/21

Action: Received and filed. Copy previously forwarded to Payroll.

7. CLAIM FOR DAMAGES:

Forrest Williams, 7931 Walker Ave., KCK, alleging vehicle was totaled due to three to four feet of water on the road.

Action: Received and filed. Copy previously forwarded to Legal.

8. MOTIONS TO SET ASIDE:

Unified Government vs James Mendenhall II, Case No. 2020 PT 000001.

Unified Government vs Randall Davis, Case No. 2021 CV 000026, COA 208.

Action: Received and filed. Copies previously forwarded to Legal.

9. SUMMONS:

Lilian Silva, Arely Silva, Darcy Silva, Leslie Silva, Cruz Argelia Cano-Rojas and Angie Lozano vs City of Kansas City, Kansas, Kansas City, Kansas Police Department, Unified Government of Wyandotte County, Kansas, Michael York, Chief of Police, David Alvey, Mayor of Kansas City, Kansas, Detective Guzenhauswer, Officer Reliford, Officer Webb, Officer Williams, Officer Herron, Officer Graves, Officer Lundgren, Officer Graham, Officer Edwards, Officer Blake, Officer Wolf, Officer Shore, Officer Hassan, Officer Johnstone, all part of the KCK, Police Department and other John Doe's, Case No. 2021-CV-000261. (2)

Action: Received and filed. Copy previously forwarded to Legal.

10. TRAVEL REQUESTS:

William Blackwell, Fire Department, travel to Emmitsburg, MD, May 29 – June 5, 2021, to attend the Advanced Incident Command Tactics for Large Events, Employee Training & Travel.

Shenee Davis and Jeffrey Gardner, KCKPD/Special Operations Unit/Canine Unit, travel to Pipe Creek, TX, June 24 – June 25, 2021, for a canine selection, Employee Training & Travel.

Mark Heath, Fire, travel to Jefferson, NC, June 15 – 17, 2021, for final inspection on two new ambulances, Employee Training & Travel.

Bryan Hendin, Suppression, travel to Charlotte, NC, July 27 – 31, 2021, to attend the Fire Rescue International (FRI) Conference, Employee Training & Travel.

Kelly Langton, Kimberly Daugherty, Steve Smith, Ellen Knocke, Deborah Mason, Calvin Johnson, Community Corrections, travel to Washington, DC, August 14 – 18, 2021, to attend the NADCP Annual Training Conference 2021, ALC tax.

Damon Mitchell, District Attorney's Office, travel to Chicago, IL, August 1 – 4, 2021, to attend the NACRC International Gang Specialist Conference, Employee Training.

Robert Whisman, Wyandotte County District Attorney's Office, travel to Chicago, IL, July 30 – August 4, 2021, to attend the 2021 NGCRC 24th International Gang Spec Training Conference, Employee Training & Travel.

Action: Approved by Administrator's Office and received and filed.

11. CERTIFICATES OF INSURANCE:

Celitic Hills Security Services, LLC
Command Security Services, Inc.
Daniels Security Service, Inc
S&J Electrical Contractors, LLS
Shedigs It, LLC

Action: Referred to License.

12. BUSINESS BONDS:

Electrical Contractor's Bonds
Herman Electric, Inc.
Landis Enterprises, LLC
Premier Electric & Lighting Design, Inc.
S & J Electrical Contractors LLS
True Eectrical Freedom
Zarda Electric

Mechanical Contractor Bond
Casey's Cooling and Heating, LLC
Scalene Services, LLC DBA Dick Ray Master Plumbing Heating and Cooling

Mechancial VHCA Bond
Teeter's Heating & Cooling, LLC

Sign Hanger's Bond
Arecely Leon Garcia and Pedro Garcia

Action: Referred to License.

13. CONTINUATION CERTIFICATES:

Electrical Contractor's Bond
Brian Medeiros DBA Brian Medeiros Electric

Miscellaneous Bond
Aces Electric
AKG Company, LLC DBA Andy's Pipe Dream
Reddi Services, Inc. DBA Reddi Root'r

Plumber's Bond
Plumbing by Fisher, Inc.

Action: Referred to License.

14. CANCELLATION NOTICES:

Electrical Contractor's Bonds
ASAP Electric, Inc. (2)
Greenwood Energy Solutions, LLC
Scott Electric, LLC
HVAC Contractor's Bond
Sam'z Heating & Cooling, Inc.

Action: Referred to License.

15. REINSTATEMENT NOTICE:

Electrical Contractor's Bond
ASAP Electric, Inc.

16. APPLICATION FOR PRIVATE SECURITY BUSINESS LICENSE:

T.A.P.S. of KC, Inc. DBA T.A.P.S. of KC, Inc., 8912 Pflumm Rd., Lenexa, KS

Action: Referred to License.

17. MASSAGE THERAPIST LICENSE:

Julia Vrab D/b/with Blue River Massage–Hollywood Casino at Kansas Speedway, 777 Hollywood Casino Blvd.

Action: Referred to License.

Staff Request for Commission Action

Tracking No. 21779

Full Commission Meeting Date: May 27, 2021 to adopt public hearing resolution
July 1, 2021 to hold the hearing

Committee: Economic Development & Finance

Date of Standing Committee Action: 5/3/21
(If none, please explain):

Publication Required: Yes 6/17/2021

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
6/24/2021	Patrick Waters	x5079	patrickwaters@wycokck.org	Economic Development

Item Description:
Hold Public Hearing on Project Plan for Project Area 4 of Riverfront Redevelopment District, consider adoption of ordinance.

Action Requested:
Hold Public Hearing. Consider adopting ordinance.

Budget Impact: (if applicable)
Amount:
Source:
Included In Budget:
Other (explain):

Attachments List:
Ordinance Adopting Redevelopment Project Plan , Rock Island Bridge Feasibility Study, Kaw Bridge - Riverfront TIF Redevelopment Project Plan 7 1

(Published in ***The Wyandotte Echo*** on July 8, 2021)

ORDINANCE NO. O- _____-21

AN ORDINANCE OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS ADOPTING A REDEVELOPMENT PROJECT PLAN PURSUANT TO K.S.A. 12-1770 ET SEQ., AND AMENDMENTS THERETO, FOR PROJECT AREA 4 WITHIN THE RIVERFRONT REDEVELOPMENT DISTRICT.

WHEREAS, pursuant to the provisions of K.S.A. 12-1770 *et seq.*, as amended (the "Act"), the Unified Government of Wyandotte County/Kansas City, Kansas (the "Unified Government") is authorized to adopt redevelopment project plans within established redevelopment districts, as said terms are defined in the Act, and to finance all or a portion of redevelopment project costs from tax increment revenues and various fees collected within such redevelopment district, revenues derived from redevelopment projects, revenues derived from local sales taxes, other revenues described in the Act, or a combination thereof or from the proceeds of full faith and credit tax increment bonds of the Unified Government or special obligation tax increment bonds of the Unified Government payable from such described revenues; and

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the "Unified Government"), by the passage of Ordinance No. O-47-20 on August 13, 2020, created the Riverfront Redevelopment District (the "Original Redevelopment District"), all pursuant to K.S.A. 12-1770 *et seq.*, as amended (the "Act"); and

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the "Unified Government"), by the passage of Ordinance No. O-60-21 on May 13, 2021, expanded the Riverfront Redevelopment District (the "Expanded Redevelopment District"), including Project Area 4, all pursuant to K.S.A. 12-1770 (e) *et seq.*, as amended (the "Act"); and

WHEREAS, the Kaw Bridge Redevelopment Project Plan for Project Area 4 of the Riverfront Redevelopment District (the "Project Plan") was filed with the Unified Government Clerk which provides for the redevelopment of Project Area 4 within the Expanded Redevelopment District; and

WHEREAS, on May 24, 2021 the Planning Commission of the Unified Government made a finding that the Project Plan was consistent with the intent of the Unified Government's comprehensive plan for the development; and

WHEREAS, a copy of the Project Plan was delivered by the Unified Government to the Board of Commissioners of the Unified Government and to the Board of Education of Unified School District No. 500; and

WHEREAS, the Governing Body adopted Resolution No. R-37-21 on May 27, 2021 calling for a public hearing considering the adoption of the Project Plan to be held by the Governing Body on July 1, 2021; and

WHEREAS, notice of the public hearing was given as required by the Act, and the public hearing was held and closed on July 1, 2021.

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

Section 1. **Approval of Project Plan**. The Governing Body finds and determines that all required notice of the public hearing and the Project Plan were properly given in accordance with the Act. The Governing Body hereby adopts the Project Plan pursuant to the Act for Project Area 4 within the Expanded Redevelopment District, which is depicted on **Exhibit A** and legally described on **Exhibit B** attached hereto.

Section 2. Relocation Assistance Plan. The Governing Body finds and determines that the Project Plan does not require a relocation assistance plan under the Act.

Section 3. Transmittal of Project Plan. Copies of the Project Plan and this Ordinance shall be filed with the Clerk and also transmitted by the Clerk to the County Appraiser, County Treasurer, and the governing boards of the County and the school district in which the Expanded Redevelopment District is located.

Section 4. Further Action. The Mayor/CEO, County Manager, Unified Government Clerk and other officials and employees of the Unified Government, are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Ordinance.

Section 5. Effective Date. This ordinance shall be in full force and take effect from and after its passage by 2/3 vote of the Governing Body and publication once in ***The Wyandotte Echo***.

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PASSED BY NO LESS THAN TWO-THIRDS OF THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS 1ST DAY OF JULY, 2021.

[SEAL]

_____
Mayor/CEO

Attest:

_____
Unified Government Clerk

EXHIBIT A

MAP OF EXPANDED REDEVELOPMENT DISTRICT AND PROJECT AREA 4

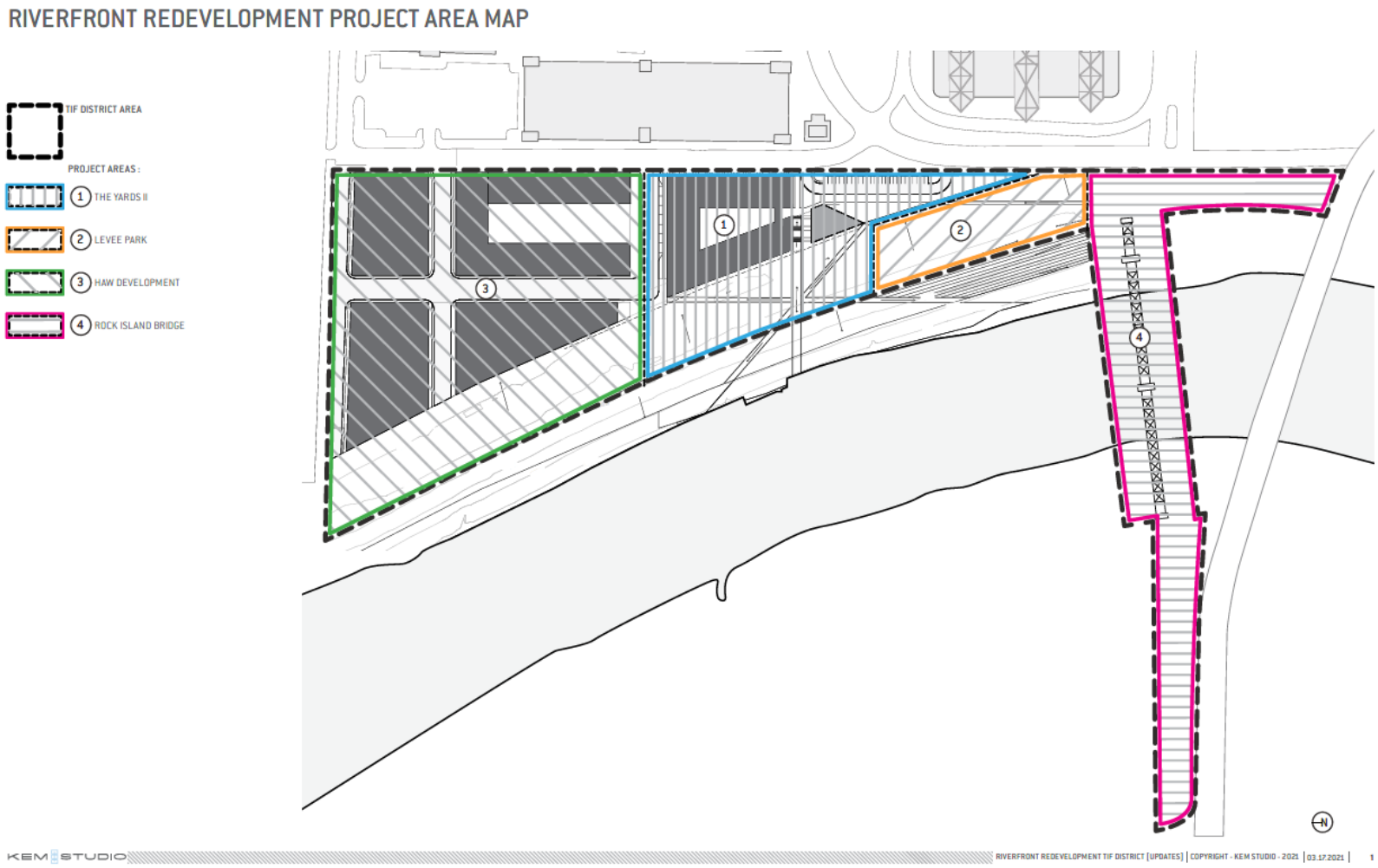

EXHIBIT B

LEGAL DESCRIPTION OF PROJECT AREA 4

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 14, TOWNSHIP 11 SOUTH, RANGE 25 EAST, OF THE SIXTH PRINCIPAL MERIDIAN IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY STEVEN C. SHAFER, PLS 852, OF BHC RHODES, CLS 175, BY METES AND BOUNDS AS FOLLOWS:

(NOTE: FOR COURSE ORIENTATION THE BEARINGS IN THIS DESCRIPTION ARE BASED ON GRID NORTH KANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE, ON THE STATE LINE BETWEEN KANSAS AND MISSOURI IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 49 NORTH, RANGE 33 WEST, OF THE FIFTH PRINCIPAL MERIDIAN HAVING A BEARING OF SOUTH 1 DEGREES 56 MINUTES 53 SECONDS EAST.)

COMMENCING AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 49 NORTH, RANGE 33 WEST, OF THE FIFTH PRINCIPAL MERIDIAN MONUMENTED BY A 1/2-INCH REINFORCING ROD WITH A 3-INCH DISK ON THE STATE LINE BETWEEN KANSAS AND MISSOURI; THENCE SOUTH 1 DEGREES 56 MINUTES 53 SECONDS EAST, 793.02 FEET, ON SAID STATE LINE AND THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID FRACTIONAL SECTION 14;THENCE SOUTH 88 DEGREES 03 MINUTES 07 SECONDS WEST, 107.67 FEET, PERPENDICULAR TO THE LAST DESCRIBED COURSE, TO A POINT ON THE EAST HARBOR LINE OF THE KANSAS RIVER, AND THE POINT OF BEGINNING OF SAID TRACT HEREIN DESCRIBED; THENCE SOUTHEASTERLY ON SAID EAST HARBOR LINE, ON A CURVE CONCAVE WESTERLY, WITH A RADIUS OF 1910.08 FEET, AN ARC LENGTH OF 139.43 FEET, SAID CURVE HAVING A CHORD BEARING SOUTH 10 DEGREES 02 MINUTES 08 SECONDS EAST, A CHORD DISTANCE OF 139.40 FEET; THENCE DEPARTING SAID EAST HARBOR LINE SOUTH 83 DEGREES 53 MINUTES 28 SECONDS WEST, 119.43 FEET; THENCE SOUTH 81 DEGREES 14 MINUTES 26 SECONDS WEST, 615.15 FEET, TO A POINT ON THE WEST HARBOR LINE OF THE KANSAS RIVER AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1176.08 FEET; THENCE NORTHERLY ON SAID WEST HARBOR LINE AND ON SAID CURVE, TO THE LEFT, AN ARC LENGTH OF 140.50 FEET, SAID CURVE HAVING A CHORD BEARING NORTH 11 DEGREES 05 MINUTES 28 SECONDS WEST, A CHORD DISTANCE OF 140.42 FEET; THENCE DEPARTING SAID WEST HARBOR LINE, NORTH 81 DEGREES 14 MINUTES 26 SECONDS EAST, 620.86 FEET; THENCE NORTH 84 DEGREES 25 MINUTES 18 SECONDS EAST, 116.38 FEET, TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 103,084 SQUARE FEET OR 2.3665 ACRES. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. TOGETHER WITH ALL THAT PART OF THE ABANDONDED CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT-OF-WAY LYING BETWEEN THE KANSAS/MISSOURI STATE LINE AND THE UNITED STATES HARBOR LINE ON THE EASTERLY SIDE OF THE KANSAS RIVER.

And

Lot 1A, RIVER PARK, a subdivision of land recorded October 25, 1999, as Document Number 1311902, in Plat Book 39 at Page 4, in Section 14, Township 11 South, Range 25 East, of the Sixth Principal Meridian, in Kansas City, Wyandotte County, Kansas, said Tract being more particularly described by Steven C. Shafer, PLS 852, of BHC RHODES CLS 175, by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on Grid North, Kansas State Plane

Coordinate System, North Zone, NAD83, on the State Line between Kansas and Missouri in the Northwest Quarter of Section 7, Township 49 North, Range 33 West, of the Fifth Principal Meridian having a bearing of South 1° 56' 53" East.)

BEGINNING at the Southeast corner of said Lot 1A, monumented by a found 1/2-inch reinforcing rod with a cap marked LS 533 set in concrete; Thence South 87° 27' 18" West, 457.45 feet (South 89° 39' 08" West by plat), on the South line of said Lot 1A;

Thence North 88° 21' 50" West, 126.06 feet (North 86° 10' 00" West by plat), on said South line;

Thence South 87° 27' 18" West, 50.00 feet (South 89° 39' 08" West by plat), on said South line, to the beginning of a tangent curve, concave to the Northeast, having a radius of 70.00 feet;

Thence Northwesterly on said curve, to the right, an arc length of 110.10 feet, said curve having a chord bearing North 47° 29' 12" West, a chord distance of 99.10 feet, on the Westerly line of said Lot 1A;

Thence North 02° 25' 42" West, 13.50 feet (North 1°15'32" West by plat), on said West line, to the beginning of a non-tangent curve concave to the South, having a radius of 838.97 feet;

Thence Easterly on said curve, to the right, an arc length of 56.13 feet, said curve having a chord bearing North 85° 28 ' 14" East (North 87° 40' 04" East by plat), a chord distance of 56.12 feet (56.13 feet by plat), on the North line of said Lot 1A;

Thence North 87° 23' 15" East, 567.72 feet (North 89° 35' 05" East by plat), on said North line, to the beginning of a non-tangent curve, concave to the North, having a radius of 466.34 feet;

Thence Easterly on said curve, to the left, an arc distance of 67.84 feet, said curve having a chord bearing North 83° 13' 00" East (North 85° 25' 02" East by plat), a chord distance of 67.78 feet, to a point on the Westerly Harbor Line of the Kansas River and the East line of said Lot 1A, and the beginning of a non-tangent curve, concave to the West, having a radius of 1176.08;

Thence Southerly on said curve, to the right, an arc length of 101.17 feet, said curve having a chord bearing South 09° 12' 39" East, a chord distance of 101.14 feet, to the POINT OF BEGINNING, said Lot 1A containing 63,774 square feet or 1.4640 acres.

Subject to all easements and restrictions of record.

And

A Tract of land in the Southeast Quarter of Fractional Section 14, Township 11 South, Range 25 East, of the Sixth Principal Meridian in Kansas City, Wyandotte County, Kansas, said Tract being more particularly described by Steven C. Shafer, PLS 852, of BHC RHODES, CLS 175, by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on Grid North, Kansas State Plane Coordinate System, North Zone, NAD83, on the State Line between Kansas and Missouri in the Northwest Quarter of Section 7, Township 49 North, Range 33 West, of the Fifth Principal Meridian having a bearing of South 1° 56' 53" East.)

COMMENCING at the Northwest corner of Section 7, Township 49 North, Range 33 West, of the Fifth Principal Meridian, monumented by a found 1/2-inch reinforcing rod with a 3-inch disk, on the State Line between Kansas and Missouri;

Thence South 1° 56' 53” East, 705.07 feet, on said State Line and the East line of said Southeast Quarter of Fractional Section 14, to the POINT OF BEGINNING of said Tract herein described;

Thence South 1° 56' 53” East, 654.10 feet, on said State Line and sand East line, to its intersection with a point below the North face of the Kansas Avenue bridge over the Kansas River;

Thence North 74° 12' 00” West, 92.55 feet, along said North face, to a point on the East Harbor Line of the Kansas River, and the beginning of a non-tangent curve, concave to the West, having a radius of 1910.08 feet;

Thence Northerly on said East Harbor line and on said curve to the left, an arc length of 621.24 feet, said curve having a chord bearing North 5° 14' 38” West, a chord distance of 618.51 feet;

Thence North 84° 10' 00” East, 123.99 feet, the POINT OF BEGINNING, said Tract containing 56,767 square feet or 1.3032 acres.

Subject to all easements and restrictions of record.

And all adjacent right-of-way, all as depicted on the map on **Exhibit A**.

HR&A Advisors, Inc.
KCK Rock Island Bridge
Feasibility Study
December 2020

Workbook Contents

Evaluation of the Business Plan
- HR&A Adjusted Revenue Projections
- HR&A Adjusted Flying Truss Cash Flow
- HR&A Adjusted Gross Revenue Projections

Evaluation of Revenue to the UG
- Sales Tax
- Liquor Tax
- Property Tax
- Total Annual Revenue to the UG

Evaluation of Debt Service Capacity
- Flying Truss Project Capital Costs
- HR&A Projection of Fiscal Revenue
- HR&A Calculation of Return on Investment to the Unified Government
- HR&A Calculation of Return on Investment to Flying Truss

Flying Truss Information
- Flying Truss Cash Flow (Provided July 2020)

HR&A Advisors, Inc.
KCK Rock Island Bridge
Feasibility Study
December 2020

Revenue Items	Reduction
HR&A indpendently evaluated the Flying Truss assump	
Food Trucks & Bridge Kiosk Vendors	(20.0%)
Kitchen and Bar Rent	-
Kitchen Sales	(20.0%)
Alcohol Sales	(20.0%)
Event Space Rent	(10.0%)
Event Space Catering	(10.0%)
Whole Bridge Rental	-
Activity Fees	-
Merchandise	(15.0%)
Licensing Rights	-
Fiber-Optic Rents	-
Subtotal	(15.0%)

Expense Items	Reduction
HR&A compared the operating budget to precedent ope	
par with top-of-class comaprisons, and thus HR&A does	
Flying Truss Staff	
Programming, Marketing, and Promotion	-
Insurance, Audit, and Legal	-
Maintenance Materials and Labor	-
Utilities	-
Equipment Rental and Purcase	-
Cash Reserve	-
Security	-
Debt Service	-
Other	-
Bridge Rent	-
Subtotal	-
Total	(15.0%)

Rationale

ıtions, develping revenue assumptions for each line item with input from local experts and national precede

The food truck audience will be dependent on visitation, and HR&A lowered the revenue assumptions to b residents and jobs within the surrounding area. Total sales will vary based on days per week of operation. operations per week.

The kitchen and bar rent LOIs indicate $1K/month for a 9-month operating season, which local restaurante rate and season length.

Local restauranters confirmed the visitor-based approach and the underlying sales assumptions. The redu approximately $366 in sales PSF for the kitchens.

Local restauranters confirmed the visitor-based approach and the underlying sales assumptions. The redu approximately $366 in sales PSF for the kitchens.

Flying Truss anticipates operating at 75% capacity from March through October. Kansas City events opera season, and rates projected are within the range, but at the high end, of event spaces in the market. HR&A assumptions to assume some reduction in capacity (e.g. a shortened season) and account for the facility's

Flying Truss anticipates operating at 75% capacity from March through October. Kansas City events opera season, and rates projected are within the range, but at the high end, of event spaces in the market. HR&A assumptions to assume some reduction in capacity (e.g. a shortened season) and account for the facility's

These rates are on trend with national market trends. Local operators stated that rental of the entire RIB 1-

Flying Truss intendeds to heavily program the space and charge modest activity fees.

Flying Truss does not currently have an LOI for a merchandise operator. Merchandise revenue accrues as

Revenue from licensing rights, e.g. the right to use the RIB name and images, is modest.

The fiber-optic rent is set at $25K annually.

Rationale

ɐn spaces and public venues, such as the Santa Monica Pier, Kansas City Union Station, and New York's I s not recommend changes to the expense budget

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Category	2022	2023	2024	2025
Projected Revenue (Flying Truss Share)				
Food Trucks & Bridge Kiosk Vendors	$8,000	$8,240	$8,487	$8,742
Kitchen and Bar Rent	$45,000	$45,000	$45,000	$45,000
Kitchen Sales	$160,000	$164,800	$169,744	$174,836
Alcohol Sales	$300,000	$309,000	$318,270	$327,818
Event Space Rent	$798,525	$822,481	$1,384,896	$1,426,443
Event Space Catering	$83,835	$86,350	$142,728	$147,009
Whole Bridge Rental	$25,000	$25,000	$50,000	$50,000
Activity Fees	$5,000	$5,150	$5,305	$5,464
Merchandise	$10,000	$10,300	$21,218	$21,855
Licensing Rights	$0	$0	$10,000	$20,000
Fiber-Optic Rents	$25,000	$25,000	$25,000	$25,000
Subtotal	**1,460,360**	**1,501,321**	**2,180,647**	**2,252,167**
Projected Expenses				
Flying Truss Staff	$451,711	$465,262	$479,220	$493,597
Programming, Marketing, and Promotion	$160,000	$164,800	$169,744	$174,836
Insurance, Audit, and Legal	$133,000	$124,150	$129,395	$134,736
Maintenance Materials and Labor	$110,000	$113,300	$116,699	$120,200
Utilities	$96,000	$98,880	$101,846	$104,902
Equipment Rental and Purcase	$60,000	$61,800	$63,654	$65,564
Cash Reserve	$50,000	$50,000	$50,000	$50,000
Security	$30,000	$30,900	$31,827	$32,782
Debt Service	$25,000	$25,000	$100,000	$100,000
Other	$27,000	$27,660	$28,340	$29,040
Bridge Rent	$9,000	$9,000	$9,000	$9,000
Subtotal	**1,151,711**	**1,170,752**	**1,279,725**	**1,314,657**
Flying Truss Net Revenue	**$308,649**	**$330,568**	**$900,923**	**$937,510**

Note: HR&A modestly adjusted Flying Truss's July 2020 cash flow. Changes include reducing the assumed
from 5% to 3% and a few updated figures provided by Flying Truss since July 2020, such as event space u

2026	2027
$9,004	$9,274
$45,000	$45,000
$180,081	$185,484
$337,653	$347,782
$1,469,236	$1,513,313
$151,420	$155,962
$50,000	$50,000
$5,628	$5,796
$22,510	$23,185
$20,000	$20,000
$25,000	$25,000
2,315,532	**2,380,798**
$508,405	$523,657
$180,081	$185,484
$138,178	$141,724
$123,806	$127,520
$108,049	$111,290
$67,531	$69,556
$50,000	$50,000
$33,765	$34,778
$100,000	$100,000
$29,761	$30,504
$9,000	$9,000
1,348,576	**1,383,514**
$966,955	**$997,284**

d annual revenue growth from
ıtilization.

HR&A Advisors, Inc.
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Assumptions	Source
Rate of Inflation	3% *HR&A Advisors assumption*

Gross Revenue by Category	2022	2023	2024
Food Trucks & Bridge Kiosk Vendor	$80,000	$82,400	$84,872
Kitchen and Bar Rent	$45,000	$45,000	$45,000
Kitchen Sales	$800,000	$824,000	$848,720
Alcohol Sales	$1,200,000	$1,236,000	$1,273,080
Event Space Rent	$798,525	$822,481	$1,384,896
Event Space Catering	$838,350	$863,501	$1,427,276
Whole Bridge Rental	$25,000	$25,000	$50,000
Activity Fees	$5,000	$5,150	$5,305
Merchandise	$20,000	$20,600	$40,000
Licensing Rights	$0	$0	$10,000
Fiber-Optic Rents	$25,000	$25,000	$25,000
Total	**$3,836,875**	**$3,949,131**	**$5,194,149**

2025	2026	2027
$87,418	$90,041	$92,742
$45,000	$45,000	$45,000
$874,182	$900,407	$927,419
$1,311,272	$1,350,611	$1,391,129
$1,426,443	$1,469,236	$1,513,313
$1,470,095	$1,514,197	$1,559,623
$50,000	$50,000	$50,000
$5,464	$5,628	$5,796
$41,200	$42,436	$43,709
$20,000	$20,000	$20,000
$25,000	$25,000	$25,000
$5,356,073	**$5,512,556**	**$5,673,732**

HR&A Advisors, Inc.
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Tax Rates	Source
Pledged - United Government Share	1.94% *WYCOKCK*
Community Improvement District	2.00% *WYCOKCK*

Gross Revenue by Category	Subject to Sales Tax	2022
Food Trucks & Bridge Kiosk Vendors	Yes	$80,000
Kitchen and Bar Rent	No	$45,000
Kitchen Sales	Yes	$800,000
Alcohol Sales	No	$1,200,000
Event Space Rent	No	$798,525
Event Space Catering	Yes	$838,350
Whole Bridge Rental	No	$25,000
Activity Fees	Yes	$5,000
Merchandise	Yes	$20,000
Licensing Rights	No	$0
Fiber-Optic Rents	No	$25,000
Gross Revenue Subject to Sales and Use Tax		$1,743,350

Public Revenue	2022	2023
Sales Tax - UG Share		
Sales Tax - UG Share	$33,743	$34,755
Community Improvement District	$34,867	$35,913
Annual Fiscal Revenues (2020 $)	**$68,610**	**$70,668**

2023	2024	2025	2026	2027
$82,400	$84,872	$87,418	$90,041	$92,742
$45,000	$45,000	$45,000	$45,000	$45,000
$824,000	$848,720	$874,182	$900,407	$927,419
$1,236,000	$1,273,080	$1,311,272	$1,350,611	$1,391,129
$822,481	$1,384,896	$1,426,443	$1,469,236	$1,513,313
$863,501	$1,427,276	$1,470,095	$1,514,197	$1,559,623
$25,000	$50,000	$50,000	$50,000	$50,000
$5,150	$5,305	$5,464	$5,628	$5,796
$20,600	$40,000	$41,200	$42,436	$43,709
$0	$10,000	$20,000	$20,000	$20,000
$25,000	$25,000	$25,000	$25,000	$25,000
$1,795,651	$2,406,173	$2,478,358	$2,552,709	$2,629,290

2024	2025	2026	2027
$46,571	$47,969	$49,408	$50,890
$48,123	$49,567	$51,054	$52,586
$94,695	**$97,536**	**$100,462**	**$103,476**

HR&A Advisors, Inc.
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Tax Rates		Source
Liquor Tax Rate	10%	*Kansas Department of Revenue*
Liquor Tax Rate - State of Kansas Share	30%	*Kansas Department of Revenue*
Liquor Tax Rate - UG Share	70%	*Kansas Department of Revenue*
Liquor Tax Rate - UG Share Distribution		
UG General Fund	33%	*WYCOKCK Finance Departmen*
Special Parks	33%	*WYCOKCK Finance Departmen*
Alcohol Rehab Services Fund	33%	*WYCOKCK Finance Departmen*

Gross Revenue by Category	Subject to Liquor Tax	2022
Food Trucks & Bridge Kiosk Vendors	No	$80,000
Kitchen and Bar Rent	No	$45,000
Kitchen Sales	No	$800,000
Alcohol Sales	Yes	$1,200,000
Event Space Rent	No	$798,525
Event Space Catering	No	$838,350
Whole Bridge Rental	No	$25,000
Activity Fees	No	$5,000
Merchandise	No	$20,000
Licensing Rights	No	$0
Fiber-Optic Rents	No	$25,000
Gross Revenue Subject to Liquor Tax		$1,200,000

Liquor Tax by Revenue	Liquor Tax Rate	2022
Alcohol Sales Gross Revenue		$1,200,000
Fiscal Revenue	10%	$120,000
Fiscal Revenue to the UG	70%	$84,000

Public Revenue	Liquor Tax Rate	2022
Liquor Tax - UG Share		
UG General Fund	33%	$28,000
Special Parks	33%	$28,000
Alcohol Rehab Services Fund	33%	$28,000
Annual Fiscal Revenues Available (2020 $)		**$28,000**

2023	2024	2025	2026	2027
$82,400	$84,872	$87,418	$90,041	$92,742
$45,000	$45,000	$45,000	$45,000	$45,000
$824,000	$848,720	$874,182	$900,407	$927,419
$1,236,000	$1,273,080	$1,311,272	$1,350,611	$1,391,129
$822,481	$1,384,896	$1,426,443	$1,469,236	$1,513,313
$863,501	$1,427,276	$1,470,095	$1,514,197	$1,559,623
$25,000	$50,000	$50,000	$50,000	$50,000
$5,150	$5,305	$5,464	$5,628	$5,796
$20,600	$40,000	$41,200	$42,436	$43,709
$0	$10,000	$20,000	$20,000	$20,000
$25,000	$25,000	$25,000	$25,000	$25,000
$1,236,000	$1,273,080	$1,311,272	$1,350,611	$1,391,129

2023	2024	2025	2026	2027
$1,236,000	$1,273,080	$1,311,272	$1,350,611	$1,391,129
$123,600	$127,308	$131,127	$135,061	$139,113
$86,520	$89,116	$91,789	$94,543	$97,379

2023	2024	2025	2026	2027
$28,840	$29,705	$30,596	$31,514	$32,460
$28,840	$29,705	$30,596	$31,514	$32,460
$28,840	$29,705	$30,596	$31,514	$32,460
$28,840	**$29,705**	**$30,596**	**$31,514**	**$32,460**

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Tax Rates	Rate	Source
Appraisal Valuation		
Commercial	$164.00	*WYCOKCK County Appraiser*
Fast Food	$134.85	*WYCOKCK County Appraiser*
Combined	$126.18	*WYCOKCK County Appraiser*
Sit Down	$111.73	*WYCOKCK County Appraiser*
Asessment		
Appraisal Value	25%	*WYCOKCK County Appraiser*
Annual Value Increase	3%	*HR&A Advisors assumption*
Mill Levy		
Total Mill Levy	181.77	*WYCOKCK County Appraiser*
State School Levy	21.50	*WYCOKCK County Appraiser*
Mill Levy Captured	160.27	*WYCOKCK County Appraiser*

Assessed Value	SF	Rate Applied
Central Truss	1,800	$134.85
Event Space	9,600	$134.85
Total Appraisal		

Annual Fiscal Revenue	2022	2023
Central Truss	$9,726	$10,017
Event Space	$51,870	$53,426
Total Property Tax	**$61,595**	**$63,443**

Appraised Value	Assessed Value (2022)	Levy Captured (2022)
$242,730	$60,683	$9,726
$1,294,560	$323,640	$51,870
$1,537,290	**$384,323**	**$61,595**

2024	2025	2026	2027
$10,318	$10,627	$10,946	$11,275
$55,029	$56,680	$58,380	$60,131
$65,347	**$67,307**	**$69,326**	**$71,406**

Fiscal Revenue Category	2022	2023
Sales Tax	$68,610	$70,668
Liquor Tax	$28,000	$28,840
Property Tax	$61,595	$63,443
Total Annual Revenue to the UG	**$158,205**	**$162,951**

2024	2025	2026	2027
$94,695	$97,536	$100,462	$103,476
$29,705	$30,596	$31,514	$32,460
$65,347	$67,307	$69,326	$71,406
$189,747	**$195,439**	**$201,302**	**$207,341**

HR&A Advisors, Inc.
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Project Sources		Source
Capital Sources		
Unified Government	$2,000,000	*Flying Truss LLC., dated July 2020*
Flying Truss	$2,800,000	*Flying Truss LLC., dated July 2020*
Philanthropy	$150,000	*Flying Truss LLC., dated July 2020*
KS Department of Tourism	$25,000	*Flying Truss LLC., dated July 2020*
Total Soures	**$4,975,000**	

Project Uses		Source
Capital Uses		
Bridge Construction	$4,500,000	*Flying Truss LLC., dated July 2020*
Flying Truss Start Up Capital	$475,000	*Flying Truss LLC., dated July 2020*
Total Uses	**$4,975,000**	

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Return on Investment UG		Source
Rate of Inflation	3%	*HR&A Advisors assumption*
Upfront Investment	$2,000,000	*Flying Truss LLC., dated July 2020*
Present Value over 10 Years	$1,696,354	
Present Value over 15 Years	$2,564,579	

Annual Payment	Year 1	Year 2	Year 3	Year 4	Year 5
Annual Public Revenue	$158,205	$162,951	$189,747	$195,439	$201,302

Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
$207,341	$213,561	$219,968	$226,567	$233,364	$240,365	$247,576	$255,004	$262,654

Year 15
$270,533

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Flying Truss Return on Investment	
Upfront Investment	$2,800,000
Present Value over 10 Years	$7,278,842
Present Value over 15 Years	$11,454,891
Unlevered IRR (10 Years)	18%
Unlevered IRR (15 Years)	22%

Annual Revenue	2020	2021	2022	2023	2024	2025	2026
Flying Truss Net Revenue	-$2,800,000	0	$308,649	$330,568	$900,923	$937,510	$966,955

2027	2028	2029	2030	2031	2032	2033	2034
$997,284	$1,027,203	$1,058,019	$1,089,759	$1,122,452	$1,156,126	$1,190,809	$1,226,534

2035	2036
$1,263,330	$1,301,230

ProForma Provided by Flying Truss LLC - July 2020

Flying Truss Assumptions

Unified Government owns the bridge, no property tax

2% CID and 2% TIF of Gross Bridge Rev. Dedicated to UG Public Crossing/Trailhead Fund

Year-3 Expansion: *Top Deck is Expanded and Enclosed* & Other Improvements

Most Costs Inflate 3% Annually

Most Revenues Inflate 5% Annually

Pro Forma (Phases I & II)
Year-3 Expansion: Second Floor Bar, Enhanced Event Space, Zip Line & Other Activities
Fiscal Year January -- December
Revenue
Revenue-Share from Food Trucks & Bridge Kiosk Vendors @ 10%
Rent: *Kitchens* & bars @ $1,000 X 9 months (@ 4 tenants)
20% of gross kitchen sales est. (4 @ $250,000 avg)
25% of gross Alcohol sales (Bar, Kiosks, and Event Space sales = $1.5M Gross)
Rents: RIB Event Space (Enclosed)
Rents: Top Deck Event Space (open-air, then enclosed year III)
Catering Fee of 10%: RIB Event Space--Enclosed. (Avg 150 guests for 25,650 total @ $30, 38 weeks 75% booked)
Catering Fee of 10%: Top Deck Event Space--Open Air. (Avg 100 guests for 10,800 total @ $20, 24 weeks 75% booked)
Catering Fee: Top Deck Event Space--Enclosed. (Avg 200 guests for 34,200 total @ $30, 38 weeks 75% booked)
Whole Bridge Rental for Corporate Events @ $25,000
Activity fees: shuffleboard, corn hole, yoga…
Merchandise at 50% of Revenue (RIB T Shirts, Caps...)
Sponsorships for Beverage Relationships (beer, spirits, sodas)
Licensing rights to bridge name and image (coffee, spirits)
Rents from existing fiber-optic crossing (Williams Communications)
Zip Line Revenue Share (Agreement with Hy-Vee to equally Share 10% of gross)
Total Flying Truss Revenue

Expenses
Bridge Rent to KCMO
Flying Truss LLC Labor including FICA at 7.65%
Flying Truss LLC President
Assistant Manager
Event Space and Programming Manager (9 months)
Maintenance and Ongoing Construction
Book Keeping (Contract Service)
Event Space (hourly)
Flex Staffing (hourly)
Bonus Pool for Revenue-Generating Exempt Staff
Programming (performers, events.)
Flying Truss Insurance
Maintenance and Construction Materials
Lease of gravel parking lot

Equipment Purchase
Utilities
Rental Equipment
Permits
Marketing and Promotion
Audit
Legal
Security (guards during evening events, video surveillance 24X7)
Data Analytics
Cash Reserve Contribution
Debt Service on Start Up Line of Credit ($500,000)
Debt Service on Phase II financing of $1 M for Capital Upgrades (*Top Deck* enclosure, other)
Subsidy for UG Public Crossing & Trailhead Repayment @ 50% shortfall (Est. @$150,000 X 20 years) Excess Rev. May be Applie
Total Flying Truss Expenses
Flying Truss Profit

RIB Event Space: **Enclosed, 200 guests, 38 Week Season)**
Wednesday Nights Starting at $2,500
Thursday Nights Starting at $3,500
Friday Nights Starting at $5,500
Saturday Afternoons Starting at $3,500
Saturday Nights Starting at $6,000
Sunday Afternoons Starting at $3,500
Total *RIB Event Space* Rents (Enclosed)
Top Deck Event Space: **Open Air, Avg 100 Guests (24 Weeks)**
Weds Nights Starting at 1,000
Thurs Nights Starting at 1,500
Friday Nights Starting at 2,000
Saturday Afternoons Starting at 1,500
Saturday Nights Starting at 3,000
Sunday Afternoons Starting at 1,500
Total *Top Deck* (Open Air)
Top Deck Event Space: **Enclosed, 200 Guests (38 Week Season)**
Wednesday Nights Starting at $3,000
Thursday Nights Starting at $4,000
Friday Nights Starting at $6,500
Saturday Afternoons Starting at $4,000
Saturday Nights Starting at $6,500
Sunday Afternoons/evenings Starting at $4,000
Total *Top Deck* (Enclosed)
Other Taxable Revenue Occurring on the Bridge
Alcohol Sales (Outside of Flying Truss Revenue)
Food Trucks & Bridge Kiosks @ 10% (Outside FT Revenue)
Kitchens (Outside FT Revenue)

Catering (Outside FT Revenue)
Kansas-Side Zip Line Operated by National Zip Line Firm
Gross Non-Flying Truss Taxable Revenue
Gross Flying Truss Taxable Revenue
Gross Bridge Revenue for CID & TIF Calculations @ 4%
Bridge TIF/CID Taxes Paid Toward Public Crossing/Trailhead

PHASE I	PHASE I	PHASE II	PHASE II	PHASE II	PHASE II
2022	2023	2024	2025	2026	2027
10,000	10,500	11,025	11,576	12,155	12,763
45,000	45,000	45,000	45,000	45,000	45,000
200,000	210,000	220,500	231,525	243,101	255,256
375,000	393,750	413,438	434,109	455,815	478,606
698,250	733,163	769,821	808,312	848,727	891,164
189,000	198,450	208,373	218,791	229,731	241,217
76,950	80,798	84,837	89,079	93,533	98,210
32,400	34,020	0	0	0	0
0	0	76,950	80,798	84,837	89,079
25,000	25,000	50,000	50,000	50,000	50,000
5,000	5,250	5,513	5,788	6,078	6,381
20,000	21,000	22,050	23,153	24,310	25,526
5,000	10,000	20,000	20,000	20,000	20,000
0	0	10,000	20,000	20,000	20,000
25,000	25,000	25,000	25,000	25,000	25,000
0	0	0	0	0	0
1,709,600	**1,809,893**	**2,573,919**	**2,066,131**	**2,820,476**	**2,947,697**

9,000	9,000	9,000	9,000	9,000	9,000
120,000	123,600	127,308	131,127	135,061	139,113
70,000	72,100	74,263	76,491	78,786	81,149
55,000	56,650	58,350	60,100	61,903	63,760
50,000	51,500	53,045	54,636	56,275	57,964
18,000	18,540	19,096	19,669	20,259	20,867
72,711	76,347	80,164	84,172	88,381	92,800
24,000	25,200	26,460	27,783	29,172	30,631
10,000	10,500	11,025	11,576	12,155	12,763
20,000	21,000	22,050	23,153	24,310	25,526
65,000	68,250	71,663	75,246	79,008	82,958
50,000	52,500	55,125	57,881	60,775	63,814
12,000	12,600	13,230	13,892	14,586	15,315

50,000	52,500	55,125	57,881	60,775	63,814
90,000	94,500	99,225	104,186	109,396	114,865
10,000	10,500	11,025	11,576	12,155	12,763
10,000	10,500	11,025	11,576	12,155	12,763
30,000	31,500	33,075	34,729	36,465	38,288
5,000	6,000	8,000	10,000	10,000	10,000
20,000	10,000	10,000	10,000	10,000	10,000
30,000	31,500	33,075	34,729	36,465	38,288
5,000	5,000	5,000	5,000	5,000	5,000
50,000	50,000	50,000	50,000	50,000	50,000
25,000	25,000	0	0	0	0
0	0	100,000	100,000	100,000	100,000
0	0	0	0	0	0
900,711	**924,787**	**1,036,328**	**1,074,403**	**1,112,083**	**1,151,441**
808,889	**885,106**	**1,537,591**	**1,624,909**	**1,708,393**	**1,796,256**

75% booked	**75% booked**	**75% booked**	**75% booked**	**75% booked**	**75% booked**
71,250	74,813	78,553	82,481	86,605	90,935
99,750	104,738	109,974	115,473	121,247	127,309
156,750	164,588	172,817	181,458	190,531	200,057
99,750	104,738	109,974	115,473	121,247	127,309
171,000	179,550	188,528	197,954	207,852	218,244
99,750	104,738	109,974	115,473	121,247	127,309
698,250	**748,125**	**788,607**	**822,385**	**857,851**	**895,092**
0.75	**0.75**				
18,000	18,900				
27,000	28,350				
36,000	37,800				
27,000	28,350				
54,000	56,700				
27,000	28,350				
189,000	**198,450**		**0**	**0**	**0**
		0.75	**0.75**	**0.75**	**0.75**
0	0	85,500	89,775	94,264	98,977
0	0	114,000	119,700	125,685	131,969
0	0	185,250	194,513	204,238	214,450
0	0	114,000	119,700	125,685	131,969
0	0	185,250	194,513	204,238	214,450
0	0	114,000	119,700	125,685	131,969
0	0	**798,000**	**837,900**	**879,795**	**923,785**
1,125,000	1,181,250	1,240,313	1,302,328	1,367,445	1,435,817
90,000	94,500	99,225	104,186	109,396	114,865
1,000,000	1,050,000	1,102,500	1,157,625	1,215,506	1,276,282

119,192	125,151	176,348	185,166	194,424	204,145
0	0	0	0	0	0
2,334,192	**2,450,901**	**2,618,386**	**2,749,305**	**2,886,770**	**3,031,109**
1,709,600	**1,809,893**	**2,573,919**	**2,699,313**	**2,820,476**	**2,947,697**
4,043,792	**4,260,794**	**5,192,305**	**5,448,618**	**5,707,246**	**5,978,806**
161,752	**170,432**	**207,692**	**217,945**	**228,290**	**239,152**

KAW BRIDGE REDEVELOPMENT PROJECT PLAN

FOR PROJECT AREA 4 OF

RIVERFRONT REDEVELOPMENT DISTRICT

SUBMITTED PURSUANT TO

K.S.A. 12-1770 *et seq.*, as amended

Submitted: April 21, 2021

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I. INTRODUCTION

A) Redevelopment District

Pursuant to the Kansas Tax Increment Financing Act, K.S.A. 12-1770 *et seq.*, as amended ("**TIF Act**"), Kansas municipalities are authorized to establish a redevelopment district and Tax Increment Financing ("**TIF**") redevelopment project plans for property within their jurisdiction. Redevelopment districts may be created based upon certain findings by the municipality, including that property is located within a designated enterprise zone (as defined by the TIF Act).

On August 13, 2020, the Unified Government of Wyandotte County/Kansas City, Kansas (the "**UG**"), passed Ordinance No. O-47-20, which created the Riverfront Redevelopment District within Kansas City, Kansas, the boundaries of which were defined in said Ordinance (the "Original Redevelopment District").

On May 13, 2021, the UG passed Ordinance No. O-60-21 which expanded the boundaries of the Original Redevelopment District to include the real property generally shown on the map attached hereto as **Exhibit B** and legally described on **Exhibit C** (the "**District**"). The District consists of four (4) redevelopment project areas, including Project Area 4, which is generally depicted on **Exhibit B** and legally described on **Exhibit D** ("**Project Area 4**").

B) Redevelopment Project

If approved, this Redevelopment Project Plan for Project Area 4 of the Riverfront Redevelopment District (the "**Redevelopment Plan**") shall not exceed twenty (20) years and shall commence upon the UG's approval of the same (the "**TIF Collection Period**").

The Redevelopment Plan contemplates the redevelopment of Project Area 4 of the District, which is comprised of approximately five (5) acres of real property generally located west of State Line Road, north of Kansas Avenue, south of Interstate 670, the historic Rock Island Railroad Bridge (the "**Bridge**") across the Kansas River, and including property on both the east and west side of the Bridge, all in the historic West Bottoms in Kansas City, Kansas.

The redevelopment project for Project Area 4 contemplates the redevelopment of the Bridge, to create an innovative trail, public gathering space and commercial facilities on the Bridge and property adjacent thereto, consisting of a variety of components and unique commercial, retail and public recreational offerings, including but not limited to: (1) a public pathway across the Bridge to connect the West Bottoms area of Kansas City, Missouri to existing levee trails along the west side of the Kansas River and associated amenities; (2) multi-purpose commercial space located on the Bridge consisting of various components including but not limited to an open-air coffee roastery/shop and bar, one or more restaurants, retail and other commercial spaces; (3) unique spaces for public and private gathering and viewing, events and entertainment; and (4) an outdoor food hall, including commercial kitchens for local chefs to serve visitors, and other landscaping, lighting, utilities, and other infrastructure (collectively, the "**Project**"). A site plan depicting the general development concept of the Project is attached hereto as **Exhibit A**.

It is important to note, however, that this description of uses contained in the Redevelopment Plan is not intended to be inflexible. This Redevelopment Plan contemplates

reasonable variations from the descriptions above, but generally allowing for the construction of the Project, the redevelopment of the historic Bridge to create an innovative trail, public gathering space, commercial facilities, landscaping, lighting, utilities, and other infrastructure.

The intent is to develop Project Area 4 to promote the general and economic welfare of the UG. This Redevelopment Plan is premised on the need for a combination of public and private financing to reach the mutual goals of the UG and the Developer in developing the Project.

This Redevelopment Plan proposes to reimburse the UG for TIF Eligible Expenses (as defined in Section III.D.2 below) by capturing (i) 100% of the allowable ad valorem tax increment[1] generated within Project Area 4, and (ii) sales and use taxes generated within Project Area 4, which are imposed pursuant to K.S.A. 12-187 *et seq*., limited to 1% of the current City of Kansas City sales tax rate of 1.625% (excluding the 0.25% UG EMS sales tax and the 0.375% UG public safety and neighborhood infrastructure tax) and the UG's share of the current Wyandotte County 1% sales tax, which is currently 93.84% (collectively, the "**Project Area 4 TIF Revenues**"). Any Project Area 4 TIF Revenues not needed to fund TIF Eligible Expenses within Project Area 4 will be available to the UG to fund TIF Eligible Expenses in other project areas within the District and/or distributed to all taxing jurisdictions in accordance with their respective mill levies pursuant to State law.

As shown on **Exhibit G**, based on projections of real property values within Project Area 4 over the TIF Collection Period, it is estimated that Project Area 4 will generate gross Project Area 4 TIF Proceeds of approximately $2,084,758. As permitted by the TIF Act, such Project Area 4 TIF Revenues may be utilized to pay for TIF Eligible Expenses (including interest on TIF Eligible Expenses).

II. PROJECT DEVELOPMENT TEAM

- The Unified Government of Wyandotte County/Kansas City, Kansas
- Flying Truss, LLC (the "**Developer**")
- Lathrop GPM LLP

III. REDEVELOPMENT PROJECT PLAN

A) The Property

The City of Kansas City, Missouri ("**KCMO**") currently owns the Bridge. KCMO and Developer have previously entered into that certain Amended and Restated Bridge Lease dated in June of 2020 pursuant to which Developer has the right to (i) conduct due diligence regarding the Bridge to support a public/private partnership for purposes of developing and maintaining walking and bicycle trail systems, and (ii) occupy, use and construct improvements on the Bridge for a term of twenty-five (25) years, which may be extended in accordance with its terms. In accordance with

[1] The Developer and UG acknowledge that, under Kansas law, the following mills may not be captured by TIF financing: (a) the State of Kansas's 1.5 mills, (b) the school district's base 20 mills, and (c) the school district's capital outlay levy, which may not exceed 8 mills.

KCMO Ordinance No. 200423, approving the lease of the Bridge to Developer, the Director of General Services of KCMO is authorized to execute a real estate contract, a quitclaim deed and any other related and necessary documents to convey the Bridge, along with both its eastern and western accesses, to the UG for $1.00 during the initial due diligence period described therein and ending on July 18, 2022.

Additionally, the Project will include approximately 1.30 acres of real property on the east side of the Bridge (the "**East Property**") and approximately 1.46 acres of real property on the west side of the Bridge (the "**West Property**") (the Bridge, the West Property and the East Property are collectively referred to herein as the "**Project Site**"). The Project Site is generally contiguous with the boundaries of Project Area 4. A map generally depicting Project Area 4 is attached hereto as **Exhibit B**, and the legal description of Project Area 4 is attached hereto as **Exhibit D**.

B) Established Redevelopment District

Project Area 4 is within an established District approved by the UG on August 13, 2020 pursuant to Ordinance No. O-47-20, as amended by Ordinance No. O-60-21 approved by the UG on May 13, 2021 (see copies of such ordinances attached hereto as **Exhibit E**). The proposed Redevelopment Plan is consistent with the stated purpose and intent of the approved District.

C) Description of the Proposed Project

The Redevelopment Plan provides for the redevelopment of the Bridge and adjacent property to include the Project, all as set forth in Section I.B and generally depicted on **Exhibit A**.

D) Feasibility Study

As required by the TIF Act, a study has been prepared to determine whether the Project's estimated benefits and tax increment revenues are expected to exceed or be sufficient to pay for the Project's estimated costs. This effort involved utilization of consultants with experience and expertise in the actual design, development, financing, management, and leasing of projects of similar scope and nature. Further, outside resources were consulted to compare and verify cost and revenue projections including outside industry sources and actual taxing jurisdiction data where available. The results of this study are as follows:

1. **Project Costs**

As set out on **Exhibit F**, the total estimated cost to complete the Project, including land acquisition, site development, building construction, and soft costs (not including financing costs), is approximately $4,975,000.

2. **Eligible Costs**

"**TIF Eligible Expenses**" shall consist of all costs eligible for TIF financing and reimbursement under the TIF Act, including the costs of public infrastructure within the District.

The Redevelopment Plan contemplates that, to the full extent permissible under the TIF

Act, 100% of available Project Area 4 TIF Revenues will be made available to reimburse TIF Eligible Expenses previously paid by the UG.

3. **Financing Method**

It is anticipated that TIF Eligible Expenses will be reimbursed to the UG under this Redevelopment Plan on a "pay-as-you-go" method. There will be no bonds or other obligations issued by the UG in order to reimburse any TIF Eligible Expenses or other costs of the Project.

4. **Project Revenues**

a) Ad Valorem Property Tax Increment Captured

100% of the incremental increase in ad valorem property taxes will be captured to pay TIF Eligible Expenses. The base assessed value for the District is estimated at approximately $50,517. This serves as the base value against which future assessed values of the District will be compared in order to determine the amount of incremental property tax revenues that will be generated. The portion of any incremental property tax revenues allocable to increases in valuation within Project Area 4 will be used to fund TIF Eligible Expenses under this Project Plan.

b) Sales Tax Revenues Captured

TIF Eligible Expenses will also be funded with sales and use taxes generated within Project Area 4, which are imposed pursuant to K.S.A. 12-187 *et seq*., limited to 1% of the current City of Kansas City sales tax rate of 1.625% (excluding the 0.25% UG EMS sales tax and the 0.375% UG public safety and neighborhood infrastructure tax) and the UG's share of the current Wyandotte County 1% sales tax, which is currently 93.84%.

c) Estimated Total TIF Revenues, Project Area 4

TIF Eligible Expenses will be funded with ad valorem tax increment generated by Project Area 4 and certain sales tax revenues generated within Project Area 4, *i.e.,* Project Area 4 TIF Revenue. The Project Area 4 TIF Revenues generated over the TIF Collection Period are estimated to be $2,084,758 million, based on the assumptions described in **Exhibit G**.

5. **Significant Contribution to Economic Development of the City**

The development contemplated in this Redevelopment Plan will provide significant economic development for the UG by, among other things, providing increased tax revenues to the UG, creating a development that will draw additional consumers from both inside and outside the UG, and increasing employment opportunities and general commerce for area residents. The feasibility study demonstrates that the benefits and tax increment revenue and other available revenues derived from the development contemplated in this Redevelopment Plan will exceed the costs and be sufficient to pay the costs of the Project.

6. **Sufficiency of TIF Revenues Compared to Projects Costs**

The total of the TIF Eligible Expenses that can be financed under the TIF Act are limited

by the amount of Project Area 4 TIF Revenues actually generated. Based on the Redevelopment Plan's estimates of: (1) TIF Eligible Expenses, and (2) Project Area 4 TIF Revenues, the Project Area 4 TIF Revenues are expected to be sufficient to pay for the TIF Eligible Expenses as contemplated under the TIF Act. Other funds needed to construct the Project will be provided by private debt and equity.

Sources of Funds	**Amount**
UG Contribution – TIF Eligible Expenses	$2,000,000
Private Debt/Equity	$2,975,000
TOTAL ESTIMATED PROJECT COSTS	**$4,975,000***

* Does not include interest or finance costs.

There is no anticipated effect on special obligation bonds payable from revenues described in K.S.A. 12-1774(a)(1)(D) because no such special obligation bonds are outstanding or planned to be issued to finance the Project.

E) Relocation Assistance Plan

The UG and Developer have determined pursuant to K.S.A. 12-1777 that no relocation assistance plan is required for the Project.

IV. CONCLUSION

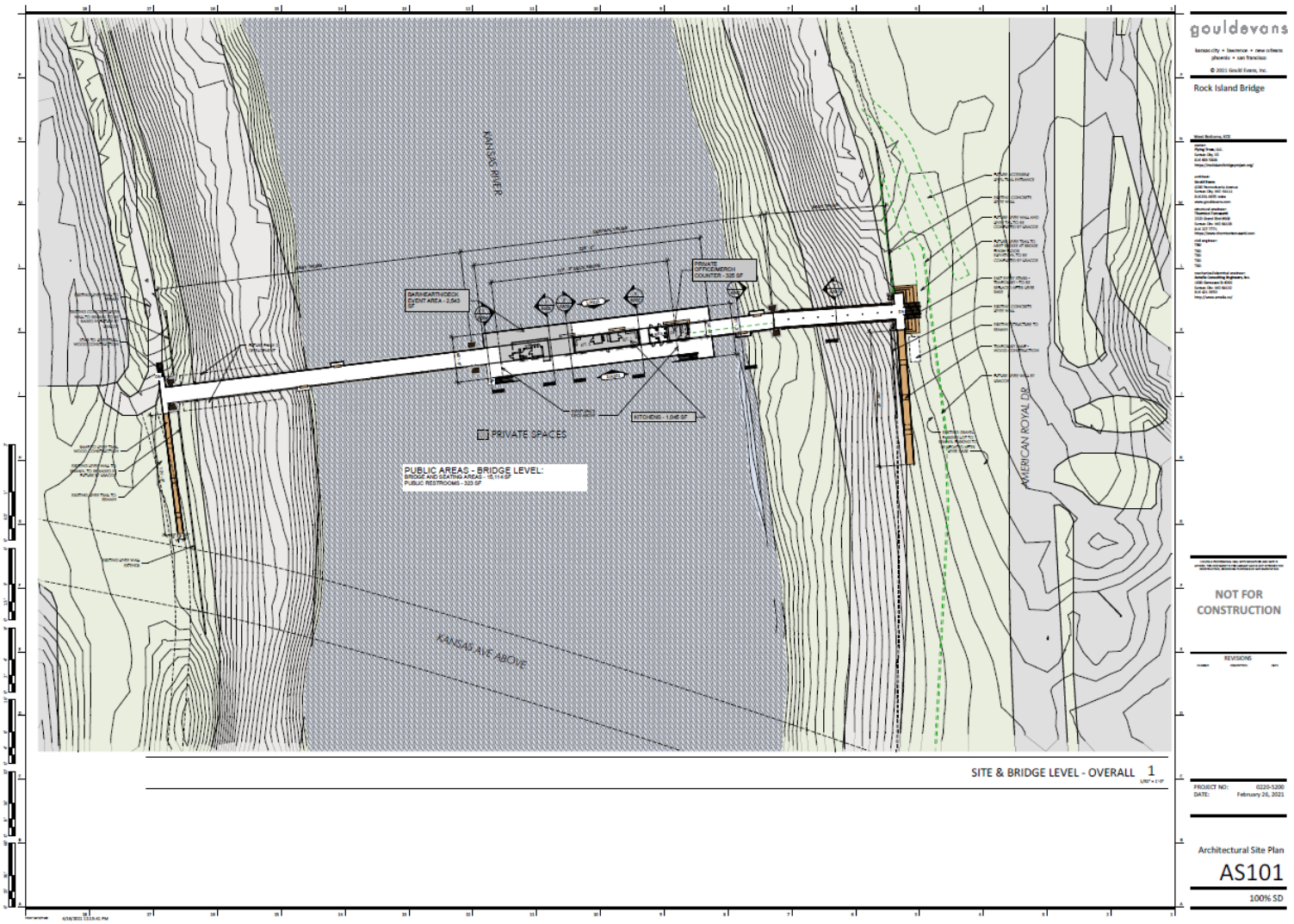
Based on the foregoing, this Redevelopment Plan proposes to utilize portions of the ad valorem tax increment, and certain other funds described herein to finance the costs of the Project. The UG hereby submits this Redevelopment Plan for public hearing and due consideration.

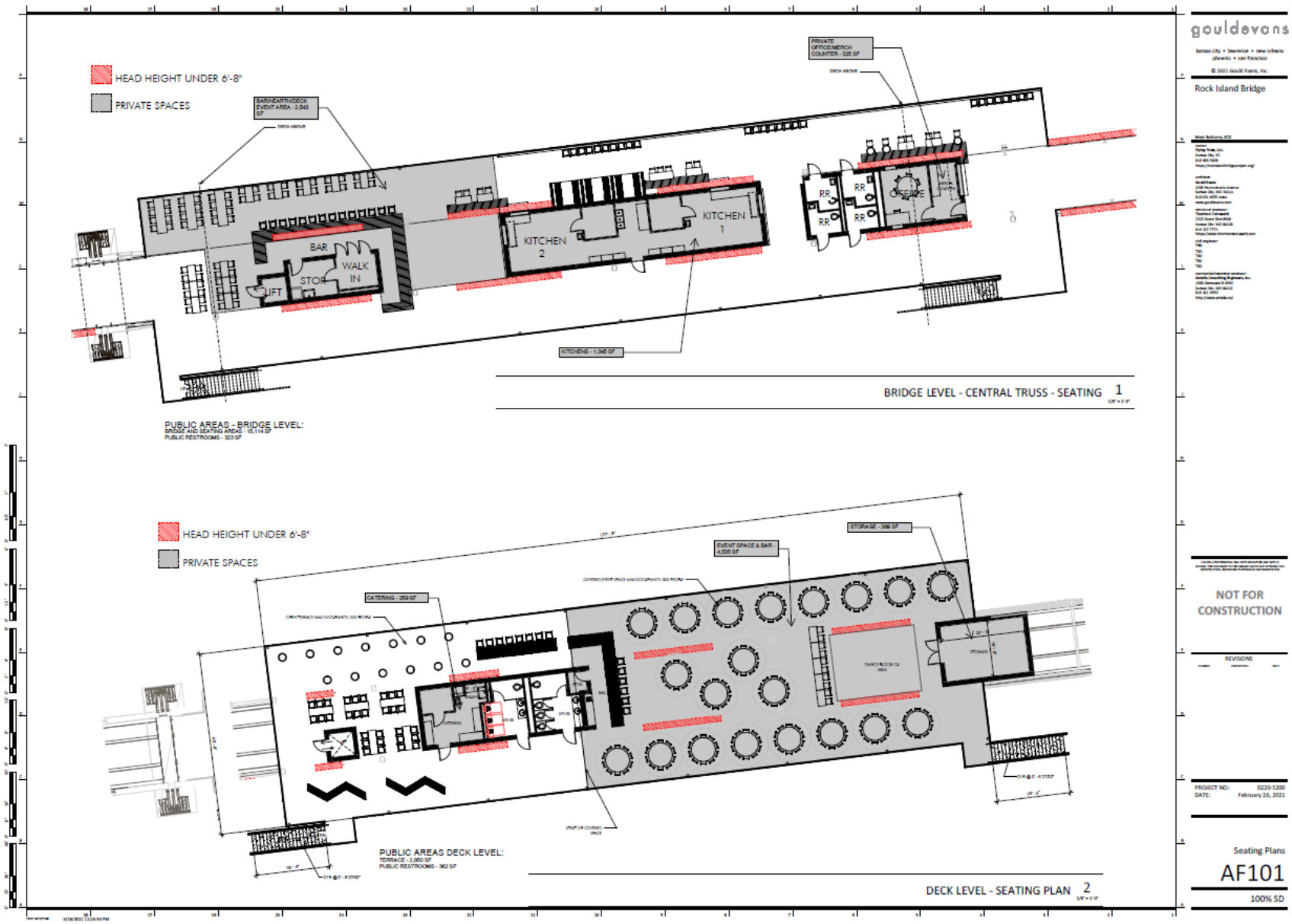
V. EXHIBITS

[Exhibits Follow]

Exhibit A

Proposed Site Plan




HEAD HEIGHT UNDER 6'-8"
PRIVATE SPACES
BAR/HEARTH/DECK EVENT AREA - 2,543 SF
PRIVATE OFFICE/MERCH COUNTER - 325 SF
BAR
WALK IN
STOR
LIFT
KITCHEN 2
KITCHEN 1
RR
OFFICE
KITCHENS - 1,045 SF
BRIDGE LEVEL - CENTRAL TRUSS - SEATING 1
PUBLIC AREAS - BRIDGE LEVEL:
BRIDGE AND SEATING AREAS - 15,114 SF
PUBLIC RESTROOMS - 323 SF
HEAD HEIGHT UNDER 6'-8"
PRIVATE SPACES
CATERING - 259 SF
EVENT SPACE & BAR - 4,535 SF
STORAGE - 369 SF
PUBLIC AREAS DECK LEVEL:
TERRACE - 2,850 SF
PUBLIC RESTROOMS - 362 SF
DECK LEVEL - SEATING PLAN 2
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phoenix • san francisco
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Rock Island Bridge
NOT FOR CONSTRUCTION
REVISIONS
PROJECT NO: 0220-5200
DATE: February 26, 2021
Seating Plans
AF101
100% SD

Exhibit B

Map of Redevelopment District and Project Areas

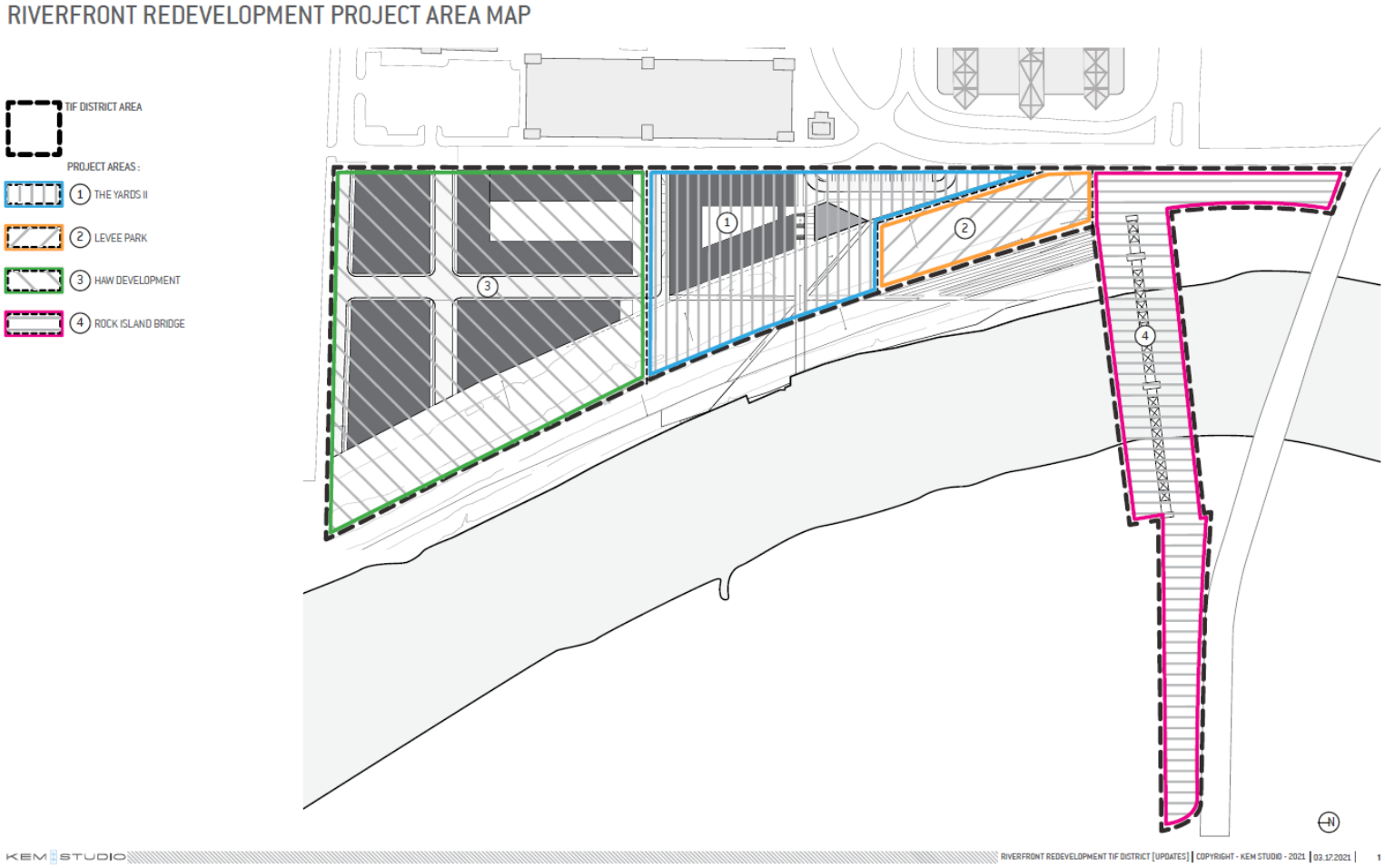


Exhibit C

Legal Description of Redevelopment District

A PORTION OF LOT 1 OF FRACTIONAL SECTION 14, TOWNSHIP 11 SOUTH, RANGE 25 EAST OF THE SIXTH PRINCIPAL MERIDIAN IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, AS LOCATED BY SILAS ARMSTRONG, ACCORDING TO THE OFFICIAL GOVERNMENT PLAT FILED IN THE DISTRICT LAND OFFICE AT LECOMPTON, KANSAS TERRITORY IN FEBRUARY 1858; SAID LAND ALSO BEING PORTIONS OF TRACTS 1, 2, 3 AND 4 AS SHOWN ON THE PLAT OF PARTITION IN DISTRICT COURT CASE NO. 911 IN 1867 AND A PORTION OF THE NORTH 40 ACRE TRACT AS SHOWN ON THE PLAT OF PARTITION IN DISTRICT COURT CASE NO. 1066 IN 1869, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: BEARINGS STATED IN THE FOLLOWING DESCRIPTION ARE ORIENTED TO GRID NORTH, MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM 1983.

BEGINNING AT A POINT ON THE KANSAS/MISSOURI STATE LINE, SAID POINT BEING 2162.94 FEET SOUTH OF THE NORTHEAST CORNER OF SAID FRACTIONAL SECTION 14 AND 1016.21 NORTH OF THE SOUTHWEST CORNER OF FRACTIONAL SECTION 6, TOWNSHIP 49 NORTH, RANGE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN KANSAS CITY, JACKSON COUNTY, MISSOURI, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF GATEWAY 2000 - KANSAS, A SUBDIVISION OF LAND IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS; THENCE NORTH 87 DEGREES 58 MINUTES 19 SECONDS WEST 835.11 FEET, ALONG THE SOUTH LINE OF SAID GATEWAY 2000 - KANSAS, TO A POINT ON THE UNITED STATES HARBOR LINE WHICH IS A CURVE CONCAVE TO THE EAST AND TO WHICH POINT A RADIAL LINE BEARS NORTH 66 DEGREES 17 MINUTES 58 SECONDS EAST; THENCE SOUTHERLY 149.84 FEET, ALONG SAID HARBOR LINE AND SAID CURVE TO THE LEFT HAVING A RADIUS OF 2570.20 FEET AND A CENTRAL ANGLE OF 3 DEGREES 20 MINUTES 25 SECONDS; THENCE SOUTH 27 DEGREES 02 MINUTES 27 SECONDS EAST 314.59 FEET, ALONG SAID HARBOR LINE, TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE SOUTHERLY 1021.96 FEET, ALONG SAID HARBOR LINE AND SAID CURVE TO THE RIGHT HAVING A RADIUS OF 5729.68 FEET AND A CENTRAL ANGLE OF 10 DEGREES 13 MINUTES 10 SECONDS; THENCE SOUTH 16 DEGREES 49 MINUTES 25 SECONDS EAST 262.70 FEET, ALONG SAID HARBOR LINE, TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE SOUTHERLY 288.90 FEET, ALONG SAID HARBOR LINE AND SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1910.08 FEET AND A CENTRAL ANGLE OF 8 DEGREES 39 MINUTES 69 SECONDS, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD (NOW ABANDONED); THENCE SOUTH 87 DEGREES 27 MINUTES 18 SECONDS EAST 98.27 FEET, ALONG SAID NORTH RIGHT-OF-WAY LINE, TO A POINT ON THE KANSAS/MISSOURI STATE LINE AND THE WEST RIGHT-OF-WAY LINE OF AMERICAN ROYAL DRIVE, AS NOW ESTABLISHED; THENCE NORTH 00 DEGREES 17 MINUTES 16 SECONDS EAST 854.18 FEET, ALONG

SAID STATE LINE, TO THE SOUTHWEST CORNER OF SAID FRACTIONAL SECTION 6, TOWNSHIP 49 NORTH, RANGE 33 WEST; THENCE NORTH 00 DEGREES 17 MINUTES 41 SECONDS EAST 1016.21 FEET, ALONG SAID STATE LINE, TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

And

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 14, TOWNSHIP 11 SOUTH, RANGE 25 EAST, OF THE SIXTH PRINCIPAL MERIDIAN IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY STEVEN C. SHAFER, PLS 852, OF BHC RHODES, CLS 175, BY METES AND BOUNDS AS FOLLOWS:

(NOTE: FOR COURSE ORIENTATION THE BEARINGS IN THIS DESCRIPTION ARE BASED ON GRID NORTH KANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE, ON THE STATE LINE BETWEEN KANSAS AND MISSOURI IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 49 NORTH, RANGE 33 WEST, OF THE FIFTH PRINCIPAL MERIDIAN HAVING A BEARING OF SOUTH 1 DEGREES 56 MINUTES 53 SECONDS EAST.)

COMMENCING AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 49 NORTH, RANGE 33 WEST, OF THE FIFTH PRINCIPAL MERIDIAN MONUMENTED BY A 1/2-INCH REINFORCING ROD WITH A 3-INCH DISK ON THE STATE LINE BETWEEN KANSAS AND MISSOURI; THENCE SOUTH 1 DEGREES 56 MINUTES 53 SECONDS EAST, 793.02 FEET, ON SAID STATE LINE AND THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID FRACTIONAL SECTION 14; THENCE SOUTH 88 DEGREES 03 MINUTES 07 SECONDS WEST, 107.67 FEET, PERPENDICULAR TO THE LAST DESCRIBED COURSE, TO A POINT ON THE EAST HARBOR LINE OF THE KANSAS RIVER, AND THE POINT OF BEGINNING OF SAID TRACT HEREIN DESCRIBED; THENCE SOUTHEASTERLY ON SAID EAST HARBOR LINE, ON A CURVE CONCAVE WESTERLY, WITH A RADIUS OF 1910.08 FEET, AN ARC LENGTH OF 139.43 FEET, SAID CURVE HAVING A CHORD BEARING SOUTH 10 DEGREES 02 MINUTES 08 SECONDS EAST, A CHORD DISTANCE OF 139.40 FEET; THENCE DEPARTING SAID EAST HARBOR LINE SOUTH 83 DEGREES 53 MINUTES 28 SECONDS WEST, 119.43 FEET; THENCE SOUTH 81 DEGREES 14 MINUTES 26 SECONDS WEST, 615.15 FEET, TO A POINT ON THE WEST HARBOR LINE OF THE KANSAS RIVER AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1176.08 FEET; THENCE NORTHERLY ON SAID WEST HARBOR LINE AND ON SAID CURVE, TO THE LEFT, AN ARC LENGTH OF 140.50 FEET, SAID CURVE HAVING A CHORD BEARING NORTH 11 DEGREES 05 MINUTES 28 SECONDS WEST, A CHORD DISTANCE OF 140.42 FEET; THENCE DEPARTING SAID WEST HARBOR LINE, NORTH 81 DEGREES 14 MINUTES 26 SECONDS EAST, 620.86 FEET; THENCE NORTH 84 DEGREES 25 MINUTES 18 SECONDS EAST, 116.38 FEET, TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 103,084 SQUARE FEET OR 2.3665 ACRES. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. TOGETHER WITH ALL THAT PART OF THE ABANDONDED CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT-OF-

WAY LYING BETWEEN THE KANSAS/MISSOURI STATE LINE AND THE UNITED STATES HARBOR LINE ON THE EASTERLY SIDE OF THE KANSAS RIVER.

And

Lot 1A, RIVER PARK, a subdivision of land recorded October 25, 1999, as Document Number 1311902, in Plat Book 39 at Page 4, in Section 14, Township 11 South, Range 25 East, of the Sixth Principal Meridian, in Kansas City, Wyandotte County, Kansas, said Tract being more particularly described by Steven C. Shafer, PLS 852, of BHC RHODES CLS 175, by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on Grid North, Kansas State Plane Coordinate System, North Zone, NAD83, on the State Line between Kansas and Missouri in the Northwest Quarter of Section 7, Township 49 North, Range 33 West, of the Fifth Principal Meridian having a bearing of South 1° 56' 53" East.)

BEGINNING at the Southeast corner of said Lot 1A, monumented by a found 1/2-inch reinforcing rod with a cap marked LS 533 set in concrete; Thence South 87° 27' 18" West, 457.45 feet (South 89° 39' 08" West by plat), on the South line of said Lot 1A;

Thence North 88° 21' 50" West, 126.06 feet (North 86° 10' 00" West by plat), on said South line;

Thence South 87° 27' 18" West, 50.00 feet (South 89° 39' 08" West by plat), on said South line, to the beginning of a tangent curve, concave to the Northeast, having a radius of 70.00 feet;

Thence Northwesterly on said curve, to the right, an arc length of 110.10 feet, said curve having a chord bearing North 47° 29' 12" West, a chord distance of 99.10 feet, on the Westerly line of said Lot 1A;

Thence North 02° 25' 42" West, 13.50 feet (North 1°15'32" West by plat), on said West line, to the beginning of a non-tangent curve concave to the South, having a radius of 838.97 feet;

Thence Easterly on said curve, to the right, an arc length of 56.13 feet, said curve having a chord bearing North 85° 28 ' 14" East (North 87° 40' 04" East by plat), a chord distance of 56.12 feet (56.13 feet by plat), on the North line of said Lot 1A;

Thence North 87° 23' 15" East, 567.72 feet (North 89° 35' 05" East by plat), on said North line, to the beginning of a non-tangent curve, concave to the North, having a radius of 466.34 feet;

Thence Easterly on said curve, to the left, an arc distance of 67.84 feet, said curve having a chord bearing North 83° 13' 00" East (North 85° 25' 02" East by plat), a chord distance of 67.78 feet, to a point on the Westerly Harbor Line of the Kansas River and the East line of said Lot 1A, and the beginning of a non-tangent curve, concave to the West, having a radius of 1176.08;

Thence Southerly on said curve, to the right, an arc length of 101.17 feet, said curve having a chord bearing South 09° 12' 39" East, a chord distance of 101.14 feet, to the POINT OF BEGINNING, said Lot 1A containing 63,774 square feet or 1.4640 acres.

Subject to all easements and restrictions of record.

And

A Tract of land in the Southeast Quarter of Fractional Section 14, Township 11 South, Range 25 East, of the Sixth Principal Meridian in Kansas City, Wyandotte County, Kansas, said Tract being more particularly described by Steven C. Shafer, PLS 852, of BHC RHODES, CLS 175, by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on Grid North, Kansas State Plane Coordinate System, North Zone, NAD83, on the State Line between Kansas and Missouri in the Northwest Quarter of Section 7, Township 49 North, Range 33 West, of the Fifth Principal Meridian having a bearing of South 1° 56' 53" East.)

COMMENCING at the Northwest corner of Section 7, Township 49 North, Range 33 West, of the Fifth Principal Meridian, monumented by a found 1/2-inch reinforcing rod with a 3-inch disk, on the State Line between Kansas and Missouri;

Thence South 1° 56' 53" East, 705.07 feet, on said State Line and the East line of said Southeast Quarter of Fractional Section 14, to the POINT OF BEGINNING of said Tract herein described;

Thence South 1° 56' 53" East, 654.10 feet, on said State Line and sand East line, to its intersection with a point below the North face of the Kansas Avenue bridge over the Kansas River;

Thence North 74° 12' 00" West, 92.55 feet, along said North face, to a point on the East Harbor Line of the Kansas River, and the beginning of a non-tangent curve, concave to the West, having a radius of 1910.08 feet;

Thence Northerly on said East Harbor line and on said curve to the left, an arc length of 621.24 feet, said curve having a chord bearing North 5° 14' 38" West, a chord distance of 618.51 feet;

Thence North 84° 10' 00" East, 123.99 feet, the POINT OF BEGINNING, said Tract containing 56,767 square feet or 1.3032 acres.

Subject to all easements and restrictions of record.

And all adjacent right-of-way, all as depicted on the map on **Exhibit B**.

Exhibit D

Legal Description of Project Area 4

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 14, TOWNSHIP 11 SOUTH, RANGE 25 EAST, OF THE SIXTH PRINCIPAL MERIDIAN IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY STEVEN C. SHAFER, PLS 852, OF BHC RHODES, CLS 175, BY METES AND BOUNDS AS FOLLOWS:

(NOTE: FOR COURSE ORIENTATION THE BEARINGS IN THIS DESCRIPTION ARE BASED ON GRID NORTH KANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE, ON THE STATE LINE BETWEEN KANSAS AND MISSOURI IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 49 NORTH, RANGE 33 WEST, OF THE FIFTH PRINCIPAL MERIDIAN HAVING A BEARING OF SOUTH 1 DEGREES 56 MINUTES 53 SECONDS EAST.)

COMMENCING AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 49 NORTH, RANGE 33 WEST, OF THE FIFTH PRINCIPAL MERIDIAN MONUMENTED BY A 1/2-INCH REINFORCING ROD WITH A 3-INCH DISK ON THE STATE LINE BETWEEN KANSAS AND MISSOURI; THENCE SOUTH 1 DEGREES 56 MINUTES 53 SECONDS EAST, 793.02 FEET, ON SAID STATE LINE AND THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID FRACTIONAL SECTION 14; THENCE SOUTH 88 DEGREES 03 MINUTES 07 SECONDS WEST, 107.67 FEET, PERPENDICULAR TO THE LAST DESCRIBED COURSE, TO A POINT ON THE EAST HARBOR LINE OF THE KANSAS RIVER, AND THE POINT OF BEGINNING OF SAID TRACT HEREIN DESCRIBED; THENCE SOUTHEASTERLY ON SAID EAST HARBOR LINE, ON A CURVE CONCAVE WESTERLY, WITH A RADIUS OF 1910.08 FEET, AN ARC LENGTH OF 139.43 FEET, SAID CURVE HAVING A CHORD BEARING SOUTH 10 DEGREES 02 MINUTES 08 SECONDS EAST, A CHORD DISTANCE OF 139.40 FEET; THENCE DEPARTING SAID EAST HARBOR LINE SOUTH 83 DEGREES 53 MINUTES 28 SECONDS WEST, 119.43 FEET; THENCE SOUTH 81 DEGREES 14 MINUTES 26 SECONDS WEST, 615.15 FEET, TO A POINT ON THE WEST HARBOR LINE OF THE KANSAS RIVER AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1176.08 FEET; THENCE NORTHERLY ON SAID WEST HARBOR LINE AND ON SAID CURVE, TO THE LEFT, AN ARC LENGTH OF 140.50 FEET, SAID CURVE HAVING A CHORD BEARING NORTH 11 DEGREES 05 MINUTES 28 SECONDS WEST, A CHORD DISTANCE OF 140.42 FEET; THENCE DEPARTING SAID WEST HARBOR LINE, NORTH 81 DEGREES 14 MINUTES 26 SECONDS EAST, 620.86 FEET; THENCE NORTH 84 DEGREES 25 MINUTES 18 SECONDS EAST, 116.38 FEET, TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 103,084 SQUARE FEET OR 2.3665 ACRES. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. TOGETHER WITH ALL THAT PART OF THE ABANDONDED CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT-OF-WAY LYING BETWEEN THE KANSAS/MISSOURI STATE LINE AND THE UNITED STATES HARBOR LINE ON THE EASTERLY SIDE OF THE KANSAS RIVER.

And

Lot 1A, RIVER PARK, a subdivision of land recorded October 25, 1999, as Document Number 1311902, in Plat Book 39 at Page 4, in Section 14, Township 11 South, Range 25 East, of the Sixth Principal Meridian, in Kansas City, Wyandotte County, Kansas, said Tract being more particularly described by Steven C. Shafer, PLS 852, of BHC RHODES CLS 175, by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on Grid North, Kansas State Plane Coordinate System, North Zone, NAD83, on the State Line between Kansas and Missouri in the Northwest Quarter of Section 7, Township 49 North, Range 33 West, of the Fifth Principal Meridian having a bearing of South 1° 56' 53" East.)

BEGINNING at the Southeast corner of said Lot 1A, monumented by a found 1/2-inch reinforcing rod with a cap marked LS 533 set in concrete; Thence South 87° 27' 18" West, 457.45 feet (South 89° 39' 08" West by plat), on the South line of said Lot 1A;

Thence North 88° 21' 50" West, 126.06 feet (North 86° 10' 00" West by plat), on said South line;

Thence South 87° 27' 18" West, 50.00 feet (South 89° 39' 08" West by plat), on said South line, to the beginning of a tangent curve, concave to the Northeast, having a radius of 70.00 feet;

Thence Northwesterly on said curve, to the right, an arc length of 110.10 feet, said curve having a chord bearing North 47° 29' 12" West, a chord distance of 99.10 feet, on the Westerly line of said Lot 1A;

Thence North 02° 25' 42" West, 13.50 feet (North 1°15'32" West by plat), on said West line, to the beginning of a non-tangent curve concave to the South, having a radius of 838.97 feet;

Thence Easterly on said curve, to the right, an arc length of 56.13 feet, said curve having a chord bearing North 85° 28 ' 14" East (North 87° 40' 04" East by plat), a chord distance of 56.12 feet (56.13 feet by plat), on the North line of said Lot 1A;

Thence North 87° 23' 15" East, 567.72 feet (North 89° 35' 05" East by plat), on said North line, to the beginning of a non-tangent curve, concave to the North, having a radius of 466.34 feet;

Thence Easterly on said curve, to the left, an arc distance of 67.84 feet, said curve having a chord bearing North 83° 13' 00" East (North 85° 25' 02" East by plat), a chord distance of 67.78 feet, to a point on the Westerly Harbor Line of the Kansas River and the East line of said Lot 1A, and the beginning of a non-tangent curve, concave to the West, having a radius of 1176.08;

Thence Southerly on said curve, to the right, an arc length of 101.17 feet, said curve having a chord bearing South 09° 12' 39" East, a chord distance of 101.14 feet, to the POINT OF BEGINNING, said Lot 1A containing 63,774 square feet or 1.4640 acres.

Subject to all easements and restrictions of record.

And

A Tract of land in the Southeast Quarter of Fractional Section 14, Township 11 South, Range 25 East, of the Sixth Principal Meridian in Kansas City, Wyandotte County, Kansas, said Tract being more particularly described by Steven C. Shafer, PLS 852, of BHC RHODES, CLS 175, by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on Grid North, Kansas State Plane Coordinate System, North Zone, NAD83, on the State Line between Kansas and Missouri in the Northwest Quarter of Section 7, Township 49 North, Range 33 West, of the Fifth Principal Meridian having a bearing of South 1° 56' 53" East.)

COMMENCING at the Northwest corner of Section 7, Township 49 North, Range 33 West, of the Fifth Principal Meridian, monumented by a found 1/2-inch reinforcing rod with a 3-inch disk, on the State Line between Kansas and Missouri;

Thence South 1° 56' 53" East, 705.07 feet, on said State Line and the East line of said Southeast Quarter of Fractional Section 14, to the POINT OF BEGINNING of said Tract herein described;

Thence South 1° 56' 53" East, 654.10 feet, on said State Line and sand East line, to its intersection with a point below the North face of the Kansas Avenue bridge over the Kansas River;

Thence North 74° 12' 00" West, 92.55 feet, along said North face, to a point on the East Harbor Line of the Kansas River, and the beginning of a non-tangent curve, concave to the West, having a radius of 1910.08 feet;

Thence Northerly on said East Harbor line and on said curve to the left, an arc length of 621.24 feet, said curve having a chord bearing North 5° 14' 38" West, a chord distance of 618.51 feet;

Thence North 84° 10' 00" East, 123.99 feet, the POINT OF BEGINNING, said Tract containing 56,767 square feet or 1.3032 acres.

Subject to all easements and restrictions of record.

And all adjacent right-of-way, all as depicted on the map on **Exhibit B**.

Exhibit E

Redevelopment District Ordinance No. O-47-20 and Ordinance No. O-60-21

(Published in ***The Wyandotte Echo*** on August 20, 2020)

ORDINANCE NO. O-47-20

AN ORDINANCE MAKING FINDINGS AND ESTABLISHING A REDEVELOPMENT DISTRICT PURSUANT TO K.S.A. 12-1770 ET SEQ., AND AMENDMENTS THERETO.

WHEREAS, pursuant to the provisions of K.S.A. 12-1770 *et seq.*, as amended (the "Act"), the Unified Government of Wyandotte County/Kansas City, Kansas (the "Unified Government") is authorized to establish redevelopment districts within a defined area of the Unified Government which is an area within the Unified Government that was designated as an enterprise zone prior to July 1, 1992, and is therefore an "eligible area" as said term is defined in the Act; and

WHEREAS, the Board of Commissioners of the Unified Government (the "Governing Body") adopted Resolution No. R-41-20 on July 9, 2020, calling for a public hearing considering the establishment of a redevelopment district to be held by the Governing Body on August 13, 2020; and

WHEREAS, notice of the public hearing was given as required by the Act; and

WHEREAS, the public hearing was held on August 13, 2020 and closed on the same day.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

SECTION 1. The Governing Body hereby finds that the real property described in **Exhibits A and B** (the "Redevelopment District") attached hereto is an eligible area for being designated as a redevelopment district pursuant to the Act because the real property is an area within the Unified Government that was designated as an enterprise zone prior to July 1, 1992.

SECTION 2. The Governing Body hereby finds that the real property described in **Exhibits A and B** includes only areas designated in the notice of public hearing given as required by the Act and Resolution No. R-41-20, and that all required notices under the Act were properly and timely given.

SECTION 3. The Governing Body hereby finds that the conservation, development or redevelopment of the Redevelopment District is necessary to promote the general and economic welfare of the Unified Government.

SECTION 4. The Governing Body hereby establishes the Redevelopment District, which shall consist of four (4) project areas depicted on the map attached hereto as **Exhibit A**. The district plan is hereby approved as follows, without limitation:

> **Project Area 1 (The Yards II).** One or more buildings to be utilized for multifamily residential uses, commercial uses, mixed use commercial retail, restaurant uses, and any other commercial structure or use (including but not limited to, office, non-profit, governmental, or community use), and including such associated site work, infrastructure, utilities, storm water control, access, street improvements, landscaping, lighting, parking facilities (including parking garages), courtyards, other associated and appurtenant structures and facilities, and any other items allowable under the Act.

Project Area 2 (Levee Park). Commercial uses, mixed use commercial retail, restaurant uses, and any other commercial structure or use (including but not limited to, office, non-profit, governmental, or community use), and including such associated site work, infrastructure, utilities, storm water control, access, street improvements, landscaping, lighting, parking facilities (including parking garages), courtyards, other associated and appurtenant structures and facilities, and any other items allowable under the Act.

Project Area 3 (Haw Development). One or more buildings to be utilized for multifamily residential uses, commercial uses, mixed use commercial retail, restaurant uses, and any other commercial structure or use (including but not limited to, office, non-profit, governmental, or community use), and including such associated site work, infrastructure, utilities, storm water control, access, street improvements, landscaping, lighting, parking facilities (including parking garages), courtyards, other associated and appurtenant structures and facilities, and any other items allowable under the Act.

Project Area 4 (Rock Island Bridge). Commercial uses, mixed use commercial retail, restaurant uses, and any other commercial structure or use (including but not limited to, office, non-profit, governmental, or community use), and including such associated site work, infrastructure, utilities, storm water control, access, street improvements, landscaping, lighting, parking facilities (including parking garages), courtyards, other associated and appurtenant structures and facilities, and any other items allowable under the Act.

SECTION 5. The Mayor/CEO, County Administrator, and other officers, agents and employees of the Unified Government are hereby further authorized and directed to take such further action as may be appropriate or desirable to accomplish the purpose of this Ordinance.

SECTION 6. This Ordinance shall take effect and be in force from and after its passage and publication as provided by law.

PASSED BY THE UNIFIED GOVERNMENT BOARD OF COMMISSIONERS THIS 13TH DAY OF AUGUST, 2020.

Mayor/CEO

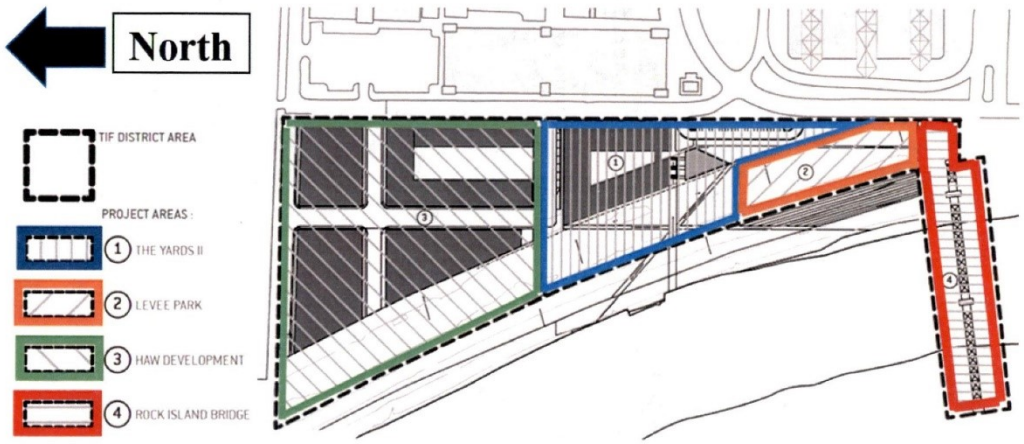
(SEAL)

Unified Government Clerk

TIF District Ordinance (Riverfront Redevelopment District)

EXHIBIT A

MAP OF PROPOSED REDEVELOPMENT DISTRICT



A-1

EXHIBIT B

LEGAL DESCRIPTION OF REDEVELOPMENT DISTRICT

A PORTION OF LOT 1 OF FRACTIONAL SECTION 14, TOWNSHIP 11 SOUTH, RANGE 25 EAST OF THE SIXTH PRINCIPAL MERIDIAN IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, AS LOCATED BY SILAS ARMSTRONG, ACCORDING TO THE OFFICIAL GOVERNMENT PLAT FILED IN THE DISTRICT LAND OFFICE AT LECOMPTON, KANSAS TERRITORY IN FEBRUARY 1858; SAID LAND ALSO BEING PORTIONS OF TRACTS 1, 2, 3 AND 4 AS SHOWN ON THE PLAT OF PARTITION IN DISTRICT COURT CASE NO. 911 IN 1867 AND A PORTION OF THE NORTH 40 ACRE TRACT AS SHOWN ON THE PLAT OF PARTITION IN DISTRICT COURT CASE NO. 1066 IN 1869, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: BEARINGS STATED IN THE FOLLOWING DESCRIPTION ARE ORIENTED TO GRID NORTH, MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM 1983.

BEGINNING AT A POINT ON THE KANSAS/MISSOURI STATE LINE, SAID POINT BEING 2162.94 FEET SOUTH OF THE NORTHEAST CORNER OF SAID FRACTIONAL SECTION 14 AND 1016.21 NORTH OF THE SOUTHWEST CORNER OF FRACTIONAL SECTION 6, TOWNSHIP 49 NORTH, RANGE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN KANSAS CITY, JACKSON COUNTY, MISSOURI, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF GATEWAY 2000 - KANSAS, A SUBDIVISION OF LAND IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS; THENCE NORTH 87 DEGREES 58 MINUTES 19 SECONDS WEST 835.11 FEET, ALONG THE SOUTH LINE OF SAID GATEWAY 2000 - KANSAS, TO A POINT ON THE UNITED STATES HARBOR LINE WHICH IS A CURVE CONCAVE TO THE EAST AND TO WHICH POINT A RADIAL LINE BEARS NORTH 66 DEGREES 17 MINUTES 58 SECONDS EAST; THENCE SOUTHERLY 149.84 FEET, ALONG SAID HARBOR LINE AND SAID CURVE TO THE LEFT HAVING A RADIUS OF 2570.20 FEET AND A CENTRAL ANGLE OF 3 DEGREES 20 MINUTES 25 SECONDS; THENCE SOUTH 27 DEGREES 02 MINUTES 27 SECONDS EAST 314.59 FEET, ALONG SAID HARBOR LINE, TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE SOUTHERLY 1021.96 FEET, ALONG SAID HARBOR LINE AND SAID CURVE TO THE RIGHT HAVING A RADIUS OF 5729.68 FEET AND A CENTRAL ANGLE OF 10 DEGREES 13 MINUTES 10 SECONDS; THENCE SOUTH 16 DEGREES 49 MINUTES 25 SECONDS EAST 262.70 FEET, ALONG SAID HARBOR LINE, TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE SOUTHERLY 288.90 FEET, ALONG SAID HARBOR LINE AND SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1910.08 FEET AND A CENTRAL ANGLE OF 8 DEGREES 39 MINUTES 69 SECONDS, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD (NOW ABANDONED); THENCE SOUTH 87 DEGREES 27 MINUTES 18 SECONDS EAST 98.27 FEET, ALONG SAID NORTH RIGHT-OF-WAY LINE, TO A POINT ON THE KANSAS/MISSOURI STATE LINE AND THE WEST RIGHT-OF-WAY LINE OF AMERICAN ROYAL DRIVE, AS NOW ESTABLISHED; THENCE NORTH 00 DEGREES 17 MINUTES 16 SECONDS EAST 854.18 FEET, ALONG SAID STATE LINE, TO THE SOUTHWEST CORNER OF SAID FRACTIONAL SECTION 6, TOWNSHIP 49 NORTH, RANGE 33 WEST; THENCE NORTH 00 DEGREES 17 MINUTES 41 SECONDS EAST 1016.21 FEET, ALONG SAID STATE LINE, TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

(Published in ***The Wyandotte Echo*** on May 29, 2021)

ORDINANCE NO. O-60-21

AN ORDINANCE OF THE GOVERNING BODY OF UNIFIED GOVERNEMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, ADDING PROPERTY TO THE EXISTING RIVERFRONT REDEVELOPMENT DISTRICT AND AMENDING ORDINANCE NO. O-47-20.

WHEREAS, pursuant to the provisions of K.S.A. 12-1770 *et seq.*, as amended (the "Act"), the Unified Government of Wyandotte County/Kansas City, Kansas (the "Unified Government") is authorized to establish redevelopment districts within a defined area of the Unified Government which is an area within the Unified Government that was designated as an enterprise zone prior to July 1, 1992, and is therefore an "eligible area" as said term is defined in the Act; and

WHEREAS, the Board of Commissioners of the Unified Government (the "Governing Body") has, by Ordinance No. O-47-20, previously established the Riverfront Redevelopment District (the "District") within defined areas of the Unified Government on August 13, 2020, that were found to be within an "enterprise zone," as said term is defined in the Act; and

WHEREAS, Ordinance No. O-47-20 was published in The Wyandotte Echo on August 20, 2020; and

WHEREAS, the legal description of the District, contained in **Exhibit B** of Ordinance No. O-47-20, unintentionally omitted the legal description of the property contained in Project Area 4, the Rock Island Bridge, as depicted on the map attached hereto as **Exhibit A**; and

WHEREAS, the Governing Body desires to add the missing property of Project Area 4 to the District, pursuant to K.S.A. 12-1771(e); and

WHEREAS, the additional area is within an "enterprise zone," as said term is defined in the Act.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

SECTION 1. The Governing Body hereby finds that the real property described in **Exhibits A and B** (the "Expanded Redevelopment District") attached hereto is an eligible area for being designated as a redevelopment district pursuant to the Act because the real property is an area within the Unified Government that was designated as an enterprise zone prior to July 1, 1992.

SECTION 2. The Governing Body hereby finds that the real property described in **Exhibits A and B** includes only areas designated in the notice of public hearing given as required by the Act and Resolution No. R-30-21, and that all required notices under the Act were properly and timely given.

SECTION 3. The Governing Body hereby amends Ordinance No. O-47-20 Exhibit A by substituting the map attached hereto as **Exhibit A**, and amends Ordinance No. O-47-20 Exhibit B by substituting the legal description attached hereto as **Exhibit B**.

SECTION 4. The Mayor/CEO, County Administrator, and other officers, agents and employees of the Unified Government are hereby further authorized and directed to take such further action as may be appropriate or desirable to accomplish the purpose of this Ordinance.

SECTION 5. This Ordinance shall take effect and be in force from and after its passage and publication as provided by law.

PASSED BY THE UNIFIED GOVERNMENT BOARD OF COMMISSIONERS THIS 13TH DAY OF MAY, 2021.

Mayor/CEO

(SEAL)

Unified Government Clerk

EXHIBIT A

MAP OF EXPANDED DISTRICT

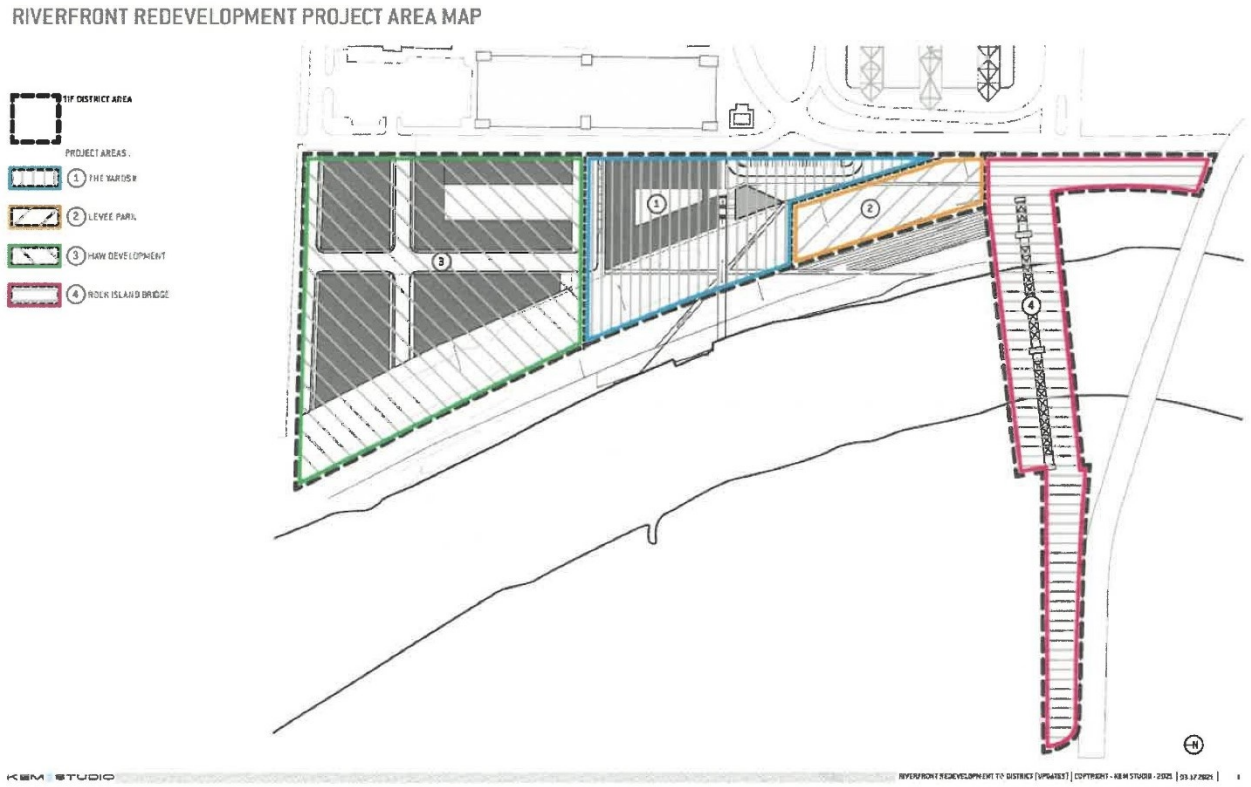


EXHIBIT B

LEGAL DESCRIPTION OF EXPANDED DISTRICT

A PORTION OF LOT 1 OF FRACTIONAL SECTION 14, TOWNSHIP 11 SOUTH, RANGE 25 EAST OF THE SIXTH PRINCIPAL MERIDIAN IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, AS LOCATED BY SILAS ARMSTRONG, ACCORDING TO THE OFFICIAL GOVERNMENT PLAT FILED IN THE DISTRICT LAND OFFICE AT LECOMPTON, KANSAS TERRITORY IN FEBRUARY 1858; SAID LAND ALSO BEING PORTIONS OF TRACTS 1, 2, 3 AND 4 AS SHOWN ON THE PLAT OF PARTITION IN DISTRICT COURT CASE NO. 911 IN 1867 AND A PORTION OF THE NORTH 40 ACRE TRACT AS SHOWN ON THE PLAT OF PARTITION IN DISTRICT COURT CASE NO. 1066 IN 1869, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: BEARINGS STATED IN THE FOLLOWING DESCRIPTION ARE ORIENTED TO GRID NORTH, MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM 1983.

BEGINNING AT A POINT ON THE KANSAS/MISSOURI STATE LINE, SAID POINT BEING 2162.94 FEET SOUTH OF THE NORTHEAST CORNER OF SAID FRACTIONAL SECTION 14 AND 1016.21 NORTH OF THE SOUTHWEST CORNER OF FRACTIONAL SECTION 6, TOWNSHIP 49 NORTH, RANGE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN KANSAS CITY, JACKSON COUNTY, MISSOURI, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF GATEWAY 2000 - KANSAS, A SUBDIVISION OF LAND IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS; THENCE NORTH 87 DEGREES 58 MINUTES 19 SECONDS WEST 835.11 FEET, ALONG THE SOUTH LINE OF SAID GATEWAY 2000 - KANSAS, TO A POINT ON THE UNITED STATES HARBOR LINE WHICH IS A CURVE CONCAVE TO THE EAST AND TO WHICH POINT A RADIAL LINE BEARS NORTH 66 DEGREES 17 MINUTES 58 SECONDS EAST; THENCE SOUTHERLY 149.84 FEET, ALONG SAID HARBOR LINE AND SAID CURVE TO THE LEFT HAVING A RADIUS OF 2570.20 FEET AND A CENTRAL ANGLE OF 3 DEGREES 20 MINUTES 25 SECONDS; THENCE SOUTH 27 DEGREES 02 MINUTES 27 SECONDS EAST 314.59 FEET, ALONG SAID HARBOR LINE, TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE SOUTHERLY 1021.96 FEET, ALONG SAID HARBOR LINE AND SAID CURVE TO THE RIGHT HAVING A RADIUS OF 5729.68 FEET AND A CENTRAL ANGLE OF 10 DEGREES 13 MINUTES 10 SECONDS; THENCE SOUTH 16 DEGREES 49 MINUTES 25 SECONDS EAST 262.70 FEET, ALONG SAID HARBOR LINE, TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE SOUTHERLY 288.90 FEET, ALONG SAID HARBOR LINE AND SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1910.08 FEET AND A CENTRAL ANGLE OF 8 DEGREES 39 MINUTES 69 SECONDS, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD (NOW ABANDONED); THENCE SOUTH 87 DEGREES 27 MINUTES 18 SECONDS EAST 98.27 FEET, ALONG SAID NORTH RIGHT-OF-WAY LINE, TO A POINT ON THE KANSAS/MISSOURI STATE LINE AND THE WEST RIGHT-OF-WAY LINE OF AMERICAN ROYAL DRIVE, AS NOW ESTABLISHED; THENCE NORTH 00 DEGREES 17 MINUTES 16 SECONDS EAST 854.18 FEET, ALONG SAID STATE LINE, TO THE SOUTHWEST CORNER OF SAID FRACTIONAL SECTION 6, TOWNSHIP 49 NORTH, RANGE 33 WEST; THENCE NORTH 00 DEGREES 17 MINUTES 41 SECONDS EAST 1016.21 FEET, ALONG SAID STATE LINE, TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

And

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 14, TOWNSHIP 11 SOUTH, RANGE 25 EAST, OF THE SIXTH PRINCIPAL MERIDIAN IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY STEVEN C. SHAFER, PLS 852, OF BHC RHODES, CLS 175, BY METES AND BOUNDS AS FOLLOWS:

(NOTE: FOR COURSE ORIENTATION THE BEARINGS IN THIS DESCRIPTION ARE BASED ON GRID NORTH KANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE, ON THE STATE LINE BETWEEN KANSAS AND MISSOURI IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 49 NORTH, RANGE 33 WEST, OF THE FIFTH PRINCIPAL MERIDIAN HAVING A BEARING OF SOUTH 1 DEGREES 56 MINUTES 53 SECONDS EAST.)

COMMENCING AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 49 NORTH, RANGE 33 WEST, OF THE FIFTH PRINCIPAL MERIDIAN MONUMENTED BY A 1/2-INCH REINFORCING ROD WITH A 3-INCH DISK ON THE STATE LINE BETWEEN KANSAS AND MISSOURI; THENCE SOUTH 1 DEGREES 56 MINUTES 53 SECONDS EAST, 793.02 FEET, ON SAID STATE LINE AND THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID FRACTIONAL SECTION 14; THENCE SOUTH 88 DEGREES 03 MINUTES 07 SECONDS WEST, 107.67 FEET, PERPENDICULAR TO THE LAST DESCRIBED COURSE, TO A POINT ON THE EAST HARBOR LINE OF THE KANSAS RIVER, AND THE POINT OF BEGINNING OF SAID TRACT HEREIN DESCRIBED; THENCE SOUTHEASTERLY ON SAID EAST HARBOR LINE, ON A CURVE CONCAVE WESTERLY, WITH A RADIUS OF 1910.08 FEET, AN ARC LENGTH OF 139.43 FEET, SAID CURVE HAVING A CHORD BEARING SOUTH 10 DEGREES 02 MINUTES 08 SECONDS EAST, A CHORD DISTANCE OF 139.40 FEET; THENCE DEPARTING SAID EAST HARBOR LINE SOUTH 83 DEGREES 53 MINUTES 28 SECONDS WEST, 119.43 FEET; THENCE SOUTH 81 DEGREES 14 MINUTES 26 SECONDS WEST, 615.15 FEET, TO A POINT ON THE WEST HARBOR LINE OF THE KANSAS RIVER AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1176.08 FEET; THENCE NORTHERLY ON SAID WEST HARBOR LINE AND ON SAID CURVE, TO THE LEFT, AN ARC LENGTH OF 140.50 FEET, SAID CURVE HAVING A CHORD BEARING NORTH 11 DEGREES 05 MINUTES 28 SECONDS WEST, A CHORD DISTANCE OF 140.42 FEET; THENCE DEPARTING SAID WEST HARBOR LINE, NORTH 81 DEGREES 14 MINUTES 26 SECONDS EAST, 620.86 FEET; THENCE NORTH 84 DEGREES 25 MINUTES 18 SECONDS EAST, 116.38 FEET, TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 103,084 SQUARE FEET OR 2.3665 ACRES. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. TOGETHER WITH ALL THAT PART OF THE ABANDONDED CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT-OF-WAY LYING BETWEEN THE KANSAS/MISSOURI STATE LINE AND THE UNITED STATES HARBOR LINE ON THE EASTERLY SIDE OF THE KANSAS RIVER.

And

Lot 1A, RIVER PARK, a subdivision of land recorded October 25, 1999, as Document Number 1311902, in Plat Book 39 at Page 4, in Section 14, Township 11 South, Range 25 East, of the Sixth Principal Meridian, in Kansas City, Wyandotte County, Kansas, said Tract being more particularly described by Steven C. Shafer, PLS 852, of BHC RHODES CLS 175, by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on Grid North, Kansas State Plane Coordinate System, North Zone, NAD83, on the State Line between Kansas and Missouri in the Northwest Quarter of Section 7, Township 49 North, Range 33 West, of the Fifth Principal Meridian having a bearing of South 1° 56' 53" East.)

BEGINNING at the Southeast corner of said Lot 1A, monumented by a found 1/2-inch reinforcing rod with a cap marked LS 533 set in concrete; Thence South 87° 27' 18" West, 457.45 feet (South 89° 39' 08" West by plat), on the South line of said Lot 1A; Thence North 88° 21' 50" West, 126.06 feet (North 86° 10' 00" West by plat), on said South line; Thence South 87° 27' 18" West, 50.00 feet (South 89° 39' 08" West by plat), on said South line, to the beginning of a tangent curve, concave to the Northeast, having a radius of 70.00 feet; Thence Northwesterly on said curve, to the right, an arc length of 110.10 feet, said curve having a chord bearing North 47° 29' 12" West, a chord distance of 99.10 feet, on the Westerly line of said Lot 1A; Thence North 02° 25' 42" West, 13.50 feet (North 1°15'32" West by plat), on said West line, to the beginning of a non-tangent curve concave to the South, having a radius of 838.97 feet; Thence Easterly on said curve, to the right, an arc length of 56.13 feet, said curve having a chord bearing North 85° 28' 14" East (North 87° 40' 04" East by plat), a chord distance of 56.12 feet (56.13 feet by plat), on the North line of said Lot 1A; Thence North 87° 23' 15" East, 567.72 feet (North 89° 35' 05" East by plat), on said North line, to the beginning of a non-tangent curve, concave to the North, having a radius of 466.34 feet; Thence Easterly on said curve, to the left, an arc distance of 67.84 feet, said curve having a chord bearing North 83° 13' 00" East (North 85° 25' 02" East by plat), a chord distance of 67.78 feet, to a point on the Westerly Harbor Line of the Kansas River and the East line of said Lot 1A, and the beginning of a non-tangent curve, concave to the West, having a radius of 1176.08; Thence Southerly on said curve, to the right, an arc length of 101.17 feet, said curve having a chord bearing South 09° 12' 39" East, a chord distance of 101.14 feet, to the POINT OF BEGINNING, said Lot 1A containing 63,774 square feet or 1.4640 acres.

Subject to all easements and restrictions of record.

And

A Tract of land in the Southeast Quarter of Fractional Section 14, Township 11 South, Range 25 East, of the Sixth Principal Meridian in Kansas City, Wyandotte County, Kansas, said Tract being more particularly described by Steven C. Shafer, PLS 852, of BHC RHODES, CLS 175, by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on Grid North, Kansas State Plane Coordinate System, North Zone, NAD83, on the State Line between Kansas and Missouri in the Northwest Quarter of Section 7, Township 49 North, Range 33 West, of the Fifth Principal Meridian having a bearing of South 1° 56' 53" East.)

COMMENCING at the Northwest corner of Section 7, Township 49 North, Range 33 West, of the Fifth Principal Meridian, monumented by a found 1/2-inch reinforcing rod with a 3-inch disk, on the State Line between Kansas and Missouri; Thence South 1° 56' 53" East, 705.07 feet, on said State Line and the East line of said Southeast Quarter of Fractional Section 14, to the POINT OF BEGINNING of said Tract herein described; Thence South 1° 56' 53" East, 654.10 feet, on said State Line and sand East line, to its intersection with a point below the North face of the Kansas Avenue bridge over the Kansas River; Thence North 74° 12' 00" West, 92.55 feet, along said North face, to a point on the East Harbor Line of the Kansas River, and the beginning of a non-tangent curve, concave to the West, having a radius of 1910.08 feet; Thence Northerly on said East Harbor line and on said curve to the left, an arc length of 621.24 feet, said curve having a chord bearing North 5° 14' 38" West, a chord distance of 618.51 feet; Thence North 84° 10' 00" East, 123.99 feet, the POINT OF BEGINNING, said Tract containing 56,767 square feet or 1.3032 acres.

Subject to all easements and restrictions of record.

And all adjacent right-of-way, all as depicted on the map on **Exhibit A**.

Exhibit F

BUDGET

Rock Island Bridge: Public Crossing, Trailhead, Commercial Destination
Construction Estimates
Costs May Vary with Final Designs

ASSUMPTIONS
Materials and Labor Estimated Separately
Floor for all light-structures included in the "deck" line
UG Trails and ADA ramps laterally connect to the Bridge
IRB from UG on qualifying construction expenses
All R&D work to date contributed by Flying Truss

PRECONSTRUCTION	
Bridge Deferred Maintenance (materials only)	12,000
Construction Fencing and Storage Containers	18,000
Tipping Fees at Shawnee Landfill and fuel for 48 tons of ties.	
Store rails on site for potential re-use	5,700
Worker safety equipment budget (9 @ $800)	12,000
PRECONSTRUCTION SUBTOTAL	**47,700**
UTILITIES	
Water to Site. 4" steel X 600ft @$15 plus tapping fee	40,000
Water into 5 structures. 1" PEX within insulated 8" PVC.	26,500
Freeze-Prof chase (450 ft @ $10)	15,000
6" dry water pipe rising to center of bridge from both ends.	
Hydrants at both ends. Two connections on bridge	20,000
Sewage into 5 structures. 4" PVC within insulated 8" PVC.	
Storage Tank, Grind and lift-station pump removal. Tap at main.	
Travels within chase.	78,121
220 and 110 into 5 structures. 110 outlets every 25 ft at both	90,000
sides of bridge. To parking lot lights. Exterior service panel for	
site.	
Lighting of Bridge Budget	60,000
Grind and Pump Sewage	40,000
Gas to site	30,000
Exterior-Grade Heater Budget	50,000
	409,621
INTERNAL DECK AND CANTILEVERS Slab on Steel Pan	
250 tons @$3,000 (steel total	
includes frame for Top Deck)	750,000
Steel Pan with connections ($7	
sq ft. Based on versa deck) 0	
Total Fittings	10,000
2,733 sq yards (2,4597 sq ft 5"	
deep)	305,955
DECK SUB-TOTAL	**1,065,955**

RAILINGS (2,359 LF Including deck level, deck stairs, west stairs) Mix of Perforated/Curugated Metal Panels, and Chain Link	235,900
BRIDGE ACCESS Staircases: 18' X 40'X 2 Staircases. Intermediate Landing. Railings)	
Concrete Frost Footings	10,000
Wood Posts and Stringers	11,000
Risers and Treads	16,000
Railings	70,000
ADA Lift to Top Deck	65,000
BRIDGE ACCESS SUB-TOTAL	**172,000**
LIGHTWEIGHT STRUCTURES Lightweight Structures: 2 Kitchens, 2 Bars, Storage (minus floor) Metal Stud, 4" Construction with Insulation. Gypsum Wall Interior @ $20,000 per	80,000
Corrugated Metal Roof 300 @ $2,000 per	8,000
Interior Stainless Back and Side Walls. 400 sq ft @ $6,000 per	24,000
Mop Sink & Hand Sink @ $400 per	1,600
Tankless Water Heater ($600 per box)	2,400
Grease Trap ($350 per kitchen)	1,050
10' X 5' Roller Door @ $650	3,250
Access Door @ $400 per	2,000
Back Window X 2 @ 940 per	4,700
Top Mounted HVAC Unit @ $1,450 per	5,800
FFE Budget @ $2,000 per 8,000	140,800
Restrooms -- 10 unisex Toilets 400 sq ft (minus floor) 12 X 40 Envelope. Metal Stud, 4" Construction with Insulation, Gypsum Wall Interior, Sealed	400
Concrete	22,000
Corrugated Metal Roof	4,600
HVAC side Unit	4,800
Duct Work	3,000
Door (10 @ $500)	5,000
2 Public Sinks , External Grade @ $1,000	2,000
Tankless Water Heater X 2	2,000
Doors @ $300	3,000
FF&E @ $2,000 per 20,000	66,400
LIGHTWEIGHT STRUCTURES SUB-TOTAL	**207,200**

Top Deck ON CENTRAL TRUSS	
Structure's Steel is Captured in	
#32	6,250
2 metal staircases @ $9,000	18,000
Decking @ $20 sq ft	125,000
Sail Cloth Framing	35,000
Sail Cloth shading	45,000
Roller metchanism X 2	30,000
OPEN-AIR DECK SUB-TOTAL	143,000
Industrial-Size Portable AC	
Units (2 @ $5000)	10,000
FF& E Budget	10,000
Parking Lot (East)	
Gravel (240 yards including	
salvage from construction ramp)	5,000
100 Parking Curbs 8,200	
Lighting (25ft. Poles X 6, LED)	18,000
Curb Cut X 2	8,000
South Fence (80 FT)	6,000
Asphalt	80,000
EAST PARKING SUB-TOTAL	**125,200**
OTHER	
Tall, Chain Link Gates and Fence Wrap at both ends of bridge	
(Night-time security)	18,000
Construction supplies budget	50,000
TOTAL OTHER	**68,000**
TOTAL LABOR	
Project Management	300,000
Foreman	156,000
Construction Crew X 6	312,000
Laborer X 2	49,920
Safety Boat (5 months)	10,000
LABOR SUB-TOTAL	**527,920**
Labor FICA @ 6.2% (Labor Only)	32,731
Workers Comp @ 1.1%	6,570
TOTAL LABOR	**39,301**
GC Insurance	69,120
Contract Welder (2 X $75 hr. X 4 months)	96,000
Testing	20,000
Telehandler (10 months X $2,000)	20,000
Concrete Buggy X 2 (8 months @ $1,100)	17,600
Towable Cherry Picker (8 weeks at $650)	5,200
4X4 "Gators" with Trailers X 2	8,000
20 yard dumpster	4,800
Construction Contingency	500,000
TOTAL DN CONSTRUCTION	**4,252,517**
SOFT COSTS	
Architecture	174,000
Engineering	95,000

Civil & MEP	45,000
Bridge Reclamation Consultant	10,000
Codes Assistance	6,000
Environmental	7,500
Legal	20,000
Construction Permits $5,105 plus $0.40 for every $100 value of work	22,115
FT Development Fee	170,101
TOTAL SOFT COST	**549,716**

FF&E	
Planter Boxes Budget (built on site)	45,000
Plantings Budget	30,000
Seating and Barriers (built on site)	50,000
Signage	30,000
TOTAL FF&E	155,000
TOTAL SOFT COSTS	**704,716**
TOTAL DESIGN & CONSTRUCTION	**4,957,233**

CAPITALIZATION OF FLYING TRUSS Salaries, equipment, promotion, legal, cash reserve **500,000**

TOTAL PROJECT	**$5,457,233**

Exhibit G

TIF Revenue Projections

Riverfront TIF District - Project Area 4

Projected Incremental Tax Revenues

Annual Value Increase	Assessment Rate	Base Value
2.0%	25.0%	$ 50,517

Annual Sales Increase	Sales Tax Rate
3.0%	1.94%

Year	Estimated Actual Value	Estimated Assesed Value	Total Mill Levy	Value of Property Tax TIF: Mill Levy Captured*	Value of Property Tax TIF: Estimated Incremental Property Tax Revenues	Value of Sales Tax TIF: Estimated Taxable Sales	Value of Sales Tax TIF: Estimated Sales Tax Revenues	Total Estimated TIF Revenues
1	$ 202,068	$ 50,517	181.77	152.27	$ (0)	$ -	$ -	$ (0)
2	$ 1,318,518	$ 329,630	181.77	152.27	$ 42,500	$ 1,743,350	$ 33,821	$ 76,321
3	$ 1,344,888	$ 336,222	181.77	152.27	$ 43,504	$ 1,795,651	$ 34,836	$ 78,340
4	$ 1,371,786	$ 342,947	181.77	152.27	$ 44,528	$ 2,406,173	$ 46,680	$ 91,208
5	$ 1,399,222	$ 349,805	181.77	152.27	$ 45,573	$ 2,478,358	$ 48,080	$ 93,653
6	$ 1,427,206	$ 356,802	181.77	152.27	$ 46,638	$ 2,552,709	$ 49,523	$ 96,160
7	$ 1,455,750	$ 363,938	181.77	152.27	$ 47,725	$ 2,629,290	$ 51,008	$ 98,733
8	$ 1,484,865	$ 371,216	181.77	152.27	$ 48,833	$ 2,708,169	$ 52,538	$ 101,371
9	$ 1,514,563	$ 378,641	181.77	152.27	$ 49,963	$ 2,789,414	$ 54,115	$ 104,078
10	$ 1,544,854	$ 386,213	181.77	152.27	$ 51,116	$ 2,873,096	$ 55,738	$ 106,855
11	$ 1,575,751	$ 393,938	181.77	152.27	$ 52,293	$ 2,959,289	$ 57,410	$ 109,703
12	$ 1,607,266	$ 401,817	181.77	152.27	$ 53,492	$ 3,048,068	$ 59,133	$ 112,625
13	$ 1,639,411	$ 409,853	181.77	152.27	$ 54,716	$ 3,139,510	$ 60,906	$ 115,623
14	$ 1,672,200	$ 418,050	181.77	152.27	$ 55,964	$ 3,233,695	$ 62,734	$ 118,698
15	$ 1,705,644	$ 426,411	181.77	152.27	$ 57,237	$ 3,330,706	$ 64,616	$ 121,853
16	$ 1,739,756	$ 434,939	181.77	152.27	$ 58,536	$ 3,430,627	$ 66,554	$ 125,090
17	$ 1,774,552	$ 443,638	181.77	152.27	$ 59,860	$ 3,533,546	$ 68,551	$ 128,411
18	$ 1,810,043	$ 452,511	181.77	152.27	$ 61,212	$ 3,639,553	$ 70,607	$ 131,819
19	$ 1,846,244	$ 461,561	181.77	152.27	$ 62,590	$ 3,748,739	$ 72,726	$ 135,315
20	$ 1,883,168	$ 470,792	181.77	152.27	$ 63,995	$ 3,861,201	$ 74,907	$ 138,903
Total Value					**$ 1,000,276**		**$ 1,084,482**	**$ 2,084,758**

* Excludes 21.5 mills for state school levy and 8 mills for school capital outlay.

Assume AV of $135 psf for 8,270 sf of private space on bridge. Also assume property in Base AV retains its current $202,068 value.

Sales Tax estimates based on HR&A Study, December 2020.

Staff Request for Commission Action

Tracking No. 21925

Full Commission Meeting Date: July 1, 2021
Committee: Full Commission

Date of Standing Committee Action:
(If none, please explain): N/A

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
6/25/2021	Debbie Jonscher	x5847	djonscher@wycokck.org	Finance

Item Description:
Presentation by the Unified Government's Comprehensive Annual Financial Report for the Fiscal Year ended December 31, 2020. CAFR submitted by Kathleen VonAchen, Chief Financial Officer, Debbie Jonscher, Deputy Chief Financial Officer, and Pamela Kahao, Accounting Manager.

A full version of this report is available at:
https://www.wycokck.org/files/assets/public/finance/documents/2020-cafr.pdf

Action Requested:
Accept the report.

Budget Impact: (if applicable)
Amount:
Source:
Included In Budget:
Other (explain):

Attachments List:
GL 20 Final, 2020 CAFR Stack 6.25.21 FINAL

AGH
CPAs & ADVISORS

Honorable Mayor and Board of Commissioners
Unified Government of Wyandotte County /
Kansas City, Kansas

This letter is to inform the Unified Government of Wyandotte County / Kansas City, Kansas (Unified Government) about significant matters related to the conduct of our audit as of and for the year ended December 31, 2020, so that it can appropriately discharge its oversight responsibility and we comply with our professional responsibilities.

This report is intended solely for the information and use of the Mayor, Commission Members and management, and is not intended to be, and should not be, used by anyone other than these specified parties.

This letter includes other comments and suggestions with respect to matters that came to our attention in connection with our audit of the Unified Government's financial statements. These items are offered as constructive suggestions to be considered part of the ongoing process of modifying and improving the Unified Government's practices and procedures.

The following summarizes various matters that must be communicated to you under auditing standards generally accepted in the United States of America.

The Responsibilities of the Auditor and Management
Our responsibilities under auditing standards generally accepted in the United States of America, *Government Auditing Standards* issued by the Comptroller General of the United States and the *Kansas Municipal Audit and Accounting Guide* have been described to you in our arrangement letter dated December 7, 2020. Our audit of the financial statements does not relieve management or those charged with governance of their responsibilities, which are also described in that letter.

Overview of the Planned Scope and Timing of the Financial Statement Audit
We have issued a separate communication dated December 7, 2020 regarding the planned scope and timing of our audit and have discussed with you our identification of, and planned audit response to, significant risks of material misstatement. We made no significant changes to the scope or timing of our procedures.

Significant Accounting Practices, Including Policies, Estimates and Disclosures
Our views about the qualitative aspects of the Unified Government's significant accounting practices, including accounting policies, accounting estimates and financial statement disclosures are indicated herein, which you may wish to monitor for your oversight responsibilities of the financial reporting process:

Adoption of, or Change in, Accounting Policies - Management has the ultimate responsibility for the appropriateness of the accounting policies used by the Unified Government, and management may select among alternative accounting practices in certain circumstances. Following is a description of significant accounting policies or their application that were either initially selected or changed during the year:

- For the year ended December 31, 2020, the Unified Government implemented the provisions of Governmental Accounting Standards Board (GASB) No. 84, *Fiduciary Activities.* This statement clarified the definition of activities considered to be fiduciary in nature. Due to these

clarifications, the Unified Government was required to reclassify certain Fiduciary Funds to move the funds to be subfunds of the General Fund.

- For the year ended December 31, 2020, the Unified Government implemented Governmental Accounting Standards Board No. 88, *Certain Disclosures Related to Debt, including Direct Borrowings and Direct Placements.* The primary purpose of this statement is to improve information disclosed in the notes to the financial statements related to debt, including direct borrowings and direct placements. It also requires additional essential information related to debt be disclosed.

Significant or Unusual Transactions - We did not identify any significant or unusual transactions or significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Management's Judgments and Accounting Estimates - Accounting estimates are an integral part of the preparation of financial statements and are based upon management's current judgment. The process used by management encompasses their knowledge and experience about past and current events, and certain assumptions about future events. You may wish to monitor throughout the year the process used to determine and record these accounting estimates. The following describes the significant accounting estimates reflected in the Unified Government's financial statements.

- *Incurred but not reported claims for workers' compensation and health insurance*: For workers' compensation, the Unified Government hires an external actuary to evaluate and estimate the liability for current claims outstanding and estimates of future liabilities based on pending claims. As a basis for our conclusion, we obtained the actuarial report, evaluated the qualifications and reputation of the actuary, and compared the estimated liabilities derived by the actuary to the Unified Government's history of claims expenses. Estimates related to health insurance claims are based on a past history of claims incurred and estimates of the lag time between when a claim is filed and paid. We reviewed the information provided by the third-party administrator in comparison to the historical lag time for claim payments, to ensure amounts projected to be paid after year end were proper.

- *Allowances for uncollectible receivables, pertaining to accounts receivable billings in the EMS fund*: The Unified Government utilizes a third-party administrator (TPA) to provide claims management services for billings generated from EMS services. The TPA provides agings of outstanding receivables, historical information on collections as a percent of gross charges, write-offs, and payments broken down by payer category. As a basis for our conclusions, we reviewed this information in comparison to the estimate management developed for the number of uncollectible receivables resulting from billings for services.

- *Net pension liability:* The Unified Government followed guidelines in GASB Statement No. 68 for reporting its proportionate share of KPERS' collective net pension liability. This included obtaining KPERS' report on Schedules of Employer and Nonemployer Allocations and Schedules of Pension Amount by Employer and Nonemployer as of June 30, 2020, which were audited by KPERS' auditors. The Unified Government compared contributions made by the Unified Government to amounts included in this report. As a basis for our conclusions, we reviewed KPERS' report for reasonableness and verified and recalculated the Unified Government's information provided in the report.

- *Total Other Post-Employment Benefit (OPEB) Liability*: The Unified Government followed guidelines in GASB Statement No. 75 by hiring an external actuary to develop an estimate of the OPEB cost. This amount is then reduced by actual claims paid for retirees during the year, resulting in a total

OPEB liability at year-end to record as a liability. As a basis for our conclusions, we reviewed the actuarial report for reasonableness, and verified that the 2020 claims were those reported by the Unified Government's external third-party administrator for claims processing. In addition, we reviewed the methods and assumptions used by the actuary to ensure compliance with GASB 75 standards and to other actuarial calculations done for the Unified Government. Additionally, the Unified Government participates in KPERS' death and disability OPEB plan. The Unified Government followed guidelines in GASB Statement No. 75 for reporting its share of the KPERS' death and disability OPEB plan. This included obtaining an actuary report as of June 30, 2020 provided by KPERS on the Unified Government's share of this plan liability. As a basis for our conclusion, we reviewed KPERS' report for reasonableness and verified and recalculated the Unified Government's information provided in the report.

- *Landfill Obligations*: The Unified Government has an obligation for certain closure and post-closure activities related to the John Garland Park landfill. As a basis for our conclusions, we reviewed estimates to conduct these activities provided by management and compared to historical costs for monitoring activities.

- *Compensated absences*: It is the Unified Government's policy to permit employees to accumulate certain amounts of vacation and sick leave. The Unified Government's policies are discussed in Note I.D.7. As a basis for our conclusions, we obtained a list of accumulated vacation and sick time through December 31, 2020 from the Unified Government's payroll system, and recalculated vacation and sick time per Unified Government policies for a sample of Unified Government's employees. In addition, we reviewed total compensated absences by analytically comparing the current year results to prior year history.

Audit Adjustments
Certain audit adjustments were made to the original trial balance presented to us to begin our audit. These included the following:

- To adjust debt activity between the Capital Projects and the Public Building Commission (PBC) funds related to the PBC's bond issuances. This had no net impact in fund balance for either fund.

- To adjust accrued interest in the Sewer and Stormwater funds resulting in an increase in Sewer's net position of $197,690 and a reduction in Stormwater's net position of $305,297.

- To adjust accounts payable in the Capital Projects and Self-Insured Health Care funds resulting in a decrease in Capital Projects' fund balance of $1,090,951 and an increase in Self-Insured Health Care net position of $260,589.

- To adjust capital assets for a duplicated item in the Sewer fund resulting in an increase of $796,280 in net position.

Uncorrected Misstatements
During the course of our audit, we accumulated uncorrected misstatements that were determined by management to be immaterial, both individually and in the aggregate, to the opinion units of the financial statements. Therefore, the adjustments to correct these misstatements were not made to the financial statements.

- To record the impact of 2019 CID revenue of $955,956 in the Capital Projects fund that was reported in the wrong period.
- To record a liability for legal claims payable of $900,000 in Governmental Activities.

Management Representations
In connection with our audit procedures, we have obtained a written management representation letter. This representation letter constitutes written acknowledgments by management that it has the primary responsibility for the fair presentation of the financial statements in conformity with generally accepted accounting principles and also includes the more significant and specific oral representations made by officers and employees during the course of the audit. The letter is intended to reduce the possibility of misunderstandings between us and the Unified Government and reminds the signing officers to consider seriously whether all material liabilities, commitments and contingencies or other important financial information have been brought to our attention.

Other Disclosures
We did not discuss with management any alternative treatments within generally accepted accounting principles for accounting policies and practices related to material items during the current audit year; we encountered no disagreements with management over the application of significant accounting principles, the basis for management's judgments on any significant matters, the scope of the audit or significant disclosures to be included in the financial statements; we are not aware of any consultations management had with other accountants about accounting or auditing matters; no major issues were discussed with management prior to our appointment; and we did not encounter any difficulties in dealing with management relating to the performance of the audit.

Other Matters

Information Security Governance

Executive managers and those charged with governance must be confident that the Unified Government is protecting your information and the systems that process it. The potential impacts of a failure in the availability, confidentiality or integrity of your critical information assets is monumental in today's environment of cybersecurity breaches.

Many organizations believe their information security practices are adequately mitigating their risks. Unfortunately, they are often surprised to discover those practices are failing to perform as expected and the consequences are usually severe.

Information security is more than a technology issue. It is a governance and management challenge that involves risk management, accountability and reporting. And it requires executive stewardship to ensure the timely assessment of emerging threats and your organization's effective response to them.

Additional information on "Information Risk is Business Risk" can be accessed through our AGH University website located at https://www.aghuniversity.com/webinars/archived/archived-webinars.aspx (from the "select a topic" drop-down box, select Information Technology). Additionally, we encourage your management team to take advantage of peer networking groups, trade associations or other resources relating to IT and information risk and the most recent best practices as the constant risk evolves.

Additionally, a structured assessment can help you develop stronger, better and more systematic approaches to your information security. It will help you clearly and objectively understand the strengths and weaknesses in your current information security processes and the extent to which those processes are meeting your needs. Most important, it will guide you with recommendations to help you protect your information, facilities, people and technology.

Assessments should be completed on a periodic basis, reviewed with executive managers and with Commission in one-on-one meetings.

Vulnerability Assessment

In addition to a periodic information system governance review, the Unified Government should also conduct periodic (at least annually or semi-annually) vulnerability assessments. There are more than 100,000 known network vulnerabilities that can leave organizations open to significant risk. High-profile security breaches have become commonplace and many companies are susceptible to the same failures.

Network vulnerability assessments can help you identify and resolve your vulnerabilities before they are exploited by cybercriminals. AGH's experienced security professionals use network vulnerability assessments to discover and analyze known flaws and weaknesses.

Using automated scanners - along with their experience and judgment - our security professionals will identify existing vulnerabilities, evaluate their severity and recommend steps for fixing the underlying problems.

Comprehensive Policy and Procedure Review

Given the broad and deep scope of your operations, you should consider completing a comprehensive evaluation of the adequacy and effectiveness of the entity's internal financial policies, processes and procedures, including a comparison to best practices among organizations the same size.

For entities that have experienced budget cuts in the finance area or those that have experienced turnover, a periodic review of controls is imperative. Even if your finance team has been stable over the years, we remind you that even the best design of controls is only as good as the people who carry out and execute such controls.

Financial policies, procedures and processes are a key element of sound fiscal administration. When policies are effective, they can preserve or enhance the fiscal health and wealth of the organization and create efficiencies for staff members.

This comprehensive evaluation could include:

1. Evaluation of existing controls
2. Identification of financial policies that could lead to vulnerability to fraud and/or abuse
3. For those identified weaknesses and risks, recommendations for improvements

AGHUniversity Resources

As part of AGH's ongoing commitment to serve as a trusted advisor, we offer these resources as a key part of the additional value AGH provides beyond the engagement itself:

- AGHUniversity.com - a full schedule of complimentary CPE or current and relevant topics and other updates to clients throughout the year. Free registration and webinars are available for the Company's staff and board members at aghuniversity.com. A sample of recent topics include Management and Key Position Succession Planning; Destroying the Myths about Employee Engagement; Preventing Fraud in Small and Medium Sized Organizations; Measuring What Matters in Your 401(k) Plan for Recruitment, Retention and Reward; Planning The Transition: Taking Your Company To Market; and The How and Why of Business Valuations.

- AGH alerts and newsletters - this includes periodic mailings or emails to alert clients to new accounting standards or regulatory changes.

- Also available from the home page of www.aghlc.com are COVID-19 resources for employers and taxpayers. You can access tax and HR-related alerts, webinars and other third-party resources to help you navigate through the COVID-19 pandemic.

Closing
We will be pleased to respond to any questions you have about this report or set up an introductory meeting to discuss the other recommendations at no charge. We appreciate the opportunity to continue to be of service to the Unified Government.

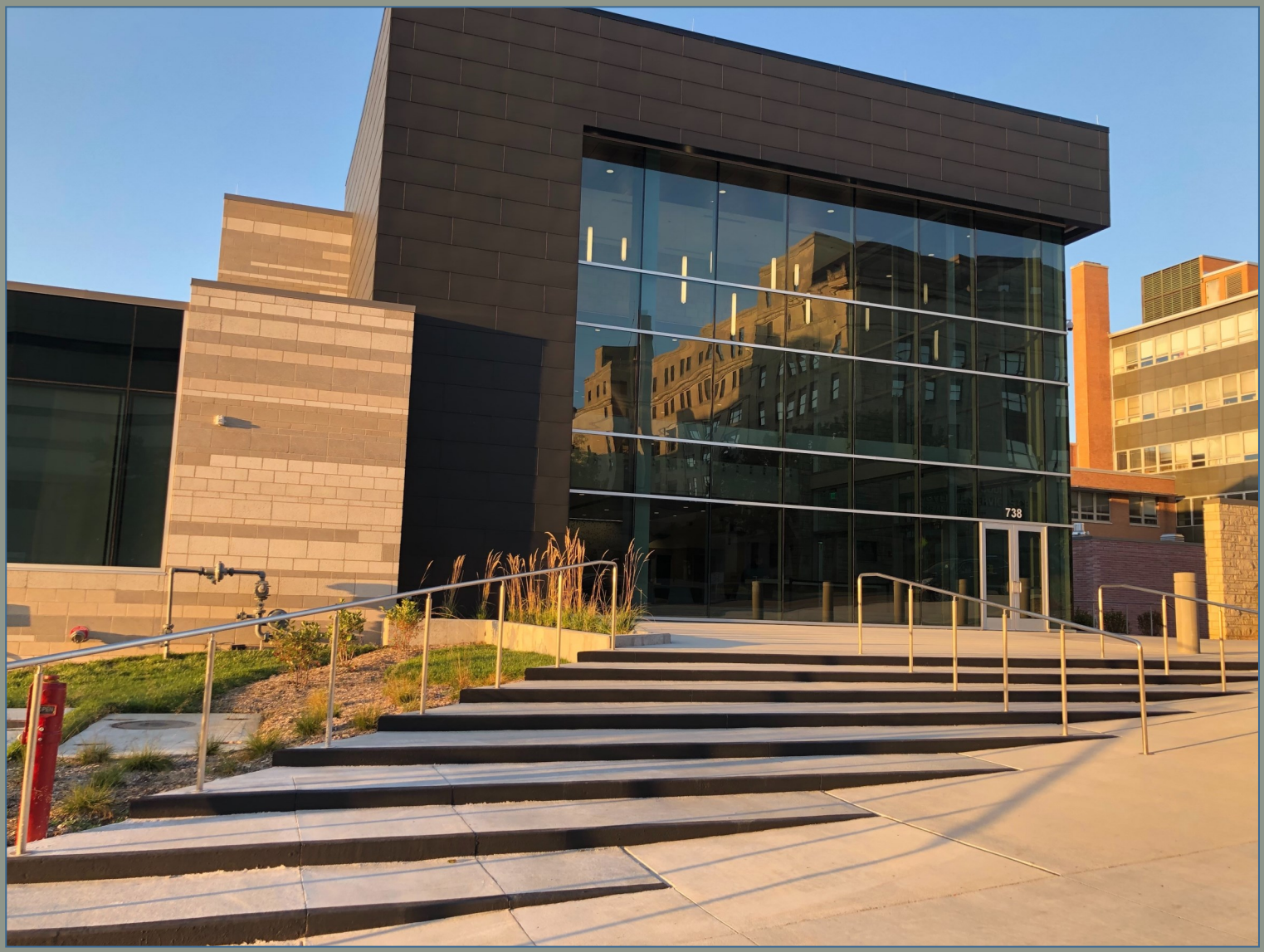
Allen, Gibbs & Houlik, L.C.
CERTIFIED PUBLIC ACCOUNTANTS

June 25, 2021
Wichita, KS

COMPREHENSIVE ANNUAL FINANCIAL REPORT

2020

Unified Government of Wyandotte County
and Kansas City, Kansas
For the Fiscal Year Ended December 31, 2020



Comprehensive Annual Financial Report

Year Ended December 31, 2020

Unified Government of Wyandotte County and Kansas City, Kansas

prepared by

Department of Finance
Accounting Division

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Reasonable accommodations will be made to qualified individuals with disabilities on an as needed basis, provided adequate notice is given.

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INTRODUCTION

Kathleen VonAchen
Chief Financial Officer

June 25, 2021

Citizens of the Unified Government
Honorable Mayor and
Honorable Members of the Board of Commissioners:

Kansas State law 75-1120a requires that each municipality at the close of the fiscal year prepare a set of financial statements in conformity with accounting principles generally accepted in the United States of America (U.S. GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. The offices of the Chief Financial Officer and County Administrator are pleased to submit to you the Unified Government of Wyandotte County and Kansas City, Kansas's 2020 Comprehensive Annual Financial Report (Annual Report) in accordance with State law and Article 1, Section 2.103 of the Unified Government Code.

This report consists of management's representations concerning the Government's finances. Responsibility for the accuracy of the data and the completeness and fairness of the presentation, including all disclosures, rests with the management of the Government. To provide a reasonable basis for making those representations, management of the Government has established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the Government's financial statements in conformity with U.S. GAAP. Because the cost of internal controls should not outweigh their benefits, the Government's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

Allen, Gibbs & Houlik, L.C., a firm of licensed certified public accountants, has audited the Government's financial statements. The goal of the independent audit is to provide reasonable assurance that the financial statements of the Government for the fiscal year ended December 31, 2020 are free of material misstatement. The audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditors concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion on the Government's basic financial statements as of and for the year ended December 31, 2020. The independent auditors' report is presented as the first component of the financial section of this report.

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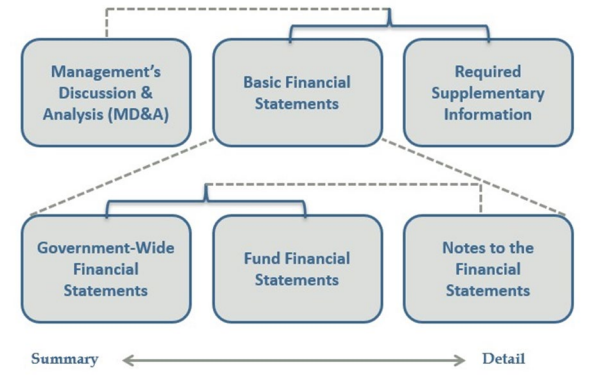
The Report

The Annual Report is presented in three sections:

- The **Introduction** section includes this letter of transmittal, County Administrator, Mayor and Board of Commissioner introduction, the Unified Government's organizational chart, and certificates of achievement from the Government Finance Officers Association (GFOA).

- The **Financial** section includes the report of the independent auditors, Management's Discussion and Analysis (MD&A), the basic financial statements, including the government-wide financial statements comprised of the Statement of Net Position and the Statement of Activities and the accompanying Notes to the Financial Statements. The Financial Section also includes the fund financial statements including the governmental funds financial statements, the proprietary funds financial statements, the fiduciary funds financial statements, and the combining individual funds financial statements for the non-major governmental funds and the proprietary funds. Required supplementary information other than the MD&A is also included in the financial section.



- The **Statistical** section includes selected financial and demographic information on a multi-year basis.

This transmittal letter complements the MD&A and should be read in conjunction with the MD&A.

This Annual Report includes all funds of the Unified Government (the Government), and includes the Government's component unit, which is a legally separate organization and for which the Government is financially accountable or whose relationship with the Government is of a nature and significance that would cause the Government's financial statements to be incomplete were it not included.

The Government operates on an annual budget cycle. The budget process requires that each department submit a current year and future year expenditure plan and revenue estimates to the County Administrator for approval. The offices of the County Administrator and Chief Financial Officer review spending requests and develop a budget plan for review and adoption by the Unified Government Board of Commissioners. The Government utilizes a five-year plan for capital improvements that serves as a guide for allocation of future resources.

The Government maintains budgetary controls that have the objective of ensuring compliance with legal provisions embodied in the annual appropriated budget submitted by the County Administrator and adopted by the Board of Commissioners. All activities of the General Fund and State certified funds are included in the annual appropriated budget. Project-length budgets are adopted for the respective special revenue funds and capital project funds. Budgetary control (the level at which expenditures and encumbrances cannot legally exceed the appropriated amount) is administratively established at the department level within individual funds, except for special revenue and capital project funds which are at the funded project level. Disbursements that would result in an overrun of funded capital project balances (budgets) are not released until additional appropriations are made available. At year-end, if additional monies have not been appropriated where needed, expenditures are properly reflected in the current period causing an over budget condition to exist.

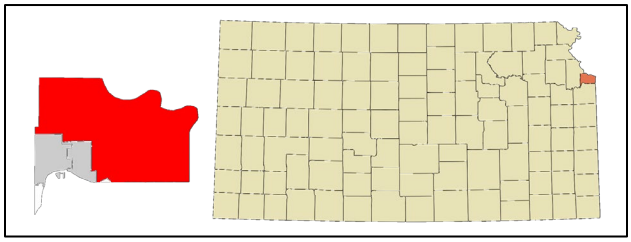
The independent audit of the financial statements of the Unified Government is part of a federally mandated Single Audit Act Amendments of 1996 and the U.S. Office of Management and Budget (OMB) *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Audits* designed to meet the special needs of federal grantor agencies. The results of this single audit, including a schedule of expenditures of federal awards, and the independent auditor's reports on the Government's internal controls and compliance with legal requirements, with special emphasis on internal controls and legal requirements involving the administration of federal awards, are available in the Unified Government's separately issued Single Audit report.

Unified Government Profile

The Unified Government of Wyandotte County and Kansas City, Kansas was created October 1, 1997, based on a citizen vote to consolidate the operations of the City of Kansas City, Kansas and Wyandotte County, Kansas. Part of the Kansas City Metropolitan Statistical Area with a total population of two million, Wyandotte County is located at the confluence of the Kansas and Missouri Rivers and at the crossroads of two transcontinental interstate highways (I-70 and I-35). Situated west of the Kansas River and the City of Kansas City, Missouri, Wyandotte County covers an area of 156 square miles, including urban and industrial developments, lakes, recreational activities, and rural settings.

Home to the Kansas Speedway Corporation (NASCAR) 1.5-mile super-speedway, Sporting KC major league soccer stadium, and the Legends Outlets Kansas City super-regional mall, Wyandotte County is Kansas' top tourism destination bringing in over 12 million shoppers and visitors annually. Also situated in Kansas City, Kansas is the Fairfax industrial area, believed to be the nation's first planned industrial district, and which currently houses over 120 businesses, employs over 10,000 people and generates over $5.4 billion in annual sales. Many of the companies in Fairfax are world famous: the Fairfax Kellogg's plant makes nearly 75% of all of the Cheez-Its; CertainTeed is the largest insulation manufacturing plant in the world; Owens Corning makes the famous Pink Panther insulation; and the Fairfax General Motors Assembly Plant is the only plant making the Chevrolet Malibu.

The U.S. Census Bureau estimates a population of 165,265 in 2020 for Wyandotte County, Kansas, a growth of nearly 8,000 residents since the 2010 Census.



UNIFIED GOVERNMENT HISTORY

The County is named after the Wyandot Indians who resettled from the State of Ohio. The Wyandot set up the territorial government and elected one of their own as the territorial governor. In 1859, the County was organized, and the Wyandotte Constitutional Convention gave Kansas its new State Constitution. Kansas City, Kansas was incorporated in 1872 and the neighboring cities of Armstrong, Armourdale, Riverview and Wyandotte were joined in 1886 to form "new" Kansas City, Kansas. Over a century later in 1997, the City of Kansas City, Kansas

and Wyandotte County were joined as the Unified Government with a new Charter.

UNIFIED GOVERNMENT STRUCTURE

The Unified Government is the government for both Wyandotte County and the City of Kansas City, Kansas. The governing body of the Unified Government consists of a ten-member Commission and a Mayor/Chief Elected Official. Eight Commission positions are elected within geographic districts. Two Commission positions cover the full County; the other eight candidates are selected in the primary election within their district and in the general election on a countywide vote. The Mayor/Chief Elected Official runs countywide in the primary and the general elections. In addition, the Mayor appoints the County Administrator with approval of the Commission. The Commission annually adopts a balanced budget and establishes the amount of taxes to be levied for the support of Unified Government programs. The County Administrator has the responsibility of administering these programs in accordance with policies and the annual budget adopted by the Commission.

The Government's 2,345 employees in 2020 provide a full range of municipal services, including police, sheriff and fire protection, public works, parks & recreation, library, planning and zoning, building, sewer system, street maintenance, health department, aging services, transit system, district attorney's staff, county detention facilities, municipal court, economic development, and other general city and county services. The Kansas City, Kansas Board of Public Utilities (BPU), an administrative agency of the Unified Government, provides water and electric power to residents. Within the County there are 53 parks, 10 recreation centers, an 18-hole golf course, 18 fire stations, 1,943 miles of road and six libraries.

The Unified Government mission is to deliver high quality, efficient services and be a resource to our residents; to be innovative, inspired public servants focused on the community's wants and needs.

The strategic goals are:

- reduce blight
- increase safety and perception of safety
- increase community health
- increase economic prosperity for all citizens
- improve customer service and communication
- increase community cohesion, and
- improve infrastructure.

These goals are intended to guide management actions throughout the Government organization. The goals of management are to see that necessary and desired services are provided in an efficient and effective manner and that planning and continued improvement take place to provide for the community's future.

The Commission Economic Development and Finance (ED&F) Standing Committee serves as an audit committee. The Committee discusses with the external auditor matters related to the audit. The Board of Commissioners accepts the results of the annual financial audit.

Regional Economic Conditions

Information presented in the financial statements is perhaps best understood when it is considered from a broader perspective of the specific environment in which the Government operates.

The economic outlook for Wyandotte County and Kansas City, Kansas remained positive in 2020 in many respects despite the negative impacts of the COVID-19 pandemic. The County is a major economic, employment, industrial, educational and medical services center for the region. Employment in Wyandotte County is concentrated in four sectors: government, health care, services, and transportation/warehousing. Kansas City, Kansas is the second largest rail center in the country and an important hub of the transcontinental rail system, providing both freight and passenger service. All major cities of the nation can be reached in less than 120 hours and many within 72 hours. The Unified

Government is served by seven railroads, providing approximately 92 freight movements a day.

The County boasts a diversity of around 7,000 businesses supporting an employment base of nearly 90,000 employed. Major employers include:

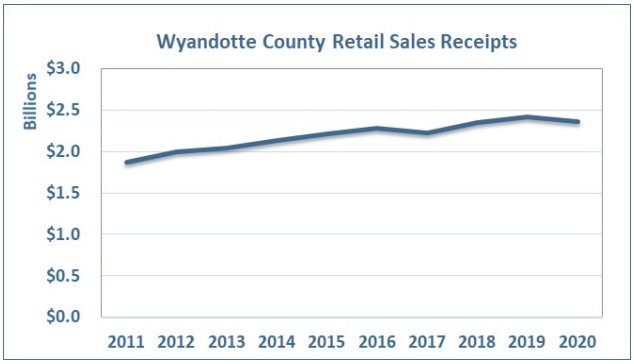
- University of Kansas Hospital/ Medical Center
- Kansas City, KS School District #500
- General Motors
- Amazon Fulfillment Center
- United Parcel Service
- Cerner
- Associated Wholesale Grocers

UNEMPLOYMENT

Regionally, economic conditions where challenging due to the pandemic. The Bureau of Labor Statistics unemployment rate for 2020 in Kansas was 5.9% compared with 8.1% nationally. The unemployment rate for the County was 7.8%, up from 4.3% for 2019. During 2020, the unemployment rate spiked to 16.0% in April but showed much improvement by December with an unemployment rate of 4.4%.

PERSONAL INCOME / CONSUMER SPENDING

An estimate based on U.S. Bureau of Economic Analysis data shows that County personal income decreased slightly by 0.7% in 2020. Consumer spending was lower in 2020 as well. The County's retail sales receipts decreased due to the pandemic, totaling $2.4 billion in 2020 which was 2.2% lower than in 2019.

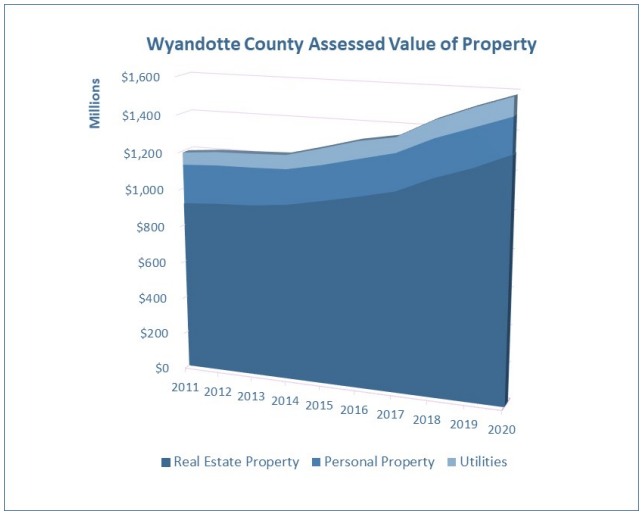


CONSTRUCTION

Commercial/ industrial construction values totaled $120.5 million in 2020, down from a decade high of $293 million in 2016. New residential construction value in 2020 totaled $41.3 million. Residential single-family permits totaled 208 in 2020 which is up from 2019 (126 permits).

PROPERTY VALUES

The local real estate market saw a steady increase in values over the year. Overall, Wyandotte County's assessed value for 2020 was $1.58 billion, a 4.2% increase over the 2019 assessed value and a 32.9% increase since 2011.



Financial Policies and Planning

Formal financial policies, as well as operating practices, enabled the Government to provide core services to citizens and employees. Formal policies exist in areas such as balanced budgets, revenue diversification and use of one-time and unpredictable revenues, operating expenditures, reserves, investments and debt. Thirteen of the UG's financial policies were re-written and adopted by the Commission in 2018. These can be found on the Finance Department's Fiscal Accountability Policies website.

REVENUE ADMINISTRATION

The Government's two main sources of revenue for operating expenditures are real estate property taxes and sales and use taxes, which make up 61% of total 2020 governmental revenues. In addition, the Government's revenue administration includes a review of all fees, fines, and charges for services to ensure the charges are meeting cost recovery goals. Most of the Government's revenue is not restricted to assure responsiveness to expenditure needs. One-time and unpredictable revenues are spent on one-time costs, such as equipment replacement or capital improvements for repair and rehabilitation projects.

EXPENDITURE ADMINISTRATION

Expenditure budgets are carefully reviewed by both the implementing departments and the Budget Office. Department directors are responsible for containing expenditures within their Commission approved budgeted appropriations. Careful attention is paid to monitor department's ability to meet projected vacancy savings. Any unspent personnel appropriation must be approved by the Office of County Administrator to be transferred to non-personnel line items. The Government also maintains an encumbrance accounting system as an additional means of budgetary control.

General Fund budget actual expenditures and transfers were approximately $8.3 million less than the revised 2020 budget (adjusted to exclude the budgeted $10.1 million annual debt appropriation reserve). Unspent budgets were due to not fully expending personnel budgets due to an administrative hiring slowdown and CARES Act public safety reimbursements. Contractual services were also underspent in 2020.

RESERVES

The Government has multiple reserves in its various funds to address budgetary shortfalls. The Reserve Policy sets the target for the General Fund minimum reserve for budgetary uncertainty at two-months (or 17%) of total budgeted expenditures and transfers-out, with other target reserves percentages established for the various special revenue funds. An additional one-month General Fund reserve target is also sought to address emergencies and/or catastrophic events. The Government's budget policy concerning the use of reserves generally limits the use of reserves to respond to revenue shortfalls, unanticipated expenditures, or severe economic downturn. The Fund Balance at the end of 2020 is 22.3% of expenditures and transfers-out.

DEBT ADMINISTRATION

The Government's debt policy establishes guidelines and parameters for the issuance and management of debt. The Government continually and proactively communicates with the investment community in the issuance of new debt and the administration of its outstanding debt. In doing so, the Government seeks to ensure that debt is issued prudently and affordably, and bondholders are provided all the information required by the Municipal Securities Rulemaking Board as governed by the Securities and Exchange Commission.

State statutes limit general obligation bonded debt to 30% of the actual value of taxable property in the County. At December 31, 2020, the Government's (not including BPU) general obligation bonded debt of $290.9 million, subject to this statutory debt limit, amounted to 61% of the $474.9 million legal debt limit.

According to standard measures used by the primary credit rating agencies to assess debt (e.g. fund balance as a percent of operating expenses, debt-to-assessed value ratios, debt per capita, etc.), the Government's level of direct debt obligations are considered high in comparison with similarly sized municipalities. Rating agencies cite the Unified Government's strong financial management and prudent fiscal policies as credit strengths, while citing low economic indicators and a high level of debt as credit weaknesses. As of December 31, 2020, the Government is rated AA by Standard & Poor's and A1 by Moody's Investor Service.

LONG TERM FINANCIAL PLANNING

The Government has a five-year long-range capital planning process that is updated each year and helps drive annual capital funding decisions as well as periodic general obligation bond issuances for larger investments. For General Fund and Sewer operations, revenues are forecasted out for ten years to account for planned changes to existing revenues, such as sunsetting revenues, and to project any future deficits between revenues and expenditures.

Major Development Initiatives

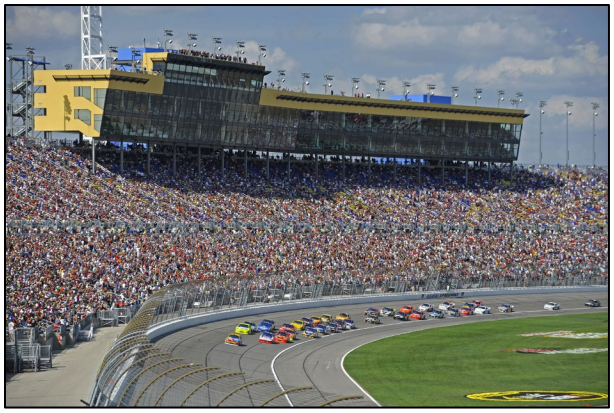
The Government's economic development program focuses on retaining and strengthening the traditional manufacturing and distribution base while diversifying the economy in the office, service, and tourism and entertainment sectors, and promoting housing development and redevelopment.

Each year, an Economic Development Incentives Report is presented to the Board of Commissioners that outlines the financial performance of the Government's economic development projects, both past and current.

TOURISM DISTRICT

The Unified Government has been committed to the successful development of a 1,600-acre tract of land, located directly northwest of the intersection of Interstate Highways 70 and 435. This effort has resulted in attracting the Kansas Speedway (NASCAR) as the economic catalyst for development of this tract using the STAR Bond tax increment financing incentive, which opened in 2001. The speedway project, totaling more than $280 million, is a 1.5-mile tri-oval on approximately 1,100 acres of land, with 72 luxury hospitality suites and grandstand seating for 82,000. The Speedway has two to four major race events per year and is in use approximately 200 days per year for various events, including driving schools, charity events, and track tours.

A second NASCAR Sprint Cup race was added to the racing schedule for 2014 and has had an economic impact of $100 million in the Kansas City metropolitan area. With the addition of this second race, the Kansas Speedway invested $3.5 million to add lighting to the Speedway for night races. In addition, the Speedway has completed a $6.5 million renovation project that includes repaving, reconfiguring and re-banking of the track. Also, a new infield road course was added for Grand-Am Road Racing. The Kansas Speedway operates at or near capacity for all major race events. The May 2020 races were delayed until July 2020 due to the impact of COVID-19 restrictions. Both the July and October races were held without fans, with the exception of the Sunday NASCAR Cup Series Race in October, which allowed a limited number of fans to attend.



Kansas Speedway (NASCAR) opened in 2001

In December 2009, the Kansas Lottery Gaming Facilities Review Board approved the construction of a casino in Wyandotte County. The first phase of the Hollywood Casino project included 2,000 slot machines, 64 table games, restaurants and bars, and created approximately 1,500 construction jobs. The Casino employs approximately 700 people.
In the second phase of the Hollywood Casino project, a 300-room hotel is to be constructed; however, construction of the hotel has been delayed. Until construction of the hotel begins, the casino is subject to an additional 1% payment of net gaming revenues to the Government. This equals to $1.4 million on an annual basis and was effective as of February 2014.

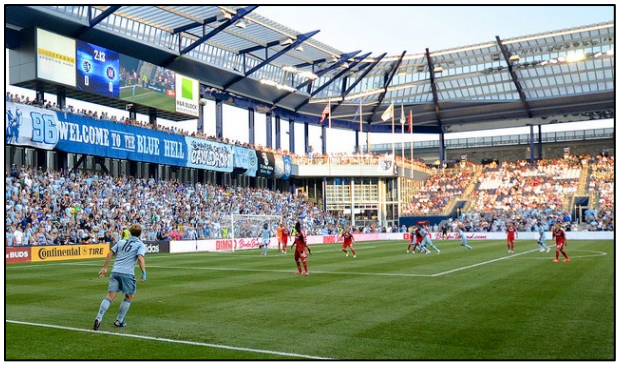
Joining Kansas Speedway at the Legends at Village West regional super-mall are major destination retailers and entertainment businesses that attract approximately 12 million visitors and shoppers annually. The initial anchor businesses and attractions include: Cabela's, a 195,500 square-foot store with 116,666 square feet of retail space featuring hunting, fishing, and other outdoor items with an 11,000 square foot museum and 60,000-gallon aquarium; Nebraska Furniture Mart, a 1,075,000 square-foot store with 450,000 square feet of retail space and an adjacent warehouse that sells furniture, electronics, appliances, and floor coverings; and the Great Wolf Lodge and Resort, a 281-room lodge with a 40,000 square foot indoor water park.

The Legends Outlets Kansas City, formerly the Legends at Village West, (the "Legends") is an approximately $230 million shopping center housing nearly 690,000 square feet of retail, dining, and entertainment which opened in 2001. The Legends 14 Theatre complex at 87,000 square feet is the largest of the tenants. In 2015, the owner of the Legends, KKR Legends, LLC, purchased the theater complex from the Unified Government. KKR Legends, LLC has leased the theater to AMC Entertainment which completed renovations to the theater in 2016.

Legends Outlet at Kansas City regional super-mall

In January 2016, the Legends Outlets Kansas City was purchased by Walton Street Capital from KKR Legends, LLC. In 2019, the West Lawn Upgrade improvements were completed which included façade improvements, a 40' LED video board and redesign of the areas hardscaping and landscaping to include shade structures, signage, and new legends monuments. As of May 2021, 113 businesses, including 26 restaurants, were open in Village West, employing over 5,700 people. On the north side of the Legends Outlets, a $10 million, 106-unit Residence Inn by Marriot, featuring suites, opened in January 2016. In 2020, businesses generated over $576 million in retail sales with local and state sales tax, use tax, and transient guest tax collections of over $53 million. The real and personal property taxes levied for this development area were approximately $22 million.

Approximately $453 million in sales tax special obligation revenue bonds (STAR bonds) were issued for the Village West development. On December 1, 2016, the Village West STAR bonds were retired five years early due to strong revenue performance. The local sales and use tax annual revenues of over $12 million previously obligated for debt service payments now flow to the Unified Governments to support operational and capital needs.



Children's Mercy Park, Sporting KC Soccer Stadium

The Unified Government and the Kansas Unified Development, LLC entered into a Multi-Sport Stadium Venture Agreement ("Stadium Agreement") for the construction of an 18,000-seat multi-sport stadium complex that is the permanent home to Sporting KC, a Major League Soccer team.

Under the soccer Stadium Agreement, the Unified Government issued STAR bonds in 2010 that result in $147,000,000 of net funding for the Stadium project. The STAR Bonds are payable from state and local

sales and transient guest taxes. The stadium, named Children's Mercy Park (known as Sporting Park prior to 2016), completed its eighth successful season in 2018 with near capacity attendance. Children's Mercy Park, recognized nationally and internationally for its design, hosted the Division II Football Championship for four straight years, from 2014 to 2017.

Just east of the Village West/Legends tourism district, an $80 million U.S. Soccer National Training and Coaching Development Center was constructed and opened in early 2018 named Pinnacle. The development houses the elite athlete training and performance analytics campus and national youth soccer development programs. The facility includes approximately 100,000 square feet for an indoor facility with a practice field, eight lighted professional fields, and a new medical clinic from the soccer club's stadium naming-right sponsor Children's Mercy Park. Additionally, in February 2017 construction began and later completed on the 12-field youth soccer complex.

U.S. Soccer National Training & Coaching Development Center

Adjacent to the U.S. Soccer National Training and Coaching Development Center is an auto mall that currently includes four auto dealerships, including a Ford, Dodge/Jeep/Chrysler, Nissan, and an auto outlet selling pre-owned vehicles.

A proposal was brought forward in August 2020 to convert parts of the Village East STAR Bond District into a major multi-sport athletic complex known as Homefield, Homefield Outdoor, and Homefield Youth Baseball Complex, which would offer clinics, lessons, practices, training, and summer camps for a variety of amateur sports, as well as restaurant, bar, and entertainment spaces. The baseball complex will include 12 lighted turf fields, a scouting view tower, batting and pitching tunnels, and Homefield Academy offices. There will also be destination retailers, retail shops, restaurants, automobile dealerships, hotels, multi-family housing, and other commercial uses developed within the district. Existing businesses include a Frontier Justice gun range, a Freddy's Frozen Custard and Steakburgers fast food restaurant, and a Menard's home improvement store. The project is scheduled to begin in 2021.

OTHER TOURISM DEVELOPMENT

Rock Island Bridge

In 2020, the Unified Government and Flying Truss, LLC have been discussing a new development on the historic Rock Island Railroad Bridge, originally constructed in 1905 in the Stockyards District. The project would synergize with the Unified Government's efforts to provide public access and trails along the river. The concept is to create a regional destination by transforming the bridge into a multi-purpose development consisting of an upper/lower deck structure that contains a food hall, open-air bar and coffee shops, event space, catering facility, and multi-purpose space. The bridge would become a part of the public trail system which is planned to connect the Kaw Valley Trail along the Kansas River's western levee with the Riverfront Heritage Trail. The bridge has been acquired from Kansas City, Missouri and is owned by the UG. The development is planned to start construction in 2022.

Rock Island Bridge, Kansas City, Kansas

OTHER COMMERCIAL/ INDUSTRIAL DEVELOPMENT

Amazon Fulfillment Centers

In August 2017, Amazon completed construction and opened their Amazon Fulfillment Center in Kansas City, Kansas at I-70 and Turner Diagonal freeway, the third such facility in the Kansas City area region. The facility is 2.2 million square feet at a construction costs of approximately $300 million on the 134-acre site. Approximately 4,000 employees currently work at the fulfillment center. These employees pick, pack and ship customer items, such as toys, books and electronics, utilizing cutting-edge technology with advanced robotics systems.

In August 2020, Scannell Properties, LLC received approval for a 3.4 million square foot warehouse distribution center and office park at the longtime vacant Woodlands location at 9700 Leavenworth Road. The first, and largest of six planned buildings is estimated to be a $110 million, 1.08 million square foot logistics facility to house a new Amazon fulfillment center. This facility will employ at least 500 associates for picking, packing, and shipping of large sized customer items. The remaining buildings, ranging from 88,000 to 855,000 square feet, are currently intended as speculative development. Additionally, small neighborhood retail and a 97-acre wooded preservation are included in the master developer plan.

39th & Rainbow Commercial Development

This project is a $39 million mixed-use development located adjacent to Kansas University Medical Center. The first phase of the project included approximately 10,000 square feet of first-floor retail space and, on the second through fourth floors, an 83-room Holiday Inn Express & Suites. Additional Phase I store openings in the development included a Five Guys Burger and Fries and a Subway sandwich store. The second phase of the project was 100,000 square feet in a four-story building and includes Kansas University Hospital Rehab/ Kansas City Transitional Care Center, Hanger Prosthetics & Orthotics and Respiratory Health Additional second phase included the following restaurants: Pita Pit, IHOP and Tanner's Bar and Grill. This area draws more than 10,000 persons daily and expects to attract new retail development due to the area's dense resident population and the proximity to the Kansas University Medical Center and Hospital. The Urban Land Institute honored this project as a Development of Distinction.

Scavuzzo's Foodie Park, Midtown, Kansas City, Kansas

Midtown

The Unified Government completed the demolition of the Indian Springs Mall in 2016 and is working with Scavuzzo's Food Service to develop the 100-acre site. In 2018 discussions to redevelop the former Indian Springs site focused on a $140 million "Foodie Park", which will include a state-of-the-art 266,000 square foot automated warehouse and distribution facility, a 60,000 square foot office building for Scavuzzo's Headquarters, and retail storefronts.

Urban Outfitters

In 2020, Urban Outfitters announced a $403 million 880,000 square foot omni-channel distribution and fulfillment center with 60,000 square feet of office space would be constructed near the Kansas Speedway. This development is anticipated to

generate 985 full time jobs, 739 part time jobs, and 77 office jobs.

Urban Outfitters at Speedway Blvd and Talladega Dr.

Industrial Park Developments

The Unified Government currently has four major industrial parks: Fairfax Industrial Business District, Central Industrial Business District, Armourdale Industrial Business District, and the Santa Fe Industrial Business Park. These four industrial areas represent 80% of the industrial development in the Unified Government. The Unified Government has several other industrial park developments in the Hart Business Park located at 55th and K-32, Woodend Industrial Park along the I-435 Corridor, the Muncie Industrial Park located at 62nd and K-32 and the I-635 Industrial Park at I 635 and Metropolitan. Edwardsville has also developed an industrial/warehouse area at I-435 and Kansas River.

General Motors (GM) continues to have a significant presence in the Fairfax Industrial District. Currently the Chevy Malibu and the Cadillac XT4 SUV are produced at this facility. The $265 million investment is tied to extensive retooling of the plant to accommodate the new vehicle which is built alongside the Chevrolet Malibu. A $600 million, 400,000 square-foot paint shop expansion for vehicle construction activities to support future production at the site was recently completed.

General Motors manufacturing plant, Kansas City, Kansas

In April 2016, it was announced that a $245 million investment at the Fairfax plant will allow to produce a new car to be built which will replace the production of the Buick LaCrosse. In February 2018, GM announced an investment of $265 million to support production of a new Cadillac XT4 crossover SUV.

In March 2013, the Unified Government approved an agreement with NorthPoint Development for development of a former 80-acre GM site, which is projected to be fully built over a 6 to 10-year period. Groundbreaking for the site occurred in December 2013. The first phase of construction consisted of the installation of infrastructure, access roads and utility lines, with the first project built on this site is an 80,000 square foot, $10 million manufacturing facility for Inergy which produces fuel tanks for GM vehicles. In 2017 a second 840,000 square foot industrial building opened, employing 500 persons. This larger facility is used as a logistics center for the management of critical and time-sensitive manufacturing components.

In 2014, NorthPoint Development began redevelopment of 25 acres of the Unified Government's Public Levee operations, located in the Fairfax industrial area. NorthPoint initially demolished existing buildings and then built a 396,000 square-foot industrial building, which meets current manufacturing and industrial needs. The first tenants in this building are Plastic Packaging leasing 56,000 square feet, and Ozburn-Hessey

Logistics leasing 56,200 square feet and, Vitex leasing 60,000 square feet.

Additionally, in 2015 NorthPoint acquired a 369,000 square-foot industrial warehouse property located in the Santa Fe industrial area. This $18 million project included the acquisition of two buildings and investments in equipment, energy efficiencies, loading docks replacement and truck traffic reconfiguration. This project created 50 jobs for a new tenant. Two existing clients remain in the facility. Also, of note in the Fairfax Industrial District, Sunshine Biscuit recently completed a $4.6 million remodel of its facility.

Turner Logistics Building I at I-70 & Turner Diagonal

Turner Logistics

In 2018 the Unified Government was awarded $13.8 million to replace the existing I-70 and Turner Diagonal Interchange. This redesign has allowed for the development of the $125 million Turner Logistics Industrial Park on a site adjacent to the new interchange which will include approximately 2.7 million square feet of distribution/warehouse space and create 1,800 new jobs. As of December 31, 2020 the interchange work has been completed and 1 building totaling 407,000 square feet has been fully constructed, with two more buildings scheduled for 2021.

Office and Service

The downtown area, with approximately 5,000 employees, has the largest concentration of office workers. In addition to the downtown area, there are active office parks in Cambridge Terrace, Meadowlark Lane, Woodlands West and assorted office and medical facilities in different locations throughout the community. Downtown Kansas City, Kansas continues its revitalization with the redevelopment of two properties along Minnesota Avenue. Loretto Properties redeveloped the buildings for a cost of $1.5 million. The buildings house various nonprofit organizations, professional services and serve as possible satellite locations for two Kansas City, Kansas colleges.

In 2018, the Unified Government Commission and The Merc Coop, a grocery cooperative operating in the City of Lawrence, Kansas, reached an agreement for The Merc to operate and manage a 14,000 square-foot store in downtown Kansas City, Kansas at 5th Street and Minnesota. The Unified Government constructed the building, which opened in August 2020, and owns the building as part of a reinvestment into the downtown which was funded from the sale of the downtown Hilton Garden Inn, and other funding sources including tax increment financing. The unique agreement provides The Merc with a three-year stabilization guarantee up to $540,000 as the store gets up and running but if the store makes a profit in that same timeframe, the Unified Government receives a share of the net profits. The Merc buys local food, has local partners and will do food education in the store. The Merc Coop has operated since 1974 and has nearly 100 employees and more than 7,700 members.

The Merc Coop, 5th Street & Minnesota

Retail

The Metropolitan Avenue Redevelopment Area is in the Argentine community south of I-70 in eastern Kansas City, Kansas. In 2015 a Walmart grocery store

was constructed. A new Police Department South Patrol Station was built in the redevelopment area with groundbreaking held in June 2016 for this new $2.25 million, 6,000 square foot facility. In 2020, the building formerly owned by Sav-A-Lot was purchased and now operates as Metro Fresh Market (El Mercado Fresco). A gas station and convenience store is anticipated to begin construction in 2021.

Walmart at Metropolitan Avenue Project Area

HOUSING AND RESIDENTIAL DEVELOPMENT

Building upon the success of Village West and the Hollywood Casino, there has also been development of multi-family residential housing in this area. The Village West Apartments was a $30 million project consisting of 306 units that opened in 2014. The Prairie View at Village West Apartments was a $27 million second phase of the project consisting of 312 units. These market rate apartments are located adjacent to one another, just west of Village West on 110th Street between State Avenue and Parallel Parkway. A third phase, located at Parallel Parkway and 114th Street, is estimated at $45.7 million and consists of 330 units.

The Legends Apartments, along with the West Lawn Upgrade, was proposed in in 2018 as a development located adjacent to the Legends Shopping Center on the south side of Parallel Parkway, east of 110th Street. In December 2020, an amended development agreement was entered into with Legacy 267, LLC for the design, development, and construction of a first-class luxury 265-unit apartment complex along with 620 space structured parking facility, where at least 350 spaces are public parking spaces. The project is estimated at $53.8 million. The target date for completion of the parking garage is March 1, 2022 and for substantial completion is August 1, 2024.

Legends Apartments project to be constructed in 2021

In March 2020, a development agreement was approved for Lanier United, LLC to redevelop the site where the Reardon Center presently is located, and the property located at the southwest corner of 6th & Nebraska. The Reardon Center site is to be designed, constructed, and developed as a first-class mixed-use development consisting of a 4-story mixed-use residential building with 10,000 square feet of first-floor retail and commercial space, 6,000 square foot fitness center, 70-85 apartment units, and approx. 10,600 - 45 - square feet of Class A multi-purpose meeting space with capacity to seat 350 people for community events and programs. 6th and Nebraska is to be developed into approx. 38,000 square feet of recreational athletic field space with new turf, high-quality perimeter fencing, concessions, and bleachers to accommodate approx. 50 spectators for a variety of sports events. The project is to commence in the second quarter 2021.

A development agreement has been approved by the Unified Government Commission for the Boulevard Lofts apartments, located at 8th & Washington Boulevard, is to contain 92 units total in two or more phases with a value of $10,500,000. A permit was issued for 38 units in November 2019. In October 2019, a permit was issued for the YMCA Lofts located at 900 N 8th Street which is valued at $8,900,000 and is to include 44 units.

In 2020, a project was approved for the Yards II, LLC to build a first-class luxury apartment building consisting of approximately 225-240 units, with amenities such as health and fitness facilities, outdoor kitchen, grills, and patio space, in-unit appliances, elevator-service with secure access, and a dog park. The development would be located on 3 acres west of State Line Road, east of the Kansas River, north of Kansas Avenue, and south of I-670. Construction is expected to commence on or before December 31, 2023 and complete by December 31, 2025.

Community Housing Wyandotte County (CHWC) is a non-profit, community development corporation, whose mission is to stabilize, revitalize, and reinvest in Kansas City, Kansas neighborhoods through affordable housing, homeownership promotion, and community building. CHWC focuses its programs in the traditional neighborhoods of Kansas City, Kansas/Wyandotte County. Additionally, CHWC has provided more than $3,000,000 in grants, minor home repair loans, and mortgages to low- and moderate-income households in the community. To date, CHWC has built and sold over 300 new single-family homes east of I-635.

The Neighborhood Stabilization Program (NSP) is a federal Housing and Urban Development program and was established for the purpose of stabilizing communities that have suffered from foreclosures and abandonment. This stabilization is realized through the purchase and redevelopment of foreclosed and abandoned homes and residential properties. The Unified Government has received over $12 million in funding from two phases of the NSP 1 and 3 programs. Funds from this program have improved residential properties throughout Wyandotte County and Kansas City, Kansas with special emphasis on the northeast area of the county.

Acknowledgements

The preparation of this Annual Report could not have been accomplished without the efficient and dedicated service of a highly qualified staff in the Finance Department.

Special thanks are extended to the following staff for their contributions to the preparation of this document: Accounting Manager Pamela Kahao, Lonia Green, Kristina Mikesic, Benjamin Ntonjira, Lacey Russell, Peggy Ryan and Angie Maxville of the Accounting Division, Deputy Chief Financial Officer Deborah Jonscher, Research Manager Mike Grimm, Debt Coordinator Alyse Villarreal, Treasurer Rick Mikesic, Deputy Treasurer Andrea Parra, Payroll Manager Ron Green, Budget Manager Reginald Lindsey, and staff of the Human Resources Department and the Legislative Auditor's Office.

The dedication and cooperation of staff in all Unified Government operating departments in the administration of financial policies throughout the year is appreciated. We also acknowledge the thorough and professional way our independent auditors, Allen, Gibbs & Houlik, L.C., conducted the financial audit.

In closing, Unified Government staff wishes to express deep appreciation to the Mayor and Board of Commissioners for their leadership, support and responsiveness to the financial concerns of the Government.

Respectfully submitted,

Doug Bach
County Administrator

Kathleen VonAchen
Chief Financial Office

Doug Bach
County Administrator

Dear neighbors:

Wyandotte County and Kansas City, Kansas continues to be a desirable place to live as community property values rise, highlighting reinvestment in our County. This, combined with unprecedented economic development opportunities, has allowed the Unified Government to fulfill the goals set by the Governing Body while also keeping the mill rate relatively flat.

Health took center stage in 2020 as we faced the COVID-19 pandemic, and the Public Health Department diligently protected our community by leading massive testing and vaccination efforts. The Unified Government distributed $37 million in federal funding across the public health, human services, education, and local government sectors. The WYCO Loves Local Grant went directly to small businesses struggling under the weight of the pandemic.

We continue to make significant investments in public safety. We opened Fire Station No. 12 in Piper and the new Juvenile Justice Center downtown. The Police Department rolled out body-worn and in-car cameras, which will provide greater transparency between police and the community we serve. Police, fire, and sheriff's personnel protect our neighborhoods and ensure that Wyandotte County and Kansas City, Kansas remains a safe place.

Quality Neighborhoods with affordable and quality housing stock is critical to maintaining and growing communities. Beginning in 2016, the Stabilization, Occupation, and Revitalization (SOAR) program was started. SOAR is a 5-year plan to confront some of the most pervasive challenges in the appearance, communication, and safety of our neighborhoods. SOAR has made significant strides in addressing issues such as vacant and abandoned homes, property maintenance, poorly maintained streets, a lack of trails and sidewalks, mowing frequency, graffiti, and illegal dumping. SOAR also aims to improve government services, land asset management, communication with the public, and resident satisfaction in areas such as perception of safety. Go the **SOAR Dashboard Website** or the SOAR Progress Dashboard for the accomplishments that have been achieved since 2016.

Wyandotte County and Kansas City, Kansas continues to see momentum in all areas, and we strive to put our community in a better place each year.

Office of the County Administrator Staff	
Gordon Criswell	**Emerick Cross**
Assistant County Administrator	Assistant County Administrator
Alan Howze	**Melissa Sieben**
Assistant County Administrator/Chief Knowledge Officer	Assistant County Administrator
Kenneth Moore	**Mike Taylor**
Chief Legal Counsel	Director of Public Affairs/Legislative Relations
Alley Porter	
Commissioner Liaison	

The Unified Government Board of Commissioners is comprised of ten Commission members and the Mayor/CEO – eight members from equally populated districts, two members elected from two north/south districts, and the Mayor elected at-large. Commission members are elected for staggered four-year terms, and must be 18 years of age, US citizens and reside in the respective district for the duration of their term of office.

Honorable David Alvey
Mayor / CEO

Honorable Melissa Bynum
At-Large District 1

Honorable Tom Burroughs
At-Large District 2

Honorable Gayle Townsend District 1

Honorable Brian McKiernan District 2

Honorable Christian Ramirez District 3

Honorable Harold L. Johnson, Jr. District 4

Honorable Mike Kane District 5

Honorable Angela Markley District 6

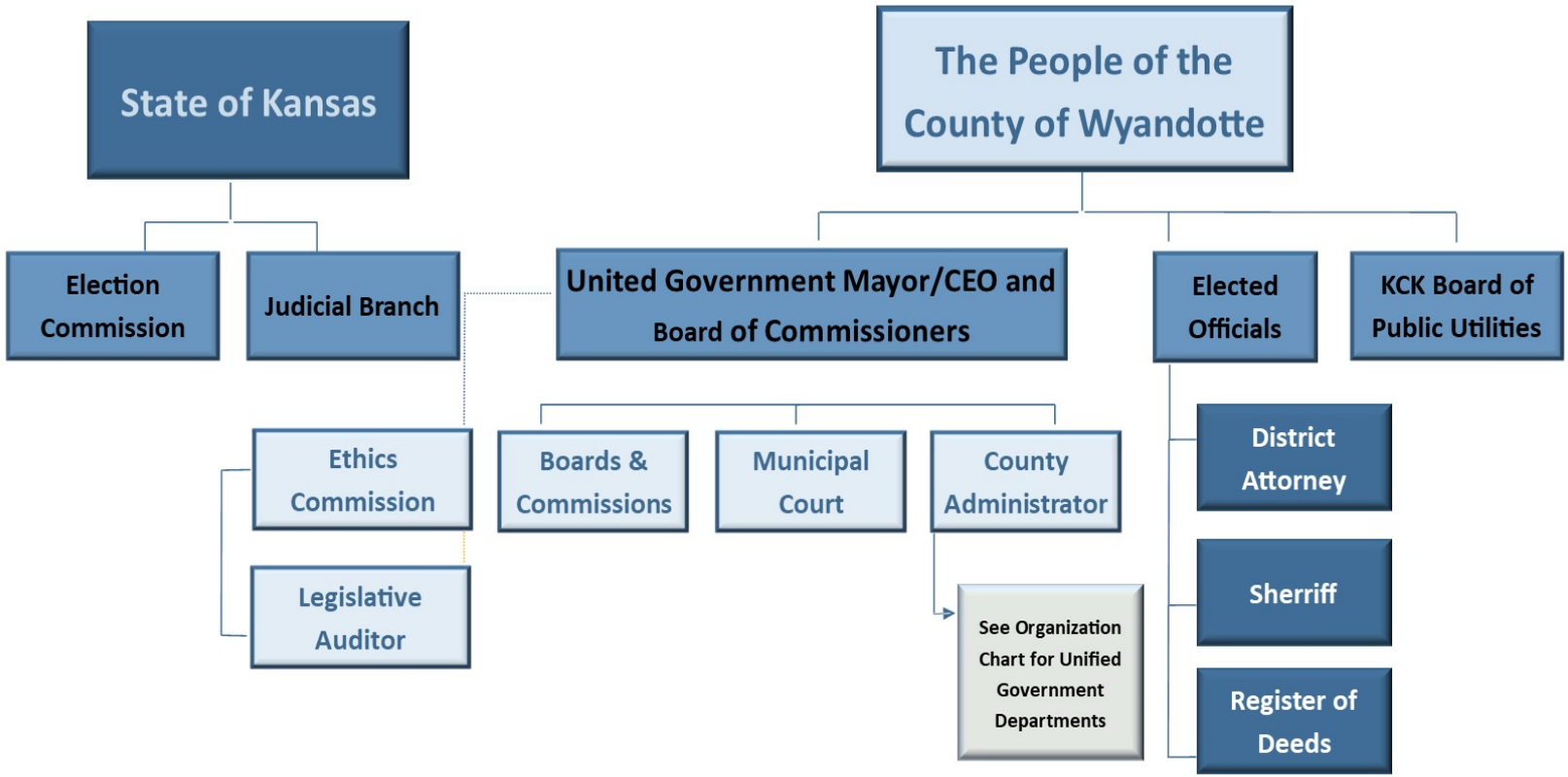
Honorable James F. Walters District 7

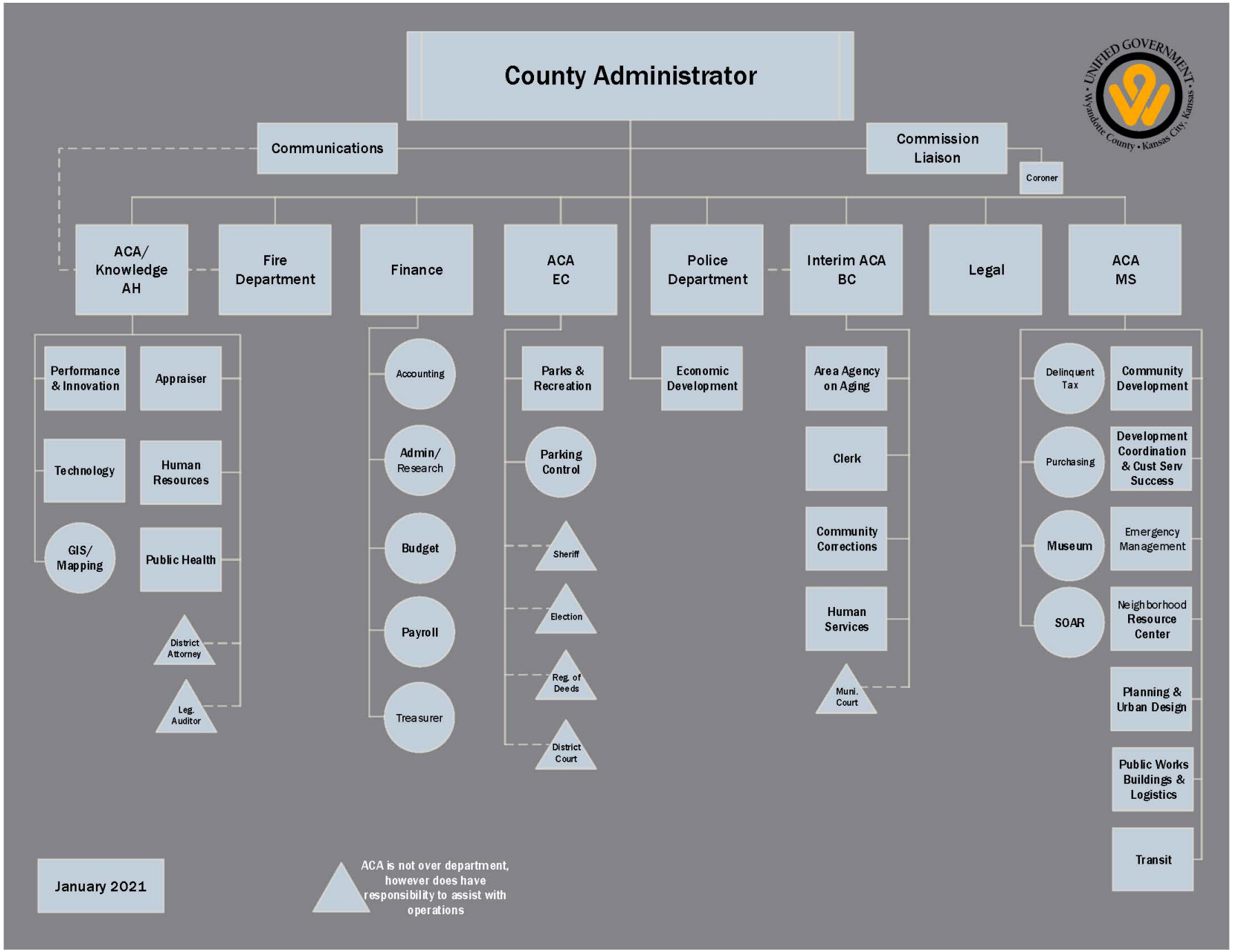
Honorable Dr. Jane Winkler Philbrook District 8

Unified Government of Wyandotte County/Kansas City, Kansas

Organizational Chart

Elected and Appointed Officials



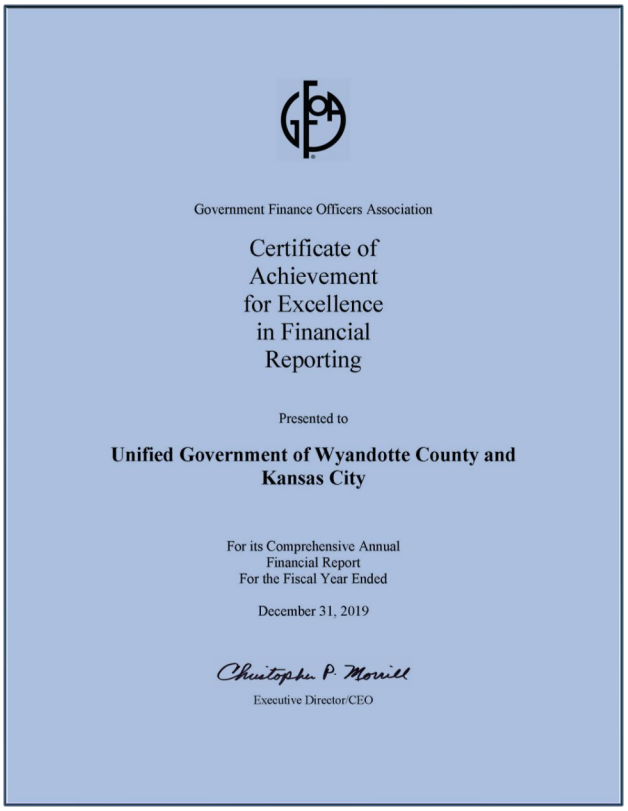

County Administrator
Communications
Commission Liaison
Coroner
ACA/ Knowledge AH
Fire Department
Finance
ACA EC
Police Department
Interim ACA BC
Legal
ACA MS
Performance & Innovation
Appraiser
Technology
Human Resources
GIS/ Mapping
Public Health
District Attorney
Leg. Auditor
Accounting
Admin/ Research
Budget
Payroll
Treasurer
Parks & Recreation
Parking Control
Sheriff
Election
Reg. of Deeds
District Court
Economic Development
Area Agency on Aging
Clerk
Community Corrections
Human Services
Muni. Court
Delinquent Tax
Purchasing
Museum
SOAR
Community Development
Development Coordination & Cust Serv Success
Emergency Management
Neighborhood Resource Center
Planning & Urban Design
Public Works Buildings & Logistics
Transit
January 2021
ACA is not over department, however does have responsibility to assist with operations

The Unified Government of Wyandotte County and Kansas City, Kansas is proud to have been recognized with an award for Outstanding Achievement for Excellence in Financial Reporting and the Distinguished Budget Presentation Award offered by the Government Finance Officers Association of the United States and Canada (GFOA)

Outstanding Achievement for Excellence in Financial Reporting Award

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Unified Government of Wyandotte County and Kansas City, Kansas for its Annual Report for the fiscal year ended December 31, 2019. This is the 20th consecutive year that the Government has achieved this prestigious award.

The Certificate of Achievement is the highest form of recognition for excellence in state or local government financial reporting. The Certification of Achievement Program was established to encourage municipal governments to publish high quality financial reports and to provide peer recognition and technical guidance for officials preparing these reports.


Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

Unified Government of Wyandotte County and Kansas City

For its Comprehensive Annual Financial Report
For the Fiscal Year Ended

December 31, 2019

Christopher P. Morrill

Executive Director/CEO

In order to be awarded a Certification of Achievement, a government unit must publish an easily-readable and efficiently-organized annual financial report, whose contents conform to program standards. Such reports should go beyond the minimum requirements of generally accepted accounting principles and demonstrate an effort to clearly communicate the municipal government's financial picture, enhance an understanding of financial reporting by municipal governments and address user needs. A Certificate of Achievement is valid for a period of one year only.

Distinguished Budget Presentation Award

The GFOA presented a Distinguished Budget Presentation Award to the Unified Government of Wyandotte County and Kansas City, Kansas for its annual budget for the fiscal year beginning January 1, 2021. In order to receive this award, a governmental unit must publish a budget document that meets program criteria as a policy document, as an operations guide, as a financial plan, and as a communications device. This award is valid for a period of one year only. This is the 7th consecutive year that the Unified Government has achieved this prestigious award.

The Distinguished Budget Presentation Awards Program is specifically designed to encourage state and local governments to prepare and issue budget documents of the highest quality. Top-quality documents are essential if citizens and others with an interest in a government's finances are to be fully informed participants in the budget process. Better budget documents contribute to better decision making and enhanced accountability.

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FINANCIAL SECTION

AGH
CPAs & ADVISORS

INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and Board of Commissioners
Unified Government of Wyandotte County / Kansas City, Kansas

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Unified Government of Wyandotte County / Kansas City, Kansas (Unified Government) as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the Unified Government's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We did not audit the financial statements of the Board of Public Utilities, which is both a major fund and 82 percent, 83 percent, and 86 percent, respectively, of the assets, net position, and revenues of the business-type activities. Those statements were audited by other auditors whose report has been furnished to us, and our opinion, insofar as it relates to the amounts included for the Board of Public Utilities, is based solely on the report of the other auditors. We conducted our audit in accordance with auditing standards generally accepted in the United States of America, the *Kansas Municipal Audit and Accounting Guide,* and the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement. The financial statements of KCK ALL, Inc. and KCK 501, Inc. were not audited in accordance with *Government Auditing Standards.*

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, based on our audit and the report of other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Unified

Government as of December 31, 2020, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information
Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and required supplementary information listed on the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We and other auditors have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary and Other Information
Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Unified Government's basic financial statements. The combining and individual nonmajor fund financial statements and schedules, and the introductory and statistical sections as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual nonmajor fund financial statements and schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements, or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, such information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 25, 2021 on our consideration of the Unified Government's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Unified Government's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Unified Government's internal control over financial reporting and compliance.

Allen, Gibbs & Houlik, L.C.
CERTIFIED PUBLIC ACCOUNTANTS

June 25, 2021
Wichita, Kansas

Management of the Unified Government of Wyandotte County and Kansas City, Kansas (the Government) offers readers of the basic financial statements this narrative overview and analysis of the financial activities of the Government for the fiscal year ended December 31, 2020. Readers are encouraged to consider the information presented here in conjunction with the additional information that is provided I the letter of transmittal.

Financial Highlights

- The Government's assets and deferred outflows of resources exceeds its liabilities and deferred inflows of resources at the close of the fiscal year by $577,978,000 (net position).
- The Government's financial position remains strong despite the challenges of the COVID-19 pandemic.
- The Government's total net position increased by $17,205,000 or 3.1% over the prior year. Net position decreased in governmental activities by $17,753,000 and increased the business-type activities by $34,985,000.
- Governmental activities net position decreased from a positive net position of $15,412,000 to a negative position of ($2,341,000).
- The Government's long-term liabilities are $1,781,046,000, consisting of $862,380,000 for governmental activities and $918,666,000 for business-type activities. Of the governmental long-term liabilities, $363,406,000 or 42.1% are for employee and retiree benefits and $490,036,000 or 56.8% for debt-financed capital and economic development investments, with the remaining portion for various claims liabilities.

General Fund reserves are 22% of total expenditures and transfers at the end of 2020.

- Governmental funds combined ending fund balances of $165,145,000 reflect a decrease of $46,550,000 or -22.0% from the prior year. Of that total, 24.0% or $39,592,000 is unassigned fund balance that is available for future spending at the Government's discretion.
- General Fund's total fund balance is $45,654,000 or 22.3% of expenditures and transfers out totaling $204,883,000. Fund balance increased by $3,297,000 from the prior year.
- The Unified Government's (excluding the Kansas City, Kansas Board of Public Utilities) total bonded indebtedness decreased by $10,238,000 in 2020. General obligation bonds decreased by $6,038,000 based primarily on a refunding, Public Building Commission (PBC) bonds increased by $6,949,000, economic development related indebtedness decreased by $9,138,000 and capital leases and loans decreased by $2,011,000.

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This discussion and analysis are intended to serve as an introduction to the Government's basic financial statements. The basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the basic financial statements. In addition to the basic financial statements themselves, this report also provides other required and supplementary information.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the Government's finances, in a manner similar to a private-sector business.

The ***Statement of Net Position*** presents information on all of the Government's assets, liabilities, deferred inflows/outflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position is improving or deteriorating. The ***Statement of Activities*** reports how the Government's net position changed during the most recent year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported for some items that will result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Governmental activities reflect the Government's basic services principally supported by taxes, including public safety, public works, planning and economic development, health and welfare, general government, and parks and recreation services. *Business-type activities* reflect private-sector-type operations, such as electric and water utilities, sewer system, emergency medical services, storm water, Sunflower Hills Golf Course, and the Legends Stadium, where fees for services typically cover all or most cost of operations, including depreciation.

The government-wide financial statements comprise all of the Unified Government as the primary government, including the Kansas City, Kansas Board of Public Utilities (BPU) which is a legal entity of the Unified Government. Also included is the Public Building Commission (PBC), a blended component unit. Blended component units, although legally separate, function essentially as an agency of the primary government and, therefore, are included as an integral part of the Unified Government's financial statements.

Fund Financial Statements

A fund is a grouping of related accounts used to maintain control over resources that have been segregated for specific activities or objectives. The Government, like other municipal governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the Government can be divided into three categories: governmental funds, proprietary funds and fiduciary funds.

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances left at year-end that are available for future spending. Such information may be useful in evaluating the Government's near-term financing requirements. Consequently, the governmental fund financial statements provide a detailed short-term view that helps the reader determine whether there are more or

fewer financial resources that can be spent in the near future to finance the Government's programs. Because this information does not encompass the long-term focus of the government-wide statements, additional information is provided that reconciles the governmental fund financial statements to the government-wide statements explaining the relationship (or differences) between them.

The Unified Government maintains 31 individual governmental funds. Information is presented separately in the governmental funds' balance sheet and statement of revenues, expenditures, and changes in fund balances for the General Fund, Capital Projects Fund, Special Revenue Special Grants and Debt Service Economic Development Fund, which are considered to be major funds. Data from the other 27 governmental funds are combined into a single, aggregated presentation. Combining and individual fund statements for each of these non-major governmental funds is provided elsewhere in this report.

The Unified Government adopts an annual appropriated budget for the General Fund, which combined includes the City General Fund, County General Fund and Parks General Fund. Budgetary comparison schedules, both combined and individual, are provided to demonstrate compliance with the budget for these funds in accordance with U.S. Generally Accepted Accounting Principles (GAAP) and can be found in the Required Supplementary Information (RSI) section of this report.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The Unified Government maintains two different types of proprietary funds: enterprise funds and internal service funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The Government uses enterprise funds to account for its electric and water public utilities, sewer system, emergency medical services, public levee, storm water, Sunflower Hills Golf Course, and Legends Baseball Stadium. Internal service funds are an accounting device used to accumulate and allocate costs internally among the Government's various functions. The Government uses internal services funds to account for its employee and retiree health benefitsm workers' compensation, and fleet management. The internal service funds provide services which predominantly benefit governmental rather than business-type functions. They have been included within governmental activities in the government-wide financial statements.

The proprietary fund financial statements provide separate information for the sewer system and BPU, which are considered major funds of the Unified Government. Conversely, the internal service funds are combined into a single, aggregated presentation in the proprietary fund financial statements. Combining and individual fund statements for nonmajor enterprise funds and internal service funds is provided elsewhere in this report.

The Government uses **fiduciary funds** to account for assets held for the benefit of outside parties, including other governments. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the Unified Government's own programs. Agency funds generally are used to account for assets the Government holds on behalf of others as their agent, such as in fulfilling the Government's role to collect and distribute property tax revenues to other local entities within Wyandotte County. The accounting used for fiduciary funds is much like that used for proprietary funds.

The **notes to the financial statements** provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Other Information, in addition to the basic financial statements and accompanying notes, is presented in the form of certain required supplementary information (RSI) concerning the Government's progress in funding its obligation to provide pension and other post-employment benefits to its employees, both active and retired.

The combining statements supplementary information referred to earlier in connection with nonmajor governmental funds, enterprise funds and internal service funds are presented immediately following the required supplementary information on pensions and other post-employment benefits. The Unified Government adopts an annual appropriated budget for the State certified special revenue funds and enterprise funds. Budgetary comparison schedules have been provided to demonstrate compliance with the budget for these funds in accordance with U.S. Generally Accepted Accounting Principles (GAAP).

Government-Wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. The Unified Government's assets and deferred outflows of resources exceeds liabilities and deferred inflows of resources by $577,978,000 at the close of the fiscal year. Net position of $745,067,000 reflects investments in capital assets (e.g., land, buildings, other improvements, machinery and equipment, and infrastructure) less any related debt used to acquire those assets that is outstanding. The Government uses these capital assets to provide services to residents; consequently, these assets are not available for future spending. Although the Government's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be liquidated to reduce these liabilities.

Net positions of the Government also include $112,849,000 of restricted net position. These resources are subject to external restrictions as to how they may be used by the Government. The remaining balance of unrestricted net position is a deficit of $279,938,000. Table 1 reflects the Government's net position (amounts in thousands) as of December 31, 2020 and 2019:

Table 1

Amounts in thousands

	Governmental Activities		Business-type Activities		Total	
	2020	**2019**	**2020**	**2019**	**2020**	**2019**
Current and other assets	$ 352,211	$ 383,646	$ 286,588	$ 295,791	$ 638,799	$ 679,437
Capital assets	587,891	571,908	1,308,099	1,257,029	1,895,990	1,828,937
Total assets	**940,102**	**955,554**	**1,594,687**	**1,552,820**	**2,534,789**	**2,508,374**
Deferred outflows	89,244	46,525	40,748	65,173	129,992	111,698
Noncurrent liabilities	$ 862,380	$ 827,298	$ 918,666	$ 945,602	$1,781,046	$1,772,900
Other liabilities	49,412	43,650	83,455	94,604	132,867	138,254
Total liabilities	**911,792**	**870,948**	**1,002,121**	**1,040,206**	**1,913,913**	**1,911,154**
Deferred inflows	119,895	115,719	52,995	32,426	172,890	148,145
Net position						
Net investment in capital assets	$ 259,604	$ 268,861	$ 485,463	$ 509,282	$ 745,067	$ 778,143
Restricted	81,556	85,808	31,293	26,736	112,849	112,544
Unrestricted	(343,501)	(339,257)	63,563	9,343	(279,938)	(329,914)
Total net position (deficit)	**$ (2,341)**	**$ 15,412**	**$ 580,319**	**$ 545,361**	**$ 577,978**	**$ 560,773**

The governmental activities' modest shortfall in net position $2,341,000 at the year ended December 31, 2020 decreased by $17,753,000 or 115.2% compared to 2019. Net position of business-type activities totaling $580,319,000 increased by $34,958,000 or 6.4%. The government-wide change in net position increased by $17,205,000. Table 2 reflects the Government's changes in net position (amounts in thousands) for the years ended December 31, 2020 and 2019:

Table 2

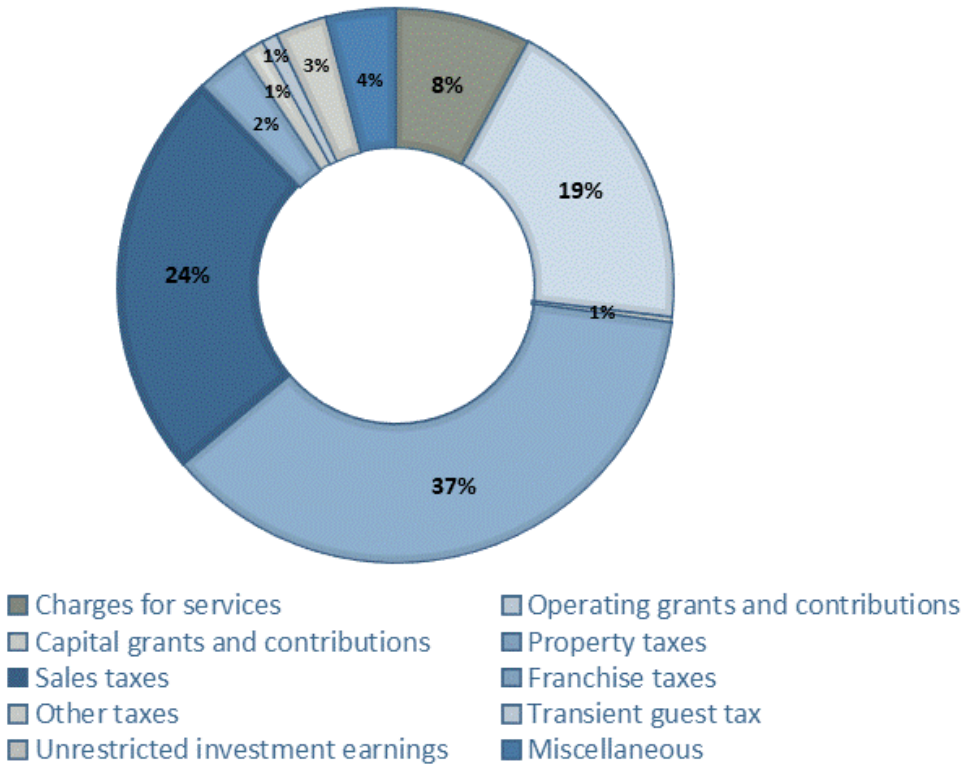
Amounts in thousands	Governmental Activities		Business-type Activities		Total	
	2020	**2019**	**2020**	**2019**	**2020**	**2019**
Revenues						
Program revenues:						
Charges for services	$ 25,523	$ 28,169	$ 362,780	$ 381,395	$ 388,303	$ 409,564
Operating grants & contributions	60,609	28,602	-	-	60,609	28,602
Capital grants & contributions	1,210	1,048	1,075	327	2,285	1,375
General revenues:						
Property taxes	118,166	115,944	-	-	118,166	115,944
Other taxes	93,656	96,840	7,009	7,071	100,665	103,911
Unrestricted investment earnings	9,650	11,303	1,083	1,849	10,733	13,152
Miscellaneous	12,921	8,510	215	2,831	13,136	11,341
Total revenues	**321,735**	**290,416**	**372,162**	**393,473**	**693,897**	**683,889**
Expenses						
General government	46,082	32,947	-	-	46,082	32,947
Health and welfare	19,560	13,650	-	-	19,560	13,650
Public safety	168,659	156,717	-	-	168,659	156,717
Public works	71,656	67,666	-	-	71,656	67,666
Parks and recreation	7,478	8,098	-	-	7,478	8,098
Planning and development	20,881	21,876	-	-	20,881	21,876
Interest on long-term debt	23,537	24,184	-	-	23,537	24,184
Electric and water systems	-	-	271,086	290,020	271,086	290,020
Public levee	-	-	103	108	103	108
Stormwater	-	-	4,012	3,037	4,012	3,037
Emergency medical services	-	-	9,365	10,306	9,365	10,306
Sewer system	-	-	32,882	34,646	32,882	34,646
Sunflower Hills golf course	-	-	790	720	790	720
Stadium	-	-	601	727	601	727
Total expenses	**357,853**	**325,138**	**318,839**	**339,564**	**676,692**	**664,702**
Net position before transfers	(36,118)	(34,722)	53,323	53,909	17,205	19,187
Transfers	18,365	52,628	(18,365)	(52,628)	-	-
Changes in net position	**(17,753)**	**17,906**	**34,958**	**1,281**	**17,205**	**19,187**
Net position (deficit) - January 1	15,412	(2,494)	545,361	544,080	560,773	541,586
Net position (deficit) – December 31	**$ (2,341)**	**$ 15,412**	**$ 580,319**	**$ 545,361**	**$ 577,978**	**$ 560,773**

Governmental activities' net position decreased by $17,753,000 to a total deficit position of $2,341,000 for the year ended December 31, 2020. Key elements of the decrease in governmental activities' resulting in a surplus net position follow:

- Property tax and sales tax comprise 92.1% of all tax revenues and 57.4% of all governmental activities' revenues including transfers-in. Property tax revenue totals $118,166,000, an increase of $2,222,000 or 1.9%. Sales tax revenue of $76,886,000, recorded in governmental activities, increased $1,460,000 or an increase of 1.9% compared to 2019. This increase reflects strong retail sales growth in the last half of the year preceded by notable declines in the first half due to the COVID-19 pandemic.

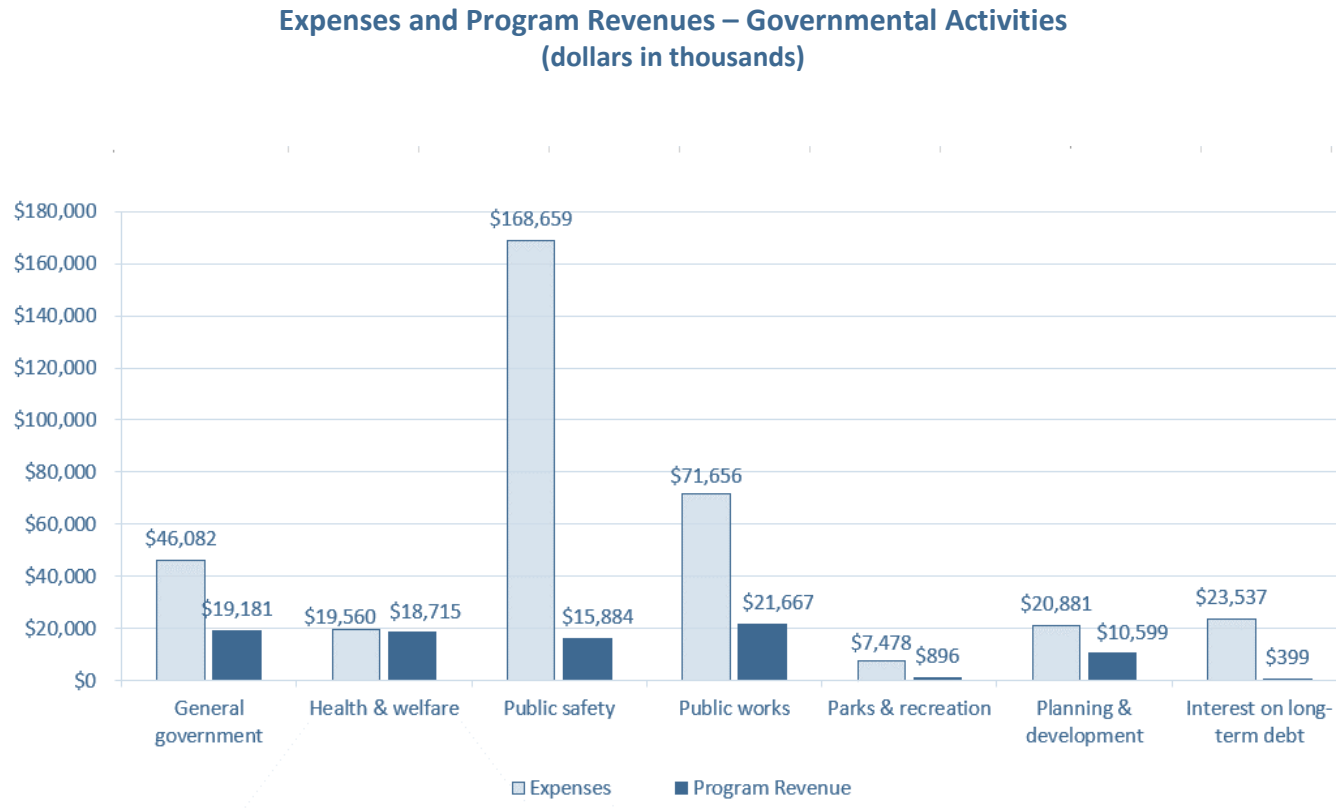
- Operating grants and contributions program revenue increased $32,007,000 or 111.9% above the prior year primarily due to Cares Act pass through revenue from the State of Kansas.

Revenues by Source – Governmental Activities



- Total governmental activities' expenses increased by $32,715,000 or 10.1%.

- Public safety program expenses increased $11,942,000 or 7.6% in part due to technology, data tracking and equipment acquisitions. Public Works program increased $3,990,000 or 5.9% mainly due to greater investments in neighborhood improvements and capital project activities.



Governmental program expenses during the year of $357,853,000 are partially offset by $87,342,000 in charges for services and operating and capital grants and contributions program revenues. The net shortfall of $270,511,000 is funded by governmental tax revenue of $211,822,000, miscellaneous revenues, investment earnings, and a transfer-in of $18,365,000 of which the BPU payment-in-lieu of taxes (PILOT) made to the Government's General Fund is the primary component ($32,687,000). As the graph displays, public safety programs are the most reliant on non-program revenues and taxes, followed by public works and general government services.

Business-type activities increased the Government's net position by $34,958,000 to a total net position of $580,319,000 for the year ended December 31, 2020. There are key elements contributing to the change in net position, as follows:

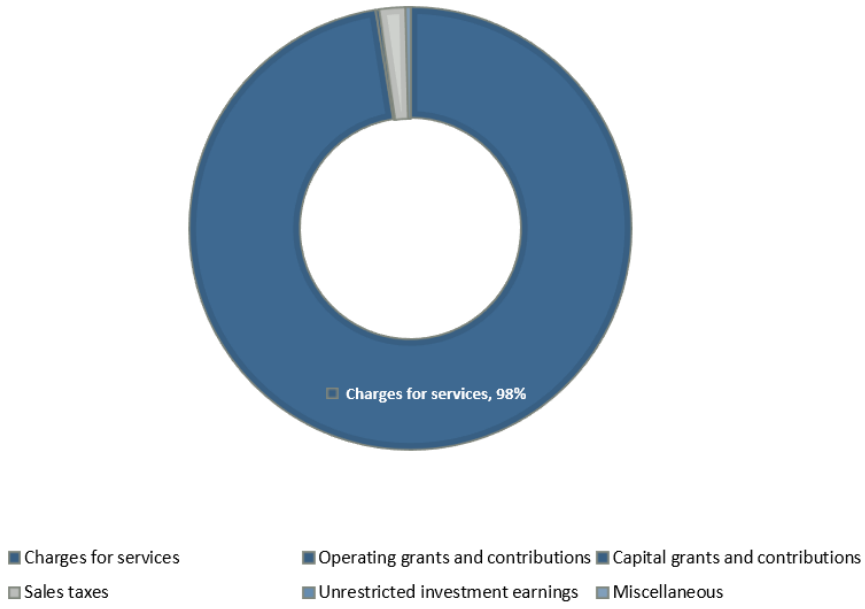
- Total business-type revenues of $372,162,000 is $21,311,000 lower, or a decrease of 5.4% compared with prior year revenues.

- The Kansas City, Kansas Board of Public Utilities (BPU) operating revenue for both electric and water public utilities is the largest revenue source, totaling $317,892,000 or 85.4% of the Government's total business-type activities revenue. BPU charges for services program revenues decreased by $19,274,000 or a decrease of 5.7% compared to the prior year as residential and commercial usage was lower than

the prior year. In 2020, the BPU recognized $11,700,000 in deferred revenue from the 2020 over collection of the Energy Rate Component.

- The Unified Government's sewer system enterprise operating revenue is the second largest business-type activities revenue source, amounting to $36,444,000 or 9.8% of the total. Sewer charges for services increased by $1,361,000 or 3.9% over the prior year. In 2020 there was an approved rate adjustment to accumulate resources for capital infrastructure investment anticipated to be required by the Federal consent decree (refer to Footnote IV.B.).

Revenues by Source – Business-Type Activities



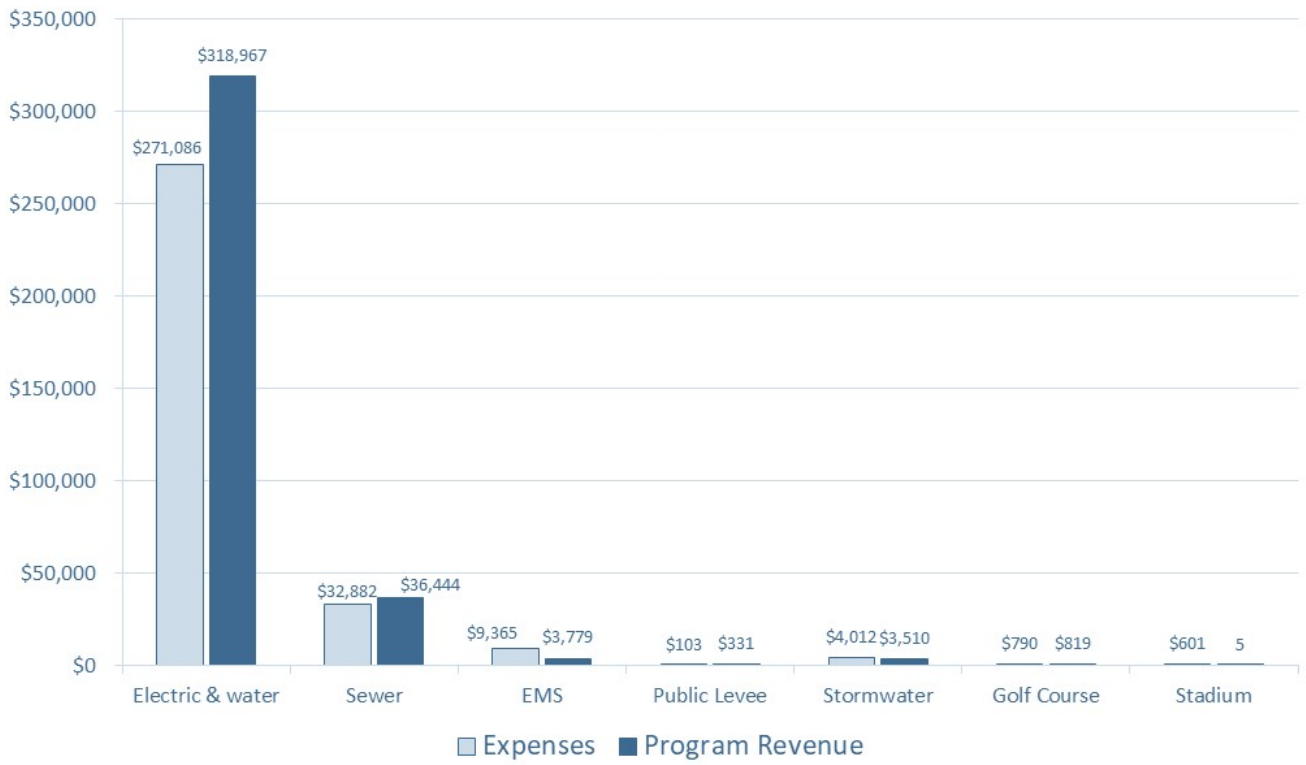
- Total business-type activities' expenses of $318,839,000 decreased by $20,725,000 or 6.1% due to a decreased in costs for goods less depreciation expense and decreases in debt interest expense.

- BPU total expenses of $271,086,000 decreased by $18,934,000 or a 6.5% over the prior year. The change in expenses is primarily due to a decrease in the operating expenses of $15,395,000.

- Sewer system total expenses of $32,882,000 decreased $1,764,000 or 5.1% over the prior year. The change in expenses is primarily due to a decrease in operating expenses of $1,630,000 or 6.4% for costs for goods for service delivery less depreciation expense. The Sewer system debt interest expense increased of $68,000 or 2.0% due to increase in outstanding debt during 2020.

- Emergency medical services total expenses of $9,365,000 decreased $941,000 down 9.1% from the prior year due to decreased operating expenses and equipment acquisition. This enterprise fund's deficit net position $10,313,000 worsened by $839,000 during the fiscal year.

Expenses and Program Revenues – Business-Type Activities
(dollars in thousands)



Business-type program expenses during 2020 of $318,839,000 are supported by $363,855,000 in charges for services and capital grants and contributions program revenue. The net difference of $45,016,000 is further augmented by $7,007,000 in sales tax revenue (dedicated to emergency medical services), miscellaneous revenues and investment earnings less a $18,365,000 net transfer-out of which the BPU payment-in-lieu of taxes (PILOT) made to the Government's General Fund is the primary component ($32,687,000).

Financial Analysis of the Unified Government's Funds

As noted earlier, the Unified Government uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds

The focus of the Unified Government's governmental funds is to provide information on current year revenues, expenditures, and balances of spendable resources. Such information is useful in assessing the Government's near-term financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of December 31, 2020, the Unified Government's governmental funds reports a combined ending fund balance of $165,145,000, a decrease of $46,550,000 or 22.0% decrease from the prior year. A modest increase of $3,297,000 in the General Fund balance and a $11,076,000 increase in the Other Governmental Funds was offset with negative net changes to fund balance including $36,383,000 in the Capital Projects Fund as large capital projects made progress towards completion, $1,852,000 in the Debt Service Economic Development Fund and $536,000 in Special Revenue Special Grants Fund. Approximately 24.0% or $39,592,000 of the total fund balance constitutes unassigned fund balance, which is available for future spending at the Government's discretion. The following information outlines in more detail the positive financial performance of the governmental funds.

The **General Fund** is the chief operating fund of the Unified Government. At the end of the current fiscal year, unassigned balance is $40,977,000 while total fund balance is $45,654,000. As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures and transfers out. Unassigned fund balance represents 20.0% of total General Fund expenditures and transfers out of $204,884,000, while total fund balance represents 22.3% of the same amount.

The total fund balance of the General Fund increased by $3,297,000 or 7.8% over the prior year. Key elements of the increase in the total fund balance of the General Fund are as follows:

All revenue categories showed modest declines for the year. Total General Fund revenues, transfers in and other financing sources are $208,180,000 a decrease of $4,860,000 or 2.3%

Certain major revenue changes in the General Fund from 2019 to 2020 include:

- General Fund sales and use tax revenues totaling $51,550,000 decreased by $371,000 or 0.7% in 2020. Use taxes represent E-commerce which is gaining more of the retail market share.

- The combined General Fund mill levy rate increased slightly in 2020 (0.7%) with the final 2019 mill levies at 54.18 mills supporting operations for 2020. The total assessed valuation of the County increased 4.9% from 2019 to 2020 for taxes supporting operations in fiscal year 2020, compared to 7.5% and 2.4% the prior two years. Ad valorem real estate property tax revenues of the General Fund, excluding collection of delinquent taxes, total $65,053,000, an increase of 4.3% or $2,716,000.

- Motor vehicle personal property tax collections in 2020 total $7,752,000,a decrease of $725,000 or 8.5% over the prior year due to holds on registration requirements by the State of Kansas in response to the COVID-19 pandemic.

- The payment-in-lieu-of-tax rate (PILOT) for the publicly-owned Board of Public Utilities (BPU) electric and water services was set in 2014 at 11.9% as authorized by State law, and no change to the rate has been made through 2020. There was a decrease in collections of $1,429,000 or 4.2% in the 2020 BPU PILOT totaling $32,687,000 which is a decrease from prior year due to consumption declines. This BPU PILOT payment is reflected as a transfer into the General Fund and a transfer out of the BPU respective financial statements.

- Charges for services decreased by $506,000 or 3.8% to a total of $13,309,000. This decrease correlates to shutdowns during the shelter in place order in response to the COVID-19 pandemic.

- An additional revenue of note is the Hollywood Casino, which completed its seventh year of operations. Shared gaming revenues and contributions generated $2,337,000, a decrease of 30% due to COVID-19 pandemic shutdowns. The Casino also paid $1,501,000 to the Government due to the delay in construction of a planned associated hotel, in compliance with the development agreement.

The Government continued to closely monitor the cost of its operations during 2020. Total General Fund expenditures, including transfers out, of $204,883,000 decreased by $5,789,00 or 2.7% were supported by the additional resources. Major expenditure changes in the General Fund from 2019 to 2020 include:

- Public safety expenditures totaling $121,009,000 are 59.1% of total General Fund expenditures, including transfers out, and decreased by $1,280,000 or 1.0% due to decreased personnel and equipment costs based on grant fund for the Covid Relief Fund.

- Public works expenditures totaling $23,384,000 are 11.4% of total expenditures, including transfers out, and decreased by $3,413,000 or 12.7% due to revenues received through the Covid Relief Funds.

- General government expenditures totaling $25,524,000 are 12.5% of total expenditures, including transfers out, and decreased by $381,000 or a decrease of 1.5%.

- Capital outlay spending totaling $1,745,000 comprising 0.9% of total expenditures, including transfers out, decreased by $2,294,000 in 2020 or 56.8% compared to 2019 due to replacement of aging equipment and infrastructure investment.

On the balance sheet, the General Fund has $38,064,000 in cash and investments and $12,330,000 in other taxes receivable, partially offset by $12,723,000 total current liabilities.

Capital Projects Fund's fund balance of $49,515,000 decreased by $36,383,000 or 42.4% over 2019. Total revenues and transfers in of $98,415,000 increased by $42,022,000 or an increase of 74.5%. Total expenditures and transfers out totaling $202,314,000 increased by $89,304,000 or 79.0% due to progress towards completion of various large capital projects including the Juvenile Center. Revenue, expenditure and transfer performance were offset by the addition of $78,625,000 in bond proceeds, bond-related premiums and issuance of capital leases. The net resources of this Fund support the Government's five-year Capital Maintenance and Improvement Program (CMIP). On the balance sheet, the Capital Projects Fund has $62,722,000 in cash and investments, $4,556,000 in restricted cash and investments and $2,483,000 in other taxes receivable, offset by temporary notes payable of $6,223,000 due in March 2021.

Debt Service Economic Development Fund's financial activity consists of restricted cash for use in development projects and debt service on related outstanding bonds. This Fund has a total fund balance of $28,103,000, which was a decrease in fund balance of $1,852,000 or a decrease of 6.2% compared to 2019. Revenues, including transfers in, totaling $11,658,000 were down $3,042,000 due mostly to a decline in sales tax activity.

Total expenditures plus transfers out of $13,511,000 were down $3,489,000. On the balance sheet, the Debt Service Economic Development Fund has restricted cash and investments of $28,279,000 joined by an intergovernmental receivable of $21,441,000 primarily from the State of Kansas related to current outstanding STAR bond indebtedness, offset by a deferred outflow of resources of the same amount.

Special Revenue – Special Grants accounts for grant revenues and related expenditures. Fund balance of the Special Revenue – Special Grants Funds totals $2,530,000, a decrease of $536,000 or 17.5%. Revenue, including transfers in, increased by $35,278,000, primarily related to funds received as part of the COVID -19 CARES Act. Total expenditures, including transfers out, of $52,447,000 had an increase of $35,748,000 or an increase of 214.1% from the prior year. On the balance sheet, the Other Special Revenue – Special Grants Fund has $15,623,000 in cash and investments offset by $13,893,000 in current liabilities.

Other Governmental Funds combines all the non-major governmental funds used to account for the proceeds of specific revenue sources intended for specific operating and some capital purposes, other than what is **accounted** for in the General Fund, Capital Projects Fund, Debt Service Economic Development Fund or Special Revenue Special Grants Fund. Fund balance of the Other Governmental Funds totals $39,343,000, a decrease of $11,075,000 or 22.0%. Numerous nonmajor governmental funds had decreases in fund balances during the year. Revenue, including transfers in, decreased by $7,325,000, and net bond activity of $10.5 million was received to fund various completed capital projects previously financed with temporary notes. Total expenditures, including transfers out, of $90,815,000 had an increase of $19,168,000 or 26.8% from the prior year. On the balance sheet, the Other Governmental Fund has $33,590,000 cash and investments offset by $5,274,000 in current liabilities.

Dedicated Sales Tax Fund for Public Safety and Neighborhood Infrastructure - The 3/8th cent Kansas City, Kansas dedicated sales tax for public safety and neighborhood infrastructure continues to positively impact revenues of the other governmental funds category. This dedicated sales tax began July 1, 2010 and was due to sunset on June 30, 2020. On August 7, 2018 Kansas City, Kansas voters approved to renew this tax for an additional ten years. The Dedicated Sales Tax Fund's revenue was used in 2020 to augment public safety service delivery above limited General Fund funding levels, police and fire equipment replacement funding, and to provide neighborhood and street improvement capital projects, in compliance with the dedication approved by the 2018 voters. In 2020, sales tax collections from this dedicated tax total $10,508,000 compared to $10,604,000 in 2019, or a 0.9% increase.

Public safety services and neighborhood infrastructure projects have been supported with the $10 million annually generated by 3/8th cent Dedicated Sales Tax expiring in June 2030.

Proprietary funds

The Government's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail. Total net position of the Sewer Fund is $80,532,000 and for the Kansas City, Kansas Board of Public Utilities the net position is $484,074,000. Net position for all enterprise funds increased $34,958,000 resulting from changes in operational revenues and expenses. Other significant factors concerning the finances of the proprietary funds can be found in the discussion of the Government's business-type activities.

For an in-depth discussion of the operating results and financial position of the Board of Public Utilities, see the separate report issued by the Board, which can be obtained by contacting them at:

Kansas City, Kansas Board of Public Utilities
540 Minnesota Avenue
Kansas City, Kansas 66101
www.bpu.com

General Fund Budgetary Highlights

The General Fund is the largest governmental fund of the Unified Government, accounting for 66.8% of all governmental taxes collected in 2020.

The General Fund's original budgeted expenses were $236,681,000. The final amended budget was $230,318,000 with actual expenditures of $211,883,000. Significant variances between the amended budget and actual expenses were due to decreases in contractual services, decreases in commodities and incomplete capital projects. In addition CARES Act funding allowed for pandemic related expenditures to be funded out of the Special Grants fund and not with General Fund resources.

Table 3
Amounts in thousands

	General Fund Appropriations				
Expenditure Categories	**Original Budget**	**Final Budget**	**Variance**	**Actual Expenditures [1]**	**Variance**
Personnel	$ 163,794	$ 160,172	$ (3,622)	$ 154,073	$ 6,099
Contractual services	38,537	37,755	(782)	34,734	3,021
Commodities	7,481	6,827	(654)	5,899	928
Capital outlay	7,216	2,902	(4,314)	2,220	682
Grants, claims, shared revenue	5,980	6,215	235	5,601	614
Debt service [2]	640	640	-	153	487
Annual debt appropriation [2]	10,096	10,082	(14)	-	10,082
Other	667	359	(308)	-	359
Transfers	2,270	5,366	3,096	9,203	(3,837)
Total expenditures and other financing uses	**$ 236,681**	**$ 230,318**	**$ (6,363)**	**$ 211,883**	**$ 18,435**
Annual debt appropriation	(10,096)	(10,082)	14	-	(10,082)
Total net expenditures and other financing uses after annual debt	**$ 226,585**	**$ 220,236**	**$ (6,349)**	**$ 211,883**	**$ 8,353**

[1] Utilizes the modified cash basis of accounting. Refer to Note to RSI Budgetary Comparison Schedule

[2] Annual debt appropriation budgeted in the debt service has been separately presented for comparative purposes.

Capital Assets and Bonded Debt Administration

Capital Assets

The Government's capital assets for its governmental and business-type activities as of December 31, 2020, are $1,895,990,000 (net of accumulated depreciation), an increase of $67,053,000 or 3.7%. Investment in capital assets includes land, buildings and improvements, street lights, major equipment, park facilities, infrastructure such as streets, alleys, traffic signals, bridges, fiber optic cable, and trails; as well as business-type capital assets, such as electric power generation and water treatment plants, electric power and water distribution lines and systems, sewer and stormwater conveyance and treatment systems, ambulances to deliver emergency medical services, the Sunflower Golf Course, Legends Baseball Stadium.

Governmental activities capital assets of $587,891,000 grew by $15,983,000 or 2.8%, while total business-type activities capital assets of $1,308,099,000 increased by $51,070,000or 4.1%. Of the total business-type activities, $1,069,849,000 or 81.8% are capital assets supporting services by the BPU to its 65,000 electric power customers and 51,000 water customers. The Government's (excluding BPU) business-type activities' capital assets total $238,250,000, an increase of $35,910,000 or 17.7%. Of the Government's (non-BPU) total business-type capital assets, $167,123,000 or 70.1% support sewer system conveyance and treatment services for its 44,000 customers and $56,346,000 or 23.7% support stormwater conveyance systems.

The Government's capital assets by type at December 31, 2020 and 2019 are shown in **Table 4** (dollars in thousands):

Table 4

Amounts in thousands	Governmental Activities		Business-type Activities		Total	
	2020	2019	2020	2019	2020	2019
Land	$ 27,111	$ 27,111	$ 4,746	$ 4,746	$ 31,857	$ 31,857
Buildings	220,104	177,297	1,975,433	1,870,683	2,195,537	2,047,980
Improvements other than buildings	43,673	43,348	3,839	3,691	47,512	47,039
Machinery and equipment	74,257	69,733	59,017	56,455	133,274	126,188
Infrastructure	679,204	665,791	201,729	201,729	880,933	867,520
Construction in progress	23,902	42,287	136,739	153,029	160,641	195,316
Accumulated depreciation	(480,360)	(453,659)	(1,073,404)	(1,033,304)	(1,553,764)	(1,486,963)
Total capital assets	**$ 587,891**	**$ 571,908**	**$ 1,308,099**	**$ 1,257,029**	**$ 1,895,990**	**$ 1,828,937**

Unified Government's capital assets for business-type activities (non-BPU) include sewer, stormwater, emergency medical services, golf and the Legends baseball stadium. The primary changes by asset category over the prior year include: $17,548,000 or 5.5% increase in infrastructure, buildings, and improvements, $22,570,000 or 98.5% in construction in progress, $2,561,000 in machinery and equipment offset by an increase in accumulated depreciation of $6,770,000 or 3.4%.

BPU enterprise electric power and water treatment system capital assets increased $15,160,000 or 1.4% over the prior year with an increase to BPU plant and equipment of $87,350,000 primarily for plant improvements, offset by a decrease in construction in progress of $38,860,000 and an increase to accumulated depreciation of $33,330,000. The increases in the capital assets for the BPU are directly related to the production plant and

general plant increases. The Quindaro Power station assets ceased operations as of December 31, 2020 and recorded a $73.6 million loss as a Regulatory Asset on the Statement of Net Position amortized through 2040. More details are reported in the Board of Public Utilities Notes to Financial Statements.

The Government's capital assets (non-enterprise fund) improved its total capital asset value of $587,981,000 by $15,983,000 net an increase in accumulated depreciation of $26,701,000. The primary changes in capital project completions during 2020 by asset category include an increase of $42,807,000 in buildings for the youth services building, the Hutton Road fire station and various other building improvements, and $13,413,000 for infrastructure improvements.

Additional information on the Unified Government's capital assets activity for the year can be found in **Note III.B** of the notes to the financial statements.

Bonded Debt Administration

At December 31, 2020, the Government had total bonded indebtedness of $1,247,541,000 excluding premiums and discounts which are netted against bond proceeds at the time of issuance.

Outstanding bonded debt (amounts in thousands) at December 31, 2020 and 2019, is reflected in Table 6:

Table 5

Amounts in thousands	Governmental Activities		Business-type Activities		Total	
	2020	2019	2020	2019	2020	2019
General obligation bonds	$ 245,896	$ 261,658	$ 106,881	$ 90,279	$ 352,777	$ 351,937
Tax increment financed GO bonds	19,054	27,502	-	-	19,054	27,502
BPU revenue bonds	-	-	618,205	614,265	618,205	614,265
Revolving loans	-	-	43,674	46,609	43,674	46,609
Intergovernmental loan	-	-	4,567	4,567	4,567	4,567
Accreted interest on bonds	12,334	11,465	-	-	12,334	11,465
Capital lease	10,771	11,649	5,272	6,062	16,043	17,711
Notes payable	6,860	6,860	-	-	6,860	6,860
Special obligation bonds	61,361	67,213	-	-	61,361	67,213
Revenue bonds	48,560	41,730	-	-	48,560	41,730
Sales tax obligation bonds	48,931	51,210	-	-	48,931	51,210
Transportation district bonds	15,175	16,957	-	-	15,175	16,957
Total bonded indebtedness	$ 468,942	$ 496,244	$ 778,599	$ 761,782	$ 1,247,541	$ 1,258,026

Refer to Note III.F. Excludes premiums and discounts.

Of the total, $778,599,000 or 62.4% supports business-type activities, including the BPU at $649,635,000 total indebtedness for electric and water infrastructure investment and $128,964,000 for Unified Government enterprise fund, such as sewer and stormwater services and capital financing. BPU total bonded indebtedness increased by $1,348,000 or 0.2% compared to the prior year, while Unified Government enterprise funds' indebtedness increased by $15,469,000 or 13.6%. Of the total in Unified Government enterprise funds' indebtedness, $106,881,000 or 82.9% are general obligation bonds; although, enterprise charges for services revenue are dedicated for annual debt service payments.

Governmental activities bonded indebtedness, which excludes the Unified Government's enterprise funds and the BPU, totaled $468,942,000, a decrease of $27,302,000 or 5.5%. Of this total, $245,896,000 or 52.4% is general

obligation debt backed by the full faith and credit of the Government. The remainder of the governmental activities bonded debt includes $125,467,000 or 26.8% in special obligation, STAR bonds and transportation district bonds.

Governmental activities general obligation debt decreased by $15,762,000 compared to the prior year, or 6.0%, and is used to support a variety of capital needs as adopted in the Capital Maintenance and Improvements Program (CMIP). This change in indebtedness is a net of new debt less the retirement of prior year outstanding indebtedness. Tax increment financed (TIF or special assessment) bonds totaling $19,054,000 decreased by $8,448,000 with the scheduled repayment on prior year TIF bonds. The outstanding STAR bonds and accreted interest totaled $61,265,000, of which is offset by a corresponding receivable of $21,441,000 due to the contractual pledge from the State of Kansas for the estimated State share of sales tax revenue. Various other economic development related indebtedness, such as special obligations and transportation development district bonds, totaling $76,536,000 decreased by $7,634,000 or 9.1% from the prior year due to scheduled principal payments.

Additionally, the Unified Government (excluding the BPU) has temporary notes outstanding of $29,774,000 as of December 31, 2020. This outstanding liability is not reflected in the table above due to its short-term nature, with these notes maturing or being refinanced in 2021.

Kansas State Statutes limit the amount of general obligation bonds a governmental entity may issue to 30% of the equalized taxable assessed valuation. The limitation for debt for the Unified Government, as of December 31, 2020, is $474,944,000 with outstanding indebtedness applicable to the debt limit per State law of $290,935,000 leaving a legal debt margin of $184,009,000. The total net debt outstanding applicable to the debt limit as a percentage of the Government's calculated debt limit is 61.0%.

As of December 31, 2020, the Unified Government general obligation debt is rated A1 by Moody's Investor Service and AA by Standard and Poor's. Additional information on the Unified Government's long-term debt can be found in the notes to the financial statements III.F.

Economic Factors and Next Year's Budget

The original 2021 budget assumes continued revenue challenges due to lower economic activities while the vaccine was being distributed to residents, with an expected pick-up in the second half of the year. The 2021 General Fund original budget revenues, including transfers in and adjusting for the budget annual debt appropriation, was projected to increase 3.4% from actual revenues in 2020. With the adopted 2021 original budgeted expenditures of $215,218,000, excluding the annual debt appropriation, the General Fund anticipated utilizing reserves of ($5,158,000) in 2021. Despite the closure of most non-essential businesses during the spring of 2020 to mitigate or lessen the infection rate of the COVID-19 pandemic, sales and use tax revenues did not drop significantly, as was anticipated, but held steady. It is anticipated that 2021 General Fund tax revenues, excluding the annual debt appropriation, will be revised upward from the original budget level of 3.4% to 5% compared with 2020 actuals due to the better than anticipated economic performance. Austerity measures were undertaken to reduce expenditures in 2020, and many of those same measure will continue through 2021 as the organization cautiously phases into a post-pandemic environment. It is anticipated that the operating/budgetary uncertainty reserves will be utilized during 2021 as the pandemic continues to cause diminished revenue collections compared to pre-pandemic years. Despite these challenges, the Government

remains committed to maintaining a minimum reserve of two-months of operating expenses and growing the General Fund reserves in the future.

Additional operating data regarding the Unified Government General Fund may be found in the Amended 2020/Adopted 2021 Budget and the Official Statement dated February 2021 printed in connection with the Unified Government's General Obligation Bonds, Series 2021. The Amended 2020/Adopted 2021 Budget can be found on the Government's website at **www.wycokck.org/Budget** . The referenced Official Statement can be found on the Municipal Securities Rulemaking Board's EMMA website **www.emma.msrb.org** and the Unified Government will provide a copy of such official statement, upon request.

Requests for Information

This financial report is designed to provide a general overview of the Unified Government's finances for those with interest in the government's finances. Questions concerning the information provided in this report or requests for additional financial information should be addressed to the Chief Financial Officer, Unified Government of Wyandotte County and Kansas City, Kansas, 701 North 7th. Street, Kansas City, Kansas 66101. The report is available online at **www.wycokck.org/Accounting**.

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UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

STATEMENT OF NET POSITION

December 31, 2020

	Governmental Activities	Business-type Activities	Totals
ASSETS			
Cash and temporary investments	$ 134,691,759	$ 74,311,534	$ 209,003,293
Restricted cash and investments	56,515,377	31,438,963	87,954,340
Receivables (net of uncollectible amounts)			
Taxes	123,980,716	1,293,195	125,273,911
Accounts	6,750,527	51,649,948	58,400,475
Notes	5,051,047	-	5,051,047
Intergovernmental	21,441,218	-	21,441,218
Interest	4,093,753	619,299	4,713,052
Due from other governments	1,172,910	-	1,172,910
Special assessments	4,731,851	145,609	4,877,460
Internal balances	(6,747,614)	6,747,614	-
Inventories	-	27,812,264	27,812,264
Prepayments and other current assets	529,141	2,009,103	2,538,244
Other assets	-	428,460	428,460
Restricted cash and investments	-	13,042,992	13,042,992
Regulatory asset	-	69,883,079	69,883,079
Net pension asset	-	7,205,822	7,205,822
Capital assets:			
Land and construction in progress	51,013,395	141,484,247	192,497,642
Other capital assets, net of depreciation	536,877,362	1,166,614,964	1,703,492,326
Total Assets	940,101,442	1,594,687,093	2,534,788,535
DEFERRED OUTFLOWS OF RESOURCES			
Deferred refunding	1,651,693	7,519,922	9,171,615
Deferred outflows - pensions	49,638,315	29,805,269	79,443,584
Deferred outflows - OPEB	37,953,909	3,423,236	41,377,145
Total Deferred Outflows of Resources	89,243,917	40,748,427	129,992,344
LIABILITIES			
Accounts and contracts payable	19,266,682	34,336,376	53,603,058
Accrued wages and expense	5,473,532	4,596,161	10,069,693
Accrued interest payable	6,225,241	9,328,529	15,553,770
Unearned revenue	8,221,749	-	8,221,749
Due to others	3,887,212	9,230,963	13,118,175
Due to other governments	113,898	-	113,898
Temporary notes payable	6,223,243	23,550,206	29,773,449
Regulatory and other liabilities	-	2,413,404	2,413,404
Long-term liabilities:			
Due within one year	56,258,145	37,519,607	93,777,752
Due in more than one year	806,122,284	881,146,339	1,687,268,623
Total Liabilities	911,791,986	1,002,121,585	1,913,913,571
DEFERRED INFLOWS OF RESOURCES			
Deferred property tax receivable	106,953,686	-	106,953,686
Deferred refunding	-	922,878	922,878
Deferred inflows - pensions	5,562,170	35,889,603	41,451,773
Deferred inflows - OPEB	7,378,756	4,519,404	11,898,160
Deferred inflows - recovery fuel purchased power	-	11,662,721	11,662,721
Total Deferred Inflows of Resources	119,894,612	52,994,606	172,889,218
NET POSITION			
Net investment in capital assets	259,603,942	485,462,592	745,066,534
Restricted for:			
Debt service	54,323,658	29,543,724	83,867,382
Revenue bond reserves	-	1,749,410	1,749,410
Capital projects	12,061,754	-	12,061,754
Federal/State assistance	4,226,310	-	4,226,310
Community services	10,943,797	-	10,943,797
Unrestricted (deficit)	(343,500,700)	63,563,603	(279,937,097)
Total net position	$ (2,341,239)	$ 580,319,329	$ 577,978,090

The notes to the financial statements are an integral part of this statement.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

STATEMENT OF ACTIVITIES

For the Year Ended December 31, 2020

		Program Revenues			Net (Expense) Revenue and Changes in Net Position Primary Government		
Functions/Programs	**Expenses**	**Charges for Services**	**Operating Grants and Contributions**	**Capital Grants and Contributions**	**Governmental Activities**	**Business-type Activities**	**Total**
Primary government:							
Governmental Activities:							
General government	$ 46,081,807	$ 7,590,719	$ 11,590,656	$ -	$ (26,900,432)		$ (26,900,432)
Health and welfare	19,560,456	166,866	18,548,633	-	(844,957)		(844,957)
Public safety	168,659,170	3,567,931	12,316,017	-	(152,775,222)		(152,775,222)
Public works	71,655,700	9,147,363	12,520,109	-	(49,988,228)		(49,988,228)
Parks and recreation	7,477,837	495,328	401,048	-	(6,581,461)		(6,581,461)
Planning and development	20,881,157	4,554,870	4,833,154	1,210,483	(10,282,650)		(10,282,650)
Interest on long-term debt	23,537,202	-	399,224	-	(23,137,978)		(23,137,978)
Total governmental activities	$ 357,853,329	$ 25,523,077	$ 60,608,841	$ 1,210,483	$ (270,510,928)		$ (270,510,928)
Business-type activities:							
Electric and Water systems	$ 271,085,996	$ 317,891,727	$ -	$ 1,075,471		$ 47,881,202	$ 47,881,202
Sewer System	32,882,275	36,444,432	-	-		3,562,157	3,562,157
EMS	9,364,828	3,778,553	-	-		(5,586,275)	(5,586,275)
Public Levee	102,929	331,243	-	-		228,314	228,314
Stormwater	4,012,266	3,509,770	-	-		(502,496)	(502,496)
Sunflower Hills Golf Course	790,063	819,475	-	-		29,412	29,412
Stadium	601,415	5,000	-	-		(596,415)	(596,415)
Total business-type activities	318,839,772	362,780,200	-	1,075,471	-	45,015,899	45,015,899
Total primary government	$ 676,693,101	$ 388,303,277	$ 60,608,841	$ 2,285,954	$ (270,510,928)	$ 45,015,899	$ (225,495,029)
General revenues:							
Taxes:							
Property taxes, general purpose					118,166,137	-	118,166,137
Sales taxes					76,885,685	7,007,328	83,893,013
Franchise taxes					9,705,600	-	9,705,600
Other taxes					4,205,024	1,348	4,206,372
Transient guest tax					2,859,491	-	2,859,491
Unrestricted investment earnings					9,649,746	1,082,715	10,732,461
Miscellaneous					12,921,713	215,050	13,136,763
Transfers					18,364,693	(18,364,693)	-
Total general revenues and transfers					252,758,089	(10,058,252)	242,699,837
Change in net position					(17,752,839)	34,957,647	17,204,808
Net position - beginning					15,411,600	545,361,682	560,773,282
Net position - ending					$ (2,341,239)	$ 580,319,329	$ 577,978,090

The notes to the financial statements are an integral part of this statement.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

BALANCE SHEET

GOVERNMENTAL FUNDS

December 31, 2020

	General	Capital Projects	Debt Service Economic Development	Special Revenue Special Grants	Other Governmental	Totals 2020
ASSETS						
Cash and temporary investments	$ 38,063,710	$ 62,722,022	$ -	$ -	$ 33,590,010	$ 134,375,742
Restricted cash and temporary investments	597,863	4,555,686	28,278,969	15,622,673	1,914,867	50,970,058
Prepaid assets	-	402,771	-	126,370	-	529,141
Receivables (net of uncollectible amounts)						
Taxes:						
Property taxes	73,301,647	-	-	-	33,652,039	106,953,686
Other taxes	12,329,295	2,482,480	-	-	2,215,255	17,027,030
Accounts	4,446,211	3,595	-	152,132	928,583	5,530,521
Notes	15,695	-	-	-	5,035,352	5,051,047
Intergovernmental	-	-	21,441,218	-	-	21,441,218
Interest	1,947,241	1,728,989	-	-	217,217	3,893,447
Special assessments	4,147,672	-	-	-	584,179	4,731,851
Due from other funds	2,923,616	1,731,288	-	125,396	217,601	4,997,901
Due from other governments	-	-	-	396,204	776,706	1,172,910
Total Assets	$ 137,772,950	$ 73,626,831	$ 49,720,187	$ 16,422,775	$ 79,131,809	$ 356,674,552
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND						
Liabilities:						
Accounts and contracts payable	$ 4,311,262	$ 7,503,332	$ -	$ 4,754,946	$ 2,509,962	$ 19,079,502
Accrued wages and other	4,603,169	30,927	-	165,478	673,958	5,473,532
Unearned revenue	-	-	-	8,221,749	-	8,221,749
Due to others	3,448,741	25,738	-	-	320,449	3,794,928
Due to other funds	260,208	8,599,701	175,725	750,474	1,755,693	11,541,801
Due to other governments	99,326	-	-	-	14,572	113,898
Temporary notes payable	-	6,223,243	-	-	-	6,223,243
Total Liabilities	12,722,706	22,382,941	175,725	13,892,647	5,274,634	54,448,653
Deferred inflows of resources:						
Deferred property tax receivable	73,301,647	-	-	-	$ 33,652,039	106,953,686
Unavailable revenue - intergovernmental receivable	-	-	21,441,218	-	-	21,441,218
Unavailable revenue - grants	-	-	-	-	60,412	60,412
Unavailable revenue - interest	1,947,241	1,728,989	-	-	217,217	3,893,447
Unavailable revenue - special assessments	4,147,672	-	-	-	584,179	4,731,851
Total Deferred inflows of resources	79,396,560	1,728,989	21,441,218	-	34,513,847	137,080,614
Fund balances						
Restricted	95,443	49,514,901	28,103,244	2,530,128	31,382,200	111,625,916
Committed	-	-	-	-	7,301,660	7,301,660
Assigned	4,581,051	-	-	-	2,044,568	6,625,619
Unassigned	40,977,190	-	-	-	(1,385,100)	39,592,090
Total Fund Balances	45,653,684	49,514,901	28,103,244	2,530,128	39,343,328	165,145,285
Total Liabilities, Deferred Inflows of Resources and Fund Balances	$ 137,772,950	$ 73,626,831	$ 49,720,187	$ 16,422,775	$ 79,131,809	$ 356,674,552

The notes to the financial statements are an integral part of this statement.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

Reconciliation of the Balance Sheet of Governmental Funds
to the Statement of Net Position

December 31, 2020

Amounts reported for governmental activities in the statement of net position are different because:

Total fund balance - governmental funds		**$165,145,285**
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.		
Cost	1,068,250,364	
Accumulated depreciation	(480,359,607)	587,890,757
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported as liabilities in the funds.		
General obligation bonds payable	244,329,060	
Special obligation bonds payable	61,361,000	
Public Building Commission revenue bonds payable	48,560,000	
Sales tax obligation bonds payable	48,931,374	
Transportation development bonds	15,175,000	
Premium on bonds payable	21,717,112	
Discount on bonds payable	(624,759)	
Accrued interest payable on the bonds	6,225,241	
Bond anticipation notes	20,621,551	
Notes payable	6,860,000	
Capital lease	10,770,999	
Accreted interest	12,334,352	
Compensated absences	42,549,403	
Claims and judgments	600,000	
OPEB liability	123,395,260	
Landfill closure / postclosure care	270,000	
Net pension liability	197,252,831	
Total pension liability	208,246	(860,536,670)
Other deferred outflows of resources are not due and payable in the current period and therefore are not reported in the funds.		
Deferred refunding	1,651,693	
Deferred outflows - OPEB	37,953,909	
Deferred outflows - pensions	49,638,315	89,243,917
Other deferred inflows of resources do not increase net position until a future period and therefore are not reported in the funds.		
Deferred inflows - pensions	(5,562,170)	
Deferred inflows - OPEB	(7,378,756)	(12,940,926)
Interest subsidy from the Federal government is not considered available to liquidate liabilities of the current period, and is therefore deferred in the funds. However, the interest is properly recognized as a revenue in the government-wide statements.		200,306
Intergovernmental receivables are not considered available to liquidate liabilities of the current period, and is therefore deferred in the funds. However, the intergovernmental receivables are properly recognized as a revenue in the government-wide statements.		21,441,218
Certain receivables are not considered available to liquidate liabilities of the current period, and is therefore deferred in the funds. However, the receivables are properly recognized as a revenue in the government-wide statements.		3,953,859
Special assessments are not considered available to liquidate liabilities of the current period, and are therefore deferred in the funds. However, they are properly recognized as revenue in the government-wide statements as soon as the related improvement has been completed.		4,731,851
Internal Service Funds are used by management to charge the costs of certain activities, such as insurance, to the individual funds. The assets and liabilities of certain internal service funds are included in governmental activities in the statement of net position.		(1,470,836)
Total net position - governmental activities		**($2,341,239)**

The notes to the financial statements are an integral part of this statement.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES

GOVERNMENTAL FUNDS
For the Year Ended December 31, 2020

	General	Capital Projects	Debt Service Economic Development	Special Revenue Special Grants	Other Governmental	Totals 2020
REVENUES						
Taxes	$ 142,574,282	$ 16,555,402	$ 1,603,955	$ 5,750	$ 52,647,773	$ 213,387,162
Intergovernmental	944,654	-	1,619,619	48,871,887	8,904,423	60,340,583
Licenses, permits and fees	2,050,306	-	-	93,199	384,902	2,528,407
Charges for services	13,309,931	17,616	-	215	1,245,861	14,573,623
Fines, forfeitures and penalties	4,619,990	-	-	-	625,500	5,245,490
Interest income	2,878,793	2,003,400	375,922	-	545,931	5,804,046
Miscellaneous	4,143,396	2,166,465	-	2,914,670	1,586,415	10,810,946
TOTAL REVENUES	170,521,352	20,742,883	3,599,496	51,885,721	65,940,805	312,690,257
EXPENDITURES						
Current:						
General government	25,523,505	-	-	10,778,322	5,612,594	41,914,421
Public works	23,384,034	5,123,057	-	3,192,495	7,880,060	39,579,646
Public safety	121,009,255	8,000	-	10,683,515	6,259,273	137,960,043
Judicial	10,110,457	-	-	3,243,422	387,251	13,741,130
Health and welfare	811,696	-	-	14,519,562	3,610,846	18,942,104
Planning and development	8,755,726	10,000	-	1,777,022	3,453,559	13,996,307
Parks and recreation	6,499,153	-	-	511	478,060	6,977,724
Capital outlay	1,744,926	74,972,914	703,743	8,195,841	10,164,900	95,782,324
Debt service						
Principal	926,556	71,780,249	8,303,040	-	21,879,677	102,889,522
Interest	307,695	5,084,206	4,473,206	-	12,033,787	21,898,894
Other	-	800,525	30,675	-	324,133	1,155,333
TOTAL EXPENDITURES	199,073,003	157,778,951	13,510,664	52,390,690	72,084,140	494,837,448
OTHER FINANCING SOURCES (USES)						
Transfers in	35,443,316	77,672,263	8,058,743	25,501	3,274,601	124,474,424
Transfers out	(5,810,456)	(44,534,870)	-	(56,545)	(18,730,726)	(69,132,597)
Issuance of bonds	-	73,464,321	-	-	-	73,464,321
Premium from issuance of bonds	-	3,583,376	-	-	-	3,583,376
Issuance of refunding bonds	-	-	-	-	10,260,000	10,260,000
Premium from issuance of refunding bonds	-	-	-	-	263,961	263,961
Payment to refunded bond escrow	-	(11,109,460)	-	-	-	(11,109,460)
Proceeds from sale of capital assets	2,215,364	-	-	-	-	2,215,364
Issuance of capital lease	-	1,577,496	-	-	-	1,577,496
TOTAL OTHER FINANCING SOURCES (USES)	31,848,224	100,653,126	8,058,743	(31,044)	(4,932,164)	135,596,885
NET CHANGE IN FUND BALANCE	3,296,573	(36,382,942)	(1,852,425)	(536,013)	(11,075,499)	(46,550,306)
FUND BALANCES (DEFICITS)						
Beginning of year	42,357,111	85,897,843	29,955,669	3,066,141	50,418,827	211,695,591
End of year	$ 45,653,684	$ 49,514,901	$ 28,103,244	$ 2,530,128	$ 39,343,328	$165,145,285

The notes to the financial statements are an integral part of this statement.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities

For the Year Ended December 31, 2020

Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balances - total governmental funds		**($46,550,306)**
Governmental funds report capital asset acquisition as expenditures. However, in the statement of activities, the cost of assets capitalized is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation exceeded capitalized assets in the current period.		
Depreciation expense	($27,529,180)	
Capitalized assets acquired	43,562,857	16,033,677
The net effect of various transactions involving capital assets (i.e., sales and trade-ins) is to decrease net position.		(50,878)
Bond and capital lease proceeds and premiums / discounts provide or use current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net position.		
General obligation bonds	(47,142,770)	
Special obligation bonds	(5,700,000)	
Public building commission bonds	(10,260,000)	
Bond anticipation notes	(20,621,551)	
Capital leases	(1,577,496)	
Premium	(3,847,337)	(89,149,154)
Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.		
General obligation bonds	79,784,650	
Special obligation bonds	11,552,000	
Public building commission bonds	3,430,000	
Bond anticipation notes	12,189,524	
Sales tax obligation bonds	2,278,587	
Transportation development bonds	1,782,000	
Capital leases	2,454,998	113,471,759
In the statement of activities, interest is accrued on outstanding bonds, whereas in governmental funds, an interest expenditure is reported when due.		916,391
The amortization of bond premiums, discounts and deferred refundings affects long-term assets, liabilities and deferred outflows of resources on the statement of net position, but does not provide or use current financial resources to governmental funds.		4,279,404
In the statement of activities, certain expenditures are measured by the amounts incurred during the year. In the governmental funds, however, expenditures are measured by the amount of financial resources used (essentially, the amounts actually paid).		
Compensated absences paid that exceeded amounts earned		1,370,043
Pension benefits paid that exceeded amounts earned		9,279
Landfill closure / postclosure care obligations incurred		54,000
Payment of other postemployment benefits is an expenditure in the governmental funds, but reduces the total OPEB liability in the statement of net position. Additionally, the effect of changes in deferred inflows and deferred outflows for OPEB are only recorded in the statement of activities.		(9,623,079)
Payment of pension contributions is an expenditure in the governmental funds, but reduces the net pension liability in the statement of net position. Additionally, the effect of changes in deferred inflows and deferred outflows for pensions are only recorded in the statement of activities.		(9,314,078)
Internal service funds are used by management to charge the costs of certain activities, such as insurance, to individual funds. The net revenue (expense) of certain internal service funds is reported with governmental activities.		2,211,350
Special assessments are not considered available to liquidate liabilities of the current period, and are therefore deferred in the funds. However, they are properly recognized as revenue in the statement of net position as soon as the related improvement has been completed.		843,283
Interest subsidy from the Federal government is not considered available to liquidate liabilities of the current period, and are therefore deferred in the funds. However, the interest is properly recognized as a revenue in the statement of activities.		1,097
Payments received on the intergovernmental receivables are recognized as revenue when received in the funds. However, in the statement of net position the intergovernmental receivables were recognized as revenue when issued.		(1,389,403)
Payments received on certain receivables are recognized as revenue when received in the funds. However, in the statement of net position the receivables were recognized as revenue when earned.		3,405
In the statement of activities, interest is accreted on outstanding bonds, whereas in governmental funds, interest is accreted when interest payments are due.		(869,629)
Change in net position of governmental activities		**($17,752,839)**

The notes to the financial statements are an integral part of this statement.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

STATEMENT OF NET POSITION

PROPRIETARY FUNDS

December 31, 2020

	Business-type Activities - Enterprise Funds				Governmental
	Sewer System	Board of Public Utilities	NonMajor Business-type	Totals 2020	Activities - Internal Service
ASSETS					
Current Assets:					
Cash and temporary investments	$ 21,823,182	$ 48,026,668	$ 4,461,684	$ 74,311,534	$ 316,017
Restricted cash and temporary investments	4,349,410	27,089,553	-	31,438,963	5,545,319
Receivables (net of uncollectible amounts)					
Taxes	12,138	-	1,281,057	1,293,195	-
Accounts and other receivables	10,057,907	40,531,358	1,679,982	52,269,247	1,220,006
Inventories	-	27,812,264	-	27,812,264	-
Prepayments and other current assets	-	2,009,103	-	2,009,103	-
Due from other funds	7,317,087	-	1,422,882	8,739,969	-
Regulatory asset	43,559,724	145,468,946	8,845,605	197,874,275	7,081,342
Noncurrent Assets:					
Restricted cash and investments	-	13,042,992	-	13,042,992	-
Capital assets	327,404,450	1,846,536,883	70,729,033	2,244,670,366	-
Accumulated depreciation	(192,880,393)	(867,940,972)	(12,582,526)	(1,073,403,891)	-
Construction in progress	32,598,632	91,252,887	12,981,217	136,832,736	-
Net pension assets	-	7,205,822	-	7,205,822	-
Other assets	145,609	428,460	-	574,069	-
Regulatory asset	-	69,883,079	-	69,883,079	-
Total noncurrent assets	167,268,298	1,160,409,151	71,127,724	1,398,805,173	-
TOTAL ASSETS	210,828,022	1,305,878,097	79,973,329	1,596,679,448	7,081,342
DEFERRED OUTFLOWS OF RESOURCES					
Deferred refunding	248,615	7,246,003	25,304	7,519,922	-
Deferred outflows - pensions	1,670,435	25,309,982	2,824,852	29,805,269	-
Deferred outflows - OPEB	2,003,537	-	1,419,699	3,423,236	-
TOTAL DEFERRED OUTFLOWS OF RESOURCES	3,922,587	32,555,985	4,269,855	40,748,427	-
LIABILITIES					
Current liabilities:					
Accounts and contracts payable	1,863,948	31,874,308	598,120	34,336,376	187,180
Accrued wages and expenses	195,613	4,158,782	241,766	4,596,161	-
Accrued interest payable	1,334,233	7,313,795	680,501	9,328,529	-
Due to others	61,838	9,166,110	3,015	9,230,963	92,284
Due to other funds	1,778,632	-	213,723	1,992,355	203,714
Regulatory and other liabilities	-	2,413,404	-	2,413,404	-
Claims incurred but not reported	-	-	-	-	4,360,694
Temporary notes payable	22,712,244	-	837,962	23,550,206	-
Compensated absences payable	94,898	1,086,900	335,857	1,517,655	-
Current maturities of long-term debt	5,134,249	28,767,052	2,100,651	36,001,952	-
Total current liabilities	33,175,655	84,780,351	5,011,595	122,967,601	4,843,872
Long-term liabilities:					
Revenue bonds payable, less current maturities	15,311,678	659,832,342	-	675,144,020	-
General obligation bonds payable (net of unamortized premiums)	70,709,950	-	37,873,032	108,582,982	-
Claims incurred but not reported	-	-	-	-	3,708,306
Compensated absences payable	1,286,171	7,021,700	4,551,949	12,859,820	-
Capital leases payable	-	-	4,613,166	4,613,166	-
Total OPEB liability	6,637,249	50,925,542	4,575,320	62,138,111	-
Net pension liability	6,506,063	-	11,302,177	17,808,240	-
Total long-term liabilities	100,451,111	717,779,584	62,915,644	881,146,339	3,708,306
TOTAL LIABILITIES	133,626,766	802,559,935	67,927,239	1,004,113,940	8,552,178
DEFERRED INFLOWS OF RESOURCES					
Deferred refunding	-	922,878	-	922,878	-
Deferred inflows - pensions	129,828	35,409,277	350,498	35,889,603	-
Deferred inflows - OPEB	462,279	3,804,935	252,190	4,519,404	-
Deferred inflows - recovery fuel purchased power	-	11,662,721	-	11,662,721	-
TOTAL DEFERRED INFLOWS OF RESOURCES	592,107	51,799,811	602,688	52,994,606	-
NET POSITION					
Net investment in capital assets	60,802,526	397,769,293	26,890,773	485,462,592	-
Restricted for debt service	-	29,543,724	-	29,543,724	-
Restricted for revenue bond reserves	1,749,410	-	-	1,749,410	-
Unrestricted	17,979,800	56,761,319	(11,177,516)	63,563,603	(1,470,836)
TOTAL NET POSITION	$ 80,531,736	$ 484,074,336	$ 15,713,257	$ 580,319,329	$ (1,470,836)

The notes to the financial statements are an integral part of this statement.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION

PROPRIETARY FUNDS
For the Year Ended December 31, 2020

	Business-type Activities - Enterprise Funds				Governmental
	Sewer System	Board of Public Utilities	NonMajor Business-type	Totals 2020	Activities - Internal Service
OPERATING REVENUES					
Charges for service	$ 36,204,904	$ 285,204,411	$ 4,586,374	$ 325,995,689	$ 41,238,895
Fines/forfeits/fees	-	-	3,509,770	3,509,770	-
Earned lease income	-	-	336,243	336,243	-
Permits and licenses	205,707	-	-	205,707	-
Miscellaneous revenues	33,821	-	11,654	45,475	3,175,557
Payment-in-lieu of taxes	-	32,687,316	-	32,687,316	-
TOTAL OPERATING REVENUES	36,444,432	317,891,727	8,444,041	362,780,200	44,414,452
OPERATING EXPENSES					
Cost of sales and service	23,763,513	205,725,330	11,015,873	240,504,716	42,460,432
Depreciation and amortization	5,612,098	37,473,398	2,211,821	45,297,317	-
TOTAL OPERATING EXPENSES	29,375,611	243,198,728	13,227,694	285,802,033	42,460,432
Operating income (loss)	7,068,821	74,692,999	(4,783,653)	76,978,167	1,954,020
NON-OPERATING REVENUES (EXPENSES)					
Tax revenue	1,348	-	7,007,328	7,008,676	-
Interest earnings	917,646	-	165,069	1,082,715	18,915
Interest expense	(3,506,664)	(27,887,268)	(1,643,807)	(33,037,739)	-
Other	106,750	108,300	-	215,050	-
TOTAL NON-OPERATING REVENUES (EXPENSES)	(2,480,920)	(27,778,968)	5,528,590	(24,731,298)	18,915
Income (loss) before contributions and transfers	4,587,901	46,914,031	744,937	52,246,869	1,972,935
Capital contributions-local government	19,273,150	-	17,942,399	37,215,549	-
Contributions from developers and others	-	1,075,471	-	1,075,471	-
Transfer in	25,268,016	-	17,774,604	43,042,620	238,415
Transfer out	(42,398,739)	(32,687,316)	(23,536,807)	(98,622,862)	-
Change in net position	6,730,328	15,302,186	12,925,133	34,957,647	2,211,350
TOTAL NET POSITION					
Beginning of year	73,801,408	468,772,150	2,788,124	545,361,682	(3,682,186)
End of year	$ 80,531,736	$ 484,074,336	$ 15,713,257	$ 580,319,329	$ (1,470,836)

The notes to the financial statements are an integral part of this statement.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

STATEMENT OF CASH FLOWS

PROPRIETARY FUNDS

continued

For the Year Ended December 31, 2020

	Business-type Activities - Enterprise Funds				Governmental
	Sewer System	Board of Public Utilities	NonMajor Business-type	Totals 2020	Activities - Internal Service
CASH FLOWS FROM OPERATING ACTIVITIES					
Receipts from customers	$ 33,737,938	$ 319,012,045	$ 8,472,417	$ 361,222,400	$ 43,841,707
Payments to suppliers	(11,037,194)	(141,094,135)	(5,869,869)	(158,001,198)	-
Payments to employees	(10,962,604)	(59,938,976)	(5,516,458)	(76,418,038)	(44,257,219)
NET CASH FLOW FROM OPERATING ACTIVITIES	11,738,140	117,978,934	(2,913,910)	126,803,164	(415,512)
CASH FLOW FROM NON-CAPITAL FINANCING ACTIVITIES					
Receipts from taxes	-	-	7,016,525	7,016,525	-
Transfers out	(42,398,739)	-	(23,536,807)	(65,935,546)	-
Transfers in	25,268,016	-	17,774,604	43,042,620	238,415
Payment -in-lieu of taxes	-	(32,881,587)	-	(32,881,587)	-
NET CASH FLOW FROM NON-CAPITAL FINANCING ACTIVITIES	(17,130,723)	(32,881,587)	1,254,322	(48,757,988)	238,415
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES					
Principal paid on bonds	(17,842,528)	(265,830,462)	(3,079,644)	(286,752,634)	-
Principal paid on temporary notes	(15,851,389)	-	(12,533,227)	(28,384,616)	-
Interest paid on bonds and capital leases	(3,679,549)	(30,442,583)	(1,100,574)	(35,222,706)	-
Proceeds from bonds	16,316,468	250,359,835	18,098,772	284,775,075	-
Proceeds from temporary notes	22,712,244	-	837,962	23,550,206	-
Proceeds from disposal of capital assets	106,750	-	-	106,750	-
Acquisition of capital assets	(4,889,513)	(49,374,245)	(1,629,050)	(55,892,808)	-
Payments on capital leases	-	-	(790,567)	(790,567)	-
Acquisition of intangible assets	-	(206,890)	-	(206,890)	-
Special assessment taxes	12,738	-	-	12,738	-
Payments for debt issuance costs	(261,685)	(1,822,253)	(293,736)	(2,377,674)	-
NET CASH FLOW FROM CAPITAL RELATED FINANCING ACTIVITIES	(3,376,464)	(97,316,598)	(490,064)	(101,183,126)	-
CASH FLOWS FROM INVESTING ACTIVITIES					
Interest on investments	988,937	638,210	191,065	1,818,212	18,915
Purchases of investments	-	(51,748,242)	-	(51,748,242)	-
Proceeds from maturity or sale of investments	-	53,244,000	-	53,244,000	-
NET CASH FLOW FROM INVESTING ACTIVITIES	988,937	2,133,968	191,065	3,313,970	18,915
NET INCREASE (DECREASE) IN CASH AND INVESTMENTS	(7,780,110)	(10,085,283)	(1,958,587)	(19,823,980)	(158,182)
CASH AND CASH EQUIVALENTS					
Beginning of year	33,952,702	84,294,473	6,420,271	124,667,446	6,019,518
End of year	$ 26,172,592	$ 74,209,190	$ 4,461,684	$ 104,843,466	$ 5,861,336
Cash and temporary investments	21,823,182	48,026,668	4,461,684	74,311,534	316,017
Cash and cash equivalents, reported as restricted cash	4,349,410	26,182,522	-	30,531,932	5,545,319
	$ 26,172,592	$ 74,209,190	$ 4,461,684	$ 104,843,466	$ 5,861,336

The notes to the financial statements are an integral part of this statement.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

STATEMENT OF CASH FLOWS

PROPRIETARY FUNDS - continued

For the Year Ended December 31, 2020

	Business-type Activities - Enterprise Funds				Governmental
	Sewer System	Board of Public Utilities	Nonmajor Business-type	Totals 2020	Activities - Internal Service
RECONCILIATION OF OPERATING INCOME TO CASH FLOWS FROM OPERATING ACTIVITIES					
Operating income	$ 7,068,821	$ 74,692,999	$ (4,783,653)	$ 76,978,167	$ 1,954,020
Adjustments to reconcile operating income to cash flow from operating activities					
Depreciation and amortization	5,612,098	37,473,398	2,211,821	45,297,317	-
Changes in assets and liabilities					
Accounts receivable	(2,706,494)	1,120,318	28,376	(1,557,800)	(572,746)
Inventories and prepaid assets	-	(1,025,747)	-	(1,025,747)	-
Deferred outflows - pensions	(945,367)	25,514,889	(1,211,400)	23,358,122	-
Deferred outflows - OPEB	(1,029,119)	-	(729,279)	(1,758,398)	-
Accrued wages and expenses	(242,248)	2,326,714	(33,138)	2,051,328	-
Accounts payable	(190,612)	(5,137,959)	(136,410)	(5,464,981)	(4,503)
Accrued vacation and sick pay	788	-	273,027	273,815	-
Claims incurred but not reported	-	-	-	-	818,000
Due to others	-	1,087,696	3,015	1,090,711	(3,807)
Due to / from other funds	1,463,728	-	(1,418,121)	45,607	(2,606,476)
Unearned revenue	-	6,117,086	-	6,117,086	-
OPEB liability	-	-	-	-	-
Total OPEB liability	1,547,349	630,261	1,109,053	3,286,663	-
Net pension liability	1,290,289	(39,826,690)	1,826,658	(36,709,743)	-
Deferred inflows - pensions	(113,543)	14,559,168	(36,437)	14,409,188	-
Deferred inflows - OPEB	(17,550)	(845,542)	(17,422)	(880,514)	-
Other non-current assets	-	1,292,343	-	1,292,343	-
NET CASH FROM OPERATING ACTIVITIES	$ 11,738,140	$ 117,978,934	$ (2,913,910)	$ 126,803,164	$ (415,512)
SUPPLEMENTAL DISCLOSURE OF NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES					
Capital contributions-local government	$ 19,273,150	$ -	$ 17,942,399	$ 37,215,549	$ -
Contributions of capital assets from developers	-	1,075,471	-	1,075,471	-
Accounts payable incurred for purchase of capital assets	-	645,805	-	645,805	-

The notes to the financial statements are an integral part of this statement.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY

STATEMENT OF FIDUCIARY NET POSITION

CUSTODIAL FUNDS

As of December 31, 2020

	Custodial Funds
ASSETS	
Restricted cash	$ 143,805,159
Accounts receivable	57,188
TOTAL ASSETS	$ 143,862,347
LIABILITIES	
Accounts payable	$ 7,183
Due to other governments	143,311,866
TOTAL LIABILITIES	143,319,049
NET POSITION	
Restricted for individuals, organizations and other governments	543,298
TOTAL NET POSITION	$ 543,298

The notes to the financial statements are an integral part of this statement.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CI

STATEMENT OF CHANGES IN

FIDUCIARY NET POSITION

CUSTODIAL FUNDS

Year ended December 31, 2020

	Totals Custodial
ADDITION	
Property tax collections for other governments	$ 470,194,353
Miscellaneous revenues	1,376,150
TOTAL ADDITIONS	471,570,503
DEDUCTIONS	
Payments to individuals	1,450,595
Payments of property tax to other governments	470,194,353
TOTAL DEDUCTIONS	471,644,948
NET INCREASE (DECREASE) IN	
FIDUCIARY NET POSITION	(74,445)
NET POSITON	
Beginning of year	-
Prior period adjustment	617,743
Beginning of year, restated	617,743
End of year	$ 543,298

The notes to the financial statements are an integral part of this statement.

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I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting Entity

The Unified Government of Wyandotte County and Kansas City, Kansas (the Unified Government or the Government) is organized under the laws of the State of Kansas and is governed by an elected eleven-member board. The Unified Government was created October 1, 1997, based on a citizen vote to consolidate the operations of the City of Kansas City, Kansas and Wyandotte County. As required by generally accepted accounting principles (GAAP), these financial statements present the primary government and its component units, entities for which the Unified Government is considered financially accountable. Blended component units, although legally separate entities, are in substance, part of the government's operations.

Under Charter Ordinance of the Unified Government of Wyandotte County and Kansas City, Kansas, pursuant to the Government's constitutional home rule, the Kansas City, Kansas Board of Public Utilities (BPU) is not legally separate entity of the Unified Government. As such, the BPU is a part of the Unified Government's primary government. However, the BPU's operational and administrative control for provision of electric and water utilities is under a separate six-member elected board of directors (the Board).

Blended Component Units – The Unified Government Public Building Commission (PBC) was established to benefit the Unified Government and is governed by a five-member board. The Unified Government Board of Commissioners appoints all five members of the PBC Board and imposes its will on the PBC. The PBC has the authority to issue revenue bonds to finance the cost of acquiring and/or constructing land and facilities operated for a public purpose by the Unified Government. The PBC finances the debt service of the revenue bonds by leasing the land and facilities to the Unified Government. The Unified Government guarantees the rentals under the PBC lease. The PBC has no power to levy taxes, and revenue bonds issued by the PBC are not included in any legal debt limitations of the Unified Government. For financial reporting, the financial activities of the PBC are accounted for within the capital project funds of the Unified Government's financial statements.
Separate audited financial statements are not prepared by the PBC.

KCK 501 Minnesota, Inc. (KCK 501) was formed in June 2019 as a nonprofit support organization for the Unified Government for the purpose of leasing certain real property and constructing and leasing a grocery store in Kansas City, Kansas to be financed with the proceeds of a New Markets Tax Credit (NMTC) transaction. The Unified Government appoints a voting majority of the Board of KCK 501 and therefore has the ability to dissolve the entity. For financial reporting, the financial activities of KCK 501 are accounted for within the capital projects funds of the Unified Government's financial statements. Separate audited financial statements are prepared for KCK 501 and are available upon request from Unified Government management.

KCK 501 Minnesota ALL, Inc. (KCK ALL) was formed in June 2019 as a nonprofit support organization for the Unified Government for the purpose of leasing certain real property and constructing and leasing a grocery store in Kansas City, Kansas to be financed with the proceeds of a New Markets Tax Credit (NMTC) transaction. The Unified Government appoints a voting majority of the Board of KCK ALL and therefore has the ability to dissolve the entity. For financial reporting, the financial activities of KCK ALL are accounted for within the special revenue funds of the Unified Government's financial statements. Separate audited financial statements are prepared for KCK ALL and are available upon request from Unified Government management.

B. Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all the nonfiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements. However, interfund services provided and used are not eliminated in the process of consolidation. *Governmental activities,* which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities,* which rely to a significant extent on fees and charges for support. Likewise, the *primary government* is reported separately from certain legally separate *component units* for which the primary government is financially accountable.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* **include:** charges to customers or applicants who purchase, use or directly benefit from goods, services, or privileges provided by a given function or segment; and grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues.*

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

C. Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting,* as are the proprietary funds and fiduciary funds financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting.* Revenues are recognized as soon as they are both measurable and available. Revenues are considered *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Franchise taxes and licenses associated with the current fiscal period are all considered to be susceptible to accrual and thus have been recognized as revenue of the current fiscal period. Only the portion of special assessments receivable due within the current fiscal period are considered susceptible to accrual as revenue of the current period. All other revenue items are considered measurable and available only when cash is received by the government.

Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other grant requirements have been met. Unrestricted aid is reported as revenue in the fiscal year during which the entitlement is received.

The Unified Government reports the following major governmental funds:

The *General Fund* is the Unified Government's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The *Capital Projects Fund* accounts for the acquisition of capital assets or construction of major capital projects not being financed by proprietary funds.

The *Economic Development Fund* accounts for the servicing of tax increment financing, transportation development and sales tax obligation bonds.

The *Special Grants Fund* accounts for grant revenues and related expenditures in areas of Law Enforcement, Supportive Housing, Aging, Health, Community Correction, District Court, District Attorney, and other grants. A legal operating budget for this fund is not required; therefore, a budgetary schedule is not included in this financial report.

Proprietary Funds account for activities that are often seen in the private sector and are operated in a similar manner as in the private sector. The Unified Government reports the following major proprietary funds:

The *Sewer System Fund* provides financing for water pollution control and is responsible for day-to-day and future operations, routine system maintenance and payment on bonded indebtedness.

The *Kansas City, Kansas Board of Public Utilities (BPU)* is an administrative agency of the Unified Government. The BPU operates and maintains the water and electric utilities owned by the Unified Government.

Additionally, the Unified Government reports the following fund types:

The *Internal Service Funds* account for workers' compensation reserves, employee health benefits reserves cafeteria plan reserves, and fleet that provide services to other departments on a cost-reimbursement basis.

The *Custodial Funds* are custodial in nature and use the economic resource measurement focus. Custodial funds, which are in the *fiduciary fund* category, are accounted for using the accrual basis of accounting. These funds are used to report resources held by the Unified Government in a custodial capacity for tax collection and related disbursements to other governments, as well as amounts held in a fiduciary capacity for remittance to individuals, private organizations, or other organizations.

The Unified Government implemented provisions of *GASB Statement No. 84, Fiduciary Activities* as of January 1, 2020. The Unified Government identified four funds that no longer met the requirements to be classified as fiduciary funds. These funds are now reported with General Fund transactions

Amounts reported as *program revenues* **include:** charges to customers or applicants for goods, services, or privileges provided; operating grants and contributions; and capital grants and contributions, including special assessments. Internally dedicated resources are reported as *general revenues* rather than as program revenues and include all tax revenues.

Proprietary funds distinguish *operating* revenues and expenses from *non-operating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. Operating revenue includes activities that have characteristics of exchange transactions, including charges for services. Non-operating revenue includes activities that have the characteristics of non-exchange transactions, such as grants, subsidies, and investment income. Operating expenses for enterprise funds and internal service funds include the cost of sales and services administrative

expenses, and depreciation on capital assets. All expenses not meeting the above criteria are classified as non-operating.

The BPU's accounting policies conform to the requirements for regulated operations. In accordance with these rules, the BPU records certain costs or credits as deferred charges or credits when it is probable that future rates established by the Board permit recovery of specific costs or require these credits to be returned to ratepayers. The BPU applies the provisions of GASB Accounting Standards Codification Section Re10, *Regulated Operations,* as appropriate.

Estimates. The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America require management to make estimates and assumptions that affect the reported amounts of certain assets, liabilities, revenues, expenditures, expenses and other disclosures. Accordingly, actual results could differ from those estimates.

D. Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources and Net Position or Equity

1. Cash and Investments

The Unified Government maintains a cash and investment pool that is available for use by all funds except the BPU. The pool has the general characteristics of demand deposit accounts, in that each fund may deposit additional cash at any time and, effectively, may withdraw cash at any time without prior notice or penalty. The pooled cash is invested to the extent available in authorized investments. Each fund's portion of the pool is displayed on their balance sheet as "Cash and temporary investments." The balance sheet also includes two other accounts for restricted cash and investments of the Government. Restricted cash consists of assets held by trustees and various reserves required by revenue bond ordinances. For purposes of the statements of cash flows, the Government considers all highly liquid investments with an original maturity of three months or less to be cash equivalents.

State statutes authorize the Government to invest in temporary notes of the Government, time deposits, United States Treasury notes, repurchase agreements, a municipal investment pool established through the trust department of commercial banks which have offices in Wyandotte County, and the Kansas Municipal Investment Pool. This pool is not an SEC registered pool. The Pooled Money Investment Board (PMIB) provides the regulatory oversight for this pool. The reported value of the pool is the same as the fair value of the pool shares. Investments are stated at amortized cost which approximates fair value.

In addition to the preceding investments, state statutes authorize the Unified Government to invest proceeds of bonds and temporary notes in direct U.S. government and agency obligations, certificates of deposits with banks located in Wyandotte County, repurchase agreements, investment agreements with financial institutions including broker/dealers whose obligations are rated in one of the three highest rating categories by either Moody's or Standard and Poor's, mutual funds whose portfolio consists entirely of obligations of the U.S. government, agencies, and bonds issued by any municipality of the State of Kansas. Cash deposits are held with banks insured by Federal Deposit Insurance Corporation (FDIC) and acceptable collateral is maintained for amounts above FDIC limits, equal to or greater than 105% of the funds deposited at all times.

The Government maintains compensating balances with its depository bank to offset charges for check clearing and other services.

Interest income of the investment pool is allocated based on monthly fund balances to the debt service, capital projects and enterprise funds with the remaining balance allocated to the General Fund.

BPU investments consist of deposits, repurchase agreements, certificates of deposit, money market funds, and U.S. Treasury securities, which are recorded at estimated fair value as determined by market prices. BPU's investment policies are governed by the BPU's Charter Ordinance, management policies, and statutes established by the State of Kansas. Securities are held by BPU's safekeeping agent. Cash deposits are held with banks insured by Federal Deposit Insurance Corporation (FDIC) and acceptable collateral is maintained for amounts above FDIC limits, equal to or greater than 102% of the funds deposited at all times.

Investments are measured at fair value. Fair value is defined as the exchange price that would be received to sell an asset or paid to transfer a liability (an exit price) in the principal or most advantageous market for the asset or liability in an orderly transaction. There is a fair value hierarchy which requires an entity to maximize the use of observable inputs when measuring fair value.

2. Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the non-current portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds." Any residual balances outstanding between the governmental activities and business-types activities are reported in the government-wide financial statements as "internal balances".

Property tax receivable. In accordance with State statutes, property taxes levied during the current year are revenue sources to be used to finance the budget of the ensuing year. Taxes are assessed on a calendar year basis and are levied and become a lien on the property on November 1 of each year. The Unified Government Treasurer is the tax collection agent for all taxing entities within Wyandotte County. Property owners have the option of paying one-half or the full amount of the taxes levied on or before December 20 during the year levied, with the balance to be paid on or before May 10 of the ensuing year. State statutes prohibit the Unified Government Treasurer from distributing taxes collected in the year levied prior to January 1 of the ensuing year. Consequently, for revenue recognition purposes, the taxes levied during the current year are not due and receivable until the ensuing year. At December 31, such taxes are a lien on the property and are recorded as taxes receivable, net of anticipated delinquencies, with a corresponding amount recorded as deferred inflows of resources. The property tax receivable allowance is equal to 6.77% percent of outstanding property taxes at December 31, 2020.

Sales tax receivable. The Unified Government has a 2.625% local sales tax collected by the State and remitted to the Unified Government monthly. One-quarter of one percent is pledged for emergency medical service operations, three-eighths of one percent is pledged for public safety services and equipment and neighborhood infrastructure projects, and the remainder of the sales tax percentage is pledged for Unified Government operations. The accrued sales tax receivable represents the sales tax collected by merchants at year-end.

Special assessments receivable. As required by State statutes, projects financed in part by special assessments are financed through the issuance of general obligation bonds which are secured by the full faith and credit of the Government and are retired from the Government's Debt Service Fund. Further, State statutes permit levying additional general ad valorem property taxes in the Government Debt Service Fund to finance delinquent special assessments receivable. Consequently, special assessments receivables are accounted for within the Government's Debt Service Fund. Special assessment taxes are levied over a ten or fifteen-year period, and the annual installments are due and payable with annual ad valorem property taxes. The Government may foreclose liens against property benefited by special assessments when delinquent assessments are two years in arrears. At December 31, the special assessment taxes levied are a lien on the property and are recorded as special assessments receivable in the Debt Service Fund with a corresponding amount recorded as deferred inflows of resources.

Intergovernmental receivable. The Unified Government has an intergovernmental receivable from the State of Kansas related to the State's share of the annual appropriation Sales Tax Limited Obligation Revenue (STAR) Bonds. At December 31, the receivable is recorded in the Economic Development Fund, with a corresponding amount recorded as deferred inflows of resources. See footnotes III.F. for further information on this receivable.

Board of Public Utilities and Unified Government utilities accounts receivable and revenue. The Kansas City, Kansas Board of Public Utilities is responsible for revenue collection of the Unified Government's sewer system, stormwater and refuse collection services, as well as for the BPU's electric and water utilities. The BPU utilizes cycle billing and accrues the amount of revenues for sales unbilled at the end of each reporting period. An estimate is made for the provision for uncollectible accounts based on an analysis of the aging of accounts receivable and historical write-offs, net of recoveries. Additional amounts may be included based upon management's evaluation of customer credit risks. Allowances totaled $335,000 in fiscal year 2020. The BPU also provides billing service for the Sewer System Fund, Stormwater Fund and refuse collection services using the same procedures as described above. The BPU remits collected revenues monthly to the Government for associated utilities' charges for service. The Unified Government accrues a receivable in the Sewer System Fund and Stormwater Fund for services provided, yet not collected at the end of the reporting period.

3. Inventories and Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. Inventories of governmental funds are recorded as expenditures during the year of purchase. Inventories are stated at cost.

Inventories:	
Fuel	$7,694,466
Material and supplies	20,117,798
Total	$27,812,264

4. Restricted Assets

Certain proceeds of the Unified Government's enterprise fund bonded indebtedness, as well as certain resources set aside for their repayment, are classified as restricted assets on the balance sheet because they are maintained in separate bank accounts and their use is limited by applicable bond covenants. The BPU also requires certain resources of the utility system be classified as restricted assets for compliance with certain bonded indebtedness covenants. The "debt service reserve" account is used to segregate resources accumulated for principal and interest payments on bonds in the event that the net revenues of the utility system are less than or equal to 130% of the maximum annual debt service on the bonds. The "construction reserve" account is used to report resources set aside for acquiring, constructing and installing capital improvements. The "improvement and emergency" account is used to report resources set aside to finance major renewals, repairs and replacement and extraordinary or unforeseen expenditures.

5. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the Government as assets with an initial individual cost of more than $5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at their estimated acquisition value at the date of donation.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the primary government are depreciated using the straight-line method over the following estimated useful lives:

Assets	Governmental Activities	Sewer System	EMS
Land Improvements	30 years		
Machinery and equipment	6 to 10 years	6 to 10 years	5 to 10 years
Sewer lines		50 years	
Street and bridge infrastructure	10 to 40 years		
Structures and improvements	20 to 40 years		
Treatment plants and other facilities		33 years	
Other public domain infrastructure	30 years		
Computer Software	5 years		

Assets	Stormwater	Public Levee	Sunflower Hills Golf Course	Stadium
Land Improvements		30 years	30 years	
Machinery and equipment		6 to 10 years	5 to 10 years	
Sewer lines	50 years			
Structures and improvements			30 to 40 years	40 years
Treatment plants and other facilities	33 years			

Depreciation for the BPU is computed on a straight-line basis using composite rates. In 2014, BPU engaged an independent third-party consulting firm to conduct a depreciation study to determine if existing depreciation rates remained applicable to the depreciable property groups. New depreciation rates resulting from the study were adopted during fiscal year 2015 as follows:

Production plant	1.70% to 9.69%
Transmission and distribution	1.36% to 8.76%
General plant	2.52% to 7.75%

Capital assets are reviewed for impairment whenever events or changes in circumstances indicate that the service utility of an asset has declined significantly and unexpectedly.

6. Regulatory Assets and Deferred Inflows

The Kansas City, Kansas Board of Public Utilities is subject to provisions of GASB Codification Section Re10, *Regulated Operations,* and has recorded assets and liabilities on its statements of net position resulting from the effects of the rate-making process, which would not be recorded under U.S. generally accepted accounting principles for nonregulated entities. Regulatory assets represent costs incurred that have been deferred because future recovery in customer rates is probable. Deferred inflows generally represent probable future reductions

in revenue or refunds to customers. Management regularly assesses whether regulatory assets and deferred inflows are probable of future recovery or refund. If recovery or refund of regulatory assets or deferred inflows is not approved by the Board, which is authorized to approve rates charged to customers or is no longer deemed probable, these regulatory assets or deferred inflows are recognized in the current period results of operations. Additionally, these factors could result in an impairment of utility plant assets if the cost of the assets could not be expected to be recovered in customer rates.

The BPU has an energy adjustment rate rider (ERC). Estimated retail tariffs are set to recover estimated fuel costs such as coal, natural gas, and purchases power. The ERC allows differences between these estimates and actual fuel and purchased power costs to be deferred as a regulatory asset or a deferred inflow depending on the nature of the variance between estimated and actual costs incurred.

7. Compensated Absences

Unified Government of Wyandotte County and Kansas City, Kansas employees. The number of vacation days awarded to a permanent, full-time employee is dependent upon the individual employee's number of continuous years of service. The number of days of annual vacation range from 10 to 28 days for full-time regular employees, 15 to 30 days for command officers of the police and fire departments, and 216 to 288 hours for fire officers on 24-hour shifts. Selected part-time employees accrue one-half the number of hours accrued by full-time regular employees. Employees are not eligible to use the earned time until completion of their probationary period, defined as six months. If certain conditions are satisfied and if appropriate approval is received, an employee may carry over to the following year earned and unused vacation time. Payment of unused vacation leave will be made upon separation of employment.

Permanent, full-time employees also earn and accumulate sick leave time at the rate of 8-10 hours for each minimum month of service. Selected part-time employees accrue sick leave time at the rate of one-half the full-time rate (4-5 hours) for each minimum month of service. Unused sick leave may be carried over indefinitely. Payment of unused sick leave will be made upon separation of employment based on a prorated formula.

In January 2014, the Unified Government established a new “employee class” for new and future hires that have sick and vacation accrual rules that vary from the classic employees described above in effort to reduce leave accrual liability balances at separation from the Government.

In governmental fund financial statements, a liability is accrued when it has matured, for example, as a result of employee resignations and retirements. Proprietary fund types accrue vacation and sick pay as earned. The liabilities are based on current salary costs and the vested portion of accumulated benefits.

BPU employees. Under the terms of the BPU’s personnel policy, employees are granted vacation and sick leave. In the event of termination, an employee is paid for accumulated vacation days. Employees may carry over a maximum of 80 hours of vacation hours for bargaining unit employees and 120 hours for non-bargaining unit employees. Sick leave can be accrued up to 1,760 hours. Employees who resign with at least fifteen years of service are paid for 75 percent of accumulated sick leave. All employees are paid for accumulated sick leave upon retirement or death.

The BPU accrues vacation and sick pay as earned. The liabilities are based on current salary costs and the vested portion of accumulated benefits.

8. Long-¢erm Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or

proprietary fund type statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of debt issued is reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, regardless if withheld from the actual debt proceeds received, are reported as debt service expenditures.

9. Pensions

Unified Government of Wyandotte County and Kansas City, Kansas employees. The net pension liability (asset) is calculated as the difference between the actuarially calculated value of the projected benefit payments attributed to past periods of employee service and the plan's fiduciary net position. The total pension expense is comprised of the service cost or actuarial present value of projected benefit payments attributed to the valuation year, interest on the total pension liability, plan administrative expenses, current year benefit changes, and other changes in plan fiduciary net position less employee contributions and projected earnings on plan investments. Additionally, the total pension expense includes the annual recognition of outflows and inflows of resources due to pension assets and liability.

For purposes of measuring the collective net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Kansas Public Employees Retirement System (KPERS) and additions to/deductions from KPERS' fiduciary net position have been determined on the same basis as they are reported by KPERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

BPU employees. For purposes of measuring the net pension liability (asset), deferred outflows of resources and deferred inflows of resources related to pensions and pension expense, information about the fiduciary net position of the Retirement Pension Plan for Employees of the Kansas City, Kansas Board of Public Utilities (the Plan) and additions to/deductions from the Plan's fiduciary net position have been determined on the same basis as they are reported by the Plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

10. Equity Classifications

In the government-wide statements, equity is shown as net position and classified into three components:

(1) Net investment in capital assets – consisting of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, leases, or other borrowings that are attributable to the acquisitions, construction, or improvements of those assets.
(2) Restricted net position – consisting of net position with constraints placed on their use either by (1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation. The Unified Government and the BPU first utilize restricted resources to finance qualifying activities.
(3) Unrestricted net position – All other net position that does not meet the definition of "restricted" or "net investment in capital assets".

In the governmental funds, equity is shown as fund balance and classified into five components:

(1) Non-spendable – Assets legally or contractually required to be maintained or are not in spendable form. Such constraint is binding until the legal requirement is repealed or the amount becomes spendable.

(2) Restricted – Assets with externally imposed constraints such as those mandated by creditors, grantors and contributors, or laws and regulations. Such constraint is binding unless modified or rescinded by the applicable external body, laws or regulations.

(3) Committed – Assets with a purpose formally imposed by the Unified Government Board of Commissioners (Board) using its highest level of authority, binding unless modified or rescinded by the Board. The highest level of authority for the Board when acting as a county governing body is a resolution. The highest level of authority for the Board when acting as a city is an ordinance.

(4) Assigned – Comprises of amounts intended to be used for specific purposes that are neither restricted nor committed. Intent is expressed by a) the Unified Government Board of Commissioners (Board) or b) a body or official to whom the Board has delegated the authority. The Board has delegated authority to the County Administrator and Department Heads to assign amounts to be used for specific purposes as prescribed by the Unified Government's Fund Balance Policies.

(5) Unassigned – All amounts not included in the other fund balance classifications. The general fund shall be the only fund to report positive unassigned fund balance. All other governmental funds may report negative unassigned fund balance.

In circumstances when expenditure is made for a purpose which amounts are available in multiple fund balance classifications, fund balance is depleted in the order of restricted, committed, assigned, and unassigned.

11. Deferred Inflows of Resources/Deferred Outflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources,* represents a consumption of net position that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/expenditure) until then. The Government has three items that qualify for reporting in this category in the government-wide statement of net position and proprietary funds statement of net position, deferred charge on refunding, deferred outflows for pensions and deferred outflows for OPEB. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. See Note IV. E. and IV. F., respectively, for more information on the deferred outflows for pensions and OPEB.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The Government has five types of items, unavailable revenue, deferred revenue, deferred charge on refunding, deferred inflows for OPEB and deferred inflows for pensions, which qualify for reporting in this category. Unavailable revenue, which arises only under a modified accrual basis of accounting, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from four sources: intergovernmental receivable, grants receivable, interest receivable, and special assessments. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. Deferred revenues are reported in both the government-wide statement of

net position and the governmental funds balance sheet for property tax receivable. Property taxes are not recognized as revenue until the period for which they are levied. A deferred charge on refunding results from the difference in carrying value of refunded debt and its reacquisition price. The amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. The last items, deferred inflows for pensions and OPEB, are reported in both the government-wide statement of net position and the proprietary funds statement of net position. See Note IV. E. and IV.F., respectively, for more information on the deferred inflows for pensions and OPEB.

12. Payment-in-Lieu of Taxes (PILOT)

The BPU is exempt from federal and state income taxes and local property taxes because it is an administrative agency of the Unified Government. However, the BPU is required by a Charter Ordinance to pay a percentage of gross operating revenues to the Unified Government. The Charter Ordinance established a range of 5.0% to 15.0%. Currently, the payment-in-lieu of taxes is established at 11.9%, which amounted to $32,687,316 during 2020. The PILOT is billed and collected by the BPU through incorporation in the rates as a supplemental rate rider. PILOT revenues and expenses are recorded as transfers in and transfers out in the General Fund and BPU Fund, respectively.

In addition to these payments to the Unified Government, the BPU also contributes free services to the Unified Government, such as street lighting, fire hydrant services, traffic signals, and collection of sewer, stormwater and refuse collection service charges. These service contributions are approximated at $9,579,578 or 3.36% of the BPU's total operating revenue for 2020.

13. Pending Governmental Accounting Standards Board Statements

GASB Statement No. 87, *Leases,* improves accounting and financial reporting for leases by governments. This statement requires recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resource based on the payment provisions of the contract. It establishes a single model for lease accounting based on foundational principle that leases are financings of the right to use an underlying asset. Under this statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities. Provisions of this statement are effective for financial statements for the Unified Government's fiscal year ending December 31, 2020, and now postponed until December 2, 2022 per GASB Statement No. 95.

GASB Statement No. 91*, Conduit Debt Obligations,* provides a single method of reporting conduit debt obligations by issuers and eliminate diversity in practice associated with (1) commitments extended by issuers, (2) arrangements associated with conduit debt obligations, and (3) related note disclosures. This Statement achieves those objectives by clarifying the existing definition of a conduit debt obligation; establishing that a conduit debt obligation is not a liability of the issuer; establishing standards for accounting and financial reporting of additional commitments and voluntary commitments extended by issuers and arrangements associated with conduit debt obligations; and improving required note disclosures. The provisions of this statement were originally effective for the financial statements for the Unified Government's fiscal year ending December 31, 2020 and now postponed until December 31, 2021 per GASB Statement No. 95.

GASB Statement No. 92, *Omnibus 2020,* enhances comparability in accounting and financial reporting and improves the consistency of authoritative literature by addressing practice issues that have been identified during implementation and application of certain GASB Statements. This statement addresses a variety of topics including: effective date of GASB 87 for interim financial reports; intra-entity transfers between primary governments and component unit pension or OPEB plans; applicability of Statements No. 73 and 74 for reporting assets accumulated for postemployment benefits; applicability of certain requirements of GASB 84 to

postemployment benefit arrangements; measurement of asset retirement obligations in government acquisitions; reporting by public entity risk pools for amounts recoverable from reinsurers or excess insurers; reference to nonrecurring fair value measurements in authoritative literature and terminology used related to derivative instruments. Certain provisions of this statement were effective upon issuance and did not impact the Unified Government's financial reporting, other provisions of this statement were originally effective for financial statements for the Unified Government's fiscal year ending December 31, 2021 and now postponed until December 31, 2022.

GASB Statement No. 93, *Replacement of Interbank Offered Rates,* provides guidance where some governments have entered into agreements in which variable payments made or received depend on an interbank offered rate (IBOR)—most notably, the London Interbank Offered Rate (LIBOR). As a result of global reference rate reform, LIBOR is expected to cease to exist in its current form at the end of 2021, prompting governments to amend or replace financial instruments for the purpose of replacing LIBOR with other reference rates, by either changing the reference rate or adding or changing fallback provisions related to the reference rate. The provisions of this statement were originally effective for financial statements for the Unified Government's fiscal year ending December 31, 2022 and now postponed until December 31, 2023 per GASB Statement No. 95.

GASB Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements,* improves financial reporting by addressing issues related to public-private and public-public partnership arrangements (PPPs). A PPP is an arrangement in which a government contracts with an operator to provide public services by conveying control of the right to operate or use a nonfinancial asset, such as infrastructure or other capital asset, for a period of time in an exchange or exchange-like transaction. This statement also provides guidance for accounting and financial reporting for availability payment arrangements (APAs), which is an arrangement in which a government compensates an operator for services that may include designing, constructing, financing, maintaining, or operating an underlying nonfinancial asset for a period of time in an exchange or exchange-like transaction. The provisions of this statement are effective for financial statements for the Unified Government's fiscal year ending December 31, 2023.

GASB Statement No. 96, *Subscription-Based Information Technology Arrangements,* provides new accounting and financial reporting guidance for subscription-based information technology arrangements (SBITAs), which have become increasingly common among state and local governments in recent years. Statement 96 is based on the standards established in Statement 87, Leases. The new defines a SBITA as a contract that conveys control of the right to use a SBITA vendor's IT software, alone or in combination with tangible capital assets (the underlying IT assets), as specified in the contract for a period of time in an exchange or exchange-like transaction. The guidance requires governments with SBITAs to recognize a right-to-use subscription asset, an intangible asset, and a corresponding subscription liability (with an exception for short-term SBITAs, those with a maximum possible term of 12 months) and provides guidance related to outlays other than subscription payments, including implementation costs, and requirements for note disclosures related to a SBITA. The provisions of this statement will be effective for financial statements for the Unified Government's fiscal year ending December 31, 2023.

GASB Statement No. 97, *Certain Component Unit Criteria and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation* Plans, provides the following guidance: 1) increases consistency and comparability related to the reporting of fiduciary component units in circumstances in which a potential component unit does not have a governing board and the primary government performs the duties that a governing board typically would perform; 2) mitigates costs associated with the reporting of certain defined contribution pension plans, defined contribution OPEB plans and employee benefit plans other than pension or OPEB plans as fiduciary component units in fiduciary fund financial statements; and 3) addresses relevance, consistency and comparability of the accounting and financial reporting for Internal Revenue Code Section 457 deferred compensation plans that meet the definition of a pension plan and for benefit provided through those plans. The first two provisions of this statement are effective immediately. The last provision will be effective for the Unified Government's fiscal year ending December 31, 2022.

II. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

A. Budgetary Information

State statutes require that an annual operating budget be legally adopted for the general fund, special revenue funds, debt service funds and enterprise funds, unless the fund is specifically exempted by statute. Kansas statutes provide for the following sequence and timetable of the legal annual operating budget:

- Preparation of the budget for the succeeding calendar year on or before August 1st.
- Publication in local newspaper of the proposed budget and notice of public hearing on the budget on or before August 5th.
- Public hearing on or before August 15th, but at least ten days after publication of notice of hearing.
- Adoption of the final budget on or before August 25th.

The Unified Government has the following levels of budget control:

- The legal level of control is established at the fund level by State statutes which also permit the transfer of budgeted amounts from one object code or purpose to another within the same fund.

  While the legal level of control is at the fund level, the Unified Government also has the following internal policies:

- The Unified Government further controls spending by requiring that no expenditures be committed that would exceed the amount appropriated for the spending category (e.g., Personnel Services, Contractual Services) without the department first obtaining approval. The following types of budget adjustments require department director approval and additional approval by the County Administrator's Office:

  - An appropriation of contingency funds
  - An appropriation of reserve funds
  - Budget adjustments that move funds between operating and capital budgets
  - Budget adjustments within a fund that are equal to or greater than $10,000

  The following actions require budget director's approval before execution:

  - Pre-Bid Contracts
  - Capital Project Contracts
  - Capital Equipment Purchases
  - Changing status of an unfunded personnel position to funded or creation of a new personnel position.

  The following budgetary controls have been implemented and will be adhered to by all departments and divisions:

  - Budget adjustments from the salary accounts require department director, Chief Financial Officer, and County Administrator's Office approvals.
  - Budget adjustments between other accounts with department director approval.
  - Budget adjustments from one division to another division with both divisions being in the same fund with department director and the transferring division manager approvals.

- As allowed by State statute, the governing body can increase the fund level expenditures by amending the budget. An amendment may only be made for previously unbudgeted increases in revenue other than ad valorem taxes. To do this, a notice of public hearing to amend the budget must be published in the local newspaper. At least ten days after the publication, the hearing may be held, and the governing body may amend the budget at that time.

Budget comparison statements are presented for each budgeted fund showing the actual receipts and expenditures compared to budgeted receipts and expenditures. Transfers to close funds can exceed the amount budgeted for that object code. The Unified Government of Wyandotte County/Kansas City, Kansas budget amounts presented in the statements that compare actual expenditures to the budget are the amended amounts.

All unencumbered appropriations (legal budget expenditure authority) lapse at year-end, except for capital project funds appropriations that are carried forward until the project is completed or terminated. Encumbered appropriations are not re-appropriated in the ensuing year's budget but are carried forward until liquidated or canceled.

A legal operating budget is not required for the following Unified Government funds:

Capital Projects	
Public Building Commission	
Internal Service	
Special Revenue:	Community Development
Special Revenue:	KCK ALL, Inc.
Special Revenue:	Revolving Loan Fund
Special Revenue:	Special Grants
Special Revenue:	Special Law Enforcement
Debt Service:	Economic Development
Debt Service:	County Initiative to Fund Infrastructure
Capital Projects:	KCK 501, Inc.
Custodial Funds	

State budget schedules are provided for the following funds, for informational purposes, although not legally required:

Clerk's Technology Fund
Register of Deeds Technology Fund
Treasurer's Technology Fund

Controls over spending in the above non-budgeted funds, which are not subject to the legal budget requirements, are maintained by the review and internal appropriation process established by management.

B. Deficit Fund Equity

At December 31, 2020, the Workers' Compensation Fund and the Self-Insured Health Care Fund had deficits of $1,230,513 and $679,579, respectively, which will be recovered from future internal charges to the Unified Government's other funds. The Community Development Fund had a deficit fund balance of $1,385,100 which will be recovered from future intergovernmental revenues. The Emergency Medical Services Fund had a deficit fund balance of $10,313,407 which will be recovered from future charges for services. The Public Levee Fund had a deficit fund balance of $619,810 which will be recovered from future earned lease income.

III. DETAILED NOTES ON ALL FUNDS

A. Cash and Investments

1. *Unified Government Cash and Investments*

The Unified Government (excluding the BPU) has adopted a formal Cash Management and Investment Policy that is reviewed and adopted annually. Primary objectives of investment activities are, in order of priority, safety, diversification, liquidity, maturity, and return on investment. The standard of care to be used by investment officials shall be the "prudent person standard" and shall be applied in the context of managing an overall portfolio. This rule states "Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence would exercise in the management of their own affairs, not for speculation, but for investment, considering the first the safety and liquidity of their capital and next the probable income to be derived."

Custodial Credit Risk. Custodial credit risk is the risk that in the event of a bank failure or failure of the investment counter-party, the Unified Government's deposits may not be returned to it, or it will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The Government believes it has no custodial risk. All deposits with banks are collateralized at 105% of market value, as required by the Government's cash and investment policy, less insured amounts. The Unified Government requires that deposits be fully collateralized all times. Acceptable collateral for deposits follows the provisions of state law. Peak period collateral agreements are not permitted under the Unified Government's policy. As of December 31, 2020, except as noted below, the market value of assets pledged to the Unified Government as collateral exceeded amounts on deposit.

At December 31, 2020, in the event of the failure of the counterparty, KCK 501 will not be able to recover the value of its deposits that are in the possession of an outside party. At December 31, 2020, KCK 501's deposits exceeded FDIC Coverage by $991,769 and is subject to custodial credit risk.

The Unified Government requires all security purchases be settled on a delivery versus payment basis with an independent third-party custodian designated by the Government. As of December 31, 2020, the Unified Government had $10,164,393 of investments in U.S. government agency securities which were held by the investment's counterparty.

Interest Rate Risk. Interest rate risk is the risk that the fair value of securities in the portfolio will fall due to changes in general interest rates. Through its investment policy, the Government manages this risk by structuring investments so that securities mature to meet cash flows of the general operating fund, and by investing general operating funds primarily in shorter-term securities. Additionally, the investment policy limits investments to a maximum stated maturity of four years.

Credit Risk. Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. Kansas law limits the types of investments that can be made. The Unified Government's investment policy does not impose any additional limitations. In accordance with the investment policy, credit risk is minimized by limiting investments to the safest types of securities, by pre-qualifying financial institutions, broker/dealers, intermediaries, and advisors with whom the Unified Government will do business, and by diversifying the investment portfolio so that potential loss on individual securities will be minimal. As of December 31, 2020, the securities underlying repurchase agreements included U.S. agency obligations not explicitly guaranteed by the U.S. Government. The securities had ratings of AAA by Moody's and AA+ by Standard and Poor's. Investments in interest-earning investment contracts are not rated.

Concentration of Credit Risk. The Unified Government investment policy limits the amount of investments that can be placed with a single financial institution to no more than 30% of the total investment portfolio. The following maximum limits, by investment type, are also established:

Investment Type	Maximum % of Portfolio
Certificates of deposit	100%
U.S. Treasury bills or notes	100%
U.S. Government agency obligations	50%
Kansas Municipal Investment Pool	50%
Repurchase agreements	25%
Bank trust department municipal pools	25%
Temporary notes or no-fund warrants	10%

At December 31, 2020, the Unified Government did not hold more that 5% of its portfolio in any individual U.S. Government instrumentality issuer.

Fair Value Measurements. The Government categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the investment.

Level 1 inputs are quoted prices in active markets for identical assets;

Level 2 inputs are significant other observable inputs, either directly or indirectly observable, and fair value can be determined through models or other valuation methodologies;

Level 3 inputs are significant unobservable inputs in situations where there is little or no market activity for the asset or liability and the entity makes estimates and assumptions related to the pricing of the asset or liability including assumptions regarding risk.

The Unified Government has the following recurring fair value measurements as of year-end:

- Money market mutual funds are valued using quoted market prices (Level 1 inputs).
- U.S. treasuries, U.S government agencies and fixed income securities are valued using pricing models that maximize the use of observable inputs for similar securities (Level 2 inputs).
- Certificates of deposit are non-participating interest-earning investment contracts that are using the cost-based approach.
- The repurchase agreement is an overnight instrument, with the fair value of the collateral underlying the repurchase agreement in excess of the amount invested. Given the short-term nature of the agreement, it is measured at amortized cost.

At December 31, 2020, the Unified Government (excluding the BPU) had the following investments:

		Investment Maturities (in Years)		
	Fair Value	**Less Than 1**	**1-5**	**Fair Value Hierarchy**
Repurchase Agreements	$ 240,244,000	$ 240,244,000	$ -	N/A
U.S. government agencies	10,164,393	10,164,393	-	Level 2
Certificates of Deposit	59,000,000	36,000,000	23,000,000	N/A
Subtotal general operating portfolio	**309,408,393**	**286,408,393**	**23,000,000**	
Assets held by trustee:				
U.S. Treasuries	792,996	162,847	630,149	Level 2
Money Market Mutual Funds	28,223,037	28,223,037	-	Level 1
U.S. government agencies	3,792,908	2,015,842	1,777,066	Level 2
Subtotal assets held by trustee	**32,808,941**	**30,401,726**	**2,407,215**	
Total Investments	**$ 342,217,334**	**$ 316,810,119**	**$ 25,407,215**	

2. *Kansas City, Kansas Board of Public Utilities Cash and Investments*

The BPU maintains a cash and investment program to pay for operating and capital requirements as well as for debt service requirements. The investment program is comprised of deposits, repurchase agreements, certificates of deposit, and U.S. Treasury securities. Other investments using U.S. agency instrumentalities and money market fund securities for the debt service program are managed by the bond trustee. Nearly all maturities of securities were less than one year. At December 31, 2020, the bank balance and certificates of deposit were $524,283 which was covered by federal depository insurance and collateral held in safekeeping in the BPU's name.

The BPU has an investment policy that regulates investments in securities that have objectives of safety of principal, liquidity with all investments in U.S. dollars, and investment returns optimized within the constraints of safety and liquidity. Eligible securities are specific to Kansas State Statutes and the BPU's bond indenture agreements. All securities owned by BPU are in conformance with the investment policy.

Custodial Credit Risk. The BPU believes it has no custodial risk. All deposits with banks are collateralized at 102% of market value, as required by the BPU's cash and investment policy and Kansas state statute, less insured amounts. All securities are registered in the name of the BPU and held by a third-party safekeeping agent. Investments in money market mutual funds are not exposed to custodial risk because their existence is not evidenced by securities that exist in physical or book entry form.

Interest Rate Risk. The BPU minimizes the risk of market value changes by structuring the investment portfolio so that fixed income securities mature to meet cash requirements for debt service and other disbursement requirements for ongoing operations and by keeping maturities short.

Credit Risk. The BPU manages credit risk by requiring all investments meet the investment guidelines as established by the State of Kansas as described in K.S.A 12-1675 and 10-131. This requires all investments be in U.S. Treasury securities, in U.S. agency securities, or in any external investment pools, Money Market Mutual Funds, or Repurchase Agreement securities be the highest rated by nationally recognized rating agencies. All the BPU's securities including money market funds are AAA rated by Moody's. Any bank deposits and including certificates of deposit are fully collateralized by the FDIC or other qualifying securities. All securities held by the BPU meet the credit quality objective.

Concentration of Credit Risk. The BPU manages credit risk by requiring all investments meet the investment guidelines as established by the State of Kansas in K.S.A. 12-1675 and 10-131 and diversifying investment holdings to avoid high concentration of any one security issuer. The BPU has a concentration of credit risk where it holds more than 5% of its investment portfolio in any one security issuer other than U.S. Treasury securities and in investment pools. The following U.S. agency instrumentality securities held in safekeeping by the BPU's bond trustees are in excess of 5% of total investments:

Issuer	Amount	Percentage of Total Portfolio
Federal Home Loan Mortgage Corp	$15,639,802	17.74%

The fair values, as determined by market prices, of the BPU's investments at December 31, 2020 are as follows:

		Investment maturities		
	Fair Value	Less Than 6 months	6-12 months	Fair Value Hierarchy
Cash and CD's	$ 524,283	$ 524,283	$ -	N/A
Repurchase Agreements	56,354,038	56,354,038	-	N/A
US Agency	15,639,802	7,301,145	8,338,657	Level 2
Money market funds	15,641,090	15,641,090	-	N/A
Total Investments	**$ 88,159,213**	**$ 79,820,556**	**$ 8,338,657**	

A reconciliation of cash and investments are as follows:

	Unified Government	BPU	Total
Cash on hand	$ 23,678	$ -	$ 23,678
Carrying amount of deposits	20,822,883	524,283	21,347,166
Cash with others	2,582,676	-	2,582,676
Investments	309,408,393	87,634,930	397,043,323
Investments, assets held by trustee	32,808,941	-	32,808,941
Total	**$ 365,646,571**	**$ 88,159,213**	**$ 453,805,784**

	Unified Government	BPU	Total
Cash and temporary Investments	$ 160,976,625	$ 48,026,668	$ 209,003,293
Restricted cash and investments	204,669,946	40,132,545	244,802,491
Total	**$ 365,646,571**	**$ 88,159,213**	**$ 453,805,784**

B. Capital Assets

Capital asset activity for the year ended December 31, 2020 was as follows:

Governmental activities:	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets, not being depreciated:				
Land	$ 27,111,075	$ -	$ -	$ 27,111,075
Construction in progress	42,286,907	36,784,536	55,169,123	23,902,320
Total capital assets, not being depreciated	69,397,982	36,784,536	55,169,123	51,013,395
Capital assets, being depreciated:				
Buildings	177,297,130	42,806,570	-	220,103,700
Improvements other than buildings	43,348,491	324,581	-	43,673,072
Machinery and equipment	69,732,625	5,404,230	879,468	74,257,387
Infrastructure	665,790,747	13,412,063	-	679,202,810
Total capital assets, being depreciated	956,168,993	61,947,444	879,468	1,017,236,969
Less accumulated depreciation for:				
Buildings	102,676,747	4,316,386	-	106,993,133
Improvements other than buildings	21,771,582	881,927	-	22,653,509
Machinery and equipment	49,544,488	4,509,518	828,590	53,225,416
Infrastructure	279,666,200	17,821,349	-	297,487,549
Total accumulated depreciation	453,659,017	27,529,180	828,590	480,359,607
Total capital assets, being depreciated, net	502,509,976	34,418,264	50,878	536,877,362
Governmental activities capital assets, net	$ 571,907,958	$ 71,202,800	$ 55,220,001	$ 587,890,757

Business-type activities	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets, not being depreciated:				
Land	$ 4,745,576	$ -	$ -	$ 4,745,576
Sewer-Construction in progress	12,014,395	20,584,237	-	32,598,632
Stormwater -Construction in progress	10,900,987	19,004,183	17,018,018	12,887,152
BPU-Construction in progress	130,113,200	51,012,896	89,873,209	91,252,887
Total capital assets, not being depreciated	157,774,158	90,601,316	106,891,227	141,484,247
Capital assets, being depreciated:				
Buildings and improvements	4,310,315	143,612	-	4,453,927
Improvements other than buildings	3,691,240	147,466	-	3,838,706
Sewer lines	201,729,240	-	-	201,729,240
Treatment plants and facilities	107,185,201	17,257,304	-	124,442,505
Machinery and equipment	56,456,225	3,615,335	1,053,966	59,017,594
BPU Plant and equipment	1,759,186,928	87,446,516	96,561	1,846,536,883
Total capital assets, being depreciated	2,132,559,149	108,610,233	1,150,527	2,240,018,855
Less accumulated depreciation for:				
Buildings and improvements	1,151,207	106,774	-	1,257,981
Improvements other than buildings	2,682,026	81,695	-	2,763,721
Sewer lines	93,816,565	3,591,415	-	97,407,980
Treatment plants and facilities	60,684,569	1,520,176	-	62,204,745
Machinery and equipment	40,358,592	2,523,859	1,053,959	41,828,492
BPU Plant and equipment	834,610,947	33,409,432	79,407	867,940,972
Total accumulated depreciation	1,033,303,906	41,233,351	1,133,366	1,073,403,891
Total capital assets, being depreciated, net	1,099,255,243	67,376,882	17,161	1,166,614,964
Business-type activities capital assets, net	$ 1,257,029,401	$ 157,978,198	$ 106,908,388	$ 1,308,099,211

Depreciation expense was charged to functions/programs of the primary government as follows:

Governmental activities:	
General government	$ 1,052,973
Health and welfare	50,807
Public safety	3,133,320
Judicial	46,216
Highways and streets, including depreciation of general infrastructure assets	20,524,957
Planning and development	1,659,135
Culture and recreation	476,352
Total depreciation expense - governmental activities	$ 26,943,760
Business-type activities:	
Sewer system	$ 5,612,098
Sunflower Hills Golf Course	97,005
EMS	1,227,527
Stormwater Enterprise	781,978
Stadium	105,311
BPU	33,409,432
Total depreciation expense - governmental activities	$ 41,233,351

C. Interfund Receivables, Payables and Transfers

The composition of interfund balances as of December 31, 2020, is as follows:

Interfund receivables and payables:	**Interfund Receivables**	**Interfund Payables**
General	$ 2,923,616	$ 260,208
Capital Projects	1,731,288	8,599,701
Economic Development fund	-	175,725
Special grants fund	125,396	750,474
Nonmajor governmental funds	217,601	1,755,693
Sewer System enterprise fund	7,317,087	1,778,632
Non-major internal service	-	203,714
Nonmajor entrprise funds	1,422,882	213,723
Total	**$ 13,737,870**	**$ 13,737,870**

Interfund balances result from the time lag between the dates that (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system, and (3) payments between funds are made. The interfund payables due from certain nonmajor governmental funds include amounts owed to the General Fund for the reimbursement of certain indirect costs.

The composition of interfund transfers for the year ended December 31, 2020, is as follows:

	Transfers In:								
Transfers Out:	General	Capital Projects	Economic Development	Special Grants	Non-Major Governmental	Non-Major Internal Service	Sewer	Non-Major Enterprise	Total
General	$ -	$ 3,762,041	$ -	$ -	$ 1,810,000	$ 238,415	$ -	$ -	$ 5,810,456
Capital Projects	-	-	7,797,251	-	930,853	-	21,823,519	13,983,247	44,534,870
Special grants	-	56,545	-	-	-	-	-	-	56,545
Nonmajor Governmental	500,000	10,619,230	261,492	25,501	88,649	-	3,444,497	3,791,357	18,730,726
Sewer	-	41,973,392	-	-	425,347	-	-	-	42,398,739
BPU	32,687,316	-	-	-	-	-	-	-	32,687,316
Nonmajor Enterprise fund	2,256,000	21,261,055	-	-	19,752	-	-	-	23,536,807
	$ 35,443,316	$ 77,672,263	$ 8,058,743	$ 25,501	$ 3,274,601	$ 238,415	$ 25,268,016	$ 17,774,604	$ 167,755,459

Transfers are used to (1) move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them, (2) move receipts restricted to debt services from the funds collecting the receipts to the debt service fund as debt service payments become due, and (3) use unrestricted revenues collected in the general fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

In 2020, PILOT revenues and expenses of $32,687,316 are recorded as transfers in and transfers out in the General Fund and BPU Fund, respectively. Additionally, the capital projects fund constructed capital assets in the amount of $19,273,150 and $17,942,399 to the Sewer System Fund and Stormwater Fund, respectively. This activity is shown as an expenditure from the capital project fund and capital contribution revenue to the Sewer System Fund and Stormwater Fund, in the fund financial statements. However, this activity is shown within transfers in the government-wide financial statements.

D. Leases

Operating Leases

The Public Levee is located in the Fairfax Industrial District. During 2014, a lease agreement was reached with a third party for a long-term ground lease. Under this agreement, existing structures were demolished, and the third party built a new industrial building. The third party retains ownership of the new industrial building. This agreement, which runs through December 31, 2072, covers only the ground that had an original cost of $116,598.

In November 2010, the Unified Government entered into a lease with the Kansas Speedway Corporation to lease 2,000 parking spaces for use in connection with the Sporting KC soccer stadium. Annual lease payments for use of the parking spaces are $351,881. Annual rent payments are adjusted every five years by the cumulative and compounded percentage increase in the Consumer Price Index. The last year the lease payment was adjusted was 2016. The initial term of the lease is through December 31, 2031.

The following is a schedule of future minimum rentals to be received on non-cancelable operating leases by the Public Levee and of future minimum rent payments to be made to the Kansas Speedway Corporation as of December 31, 2020:

Year ending December 31	Public Levee Lease	Rent Payments for Parking
2021	$327,878	$351,881
2022	327,878	351,881
2023	327,878	351,881
2024	327,878	351,881
2025	254,282	351,881
Thereafter	9,828,836	2,111,286
Total	**$11,394,630**	**$3,870,691**

Capital Leases

The Unified Government has equipment under various capital leases. To account for financing leases, the Government charges payments made during the fiscal period as debt service in governmental funds. In the year that the asset is received, the Government records the present value of future lease payments as a capital outlay expenditure and as an offsetting other financing source. The present value of payments due in future periods is shown as a liability in long-term debt.

Assets acquired under capital lease consist of the following:

	Governmental Activities	Business-type Activities
		EMS
Machinery and equipment	$ 19,895,108	$ 6,854,783

Amortization of leased assets is included with depreciation expense on the Statement of Activities.

The future minimum lease obligation and the net present value of these minimum lease payments as of December 31, 2020, were as follows:

Year ended December 31,	Governmental Activities	Business-type Activities EMS
2021	$ 2,477,946	$ 826,254
2022	2,458,931	742,208
2023	2,085,994	742,208
2024	1,495,463	742,208
2025	1,495,463	742,208
2026-2030	1,723,219	2,234,952
Total minimum lease payments	$ 11,737,016	$ 6,030,038
Less: Amount representing interest	(966,017)	(758,209)
Present value of minimum lease payments	**$ 10,770,999**	**$ 5,271,829**

E. Temporary Notes

Kansas law permits the issuance of temporary notes to finance certain capital improvement projects which will be refinanced with general obligation bonds. Prior to the issuance of the temporary notes, the Commission must take the necessary legal steps to authorize the issuance of general obligation bonds. Temporary notes issued may not exceed the aggregate amount of bonds authorized, are interest bearing, and have a maturity date not later than four years from the date of issuance. At December 31, 2020, the Unified Government had $29,773,449 outstanding in temporary notes.

All temporary notes at December 31, 2020, have a maturity of no later than April 1, 2021. The interest rate of the 2020-1 temporary notes is 1.20%.

Temporary note activity for the year ended December 31, 2020 was as follows:

Outstanding Jan. 1, 2020	Issued	Redeemed	Outstanding Dec. 31, 2020
$ 39,655,477	$ 35,028,449	$ (44,910,477)	$ 29,773,449

F. Long-term Liabilities

Summary of Long-Term Liabilities. The following is a summary of changes in long-term debt of the Unified Government for the year ended December 31, 2020:

Governmental activities:	Outstanding January 1, 2020	Additions	Deletions	Outstanding December 31, 2020	Due Within 1 Year
General Obligation:					
Private Placement:					
General obligation bonds	$ 1,420,000	$ -	$ 120,000	$ 1,300,000	$ 130,000
Public Placement:					
General obligation bonds	248,048,948	45,189,930	69,264,010	223,974,868	14,909,376
Tax Increment Financed GO bonds	27,501,992	1,952,840	10,400,640	19,054,192	973,415
Unamortized premium	20,927,367	3,847,337	4,135,642	20,639,062	-
Unamortized discount	(131,024)	-	(124,722)	(6,302)	-
Bond anticipation notes	12,189,524	20,621,551	12,189,524	20,621,551	20,621,551
Notes Payable from direct placement	6,860,000	-	-	6,860,000	-
Compensated absences	43,919,446	1,221,305	2,591,348	42,549,403	3,004,829
Capital leases	11,648,501	1,577,496	2,454,998	10,770,999	2,202,377
Claims and judgments	600,000	952,632	952,632	600,000	600,000
Total pension liability	217,525	-	9,279	208,246	-
Claims incurred but not reported	7,251,000	35,152,345	34,334,345	8,069,000	4,360,694
Total OPEB liability	93,852,582	32,449,319	2,906,641	123,395,260	-
Net pension liability	163,538,543	67,134,119	33,419,831	197,252,831	-
Landfill closure/post-closure	324,000	-	54,000	270,000	54,000
Total - General obligation	638,168,404	210,098,874	172,708,168	675,559,110	46,856,242
Limited Obligation:					
Private Placement:					
Special obligation bonds	23,533,000	-	3,957,000	19,576,000	2,830,000
Revenue bonds	490,000	-	75,000	415,000	75,000
Transportation development bonds	7,017,000	-	1,107,000	5,910,000	395,000
Public Placement:					
Special obligation bonds	43,680,000	5,700,000	7,595,000	41,785,000	-
Revenue bonds	41,240,000	10,260,000	3,355,000	48,145,000	2,370,000
Transportation development bonds	9,940,000	-	675,000	9,265,000	565,000
Sales tax obligation bonds	51,209,961	-	2,278,587	48,931,374	2,299,693
Accreted interest on bonds	11,464,723	1,742,551	872,922	12,334,352	867,210
Unamortized premium	1,224,327	-	146,277	1,078,050	-
Unamortized discount	(669,461)	-	(51,004)	(618,457)	-
Total - Limited obligation	189,129,550	17,702,551	20,010,782	186,821,319	9,401,903
Total	$ 827,297,954	$ 227,801,425	$ 192,718,950	$ 862,380,429	$ 56,258,145

Business-type activities:	Outstanding January 1, 2020	Additions	Deletions	Outstanding December 31, 2020	Due Within 1 Year
General obligation bonds	$ 90,279,060	$ 35,987,230	$ 19,385,350	$ 106,880,940	$ 5,077,209
Unamortized premium	4,926,138	2,353,548	500,437	6,779,249	-
Capital leases	6,062,397	-	790,566	5,271,831	658,664
Sewer state revolving loan from direct placement	17,154,137	1,193,390	1,536,821	16,810,706	1,499,027
Compensated absences	5,995,060	655,603	381,788	6,268,875	430,755
Total OPEB liability	8,556,167	2,938,097	281,695	11,212,569	-
Net pension liability	14,691,293	6,078,432	2,961,485	17,808,240	-
Subtotal	147,664,252	49,206,300	25,838,142	171,032,410	7,665,655
BPU revenue bonds	614,265,000	248,545,000	244,605,000	618,205,000	25,395,000
Unamortized premium	59,480,673	1,814,835	22,331,343	38,964,165	-
State revolving loan	29,454,589	-	2,591,040	26,863,549	2,675,585
Intergovernmental loan	4,566,680	-	-	4,566,680	696,467
Compensated absences	7,254,400	1,086,900	232,700	8,108,600	1,086,900
Net pension liability	32,620,868	57,957,024	90,577,892	-	-
Total OPEB Liability	50,295,281	4,395,290	3,765,029	50,925,542	-
Subtotal	797,937,491	313,799,049	364,103,004	747,633,536	29,853,952
Total	$ 945,601,743	$ 363,005,349	$ 389,941,146	$ 918,665,946	$ 37,519,607

For the governmental activities, compensated absences, claims and judgments and the total pension liability are generally liquidated by the General Fund. Compensated absences, total OPEB liability and net pension liability will be liquidated by the governmental funds share of these payroll related costs. Landfill closure and post closure care costs are expected to be liquidated by the Environmental Trust Fund.

General Obligation and Special Assessment (Tax Increment Financing) Bonds. The remaining debt service requirements for general obligation and special assessment bonds will be paid from the respective bond and interest funds with future property tax revenues and special assessment taxes.

At December 31, 2020, the bonds outstanding for the Unified Government consisted of the following:

Description and Purpose	Amount of Original Issue	Range of Final Maturity Dates	Range of Interest Rates	Amount Outstanding Dec 31, 2020
2009 GO Bonds	$ 23,515,000	2009-2029	3.00-6.00%	$ 685,000
2010 GO Bonds	110,330,000	2011-2031	0.70-5.70%	2,530,000
2011 GO Bonds	34,485,000	2012-2031	1.00-5.00%	3,450,000
2012 GO Bonds	15,975,000	2013-2022	1.00-4.00%	10,435,000
2013 GO Bonds	34,685,000	2013-2033	2.00-4.00%	16,595,000
2014 GO Bonds	34,865,000	2014-2034	2.00-4.00%	19,515,000
2015 GO Bonds	59,140,000	2015-2035	2.00-5.00%	39,000,000
2016 GO Bonds	49,370,000	2016-2036	2.00-5.00%	39,975,000
2017 GO Bonds	76,925,000	2017-2037	2.60-5.00%	73,465,000
2018 GO Bonds	35,475,000	2018-2038	3.125-5.00%	33,015,000
2019 GO Bonds	29,290,000	2020-2039	3.00-5.00%	28,115,000
2019 GO Bonds – direct placement	1,420,000	2020-2029	3.00%	1,300,000
2020 GO Bonds	83,130,000	2021-2040	0.57-4.00%	83,130,000
Total	**$588,605,000**			**$351,210,000**

Annual debt service requirements to maturity for bonds outstanding of the Unified Government are as follows:

	Governmental Activities Public Placement		Governmental Activities Direct Placement	
Year	**Principal**	**Interest**	**Principal**	**Interest**
2021	$ 15,882,791	$ 9,142,388	$ 130,000	$ 39,000
2022	18,531,401	8,415,114	130,000	35,100
2023	19,901,971	7,670,539	135,000	31,200
2024	19,301,455	6,880,669	140,000	27,150
2025	19,943,425	6,103,365	145,000	22,950
2026-2030	95,103,871	18,643,555	620,000	46,950
2031-2035	37,439,146	5,957,148	-	-
2036-2040	16,925,000	1,149,119	-	-
Total	**$243,029,060**	**$63,961,897**	**$ 1,300,000**	**$202,350**

	Business-Type Activities	
Year	Principal	Interest
2021	$ 5,077,209	$ 3,985,431
2022	6,098,600	3,450,148
2023	6,323,029	3,213,387
2024	6,498,545	2,970,144
2025	6,761,575	2,715,471
2026-2030	35,245,845	9,653,374
2031-2035	26,211,137	4,172,869
2036-2040	14,665,000	1,011,356
Total	**$ 106,880,940**	**$31,172,180**

The Series 2010D bonds were issued as taxable Build America Bonds pursuant to the American Recovery and Reinvestment Act of 2009, which provides that 32.6% of the interest payments on those bonds will be paid to the Unified Government by the U.S. Treasury. The Series 2010C and 2010F bonds were issued as taxable Recovery Zone Economic Development Bonds pursuant to the American Recovery and Reinvestment Act of 2010, which provides that 41.9% of the interest payments on those bonds will be paid to the Unified Government by the U.S. Treasury. The Series 2010G bonds were issued as taxable Qualified Energy Conservation Bonds. The Unified Government has elected to receive interest subsidy payments from the U.S. Treasury in an amount equal to the lesser of the amount of interest payable on each interest payment date, or 62.4% of the amount of interest which would have been payable with respect to the bonds if the interest were determined at applicable tax credit rates for the bonds. In 2020, the Unified Government received $398,127 of interest subsidies related to these bonds.

The Series 2014C and 2015C bonds were issued to pay a portion of the costs of constructing certain emergency communications facilities and buildings to be operated by the Unified Government. The BPU agreed to pay 17% of the costs of these facilities, which will be owed on each debt service payment date. The Series 2018A bonds were issued in part to improve certain infrastructure to be maintained by the Unified Government. The BPU has agreed to pay 50% of the costs of these improvements, which will be owed on each debt service payment date.

Sales Tax Limited Obligation Bonds. Sales tax special obligation revenue bonds (STAR bonds) are authorized to be issued pursuant to K.S.A. 12-17,160, et seq., as amended (the STAR Bond Act). The STAR Bond Act provides a form of tax increment financing that enables the issuance of bonds payable from certain State and local sales and compensating use tax revenues and transient guest tax revenues generated from STAR bond projects constructed within a STAR bond project district. To implement STAR bond financing, a local government must adopt a resolution that specifies a proposed STAR bond project district's boundary and describes the overall district plan, hold a public hearing on the district and plan, and pass a resolution that establishes the STAR bond project district. Additionally, there may be one or more projects within a STAR bond district.

In connection with the issuance of STAR bonds, the Unified Government and the State of Kansas enter into Tax Distribution Agreements. The agreements provide that the principal of, accreted value, and interest on the STAR bonds will be paid proportionally by the Unified Government and the State of Kansas, based on each entity's respective share of sales taxes generated within the district. The proportional shares may vary by bond issue, as described in the "Tax Distribution Details" in the table below. These proportional shares may change in the future if the sales taxes assessed by the local or state governments are modified.

Certain STAR bonds, as listed in the table below, include an Annual Appropriation covenant. As issuer of the bonds, the Unified Government may, but is not obligated to, budget and appropriate local sales tax from outside the district to the extent that sales tax collections from the district are unavailable or insufficient for annual debt service requirements.

Certain bond issues have "Turbo Redemption" provisions. Pledged tax revenue received in excess of amounts required for mandatory debt service payments or for various reserve account requirements will be used to redeem the bonds early. It is therefore expected that payment in full of principal on these bond series will be made earlier than their respective maturity dates.

Issue	District / Project	Original Amount	Annual Appropriation Covenant	Other Features	Tax Distribution Details
Serial/Term Bonds:					
1999 KISC Capital Appreciation Bonds (CABs)	Kansas International Speedway	$24,300,413	Yes		28% local tax revenues / 72% State sales tax revenues
2014 KISC Refunding	Kansas International Speedway	10,885,000	Yes	Issued on a parity lien basis with the 1999 KISC CABs.	28% local tax revenues / 72% State sales tax revenues
2015A	Vacation Village Project Areas 1 and 2A / Waterpark Project and Auto Plaza Project	72,900,000	No		23% local tax revenues / 77% State sales tax revenues
Secured and payable from Incremental Tax Revenues generated solely from the Waterpark Project and Auto Plaza Project. For Project Area 2A, Incremental Tax Revenues include the excess of revenues over a Base Year amount, as defined in the Tax Distribution Agreement.					
2015B	Vacation Village Project Areas 1 and 2A / Waterpark Project and Auto Plaza Project	12,260,000	Yes	Subordinate to 2015A bonds	23% local sales tax revenues / 77% State sales tax revenues
Secured and payable from Incremental Tax Revenues generated solely from the Waterpark Project and Auto Plaza Project, and certain local sales and compensating use tax revenues and local transient guest tax revenues generated outside the STAR Bond District to the extent appropriated by the governing body of the Unified Government. For Project Area 2A, Incremental Tax Revenues include the excess of revenues over a Base Year amount, as defined in the Tax Distribution Agreement.					
Turbo Bonds:					
2015 Capital Appreciation Bonds (CABs)	Vacation Village Project Area 4 / US Soccer National Training Facility and Village West	65,229,560	No	Village West included within Project Area 4 only upon payment in full of 2004 bonds, 2010B CABs, 2012 bonds and 2014 CABs.	20% local tax revenues / 80% State sales tax revenues
Secured and payable from Incremental Tax Revenues generated solely from Project Area 4. Local and state tax revenues generated within the Village West Property are pledged to secure and will be applied solely to the payment of the Outstanding Village West STAR Bonds (2004 bonds, 2010B CABs, 2012 bonds and 2014 CABs) until the Outstanding Village West STAR Bonds are paid in full, at which time the Village East area will be included in Project Area 4. Incremental tax revenues are currently available to pay the 2015 bonds.					

STAR Bonds with Annual Appropriation. Due to the presence of the Annual Appropriation covenant, the full amount of these outstanding bonds in the amount of $29,028,051 is recorded with long-term debt of the Unified Government, along with any related transactions or account balances. A corresponding receivable, in the amount of $21,441,218 is recorded for the amount of the contractual pledge from the State of Kansas for the estimated State share of sales tax revenues.

At December 31, 2020, STAR bonds outstanding with annual appropriation consisted of the following:

				Recorded with Unified Government Long-Term Liabilities				
Description and Purpose	**Amount of Original Issue**	**Range of Final Maturity Dates**	**Range of Interest Rates**	**Local Pledge**	**Local Accreted Interest**	**State Pledge**	**State Accreted Interest**	**Total Accreted Value December 31, 2020**
1999 KISC Bonds	$ 24,300,413	2007-2027	4.20-5.25%	$ 981,197	$ 2,064,657	$ 2,523,078	$ 5,309,119	$ 10,878,051
2014 KISC Refunding Bonds	10,885,000	2014-2027	2.00-5.00%	2,052,400	-	5,277,600	-	7,330,000
2015B Vacation Village Bonds	12,260,000	2015-2035	3.125-4.00%	2,488,600	-	8,331,400	-	10,820,000
Total	$ 47,445,413			$ 5,522,197	$ 2,064,657	$ 16,132,078	$ 5,309,119	$ 29,028,051

STAR Bonds with No Annual Appropriation. For these bond issues, the Unified Government records its proportional share of the outstanding obligation (see the "local sales tax" in the Tax Distribution Details of the table above). The Unified Government collects 100% of the sales taxes for these bonds, then records planning and development expenditures for amounts remitted to the State for its share of the principal and interest.

At December 31, 2020, STAR bonds outstanding with no annual appropriation consisted of:

Description and Purpose	Amount of Original Issue	Range of Final Maturity Dates	Range of Interest Rates	Recorded with Unified Government Long-Term Liabilites: Local Pledge	Local Accreted Interest	State Pledge	State Accreted Interest	Total Accreted Value December 31, 2020
2015 US Soccer Bonds	$ 65,229,560	2034	6.75%	$ 12,560,549	$ 4,960,576	$ 50,242,200	$ 19,842,305	$ 87,605,630
2015A Vacation Village Bonds	72,900,000	2015-2035	5.00-6.00%	14,716,550	-	49,268,450	-	63,985,000
Total	$ 138,129,560			$ 27,277,099	$ 4,960,576	$ 99,510,650	$ 19,842,305	$ 151,590,630

Annual debt service requirements to maturity for these bonds are as follows:

Governmental Activities		
Year	Principal	Interest
2021	$ 2,299,693	$ 2,469,718
2022	2,485,475	2,426,462
2023	2,670,423	2,384,116
2024	2,872,730	2,326,961
2025	3,090,753	2,262,886
2026-2030	11,493,000	9,956,868
2031-2035	24,019,300	33,632,449
Total	**$ 48,931,374**	**$ 55,459,460**

Bonds Issued for Kansas International Speedway Corporation (KISC). In 1999, the Unified Government issued Series 1999 Taxable Special Obligation Revenue Bonds for an original amount of $71,340,000 to provide financing to the Kansas International Speedway Corporation (KISC) for construction of the Kansas Speedway. KISC is responsible for making semi-annual payments for principal and interest on the bonds. The obligation of KISC to make debt service payments is secured by a mortgage on the project site. Payments to the trustee are also backed by a policy of financial guaranty insurance issued by the MBIA Insurance Corporation and are guaranteed by the International Speedway Corporation under a Payment Guarantee Agreement. The Unified Government has also provided an annual appropriation commitment from local sales taxes collected, though this does not create a liability or general obligation debt of the Unified Government, nor constitute a pledge of the general credit, tax revenues, funds or moneys of the Unified Government, and does not obligate them to levy or pledge any form of taxation or make any appropriation or payments beyond those appropriated for the current fiscal year. Since the 1999 bonds were issued, the Unified Government has made no annual appropriations for payment of the bonds. The remaining amount outstanding as of December 31, 2020 is $39,290,000. The bonds have a final maturity date of December 2027.

Transportation Development District Sales Tax Revenue Bonds. The Unified Government has created transportation development districts under K.S.A. 12-14,140 through 12-17,149. Under statute, creation of such districts allows the Government to impose a transportation development district sales tax, not to exceed 1%, with the revenues received therefrom pledged to pay bonds issued for projects within the established districts. Bonds issued under these statutes are special, limited obligations of the Unified Government, payable solely from revenues generated within the transportation development districts. The 2006 The Legends and 2013 Plaza at the Speedway bonds do not constitute a pledge of the full faith and credit of the Unified Government, and do not obligate the Unified Government to levy any form of taxation or to make any appropriation for their payment.

Description and Purpose	Amount of Original Issue	Range of Final Maturity Dates	Rate of Interest Rates	Amount Outstanding Dec 31, 2020
2006 The Legends	$17,520,000	2006-2028	4.60-4.875%	$9,265,000
2013 Plaza at the Speedway – direct placement	9,975,000	2013-2032	4.75-5.75%	5,910,000
Total	**$27,495,000**			**$15,175,000**

Annual debt service requirements to maturity for these bonds are as follows:

	Public Plaement		Direct Placement	
Year ended December 31:	Principal	Interest	Principal	Interest
2021	$ 565,000	$ 441,797	$ 395,000	$ 339,825
2022	1,035,000	424,125	430,000	317,113
2023	1,110,000	373,669	470,000	292,388
2024	1,195,000	319,556	510,000	265,363
2025	1,285,000	261,300	550,000	236,038
2026-2030	4,075,000	389,269	3,465,000	653,775
2031-2035	-	-	90,000	5,175
	$ 9,265,000	$ 2,209,716	$ 5,910,000	$ 2,109,677

The Unified Government's outstanding transportation development district sales tax revenue bonds from direct placements contain a provision that in an event of default, outstanding amounts become immediately due if the Unified Government is unable to make payment.

Special Obligation Bonds. The Series 2016 Wyandotte Plaza bonds were issued as special obligation annual appropriation bonds. The bonds are payable solely from the amounts budgeted or appropriated out of the income and revenue generated for such a year. The 2012, 2016A, 2016B 39th and Rainbow bonds, 2013 Plaza at the Speedway bond, 2018 Legends CID Parking bonds, and 2020D City General Fund bonds were issued as a special obligation tax increment revenue bonds. The bonds are payable solely from property tax and sales tax revenue generated in the redevelopment district and certain moneys on deposit under the bond indentures.

Description and Purpose	Amount of Original Issue	Range of Final Maturity Dates	Range of Interest Rates	Amount Outstanding Dec 31, 2020
2012 39th and Rainbow – direct placement	6,445,000	2012-2027	4.19%	4,165,000
2013 Plaza at the Speedway – direct placement	38,055,000	2013-2027	4.25%	12,375,000
2016A 39th and Rainbow – direct placement	2,615,000	2016-2030	3.30%	2,113,000
2016B 39th and Rainbow – direct placement	1,578,000	2016-2026	Variable	923,000
2016 Wyandotte Plaza	14,550,000	2028-2034	4.0-5.0%	11,980,000
2018 Legends CID Parking	26,805,000	2040	4.5%	24,105,000
2020 City General Fund	5,700,000	2022-2031	0.75-2.14%	5,700,000
Total	**$ 95,748,000**			**$ 61,361,000**

Annual debt service requirements to maturity for these bonds are as follows:

	Public Placement		Private Placement	
Year Ended December 31,	Principal	Interest	Principal	Interest
2021	$ -	$ 1,748,147	$ 2,830,000	$ 906,726
2022	430,000	1,730,377	3,018,000	769,055
2023	555,000	1,727,152	3,188,000	622,054
2024	560,000	1,722,712	3,021,000	467,362
2025	565,000	1,716,832	3,156,000	322,402
2026-2030	6,945,000	8,137,132	4,363,000	270,387
2031-2035	8,625,000	7,037,000	-	-
2036-2040	24,105,000	4,881,262	-	-
Total	**$ 41,785,000**	**$ 28,700,614**	**$ 19,576,000**	**$ 3,357,986**

The Unified Government's outstanding special obligation bonds from direct placements contain a provision that in an event of default, outstanding amounts become immediately due if the Unified Government is unable to make payment.

Pledged Revenues. The Unified Government has pledged specific revenue streams to secure the repayment of certain outstanding debt issues. The corresponding debt issues are for projects described previously for Sales Tax Limited Obligation (STAR) Bonds and Transportation Development District (TDD) Sales Tax Revenue Bonds, as well as general obligation bonds issued to finance infrastructure and capital improvements in tax increment financing (TIF) districts. The following table lists those revenues and the corresponding debt issues, the amount and term of the pledge remaining, the current fiscal year principal and interest on the debt, the amount of pledged revenue recognized during the current fiscal year, and the approximate percentage of the revenue stream that has been committed:

Issue(s)	Type revenue pledged	Amount of pledge	Term of commitment	Percent of revenue pledged	Principal & Interest for 2020	Pledged revenues recognized in 2020
STAR bonds *	Sales and transient guest tax	$ 388,953,023	Through 2035	100%	$ 9,967,331	$ 9,800,828
TDD bonds	Transportation development district sales tax	19,494,393	Through 2032	100%	2,658,229	2,092,717
TIF GO bonds	Incremental increase in property tax	24,426,794	Through 2033	100%	2,295,674	2,549,158
Special Obligation bonds (TIF)	Incremental increase in property tax	87,044,723	Through 2040	100%	8,913,843	8,080,376

* Note the STAR Bond activity above includes the Unified Government's and the State's proportional share of the activity.

Public Building Commission Revenue Bonds. The Unified Government Public Building Commission (PBC) is a blended component unit of the Unified Government. The PBC has the authority to issue revenue bonds to finance the cost of acquiring and/or constructing land and facilities operated for a public purpose by the Unified Government. The PBC finances the debt service of the revenue bonds by leasing the land and facilities to the Unified Government, which operates it. The Unified Government guarantees the rentals under the PBC lease. The PBC has no power to levy taxes, and revenue bonds issued by the PBC are not included in any legal debt limitations of the Unified Government. In 2013, the PBC issued series 2013A bonds for $9,915,000 with interest rates ranging from 1.5-3.0%. In 2015, the PBC issued a direct placement series 2015A bonds for $780,000 with an interest rate of 3.30%. In 2016, the PBC issued series 2016A bonds for $6,775,000 with an interest rate of 2.00% and 2016B bonds for $1,830,000 with interest rates ranging from 1.10- 2.90%. In 2018, the PBC issued series 2018A bonds for $24,430,000 with interest rates ranging from 3.00-5.00% and series 2018B bonds for $8,710,000 with interest rates ranging from 3.00-5.00%. In 2020, the PBC issued series 2020A bonds for $2,725,000 with interest rates ranging from 2.00% - 2.25%, series 2020B bonds for $4,435,000 with interest

rates ranging from 2.00% - 2.25%, and series 2020C bonds for $3,100,000 with interest rates ranging from 2.00% - 2.30%.

Annual debt service requirements to maturity for these bonds is as follows:

	Public Placement		Private Placement	
Year ended December 31,	Principal	Interest	Principal	Interest
2021	$ 2,370,000	$ 1,676,015	$ 75,000	$ 13,695
2022	2,535,000	1,513,895	80,000	11,220
2023	2,625,000	1,425,625	85,000	8,580
2024	2,705,000	1,326,660	85,000	5,775
2025	2,810,000	1,225,290	90,000	2,970
2026-2030	13,115,000	4,551,344	-	-
2031-2035	12,365,000	2,665,381	-	-
2036-2040	9,620,000	677,200	-	-
Total	**$ 48,145,000**	**$ 15,061,410**	**$ 415,000**	**$ 42,240**

The purpose of the 2013A bond issuance was to pay a portion of the costs of constructing certain emergency communications facilities and buildings to be operated by the Unified Government. On December 10, 2012, the BPU agreed to pay 21% of the costs of these facilities, which will be owed on each debt service payment date. The purpose of the 2015A bond issuance was to pay for improvements to the Providence Medical Center Amphitheater. The 2016A bond issuance was to refund the BPU Office Building series 2001 Bonds and entered into a lease purchase agreement with the PBC. The 2016B bond issue was to pay for a Medical Clinic for the Unified Government employees. The 2018A and 2018B bond issuances were to pay for improvements to the juvenile justice facility and the courthouse and jail. The 2020A, 2020B, and 2020C bond issuances were to pay for improvements to the juvenile justice facility, courthouse and health department facility.

Bond Anticipation Notes. The Unified Government long-termed financed $20,621,551 of 2020 bond anticipation notes in March of 2021. These notes are recorded in the governmental activities' column as long-term liabilities as of December 31, 2020.

Proprietary Fund Revenue Bonds. At December 31, 2020, the various proprietary funds had the following bonds outstanding:

Description and Purpose	Amount of Original Principal	Range of Final Maturity Dates	Range of Interest Rates	Amount Outstanding Dec 31, 2020
Sewer Sytem State Revolving Loan	$ 40,046,592	2035	3.39-3.44%	$ 16,810,706
Subtotal	***40,046,592***			***16,810,706***
BPU revenue bonds:				
2011 Series	90,000,000	2036	2.00-5.20%	6,360,000
2012 Refunding	110,830,000	2032	3.12-5.00%	3,660,000
2012B	79,540,000	2037	2.00-5.00%	3,980,000
2014 Refunding and improvement	190,620,000	2044	3.00-5.00%	144,340,000
2016A	114,165,000	2045	3.00-5.00%	114,165,000
2016B Refunding	42,545,000	2034	3.25-5.00%	40,890,000
2016C	56,265,000	2046	5.00%	56,265,000
2020A	17,010,000	2045	3.00%	17,010,000
2020B	231,535,000	2037	0.69-2.55%	231,535,000
Subtotal	***932,510,000***			***618,205,000***
Total	**$ 972,556,592**			**$ 635,015,706**

The utility system revenue bond debt service and reserve account are held in escrow in a bank acting as a trustee for the BPU. The utility system revenue bond indentures also provide for a bond reserve account to be held by the trustee for the future payments of principal and interest in the event the net revenues of the utility

system are less than or equal to 130% of the maximum annual debt service on the bonds. All amounts are reported on the accompanying statement of net position as restricted assets.

In 2020, the BPU issued $17 million of Utility System Refunding and Improvement Revenue Bonds. The bond proceeds were issued to finance capital improvements to the utility system and to refund the 2010 Refunding Bonds. As a result of market conditions, the BPU recognized a $1.8 million premium on the sale of the bonds. This refunding resulted in a net present economic gain of $307 thousand. The Series 2020A bond bears an average interest rate at 3.00% and is payable through 2030.

The BPU also issued $231.5 million of Taxable Utility System Refunding Revenue Bonds. The bond proceeds were issued to refund a portion of the 2011 Bonds, 2012 Refunding Bonds, and 2012B Bonds. This resulted in a net present economic loss of $2.5 million. The Series 2020B refunding bond bears an average interest rate at 1.72% and is payable through 2035.

The BPU completed a defeasement of utility systems revenue bonds by placing the proceeds of new bonds in irrevocable trusts to provide all future debt service payments on the old 2011-A, 2012-A and 2012-B Utility System Revenue Bonds. Accordingly, neither the trust account assets nor the liability for the defeased bonds are included in the BPU's financial statements. The amount of outstanding advance refunding of in substance defeased debt was $212,635,000 as of December 31, 2020.

The revenue bond ordinances of the BPU require, among other things, that special reserves and accounts be established and maintained. Additionally, the ordinances require the BPU to establish rates and collect fees sufficient to pay the operating, maintenance and debt service costs of the utilities and to provide net operating income, before depreciation and payment in lieu of taxes, of at least 120% of the maximum annual debt service due on the outstanding bonds of the BPU. All of the BPU's utility plant facilities are pledged under the terms of the indentures. The BPU was in compliance with the above requirements as of December 31, 2020.

The Unified Government has entered into five agreements with the State of Kansas, Department of Health and Environment. These agreements resulted in the State loaning money to the Unified Government's Water Pollution Control Division for the purpose of capital expenditures to improve the sewer system. State Revolving Loan advances are made at the time for paying costs related to the approved loan. The State and Unified Government agreed on an amortization schedule for the entire amount of the loans. If the final loan amount is less than the approved total, an amended amortization schedule will be developed. The following chart represents the adopted amortization schedule and is not reflective of the amount actually borrowed and outstanding to date. The BPU also has two loans with the Kansas Department of Health and Environment for the purpose of water capital improvements to be repaid over 20 years ending 2036.

Annual debt service requirements to maturity for the proprietary funds loan and revenue bonds are as follows:

	Sewer System		**BPU**			
	State Revolving Loan		Government Loans		Revenue Bonds	
	Principal	Interest	Principal	Interest	Principal	Interest
2021	$ 1,560,875	$ 492,883	$ 3,372,052	$ 939,244	$ 25,395,000	$ 22,587,646
2022	1,604,557	449,201	3,126,122	702,004	26,360,000	21,625,296
2023	1,649,461	404,297	3,226,196	610,179	27,500,000	20,484,483
2024	1,695,622	358,136	3,334,588	514,650	28,560,000	19,422,217
2025	982,360	316,027	2,211,932	427,284	29,275,000	18,713,426
2026-2030	5,333,582	1,158,355	9,138,309	1,345,239	159,300,000	80,625,889
2031-2035	5,461,823	380,921	6,328,326	448,751	145,880,000	55,483,500
2036-2040	-	-	692,704	25,149	88,425,000	32,799,531
2041-2045	-	-	-	-	83,535,000	13,013,500
2046-2050	-	-	-	-	3,975,000	198,750
Total	**$ 18,288,280**	**$ 3,559,820**	**$ 31,430,229**	**$ 5,012,500**	**$ 618,205,000**	**$ 284,954,238**

In July 2014, the BPU entered into a Kansas Public Water Supply load fund agreement, for which the amount is not to exceed $13,000,000. The projects to be funded by this loan consist of filter media and pump replacement at the Nearman Water Treatment Plant and replacement of deteriorated water lines throughout the distribution system. As of December 31, 2020, the BPU has drawn approximately $13,000,000 of the $13,000,000. This amount is included in the principal column of the above debt service schedule.

BPU has pledged specific revenue streams to secure the repayment of certain outstanding debt issues. The corresponding debt issues are for utility system revenue bonds and the purpose of the debt is for the utility improvements. The following table lists those revenues, the amount and term of pledge remaining, the current year principal and interest on the debt, the amount of pledged revenue recognized during the current fiscal year, and the approximate percentage of the revenue stream that has been committed:

Issue(s)	Type revenue pledged	Amount of pledge	Term of commitment	Percent of revenue pledged	Principal & Interest for 2020	Pledged revenues recognized in 2020
Sewer State Revolving Loan	Net operating revenue of the Sewer Fund	$ 20,306,988	Through 2035	100%	$ 1,999,575	$ 14,368,911
BPU debt issues	Electric and Water operating revenues	$903,159,238	Through 2046	17.1%	$ 54,314,369	$ 65,177,243

Refunding's of Long-Term Debt

In September 2020, the Unified Government issued $24,580,000 in general obligation improvement and refunding bonds, Series 2020-B with an interest rate of 3%, to current refund $4,685,000, $12,335,000 and $6,600,000 of taxable general obligation improvement refunding bonds, Series 2010-C, 2010-D and 2010-F, respectively. The Unified Government refunded these bonds to take advantage of lower interest rates. As a result, the total debt service payments over the future period will decrease debt payments by $3,233,326 and will realize a present value savings of $3,206,460.

In September 2020, the Unified Government issued $12,960,000 in general obligation refunding bonds, Series 2020-C with interest rates of 0.57-1.94%, to advance refund $12,330,000 of general obligation bonds Series 2011-A maturing from 2021-2031. The Unified Government refunded these bonds to take advantage of lower interest rates. As of December 31, 2020, $12,330,000 of advance refunded bonds are outstanding. As a result, the total debt service payments over the future period will decrease debt payments by $1,642,809 and will realize a present value savings of $1,621,757.

In September 2020, the Unified Government issued $5,700,000 in taxable special obligation refunding bonds, Series 2020-D with interest rates of 0.75-2.14%, to current refund $5,450,000 of taxable special obligation bonds Series 2010-H maturing from 2020-2031. The Unified Government refunded these bonds to take advantage of lower interest rates. As a result, the total debt service payments over the future period will decrease debt payments by $1,160,888 and will realize a present value savings of $1,146,786.

As of December 31, 2020, the Unified Government had $15,300,000 of outstanding advance refunding of in substance defeased debt.

Claims and Judgments. Various legal actions and claims against the Unified Government presently pending involve: personal injury (including workers' compensation claims), alleged discriminatory personnel practices, property damages, civil rights complaints and other miscellaneous claims. The Unified Government generally

follows the practice of recording liabilities resulting from claims and legal actions only when it is probable that a liability has been incurred and the amount can be reasonably estimated.

Total Pension Liability. Reference Note IV.E. "Unified Government Plan" for further explanation.

The following schedule represents the annual payments required for Claims and Judgments and the Total Pension Liability:

Year ended December 31,	Claims and Judgments	Total Pension Liability
2021	600,000	41,563
2022	-	38,654
2023	-	35,948
2024	-	33,431
2025	-	31,091
2026-2030	-	27,559
Total	**$ 600,000**	**$ 208,246**

Arbitrage Liability. In 1986, Federal tax law changed, making it illegal for an entity to issue tax-exempt debt, reinvest those proceeds in a tax-deductible instrument, and make an arbitrage profit on the differential in interest rates. A calculation was created which established the methodology for determining if the tax-exempt debt proceeds were invested to yield a profit. If a profit exists, all that profit must be paid to the U.S. Treasury. The Unified Government has bonds and temporary notes subject to arbitrage but does not have an arbitrage liability as of December 31, 2020.

G. Non-Obligatory Debt

Conduit Debt. The Unified Government has issued revenue bonds not directly obligated by the Unified Government which are generally used to finance construction or renovation of facilities on government land or the acquisition of equipment. The bonds are paid solely from revenues generated from entities for whom the bonds are issued. The total amount at December 31, 2020 was $598,031,266 for the Industrial Revenue Bonds, $126,787,749 for Sales Tax Special Obligation Revenue Bonds and $100,000 for the Single Family and Collateralized Mortgage Revenue Bonds. These bonds do not constitute an indebtedness or pledge of the faith and credit of the Unified Government, and accordingly have not been reported in the accompanying financial statements.

H. Tax Abatement

The Unified Government provides property tax abatements to encourage capital investment, employment opportunities and quality services for the benefit of the community. Tax abatements are the result of an agreement between the Unified Government and an outside party in which the Unified Government promises to forgo tax revenues and the outside party promises to take specific actions that contributes to the economic development or benefits citizens of the Unified Government. The issuances of these abatements are pursuant to Section 13 of Article 11 of the Kansas Constitution and K.S.A. 12-1740 *et seq.* and 79-201a. The Economic Development Program “EDX” has the following criteria:

- Existence of Economic Benefit – The project must add to the local economy according to: capital investment, producing value-added products and services, number of jobs created and associated payroll, and whether the project provides a positive fiscal and economic impact.
- Type of Business – The project shall be of a nature that is desirable and stimulates the local economy and improves the quality of life for its citizens.
- Compatibility with Adopted Plans – The project shall be consistent with the Unified Government Comprehensive Plan, any applicable corridor plans, and other plans of the Unified Government which may be relevant to the project.
- Excluded Business – The project may not be listed as prohibited by state law (K.S.A. 79-201a) or otherwise listed as ineligible under the Unified Government Tax Abatement Policy.
- Maintaining Existing Tax Base – The amount of property taxes or special assessments on the existing land and facilities shall under no circumstances be reduced for new development projects.
- Transfer of Ownership – The owner or lessee of any property that is all or partially exempt from ad valorem taxes as the result of the Unified Government having granted the exemption shall obtain the Unified Government written consent before transferring majority ownership of the property unless the transfer is to an affiliate or a related entity.

To obtain the exemption, an application must be submitted and is subject to the completion of a cost benefit analysis to determine the financial impact. For all exemptions, the County Appraiser determines the full value of the property, noting the value that has been exempted through the program. The County Treasurer computes the taxes due on the appraised value only on the taxable portion of the property. The percentage of the abatement can vary depending on the following factors: 1) the amount of capital invested, 2) development in targeted areas, 3) industry, 4) local employment rates for new hires, 5) utilization of minority, women and locally owned businesses, and 6) environmental design of facility. The maximum percentage of abatement provided for any project shall not exceed 75% and will be capped at 10 years in length. Each project receiving tax abatements shall be subject to a performance agreement. The performance agreement shall allow for a modification of the abatement, reducing the percentage of the abatement should the project be found non-compliant with the performance agreement. The amount of tax abated by the Unified Government in 2020 was $8,261,888 ($4,568,069 by Wyandotte County and $3,693,819 by City of Kansas City, Kansas.)

I. Landfill Closure and Postclosure Care

In 2004, the Kansas Department of Health and Environment (KDHE) issued an administrative "Order to Comply" to the Unified Government alleging the need for investigations into the alleged release of hazardous substances found to exist at the John Garland Park Landfill, which was operated from 1972-1974 by a third party and has been closed since then. The Unified Government conducted, with KDHE approval, certain investigations and conducted or prepared work plans for conducting in the future, certain remedial activities. In March 2008, the Unified Government and KDHE entered into a Consent Agreement requiring certain landfill closure activities, including annual landfill capital maintenance, periodic groundwater monitoring through the year 2025, and conversion of an existing passive landfill gas extraction system to an active gas extraction system. The Unified Government recorded a liability of $270,000 the estimated cost for the remaining monitoring activities through 2025. The cost estimates are subject to change due to inflation, deflation, technology, laws and regulations. The Environmental Trust Fund will provide the primary source of funding for these costs.

J. Restricted Assets

The balances of the restricted asset accounts are as follows:

General fund:	
Restricted for others	$ 597,863
Capital projects fund:	
Debt service accounts	1,737,715
Capital projects fund:	
STAR bonds	2,817,971
Economic development Fund:	
STAR/TDD/TIF/SO bonds	28,278,969
Special grants:	
Restricted grants	15,622,673
Other governmental:	
Revolving loan fund	23,045
Special alcohol programs	38,405
Special asset	540,000
KCK ALL	71,648
KCK 501	1,241,769
Sewer revenue bonds:	
Debt service accounts	3,504,834
State Revolving Loan	844,576
Customer deposits - BPU	7,351,651
BPU Revenue bonds:	
Debt service accounts	19,737,902
Improvement and emergency account	1,500,000
Construction funds	11,542,992
Internal service funds:	
Workers' compensation	4,039,487
Self-insured health care	1,505,832
Total restricted assets	**$ 100,997,332**

K. Fund Balances

A summary of the components of fund balance reported in governmental funds, by purpose, is as follows:

Unified Government
Components of Fund Balance
December 31, 2020

	Major				Nonmajor	
	General	Capital Projects	Debt Service Economic Development	Special Revenue Special Grants	Other Governmental Funds	Total Governmental Funds
Fund Balances:						
Non Spendable:	$ -	$ -	$ -	$ -	$ -	$ -
Restricted for:						
Elections	-	-	-	-	295,031	295,031
Library	-	-	-	-	1,515,554	1,515,554
Register of Deeds - Technology	-	-	-	-	317,767	317,767
Clerk's Office - Technology	-	-	-	-	177,132	177,132
Treasurer's Office - Technology	-	-	-	-	122,610	122,610
Alcohol abuse, prevention, treatment programs	-	-	-	-	976,593	976,593
Community Corrections	-	-	-	607,231	-	607,231
Community Development	-	-	-	253,013	-	253,013
Road improvements and development	-	-	-	101,205	1,712,430	1,813,635
Road improvements and development - Debt Service	-	-	-	-	283,934	283,934
Police Department	-	-	-	101,205	3,759,681	3,860,886
Fire Department	-	-	-	25,301	2,365,318	2,390,619
Neighborhood Infrastructure	-	-	-	-	2,882,986	2,882,986
Enhancement of 911 System	-	-	-	-	239,106	239,106
Emergency Management	-	-	-	25,301	-	25,301
Sheriff Department	-	-	-	25,301	64,650	89,951
Public Safety	-	-	-	101,205	-	101,205
District Attorney	-	-	-	-	83,936	83,936
Child Support Enforcement	-	-	-	-	694,291	694,291
Mental Health Services	-	-	-	-	475,230	475,230
County Health Services	-	-	-	657,834	1,223,063	1,880,897
Senior Citizen Services	-	-	-	354,218	299,754	653,972
Development - Gap Financing	-	-	-	-	5,534,689	5,534,689
Transit	-	-	-	253,013	-	253,013
Parks and Recreation - Operations	-	-	-	25,301	148,455	173,756
Parks and Recreations - Capital Improvements	-	-	-	-	26,198	26,198
Development	27,713	-	-	-	-	27,713
Debt Service - General	-	49,514,901	-	-	8,183,792	57,698,693
Debt Service - Development	67,730	-	28,103,244	-	-	28,170,974
Total	$ 95,443	$ 49,514,901	$ 28,103,244	$ 2,530,128	$ 31,382,200	$ 111,625,916
Committed to:						
Promote Tourism and Convention	-	-	-	-	3,922,864	3,922,864
Promote Tourism and Convention - Capital Improvements	-	-	-	-	2,206,611	2,206,611
Inmate services	-	-	-	-	301,960	301,960
Future landfill remediation	-	-	-	-	870,225	870,225
Total	$ -	$ -	$ -	$ -	$ 7,301,660	$ 7,301,660
Assigned to:						
Subsequent years budget: appropriation of fund balance	4,581,051	-	-	-	-	4,581,051
Asset Acquisition	-	-	-	-	2,044,568	2,044,568
Total	$ 4,581,051	$ -	$ -	$ -	$ 2,044,568	$ 6,625,619
Unassigned:	40,977,190	-	-	-	(1,385,100)	39,592,090
Total fund balances:	$ 45,653,684	$ 49,514,901	$ 28,103,244	$ 2,530,128	$ 39,343,328	$ 165,145,285

IV. OTHER NOTE DISCLOSURES

A. Risk Management

The Unified Government's insurance coverage consists of both self-insurance and policies maintained with various carriers. Exposure to various risks associated primarily with weather related incidents such as wind, hail, tornado and storm damage is covered by property insurance. There have been limited settlements in excess of insurance coverage during any of the prior three fiscal years. There has been no significant change in insurance coverage from the previous fiscal year.

Health Benefits and Accidents. The Unified Government is both self-insured and fully insured for accident and health claims. Claims for Unified Government employees (except for BPU employees) are administered through a third-party administrator for the Government's self-insured plan. Premiums are paid by employer and employee contributions into an internal service fund and are available to pay claims and costs of an administrative service agreement. An excess insurance policy covers individual claims exceeding $325,000. Incurred but not reported claims of $2,799,000 have been accrued as a liability. In 2020, $32,295,740 was paid for claims and administrative costs. The outstanding claims liability is calculated from historical data and future expectations. This includes an estimated liability for known claims as well as an estimated liability for claims incurred but not reported. The BPU is self-insured on essentially up to 100% of their health claims.

Workers' Compensation. The Unified Government is self-insured for workers' compensation. Premiums are paid from the General Fund and other operating funds into an internal service fund and available to pay claims, claim reserves and administrative costs of the program. An excess coverage insurance policy covers individual claims exceeding $750,000. Incurred but not reported claims of $5,270,000 have been accrued as a liability. During 2020, a total of $2,038,605 was paid in benefits and administrative costs from the fund. The Unified Government Chief Legal Counsel makes significant estimates in determining amounts of unsettled claims under the self-insurance program. The outstanding claims liability is calculated from historical data and future expectations. This includes an estimated liability for known claims as well as an estimated liability for claims incurred but not reported. The BPU is self-insured to the first $750,000 per employee / per occurrence for workers' compensation. All claims exceeding $500,000 are fully insured.

General Liability. The Unified Government is also self-insured for liability claims with no premium paid to any insuring firm. All liability claims are reviewed, challenged if appropriate, and processed for payment at the agreed amount by the Legal Department. Kansas statutes limit the liability in tort cases to $500,000. The BPU is responsible for the first $500,000 of general liability and automobile insurance claims. In addition, any general liability or automobile claims greater than $35,000,000 are responsibility of the BPU.

The following is a summary of the changes in the unpaid claims' liability:

	Workers' Compensation	Health Insurance	General Liability	BPU
December 31, 2018 Liability Balances	**$ 3,822,000**	**$ 2,600,000**	**$ 600,000**	**$ 1,416,000**
Claims and changes in estimates	2,499,118	29,870,482	317,808	14,068,000
Claim payments	(1,977,118)	(29,563,482)	(317,808)	(13,502,000)
December 31, 2019 Liability Balances	**$ 4,344,000**	**$ 2,907,000**	**$ 600,000**	**$ 1,982,000**
Claims and changes in estimates	2,964,605	32,187,740	952,632	12,632,000
Claim payments	(2,038,605)	(32,295,740)	(952,632)	(12,800,000)
December 31, 2020 Liability Balances	**$ 5,270,000**	**$ 2,799,000**	**$ 600,000**	**$ 1,814,000**

B. Commitments and Contingent Liabilities

Litigation. The Unified Government is a defendant in various legal actions pending or in process for tax appeals, property damage and miscellaneous claims. The ultimate liability that might result from the final resolution of the above matters is not presently determinable. Management and the Unified Government's counsel are of the opinion that the final outcome of the cases will not have an adverse material effect on the Unified Government's financial statements.

COVID – 19 On March 11, 2020, the World Health Organization declared COVID-19 a global pandemic and recommended worldwide mitigation measures. The extent of COVID-19's effect on the Government's operational and financial performance will depend on future developments, including the duration, spread and intensity of the pandemic, all of which are uncertain and difficult to predict considering the rapidly evolving landscape. As a result, it is not currently possible to ascertain the overall impact of COVID-19 on the Government's operations.

Economic Development Activities. The Unified Government has established tax increment financing (TIF), transportation development districts (TDD) and community improvement districts (CID) as allowed by state statutes. Incremental property and sales taxes generated in the districts are pledged to developers to repay certain costs incurred by the developers. Under these agreements, the Government is under no obligation to pay the developer for any shortfall, should the incremental revenues generated be insufficient to fully reimburse 100% of the costs incurred by the developer. During 2020, payments made under these agreements amounted to $2,215,901 and the remaining certified project costs to be repaid as of December 31, 2020 totals $275,096,142.

Federal Consent Decree. On May 20, 2013, the United States District Court for the District of Kansas entered a Partial Consent Decree (PCD) between the Unified Government and United States Environmental Protection Agency (EPA). The State of Kansas was a defendant in the PCD along with the Unified Government. On September 28, 2016, the Unified Government submitted an Integrated Overflow Control Plan (IOCP) in accordance with the PCD. The plan was rejected, and the Unified Government worked with EPA to create a comprehensive IOCP that is anticipated to last 25 years. The IOCP is designed to comply with federal requirements in a manner that meets the following goals: protect human health, public safety and customer property and make continued progress towards improving water quality. Over the course of the next twenty-five years, the Unified Government committed to an aggressive $900+ million plan that reinvests revenue in the existing sewer systems improvements and makes continued overflow reduction progress while providing some rate certainty to the citizens. A negotiated plan was accepted by the EPA and the US Department, and the Court approved a stipulation of settlement on May 20, 2020. The PCD requires the Unified Government to implement approximately $20,000,000 of ongoing sewer improvement projects in its 5-year capital improvement plan. In 2019, the IOCP imposed a civil penalty of $50,000 which safeguards the UG against 3rd party claims for prior violations and provides for stipulated penalties if the Unified Government either fails to perform or is late in performing required actions.

The cost of compliance is expected to be in the multi-million-dollar range. The respective Sewer System and Stormwater enterprise funds have had rate adjustments in previous years in anticipation of the work that is required under the PCD, and rates will continue to increase at set levels for the next 25 years. Both funds have strengthened fund balances in anticipation of future debt issuances. The Sewer System and Stormwater enterprise funds ended 2020 with a combined budgetary fund balance of $12,456,082 or 33% of their 2020 expenditures.

Environmental Matters. The Unified Government is subject to various laws and regulations with respect to environmental matters such as underground storage facilities and air and water quality. The cost of complying with existing and future changes to laws and regulations cannot be estimated; however, compliance with such laws and regulations may necessitate substantial expenditures.

Unified Government management also expects to make future capital improvements related to fire suppression and other life safety code requirements. Costs related to these projects have yet to be determined but are expected to be significant.

The BPU is subject to substantial regulation of air emissions and control equipment, as well as water, waste, remediation, and disposal issues related to operation of its electric generating utilities under federal, state, and county environmental laws and regulations. In the last 10 years, federal, state and local agencies have continued to issue regulations applicable to electric generating utilities. The BPU continues to review and evaluate regulations and implement changes to its processes, if necessary, to maintain compliance.

Nationwide, starting in the 1990s and early 2000s, utilities with coal-fired generating units came been under heavy scrutiny and enforcement by the U.S. Environmental Protection Agency (EPA) and Department of Justice for matters related to permitting of modifications to those coal-fired units. This is referred to as "new source review" (NSR) permitting. In 2008, EPA issued the BPU a Notice of Violation (NOV) alleging violation of Clean Air Act new source review permitting requirements and corresponding requirements under the Kansas State Implementation Plan at the Utility's Nearman plant dating back to 1994 (four violations) and Quindaro plant dating back to 2001 (two violations). The NOV states such fines and/or penalties could be as much as $25,000 to $32,500 per day (depending upon when the violation occurred) commencing from date of the violation. Around this time, there were numerous similar notices of violation and settlements between utilities and the government, which included penalties and injunctive relief requiring capital expenditures for air pollution control equipment in the hundreds of millions of dollars. The BPU and EPA had a series of settlement discussions, the last of which was in August 2011. Recent court decisions have limited EPA's ability to successfully enforce through imposition of penalties and injunctive relief allegations in notices of violation like those in NOV issued to the BPU. EPA's enforcement of NSR also slowed down though NSR cases still arise. Further and more significant, pursuant to requirements of law, the BPU implemented measures and installed much of the pollution control equipment typically part of injunctive relief in enforcement of such notice of violation at both is Nearman Power Stations and Quindaro Power Station. The BPU also conduct pre-project reviews of projects to evaluate NSR permitting and other regulatory considerations. The BPU is not presently able to evaluate what, if any, liability might be imposed and has not accrued anything for this possible obligation.

On July 16, 2012, the BPU and Unified Government received from the Kansas Chapter of the Sierra Club a notice of intent to sue the BPU, under the Clean Air Act citizen suit provisions, for alleged violations of opacity emissions limits at the Nearman Station and Quindaro Station. The Sierra Club and BPU signed a consent decree approved by the U.S. District Court on December 5, 2013. The consent decree required that coal no longer be combusted at Quindaro Station as of April 16, 2015, which has been accomplished, and that the Nearman Station install and operate particulate matter pollution control equipment by June 1, 2017. The BPU has completed its obligations under the Consent Decree and intends to seek termination of the Decree.

Encumbrances. At December 31, 2020, the Unified Government had the following outstanding encumbrances:

General Fund	$ 4,581,050
Capital Projects	58,488,983
Special Grants	5,615,778
Sewer System	14,553,504
Nonmajor Governmental	3,805,901
Nonmajor Enterprise	1,662,594
Nonmajor Internal Service Funds	2,225,962
Total	$ 90,933,772

Grants. Intergovernmental grant awards are subject to audit and adjustments by funding agencies. Award revenues received for expenditures that are disallowed are repayable to the funding agency. In the opinion of management, any amounts that may ultimately be refunded would not have a material impact on these general-purpose financial statements.

Power Purchase & Sales Agreements.

On December 21, 2006, the BPU entered into a Renewable Energy Purchase Agreement with TradeWind Energy to receive 25% of the energy output of Phase 1 of the Smoky Hills Wind Farm. This contract is a 20-year fixed price contract for 25% of the output of 100.8 MW of turbines as well as the Renewable Energy Credits associated with the output. The wind farm, which was built approximately 25 miles west of Salina, Kansas in Lincoln and Ellsworth Counties, began commercial operation in January 2008. Total power purchased under this agreement was $3,780,655 in 2020.

On November 3, 2010, the BPU entered into an agreement with Lawrence, Kansas based Bowersock Mills and Power Company to purchase 7 MW of hydroelectric power over the next 25 years, providing additional renewable energy resources to BPU's existing power generating mix. Total power purchased under this agreement was $2,704,819 in 2020.

In December 2013, the BPU completed negotiations with OwnEnergy Inc., a developer of mid-sized wind projects, for the purchase of 25 megawatts of energy generated by wind turbines. The wind farm will be located south of Alexander, Kansas in Rush County. Construction began in December 2013 and ties into the Southwest Power Pool (SPP) Midwest Energy transmission system. The contract between BPU and OwnEnergy Inc. is a 20-year renewable energy Purchase Power Agreement (PPA). The wind farm was completed in 2015 with commercial production beginning in December 2015. Total power purchased under this agreement was $3,294,197 in 2020.

The BPU has contracts with the Southwestern Power Administration ("SPA") entitling the BPU to annually purchase 38.6 MW of hydroelectric peaking capacity. These contracts provide the BPU with hydro allocations until July 1, 2035. The BPU counts the full SPA capacity as a firm supply resource, reducing the need for additional capacity purchases and delaying the need for additional firm generation or other firm purchase power agreements. The energy available from this capacity is equal to 1,200 hours per MW of capacity per year, the scheduling of such energy being at the BPU's discretion (with certain minimum and maximum monthly and seasonal limitations). Total power purchased under this agreement was $3,707,521 in 2020. The BPU also has an allotment of 5 MW of hydroelectric power from the Western Area Power Administration ("WAPA") until September 30, 2024. Total power purchased under this agreement was $469,199 in 2020.

In January 2016, the BPU completed negotiations with Tradewind Energy Inc., a renewable energy developer, for the purchase of 200 megawatts of energy generated by wind turbines. Construction began on the wind farm in 2016 with commercial operations beginning in April of 2017. The facility is located just south of Minneola, Kansas and ties into the Southwest Power Pool (SPP) in the Sunflower Energy transmission system. The contract between BPU and the Cimarron Bend Wind Project, LLC. is a 20-year renewable energy Purchase Power Agreement (PPA). Total power purchased under this agreement was $18,714,966 in 2020.

In November 2016, the BPU finalized an agreement with MC Power, a solar developer, for the purchase of a 1 megawatt alternating current solar photovoltaic facility to be located at the Kansas City Board of Public Utilities Nearman Creek Power facility in Kansas City, Kansas. The contract between the BPU and MCP-KCBPU, LLC is a 25-year renewable energy Purchase Power Agreement (PPA) with commercial operations beginning in September of 2017. The project is intended to serve as a community solar project whereas BPU customers can license panels within the project to reduce their overall monthly electric expenses, while supporting greener initiatives. Total power purchased under this agreement was $148,136 in 2020.

The BPU has determined these purchase contracts to be excluded from the scope of GASB Statement No. 53, *Accounting and Financial Reporting for Derivative Instruments*, as these are normal purchase contracts.

Coal Contracts. The BPU purchases coal for Nearman generating stations through contracts with Western Fuels Association (WFA) and affiliates. WFA, in turn, contracts with coal producers and railroads to meet its coal supply and delivery commitments to the BPU. The BPU is required to pay all costs incurred by WFA in acquiring and delivering the coal as well as a management fee.

Coal delivery to Nearman is contracted between WFA and the Union Pacific Railroad. This contract expires December 31, 2022. The delivery cost is established from a base price and is adjusted by indices set out in the contract.

The BPU is committed to purchase coal through WFA for the duration of the Nearman plant. The estimated coal purchase for Nearman station is $12,000,000 annually for 2021 and 2022, respectively. Any additional coal required will be bought on the spot market.

The BPU purchased approximately 766,000 tons of coal for approximately $21,000,000 for the Nearman Station in 2020.

The BPU has determined these coal contracts to be excluded from the scope of GASB Statement No. 53, *Accounting and Financial Reporting for Derivative Instruments*, as these are normal purchase contracts.

Brushy Creek Coal Company and Liberty Coal Company. The BPU holds an indirect 50% interest in Brushy Creek Coal Company (BCCC) and a 50% indirect interest in Liberty Coal Company (Liberty). The other 50% interest is indirectly owned by the City of Sikeston, Missouri (Sikeston). BCCC was the owner and operator of a coal mine and related equipment located in Illinois. BCCC discontinued mining operations in 1997. BCCC did not have material operations during the years ended December 31, 2020. Upon cessation of operations at BCCC, the BPU became contractually responsible for 50% of asset retirement obligations and for 50% of certain postretirement benefits to mine workers. At December 31, 2020 the BPU has recorded an estimated liability of $1,300,000, within accrued claims payable for its estimated remaining share of these obligations. Funding provided for these obligations was $270,000 in 2020.

The amounts recorded for the BPU's portion of the asset retirement obligation and the miners' benefits require significant judgment and involve a number of estimates. The BPU has recorded its estimated obligations for each of these items using information currently available to management. These estimates could change significantly over time.

C. Multi-Sport Stadium and Office Campus Projects

During 2010, the Unified Government entered into a Multi-Sport Stadium Specific Venture Agreement with Kansas Unified Development, LLC (Developer) to construct, develop, complete and operate a major, multi-sport athletic complex including a stadium facility (Children's Mercy Park) that is the home field for Sporting KC, a major league soccer team, within the Village West Redevelopment Area. The construction was primarily funded from proceeds of the Series 2010B STAR bonds. Additionally, under a Land Transfer and Specific Venture Agreement, the Cerner Corporation (Cerner) acquired land from the Unified Government within the Village West Redevelopment Area to construct, develop, complete and operate 600,000 square feet of Class A office buildings.

The agreement with Cerner imposes obligations regarding construction of the office project and the creation of jobs. Cerner met the payroll and job creation obligations of the agreement through December 31, 2020. Under this agreement, annual payroll and job creation requirements continue through 2026. During this time frame, if

the requirements are not met, the Developer has an obligation to pay the Unified Government an "Office Payment Obligation" as defined in the Multi-Sport Stadium Specific Venture Agreement. For years after 2016, the potential obligation for non-compliance is $3,041,061 annually, with the total potential obligation of $15,202,305 (payable in 6 equal installments from 2021 to 2026). This amount has not been recorded as a receivable in the Unified Government's financial statements as of December 31, 2020, as it is not yet determinable whether Cerner will meet the payroll and job creation obligations for the future years.

D. Jointly Governed Organizations and Other Related Organizations

Dogwood Energy Facility (Dogwood). The BPU owns an undivided 17% interest in the assets of the Dogwood Energy Facility (Dogwood), a natural gas-fired combined cycle generating plant located in Pleasant Hill, Missouri in Cass County, Missouri, operated by Dogwood Energy, LLC. In addition to the BPU, Kansas Power Pool (KPP), Missouri Joint Municipal Electric Utility Commission (MJMEUC) and the City of Independence, Missouri also own 10.3%, 16.4% and 12.3%, respectively, of the Dogwood Energy Facility. Dogwood Energy, LLC maintains the remaining ownership (44.0%) in the facility.

The BPU's portion of the 630 megawatt (MW) rated capability of Dogwood is approximately 110 megawatts. Generation from Dogwood and operating expenses incurred by Dogwood are allocated to the BPU based on the 17% ownership interest. The BPU's proportionate share of their plant operating expenses is included in the corresponding operating expenses in the statement of net position. In addition, the BPU is required to provide its share of financing for any capital additions to Dogwood. During 2020, BPU's portion of fuel expense and operating and maintenance expense were $5,579,935 and $3,205,615 respectively. BPU also receives a portion of the wholesale sales generated by the Dogwood plant. BPU received $9,448,154 in wholesale sales from Dogwood during 2020. These amounts are included in the accompanying statements of revenues, expenses and changes in fund net position.

The BPU applied proportionate consolidation rules to record its undivided ownership interest in this facility. The BPU's investment includes an acquisition adjustment of $34,800,000, which is presented as property, plant, and equipment and amortized over the estimated remaining life of the plant (29.1 years). The BPU paid 15 years of Payment-in-lieu of taxes (PILOT) to Cass County, Missouri in the amount of $2,500,000. This was recorded as a prepayment and is being amortized until 2028.

The BPU Board of Directors has approved the recovery of amounts invested in this facility, including the acquisition adjustments in current rates.

As of December 31, 2020, the BPU's ownership interest in Dogwood's capital assets consisted of $39,627,969 in Plant in Service Facility, $10,093,762 of accumulated depreciation and $4,426,611 of construction work in process which is included in the capital asset balances in footnote III.B.

The BPU has an operating agreement with Dogwood Energy, LLC, which provides for a management committee comprising one representative and an alternate from each participant. Dogwood Power Management, LLC, the project management company, controls the operating and maintenance decisions of Dogwood in its role as operator. The BPU and other participating entities have joint approval rights for the annual business plan, the annual budget, and material changes to the budget.

E. Employee Retirement Systems and Pension Plans

1. Unified Government Pension Plan.

Plan description: The Unified Government participates in the Kansas Public Employees Retirement System (KPERS), a cost-sharing multiple-employer defined benefit pension plan as provided by K.S.A. 74-4901, et. seq.

Kansas law establishes and amends benefit provisions. KPERS issues a publicly available financial report that includes financial statements and required supplementary information. KPERS' financial statements are included in its Comprehensive Annual Financial Report which can be found on the KPERS website at **http://www.kpers.org** or by writing to KPERS (611 South Kansas, Suite 100, Topeka, KS 66603) or by calling 1-888-275-5737.

Benefits provided. KPERS provides retirement benefits, life insurance, disability income benefits, and death benefits. Benefits are established by statute and may only be changed by the Kansas State Legislature. Member employees (except police and firemen) with ten or more years of credited service, may retire as early as age 55 (police and firemen may be age 50 with 20 years of credited service), with an actuarially reduced monthly benefit. Normal retirement is at age 65, age 62 with ten years of credited service, or whenever an employee's combined age and years of credited service equal 85 "points" (police and firemen's normal retirement ages are age 60 with 15 years of credited service, age 55 with 20 years, age 50 with 25 years, or any age with 36 years of service).

Monthly retirement benefits are based on a statutory formula that includes final average salary and years of service. When ending employment, member employees may withdraw their contributions from their individual accounts, including interest. Member employees who withdraw their accumulated contributions lose all rights and privileges of membership. The accumulated contributions and interest are deposited into and disbursed from the membership accumulated reserve fund as established by K.S.A. 74-4922.

Member employees chose one of seven payment options for their monthly retirement benefits. At retirement a member employee may receive a lump-sum payment of up to 50% of the actuarial present value of the member employee's lifetime benefit. His or her monthly retirement benefit is then permanently reduced based on the amount of the lump-sum. Benefit increases, including ad hoc post-retirement benefit increases, must be passed into law by the Kansas State Legislature. Benefit increases are under the authority of the Legislature and the Governor of the State of Kansas.

The 2012 Legislature made changes affecting new hires, current member employees and employers. A new KPERS 3 cash balance retirement plan for new hires starting January 1, 2015, was created. Normal retirement age for KPERS 3 is 65 with five years of service or 60 years with 30 years of service. Early retirement is available at age 55 with ten years of service, with a reduced benefit. Monthly benefit options are an annuity benefit based on the account balance at retirement.

For all pension coverage groups, the retirement benefits are disbursed from the retirement benefit payment reserve fund as established by K.S.A. 74-4922.

Contributions. K.S.A. 74-4919 and K.S.A. 74-49,210 establish the KPERS member-employee contributions rates. KPERS has multiple benefit structures and contribution rates depending on whether the employee is a KPERS 1, KPERS 2 or KPERS 3 member. KPERS 1 members are active and contributing members hired before July 1, 2009. KPERS 2 members were first employed in a covered position on or after July 1, 2009, and KPERS 3 members were first employed in a covered position on or after January 1, 2015. Effective January 1, 2015, Kansas law established the KPERS member-employee contribution rate at 6% of covered salary for KPERS 1, KPERS 2 and KPERS 3 members. K.S.A. 74-4975 establishes the Police and Firemen Retirement System (KP&F) member-employee contribution rate at 7.15% of covered salary. Member contributions are withheld by their employer and paid to KPERS according to the provisions of Section 414(h) of the Internal Revenue Code.

State law provides that the employer contribution rates for KPERS 1, KPERS 2, KPERS 3 and KP&F be determined based on the results of each annual actuarial valuation. KPERS is funded on an actuarial reserve basis. Kansas law sets a limitation on annual increases in the employer contribution rates. The actuarially determined employer contribution rate (not including the 1.00% contribution rate for the Death and Disability Program) and the statutory contribution rate was 8.61% for KPERS and 21.93% for KP&F for the fiscal year ended December

31, 2020. Contributions to the pension plan from the Unified Government were $5,816,256 for KPERS and $15,568,554 for KP&F for the year ended December 31, 2020.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

Although KPERS administers one cost sharing multiple-employer defined benefit pension plan, separate (sub) actuarial valuations are prepared to determine the actuarial determined contribution rate by group. Following this method, the measurement of the collective net pension liability, deferred outflows of resources, deferred inflows of recourse, and pension expense are determined separately for each group of the plan. The Unified Government participates in the local (KPERS) group and the Police and Firemen (KP&F) group.

At December 31, 2020, the Unified Government reported a liability of $62,782,847 for KPERS and $152,278,224 for KP&F for its proportionate share of the KPERS' collective net pension liability. The collective net pension liability was measured by KPERS as of June 30, 2020, and the total pension liability used to calculate the collective net pension liability was determined by an actuarial valuation as of December 31, 2019, which was rolled forward to June 30, 2020. The Unified Government's proportion of the collective net pension liability was based on the ratio of the Unified Government actual contributions to KPERS and KP&F, relative to the total employer and non-employer contributions of the KPERS and KP&F for the fiscal year ended June 30, 2020. The contributions used exclude contributions made for prior service, excess benefits and irregular payments. At June 30, 2020, the Unified Government proportion and change from its proportion measured as of June 30, 2019 were as follows:

	Net pension liability as of December 31, 2020				
	Governmental Activities	Business-Type Activities	Total	Proportion as of June 30, 2020	Decrease in proportion from June 30, 2019
KPERS (local)	$ 55,843,257	$ 6,939,590	$ 62,782,847	3.621%	0.020%
KP&F	141,409,574	10,868,650	152,278,224	12.349%	-0.288%
	$ 197,252,831	$ 17,808,240	$ 215,061,071		

For the year ended December 31, 2020, the Unified Government recognized pension expense of $8,254,417 for KPERS and $25,668,962 for KP&F. At December 31, 2020, the Unified Government reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Governmental Activities		Business-Type Activities	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	$ 5,065,831	$ (717,902)	$ 433,534	$ (89,221)
Net difference between projected and actual earnings on pension plan investments	20,257,035	-	1,865,779	-
Changes in proportionate share	673,604	(4,844,268)	83,714	(391,105)
Changes in assumptions	13,152,582	-	1,170,312	-
Unified Government's contributions subsequent measurement date	10,489,263	-	941,948	-
Total	**$ 49,638,315**	**$ (5,562,170)**	**$ 4,495,287**	**$ (480,326)**

Deferred outflows of resources of $11,431,211 related to pensions resulting from the Unified Government's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability for the year ended December 31, 2021. Other amounts reported as deferred outflows of resources and deferred

inflows of resources related to pensions will be recognized as increases (decreases) to pension expense as follows:

Year ended December 31,	Governmental Activities Deferred Outflows (Inflows) of Resources	Business-Type Activities Deferred Outflows (Inflows) of Resources
2021	$ 7,795,314	$ 713,228
2022	9,425,097	862,344
2023	8,788,105	804,063
2024	7,309,804	668,806
2025	268,562	24,572
	$ 33,586,882	**$ 3,073,013**

Actuarial assumptions. The total pension liability for KPERS in the December 31, 2019 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Price inflation	2.75%
Wage inflation	3.25%
Salary increases, including wage increases	3.25% to 11.75%, including inflation
Long-term rate of return, net of investment expense, and including price inflation	7.50%

Mortality rates were based on the RP-2014 Mortality Tables, with age setbacks and age set forwards as well as other adjustments based on different membership groups. Future mortality improvements are anticipated using Scale MP-2016. Different adjustments apply to pre-retirement versus post-retirement versus post-disability mortality tables.

The actuarial assumptions used in the December 31, 2019 valuation were based on the results of an actuarial experience study conducted for the three-year period beginning January 1, 2016. The experiences study is dated January 7, 2020.

The actuarial assumptions changes adopted by the Pension Plan for all groups based on the experience study were as follows:

- Investment return assumption was lowered from 7.75% to 7.50%
- General wage growth assumption was lowered from 3.50% to 3.25%
- Payroll growth assumption was lowered from 3.00% to 2.75%

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage. Best estimates of arithmetic real rates of return for each major asset class as of the most recent experience study dated January 7, 2020, as provided by KPERS' investment consultant, are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
U.S. equities	23.5%	5.20%
Non-U.S. equities	23.5	6.40
Private equity	8	9.50
Private real estate	11	4.45
Yield driven	8	4.70
Real return	11	3.25
Fixed income	11	1.55
Short-term investments	4	0.25
Total	100%	

Discount rate. The discount rate used by KPERS to measure the total pension liability at June 30, 2020 was 7.50%. The discount rate used to measure the total pension liability at the prior measurement date of June 30, 2019 was 7.75%. The projection of cash flows used to determine the discount rate was based on member and employer contributions. The Local employers do not necessarily contribute the full actuarial determined rate. Based on legislation passed in 1993 and subsequent legislation, the employer contribution rates certified by the KPERS' Board of Trustees for this group may not increase by more than the statutory cap. The statutory cap for the State fiscal year 2020 was 1.2%. The Local employers are currently contributing the full actuarial contribution rate. Employers contribute the full actuarial determined rate for KP&F. The expected employer actuarial contribution rate was modeled for future years for these groups, assuming all actuarial assumptions are met in the future years. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Unified Government's proportionate share of the collective net pension liability to changes in the discount rate. The following presents the Unified Government's proportionate share of the collective net pension liability calculated using the discount rate of 7.50%, as well as what the Unified Government's proportionate share of the collective net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.50%) or 1-percentage-point higher (8.50%) than the current rate:

	1% Decrease (6.50%)	Current Discount Rate (7.50%)	1% Increase (8.50%
Unified Government's KPERS proportionate share of the net pension liability	$ 88,357,290	$ 62,782,847	$ 41,277,086
Unified Government's KP&F proportionate share of the net pension liability	208,427,910	152,278,224	105,393,095
	$ 296,785,200	$215,061,071	$ 146,670,181

Pension plan fiduciary net position. Detailed information about the pension plan's fiduciary net position is available in the separately issued KPERS financial report.

2. BPU Pension Plan.

Plan Description. The Retirement Pension Plan for the Kansas City, Kansas Board of Public Utilities (the "Plan") is a contributory, single-employer defined benefit pension plan administered by the Board of Pension Trustees of the Retirement Pension Plan of the Kansas City, Kansas Board of Public Utilities ("the Board") of Pension Trustees.

The Plan is governed by Kansas State statutes, which, provide for the establishment of a Board of Pension Trustees and provides authorization for the Plan to take control and custody of all assets, property, and funds presently held, controlled, and in the possession of the Plan's Board of Pension Trustee. The Plan was established and may be amended only by the Board of Pension Trustees. The Board of Pension Trustees is represented equally by three management seats appointed by the General Manager, and three non-management seats elected by the BPU members. The Plan membership includes all persons employed by the BPU on a regular, permanent basis.

Separate, stand-alone financial statements of the Plan can be obtained from the Pension Administrator, in care of the Human Resources Department of the BPU, 540 Minnesota Avenue, Kansas City, KS 66101.

Benefits Provided. The primary benefits provided by the Plan are retirement benefits. However, the Plan also provides ancillary benefits in the event of pre-retirement death, disability, or termination of employment prior to meeting the eligibility requirements to retire. An employee of the BPU is eligible for coverage at the time of employment as a regular, permanent BPU employee. An employee remains a Member of the Plan as long as they continue employment with the BPU. Vesting is achieved upon the completion of five years of service. For Tier 1 members, retirement is at age 55, regardless of service. Benefits are calculated using the compensation for the three highest years of service within the last 10 years of service, multiplied by the total years of service and the formula factor of 1.80 percent, plus final average salary multiplied by the total years of service prior to January 1, 2004 and the formula factor of 0.40 percent. Benefits vest after five years of service. For Tier 2 members, retirement is at age 65, with five years of service or age 60, with 30 years of service. Benefits are calculated using the compensation for the member's entire career, multiplied by the formula factor of 1.50 percent. Benefits vest after five years of service.

The COLA is an automatic, simple 3% for members who retired before January 1, 1993. The COLA is not automatic, but discretionary for members who retired on or after January 1, 1993. The COLA can vary from 0% to 3% of the previous year's pension as determined by the Pension Board every year. If, on the first January 1 following benefit commencement, benefits have been received for less than a full calendar year, the increase is a fraction of the determined increase equal to the ratio of number of monthly benefit payments received divided by 12.

The data required regarding the membership of the Plan were furnished by the Pension Administrator of the Plan. The following table summarized the membership of the Plan as of December 31, 2019, the Valuation date.

Inactive Members or Beneficiaries Currently Receiving Benefits	823
Disabled Members	7
Inactive member Entitled To But Not Yet Receiving Benefits	21
Inactive Non-vested Members Entitled to a Refund of Member Contributions	-
Active Members	536
Total	1,387

Contributions. Benefit and contribution provisions are established by and may only be amended by the Pension Board of Trustees. Contribution rates are determined annually by the Pension Board of Trustees. BPU contributes a fixed contribution rate, equal to that of the members, currently 8.50% of pensionable earnings. BPU contributed $4,491,137 to the Plan for the year ended December 31, 2020.

Net Pension Liability (Asset). The total pension liability used to calculate the net pension liability (asset) was determined by an actuarial valuation as of January 1, 2019 and rolled forward to the measurement date. As of December 31, 2020, the Plan reported a net pension asset of $7,205,822.

Changes in the total pension liability, plan fiduciary net position, and the net pension liability (asset) are:

	Increases (Decreases)		
	Total Pension Liability (a)	**Plan Fiduciary Net Position (b)**	**Net pension Liability (Asset) (a) - (b)**
Balance at 1/1/2020	$ 509,988,609	$ 477,367,741	$ 32,620,868
Changes fo rthe year:			
Service cost	7,289,384	-	7,289,384
Interest	37,017,215	-	37,017,215
Differences between actual and expected experience	(2,307,726)	-	(2,307,726)
Changes in assumptions	13,177,439	-	13,177,439
Employer contributions	-	4,349,056	(4,349,056)
Employee contributions	-	4,349,056	(4,349,056)
Net investment income	-	86,777,876	(86,777,876)
Benefit payments, including member refunds	(33,456,312)	(33,456,312)	-
Administrative expenses	-	(472,986)	472,986
Net changes	21,720,000	61,546,690	(39.826.690)
Balance at 12/31/20	$ 531,708,609	$ 538,914,431	$ (7,205,822)

Within the January 1, 2019 valuation, the following changes were applied to the actuarial assumption and method:

- The assumed COLA for post January 1, 1993 retirees was changed from 1% through 2022 and 3% thereafter to 1% through 2020 and 3% thereafter, for TPL purposes only.

Actuarial Assumptions. The total pension liability based on the January 1, 2019 actuarial valuations were determined using the following actuarial assumptions, and applied to all periods included in the respective measurement:

Price inflation	2.60%
Salary inflation	3.35 - 13.35%
Long-term rate of return, net of investment expenses; and including inflation rate assumption	7.50%

Cost of living adjustment: retired before January 1, 1993: 3.0% for all years. Retired on/after January 1, 1993: 1.0% through 2020 and 3.0% for 2021 and later. Pre-retirement mortality rates were based on the RP-2014 Blue Collar Employee Table with generational mortality projections using Scale MP-2017. Post-retirement mortality rates were based on the RP-2014 Blue Collar Healthy Annuitant Table with generational mortality projections using Scale MP-2017.

The actuarial assumptions used in the 2019 valuation were based on the results of the most recent actuarial experience study, which covered the five-year period ending December 31, 2017. The experience study report is dated November 14, 2018.

The long-term expected rate of return on pension plan investments is reviewed as part of the regular experience study prepared for the Plan. The results of the most recent experience study were presented in a report dated November 14, 2018. Several factors are considered in evaluating the long-term rate or return assumption, including long-term historical data, estimates inherent in current market data, and an analysis in which best-estimate ranges of expected future real rates of return (expected returns net of investment expense and inflation), along with estimates of variability and correlations for each asset class, were developed by the Plan's investment consultant. These ranges were combined to develop the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and then adding expected inflation. The capital market assumptions developed by some investment consultants are often intended for use over a 10-year investment horizon and are not always useful in setting the long-term rate of return for funding pension plans which covers a longer timeframe. The investment consultant for the Board of Public Utilities, at the time the Experience Study was completed, provided capital market assumptions for a 30-year period and those were used as part of the analysis. The long-term rate of return assumption is intended to be a long-term assumption (30 to 50 years) and is not expected to change absent a significant change in the asset allocation, a change in the inflation assumption, or a fundamental change in the market that alters expected returns in future years.

The target asset allocation and best estimates of arithmetic real rates of return for each major asset class used for the experience study dated November 14, 2018, as provided by the Plan's investment consultant at that time, Asset Consulting Group, are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Domestic Large Cap Equity	17.5%	7.5%
Domestic Small Cap Equity	17.5%	8.8%
Non-US Equity	20.0%	8.7%
Long/Short Equity	5.0%	6.3%
Core Bonds	26.0%	2.7%
Core Real Estate	7.0%	5.9%
Value Added Real Estate	7.0%	7.2%
	100%	

Discount Rate.

The discount rate used to measure the total pension liability at December 31, 2019 was 7.5 percent. The projection of cash flows used to determine the discount rate assumed the plan contributions from members and BPU will be made at the current contribution rates as determined annually by the Pension Board in effect on the measurement date:

i. Employee contribution rate: 8.5 percent of annual compensation
ii. BPU contribution rate: Same as member contributions (8.5 percent of annual compensation)
iii. Administrative expenses for the current and future years were assumed to be .70 percent of the current member's proportionate share of covered payroll.

Based on those assumptions, the Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current Plan members. Therefore, the long-term expected rate of return on Plan investments of 7.5 percent was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Net Pension Liability to Changes in the Discount Rate. The following presents the net pension liability (asset) of the Plan, calculated using a discount rate of 7.50 percent, as well as the Plan's net pension

liability (asset) calculated using a discount rate that is 1-percentage point lower (6.50 percent) or 1-percentage-point higher (8.50 percent) than the current rate.

	2020		
	1% Decrease (6.5%)	Current Discount Rate (7.5%)	1% Increase (8.5%)
Net pension liability (asset)	53,326,025	(7,205,822)	(58,009,463)

Pension Expense. For the fiscal year ended December 31, 2020, the BPU recognized pension expense of $4,625,518. Annual pension expense consists of service cost, interest and administrative expenses on pension liability less employee contributions and projected earnings on pension plan investments. The difference between actual and expected earnings is recorded as deferred outflow/inflow of resources recognized in pension expense over a five-year period.

Deferred Outflows/Inflows of Resources related to Pensions. In accordance with GASB Statement No. 68, the BPU recognizes differences between actual and expected experience with regard to economic or demographic factors, changes of assumptions about future economic or demographic factors, the difference between actual and expected investment returns, changes in proportion, and contributions subsequent to the measurement date as deferred outflow/inflows of resources.

As of December 31, 2020, the BPU reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferrred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	-	(11,637,742)
Difference between projected and actual earnings on pension plan investments	-	(23,771,535)
Changes in assumptions	20,818,845	-
Contributions subsequent to measurement date	4,491,137	-
Total	**25,309,982**	**(35,409,277)**

The amount reported as deferred outflows of resources as of December 31, 2020 resulting from contributions subsequent to the measurement date of $4,491,137 will be recognized as a reduction in the net pension liability for the year ended December 31, 2021. Other amounts reported as deferred outflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31:	Deferred Outflows (Inflows) of Resources
2021	$ (3,468,709)
2022	(4,578,416)
2023	3,032,399
2024	(9,575,706)
	$ (14,590,432)

3. Unified Government Closed Pension Plan.

In 1962, certain individuals elected not to participate in KPERS. Currently, there are 2 remaining retirees or their spouses receiving benefits under the prior plan maintained by the Unified Government. There are no employees contributing to the plan. The most recent actuarial study was prepared in 1998 and estimated total payments for 2020 through 2031 to be approximately $208,246. The Unified Government has made no

provision to fund these payments but includes an estimate of the annual expense in the General Fund budget. Payments made to plan retirees for the year ended December 31, 2020 were $39,842. This future payable is included with long-term debt.

F. Other Post-Employment Benefits (OPEB) Other than Pensions

1. *Unified Government OPEB Plan*

General Information about the OPEB Plan. The Unified Government sponsors a single employer defined benefit healthcare plan that offers lifetime benefits to retirees and their dependents including medical, dental and vision. Retiree health care coverage to age 65 is mandated under Kansas Statute 12-5040. The UG also offers coverage past age 65 that is secondary to Medicare. Retired employees who do not meet the following employer paid retiree coverage criteria may elect to continue coverage at the retired employee's own expense. No assets are accumulated in a trust that meets the criteria in paragraph 4 of Statement 75. The Plan does not issue separate financial statements.

Benefits provided. Employees must qualify for "unreduced" retirement under either KPERS or KP&F. Also, coverage due to disability retirement is available for qualifying individuals at any age who meet the requirements of KPERS or KP&F. A retiree may not enroll in medical coverage after once declining coverage. Dental and vision coverage are available each open enrollment whether or not a prior declination has occurred.

Additionally, employees that elected to retire under an early retirement offer receive direct subsidies off of the normal retiree premium rate to age 65. Employees not receiving a subsidy are required to pay blended premium rates to maintain coverage.

Employees covered by benefit terms. At December 31, 2020, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefit payments	677
Active employees	1,942
	2,619

Total Unified Government OPEB Liability

The Unified Government's total OPEB liability of $131,813,937 was measured as of December 31, 2020 and was determined by an actuarial valuation as of January 1, 2020, which was rolled forward to December 31, 2020.

Actuarial Assumptions and other inputs. The total OPEB liability in the January 1, 2020 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise noted:

Actuarial Assumptions

Inflation	2.50%
Salary increases	2.00%
Discount rate	1.96%
Healthcare cost trend rates	7.0% for 2021, decreasing by 0.5% per year to an ultimate rate of 4.50% for 2026 and later years
Retiree's share of benefit related costs	100% of projected health insurance premiums for retirees who retire after December 31, 2010. For retirees who retired prior to December 31, 2010 who met certain criteria under early retirement receive a "subsidy" off the plan premiums ranging from 50% to 100%.

The discount rate was based on the average of the Standard & Poor's Municipal Bond 20 Year High Grade and Fidelity GO AA-20 Year published yields as of the measurement date.

Healthy life mortality rates were based on the Society of Actuaries Pub-2010 Public Retirement Plans Headcount-weighted Mortality Tables using Scale MP-2020 Full Generational Improvement.

The actuarial assumptions used in the January 1, 2020 valuation were based on reasonable expectations of future experience under the postretirement insurance program based on years of experience information provided by the Unified Government and review of industry data as a benchmark against plan experience.

Changes in Total OPEB Liability

	Total OPEB Liability		
	Governmental Activities	Business-Type Activities	Total
Balance at 12/31/19	$ 91,474,380	$ 8,214,352	$ 99,688,732
Changes for the year:			
Service cost	3,573,816	320,927	3,894,743
Interest	2,829,107	254,052	3,083,159
Differences between actual and expected experience	(764,625)	(68,663)	(833,288)
Changes in assumptions	25,329,095	2,274,540	27,603,635
Net benefits paid by employer	(1,489,305)	(133,739)	(1,623,044)
Net changes	29,478,088	2,647,117	32,125,205
Balance at 12/31/20	$ 120,952,468	$ 10,861,469	$ 131,813,937

Changes in assumptions reflect:

- A change in the discount rate from 3.00% in 2019 to 1.96% in 2020 plus difference in actual versus expected employer contributions.
- Updated retirement, turnover and disability assumptions based on the latest available data form KPERS valuation reports.
- Mortality improvement scale was changed from Society of Actuaries MP-2019 Full Generational Improvement to the Society of Actuaries MP-2020 Full Generational Improvement.
- Updated trend rates on per capital costs and retiree contribution premiums considering January 2021 renewal data.

Sensitivity to the Total OPEB Liability to Changes in the Discount Rate. The following presents the total OPEB liability of the Unified Government, as well as the estimated Unified Government's total OPEB liability would be

if it were calculated using a discount rate that is 1-percentage-point lower (0.96%) or 1-percentage-point higher (2.96%) than the current discount rate:

	1% Decrease 0.96%	Discount Rate 1.96%	1% Increase 2.96%
Total OPEB liability	$ 169,056,725	$ 131,813,937	$ 104,492,484

Sensitivity to the Total OPEB Liability to Changes in the Healthcare Cost Trend Rates. The following presents the total OPEB liability of the Unified Government, as well as the estimated Unified Government's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower (6.5% decreasing to 4.0%) or 1-percentage-point higher (8.5% decreasing to 6.0%) than the current healthcare cost trend rates:

	1% Decrease (6.5% to 4.0%)	Healthcare Cost Trend Rates (7.5% decreasing to 5.0%)	1% Increase (8.5 decreasing to 6.0%)
Total OPEB liability	$ 102,556,400	$ 131,813,937	$ 172,813,830

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended December 31, 2020, the Unified Government recognized OPEB expense of $12,132,822. At December 31, 2020, the Unified Government reported deferred outflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources		Deferred Inflows of Resources	
	Governmental Activities	Business-Type Activities	Governmental Activities	Business-Type Activities
Differences between expected and actual experience	$ 2,188,827	$ 196,555	$ (669,047)	$ (60,080)
Changes in assumptions	35,487,049	3,186,720	$ (5,748,050)	$ (516,171)
Total	$ 37,675,876	$ 3,383,275	$ (6,417,097)	$ (576,251)

Amounts reported as deferred outflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year ended December 31:	Governmental Activities Deferred Outflows (Inflows) of Resources	Business-Type Activities Deferred Outflows (Inflows) of Resources
2021	$ 4,730,155	$ 424,765
2022	4,730,155	424,765
2023	4,730,155	424,765
2024	4,730,155	424,765
2025	4,730,155	424,765
Thereafter	7,608,004	683,199
	$ 31,258,779	$ 2,807,024

2. *KPERS Death and Disability OPEB Plan*

Plan Description. The Unified Government participates in an agent multiple employer defined benefit other post-employment benefit (OPEB) plan which is administered by KPERS. The Plan provides long-term disability benefits and life insurance benefit for disabled members to KPERS members, as provided by K.S.A. 74-04927. The plan is administered through a trust held by KPERS that is funded to pay annual benefit payments. Because the trust's assets are used to pay employee benefits other than OPEB, no assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement 75. There is no stand-alone financial report for the plan.

Benefits provided: Benefits are established by statute and may be amended by the KPERS Board of Trustees. The Plan provides long-term disability benefits equal to 60% (prior to January 1, 2006, 66 2/3%) of annual compensation, offset by other benefits. Members receiving long-term disability benefits also receive credit towards their KPERS retirement benefits and have their group life insurance coverage continued under the waiver premium provision.

Long-term disability benefit: Monthly benefit is 60% of the member's monthly compensation, with a minimum of $100 and maximum of $5,000. The monthly benefit is subject to reduction by deductible sources of income, which include Social Security primary disability or retirement benefits, worker's compensation benefits, other disability benefits from any other source by reason of employment, and earnings from any form of employment. If the disability begins before age 60, benefits are payable while disability continues until the member's 65th birthday or retirement date, whichever occurs first. If the disability occurs after age 60, benefits are payable while disability continues, for a period of 5 years or until the member retires, whichever occurs first. Benefit payments for disabilities caused or contributed to by substance abuse or non-biologically based mental illnesses are limited to the term of the disability or 24 months per lifetime, whichever is less. There are no automatic cost-of-living increase provisions. KPERS has the authority to implement an ad hoc cost-of living increase.

Group life waiver of premium benefit: Upon the death of an employee who is receiving monthly disability benefits, the plan will pay a lump-sum benefit to eligible beneficiaries. The benefit amount will be 150% of the greater of the member's annual rate of compensation at the time of disability or the member's previous 12 months of compensation at the time of the last date on payroll. If the member has been disabled for 5 or more years, the annual compensation or salary rate at the time of death will be indexed using the consumer price before the life insurance benefit is computed. The indexing is based on the consumer price index, less one percentage point, to compute the death benefit. If a member is diagnosed as terminally ill with a life expectancy of 12 months or less, the member may be eligible to receive up to 100% of the death benefit rather than having the benefit paid to the beneficiary. If a member retires or disability benefits end, the member may convert the group life insurance coverage to an individual life insurance policy.

Employees covered by benefit terms. At December 31, 2020, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefit payments	19
Active employees	1,191
	1,210

Total OPEB Liability

The Unified Government's total OPEB liability of $2,793,892 was measured as of June 30, 2020 and was determined by an actuarial valuation as of December 31, 2019, which was rolled forward to June 30, 2020.

Actuarial assumptions and other inputs. The total OPEB liability in the December 31, 2019 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all period included in the measurement, unless otherwise noted:

Price inflation	2.75%
Implicit Inflation Rate	2.75%
Salary increases, including inflation	3.50% (to 10%, including price inflation)
Discount Rate	2.21%
Healthcare cost trend rates	Not applicable for the coverage in this plan
Retiree share of benefit cost	Not applicable for the coverage in this plan

The discount rate was based on the Bond Buyer General Obligation 20-Bond Municipal Index.

Mortality rates were based on RP-2014 Mortality tables, as appropriate, with adjustment for mortality improvements based on Scale MP-2020.

The actuarial assumptions used in the December 31, 2019 valuation were based on the results of an actuarial experience study conducted for the period January 1, 2016 through December 31, 2018.

Changes and items of impact relative to the prior valuation were as follows.

- The discount rate was updated in accordance with the requirements of GASB 75.
- The mortality projection scale was updated to the most recent table published by the Society of Actuaries.
- Demographic assumptions have been updated based upon most recent KPERS experience study.

Changes in the Total OPEB Liability

	Total KPERS D&D OPEB Liability December 31, 2020		
	Governmental Activities	Business-Type Activities	Total
Balance at fiscal year-end 12/31/19	$ 2,378,202	$ 341,815	$ 2,720,017
Changes for the year:			
Service cost	210,264	30,221	240,485
Interest	86,995	12,504	99,499
Effect of economic/demographic gains or losses	(184,616)	(26,535)	(211,151)
Effect of assumptions changes or inputs	159,545	22,931	182,476
Benefit payments	(207,598)	(29,836)	(237,434)
Net changes	64,590	9,285	73,875
Balance at fiscal year-end 12/31/20	$ 2,442,792	$ 351,100	$ 2,793,892

Changes of assumptions. Changes of assumptions and other inputs reflect the effects of changes in the discount rate each period. The discount rate increased from 3.50% on June 30, 2019 to 2.21% on June 30, 2020.

Sensitivity of the total OPEB liability to changes in the discount rate. The following presents the total OPEB liability of the Unified Government, as well as what the Unified Government's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (1.21%) or 1-percentage-point higher (3.21%) than the current discount rate:

	1% Decrease (1.21%)	Current Discount Rate (2.21%)	1% Increase (3.21%)
Total OPEB liability	$ 2,904,406	$ 2,793,892	$ 2,679,095

Sensitivity of the total OPEB liability to changes in the healthcare cost trend rates. The healthcare trend rates do not affect the liabilities related to the long-term disability benefits sponsored by KPERS. Therefore, there is no sensitivity to a change in healthcare trend rates.

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended December 31, 2020, the Unified Government recognized OPEB expense of $216,962. At December 31, 2020, the Unified Government reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources		Deferred Inflows of Resources	
	Governmental Activities	Business-Type Activities	Governmental Activities	Business-Type Activities
Differences between expected and actual experience	$ -	$ -	$ (871,530)	$ (125,264)
Changes in assumptions	174,235	25,043	(90,129)	(12,953)
Benefit payments subsequent to the measurement date	103,798	14,919	-	-
Total	$ 278,033	$ 39,962	$ (961,659)	$ (138,217)

The $118,717 of benefit payments made subsequent to the measurement date will be recognized as a reduction in the total OPEB liability for the year ended December 31, 2021. The remaining amounts reported as deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Governmental Activities	Business-Type Activities
Deferred Outflows (Inflows) of Resources	Deferred Outflows (Inflows) of Resources
$ (107,562)	$ (15,460)
(107,562)	(15,460)
(107,562)	(15,460)
(107,562)	(15,460)
(107,562)	(15,460)
(249,614)	(35,874)
$ (787,424)	$ (113,174)

Summary of OPEB Plans

As of December 31, 2020, the Unified Government's total OPEB liability, deferred inflows of resources and OPEB expense associated with the two OPEB plans are summarized as follows:

	2020
Total OPEB liability	$ (134,607,829)
Deferred outflows of resources	41,377,145
Deferred inflows of resources	(8,093,225)
OPEB expense	12,349,784

3. *BPU OPEB Plan*

Plan Description. The Kansas City, Kansas BPU provides certain postemployment health care and life insurance benefits to eligible retirees and their dependents in accordance with provisions established by the BPU's Board of Directors. The plan is a single employer defined benefit healthcare plan administered by the BPU. The BPU currently determined the eligibility, benefits provided, and changes to those provisions applicable to eligible retirees. The plan does not issue separate financial statements. Employees are given a 90-day window to retire with medical coverage at ages 55 and above with seven consecutive years of service. No assets have been segregated and restricted to provide for postretirement benefits.

Benefits policy. The post retirement benefit plan is a comprehensive major medical plan with a $100 deductible per individual or $200 per family. For individuals, the plan pays 80% of the next $12,500 of allowable charges and 100% thereafter for the remainder of that calendar year. For families, the plan pays 80% of the next $25,000 of allowable charges and 100% thereafter for the remainder of that calendar year. The plan has a lifetime maximum of $750,000. Benefits cease at the first of the month that the retired employee attains age 65 or death. Spouse benefits end at the first of the month that the retired employee attains age 65, the end of the month of the retiree's death, or the spouse's date of death. Retirees are not required to contribute toward the cost of the postretirement benefits.

Employees covered by benefit terms. As of December 31, 2020 (the actuarial valuation date), the OPEB plan had 258 participants eligible to receive benefits under this plan, 153 retirees with medical coverage and 105 retiree spouses with medical coverage.

Total BPU OPEB Liability

The total OPEB liability of $50,925,542 was measured as of December 31, 2020 and was determined by an actuarial valuation as of December 31, 2019.

The total OPEB liability in the December 31, 2019 actuarial valuation was determined using the following actuarial assumptions:

Salary increases, including inflation	2.50% per annum
Discount rate	3.10%
Healthcare cost trend rates	7.25% graded down to 6.5% over 3 years

The discount rate used for the plan was the S&P Municipal Bond 20-Year High Grade Index as of December 31, 2019.

Mortality rates were based on the RP-2014 total dataset adjusted to 2006 , projected with scale MP-2019.

The actuarial cost method was Entry Age Normal Level Percent of Salary.

The BPU's annual OPEB cost, employer contributions, the percentage of annual OPEB cost contributed to the plan and the net OPEB obligation for December 31 are as follows:

Changes in Total OPEB Liability

Balance at fiscal year-end 12/31/19	$ 50,295,281
Changes for the year:	
Service cost	2,864,066
Interest	1,531,224
Benefit payments	(3,765,029)
Net changes	630,261
Balance at fiscal year-end 12/31/20	$ 50,925,542

Sensitivity of net OPEB liability to changes in the healthcare cost trend rate. The following represents the net OPEB liability calculated using the stated health care cost trend assumption, as well as what the OPEB liability would be if it were calculated using a healthcare cost trend rate that is 1 percentage-point or 1-percentage-point higher than the assumed trend rate:

	1% Decrease (6.25% decreasing to 3.0%)	Healthcare Cost Trend Rates (7.25% decreasing to 4.0%)	1% Increase (8.25% decreasing to 5.0%)
Total OPEB liability	$ 45,870,853	$ 50,925,542	$ 56,821,771

Sensitivity of net OPEB liability to changes in the discount rate. The following represents the net OPEB liability calculated using the stated discount rate, as well as what the net OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the current rate:

	1% Decrease 2.10%	Discount Rate 3.10%	1% Increase 4.10%
Total OPEB liability	$ 54,385,061	$ 50,925,542	$ 47,707,277

OPEB Expense and Deferred Inflows of Resources Related to OPEB

For the year ended December 31, 2020, the BPU recognized OPEB expense of $3,549,748. At December 31, 2020, the BPU reported deferred inflows related to OPEB of $3,804,935 in 2020.

Year ended December 31:	Deferred Outflows (Inflows) of Resources
2021	$ (691,806)
2022	(691,806)
2023	(691,806)
2024	(691,806)
2025	(691,806)
Thereafter	(345,905)
	$ (3,804,935)

G. Economic Condition

As described in Notes III.F., IV.E. and IV.F., the Unified Government has significant long-term liabilities for pensions, other post-employment benefit obligations (OPEB), and compensated absences. These obligations are the primary cause of the resulting deficit in unrestricted net position for governmental activities recorded on the Statement of Net Position. For governmental activities, total long-term liabilities for pensions totaled $123,395,260, for OPEB were $197,282,831, and for compensated absences were $42,549,403.

The deficit unrestricted net position of the Unified Government reflects insufficient assets to provide all the benefits earned by employees under the pension and OPEB plans to meet the liabilities during the adopted amortization periods. A significant majority of the pension, OPEB and compensated absences obligations will be liquidated by General Fund resources. For the year ended December 31, 2020, General Fund revenues accounted for approximately 55% of all governmental fund revenues, excluding the Economic Development Fund which is restricted for sales tax obligation and transportation development bonds. General Fund revenue sources, such as property taxes and sales taxes, are affected by general economic conditions, and the Government, like many other entities, experienced economic challenges over the past decade. There is a reasonable possibility that continued growth in net pension and OPEB obligations and compensated absences will result in increases to the deficit unrestricted net position for governmental activities in future years.

Several actions have been implemented by management to reduce future increases in OPEB-related retiree health benefits and compensated absences liabilities. The Government offers employees two health insurance plans: a tradition plan and a high deductible health savings plan. In 2016 co-insurance rates on the traditional insurance plan decreased from 100% to 90%, with the employee paying 10% of medical expenses after the deductible has been met. This change continues to reduce the claims paid by the traditional health plan. In 2015 employee deductibles were set to $500 single/$1,000 family to reduce the Unified Government's total contributions. Additionally, in 2020 the number of members covered by the high deductible health savings plan

is now over 70% enrolled and membership in the traditional plan is under 30%. All of these actions attribute to the improvement in the Health Benefits Fund over the past several years.

Further, management negotiated and implemented employee contributions of $10, $20 and $30 per month depending on salary level towards the employee's and family health care coverage, which was previously paid 100% by the Government. Since 2016 these employee health care contribution rates were effective for all employees.

The Government expects modest increases in sales tax revenue performance compared to 2019 actuals in 2021 and 2022 largely due to the lagging effects of the COVID-19 pandemic, and with continued modest growth in other revenue areas.

The Hollywood Casino opened in February of 2012 and generated in 2020 approximately $2,337,000 gaming revenue and $7,101,635 property tax revenues (to all taxing entities). Consistent with a development agreement, Hollywood Casino also contributed an additional 1% of net gaming revenues on an annual basis, which for 2020 was $1,460,000. The development agreement requires the construction of a first class- 250 room hotel to begin 24 months after opening or be subject to an additional payment of 1% of net gaming revenues. In April of 2015, the Casino announced a delay in the start of this project and was required to make annual payment amounting to $988,215 in 2020. This penalty payment will continue until the Casino proceeds with the hotel construction project. Additionally, the Hollywood Casino challenged the property valuation for years 2015-2017 and was successful in their appeal efforts. The Unified Government entered into an agreement with the Hollywood Casino related to the valuation challenge. This appeal resulted in a reduction of property tax assessment totaling $5,688,822 which will be a reduction in 2020-2022 of totaling $1,422,206 per year.

The 2021 economic outlook for Wyandotte County and Kansas City, KS will continue to be impacted by the effects of the COVID-19 pandemic. During 2020, Wyandotte County lost 3,362 jobs, or a 3.7% decline. Wyandotte County's change in jobs faired better than nationally. Wyandotte County had a 4.5% decrease in jobs between December 2019 and December 2020 which ranked the County 4th out of the six Kansas City Missouri-Kansas metropolitan area cities in the analysis. Nationally, jobs declined by 6.1% for this period. In 2020, Wyandotte County saw several major projects covering all sectors of the economy advance. Example of these projects are provided in the Transmittal Letter of this report. Commercial investments have spurred residential construction. In 2020, there were 208 single-family permits issued in Kansas City, Kansas, and 126 issued in 2019.

The closure of most nonessential businesses in the spring of 2020 to mitigate the spread of the Coronovirus resulted in unemployment rates significantly increasing to 16% in April 2020 compared to 3.8% in April 2019. With the lifting of the shelter-in-place order from the Governor and Wyandotte County Health Department at the beginning of June 2020, it is anticipated that the unemployment rate and the general economy will rebound. Overall economic activity during 2021 is not anticipated to resume to the strong 2019 levels.

H. Subsequent Events

Since January of 2021, the Unified Government has issued two financings for both bonds and temporary notes. No other financings are expected to be completed by June 30th of 2021. The table below provides a summary of these issuances.

Issue	Month	Tax Status	Term	Amount	True Interest Cost
2021-I	February	Tax-Exempt Municipal Temporary Notes	1	49,905,000	0.2999962%
2021-A	February	Tax-Exempt GO Bonds	20	44,245,000	2.0465579%
2021-A	February	PBC-Revenue Bonds (Courthouse and Adult Jail Facility)	15	1,830,000	1.9734225%

Notes to Required Supplementary Information Budgetary Comparison Schedule

Budgetary Comparison Schedules

The Unified Government adopts a legal budget for the General Fund separately for the city, county and parks divisions; however, for GAAP purposes the General Fund is presented for the Unified Government as a whole. The schedules present both the combined General Fund budgetary schedule, as well as the individual budgetary schedules which represent the legal level of budget authority.

Budget / GAAP Reconciliation

All legal operating budgets are prepared using the modified cash basis of accounting, modified further by the encumbrance method of accounting. Revenues are recognized when cash is received. Expenditures include disbursements, accounts payable and encumbrances. Encumbrances are commitments for future payments and are supported by a document evidencing the commitment, such as a purchase order or contract. Accordingly, the data presented in the budgetary comparison statements differ from the data presented in the financial statements prepared in accordance with accounting principles generally accepted in the United States of America. The following schedule presents the reconciliation between the different bases of reporting for the general fund:

Revenue and other sources:	**General Fund**
GAAP basis revenues	$ 208,180,032
Revenue adjustments	(38,402)
Intra-fund appropriations and transfers	6,714,124
Cancellation of prior year encumbrances	70,433
Budgetary basis revenue	**$ 214,926,187**
Expenditures and other uses:	
GAAP basis expenditures	$ 204,883,459
Expenditure adjustments	61,582
Intra-fund appropriations	6,714,124
Change in reserve for encumbrances	153,783
Cancellation of prior year encumbrances	70,433
Budgetary basis expenditures	**$ 211,883,381**

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

GENERAL FUND - COMBINED
Year Ended December 31, 2020

	2019	2020			
		Budget Amounts			Variance with Final Budget- Positive (Negative)
	Actual Amounts	Original	Final	Actual Amounts	
REVENUES					
Tax revenue	$ 177,033,311	$ 194,789,547	$ 179,273,927	$ 175,223,192	$ (4,050,735)
Intergovernmental revenues	4,551,315	4,188,650	4,200,650	4,344,655	144,005
Charges for services	13,816,058	14,467,950	12,139,767	13,309,933	1,170,166
Fines, forfeitures and penalties	6,507,059	6,002,000	4,813,198	4,619,989	(193,209)
Interest earnings	4,092,505	3,985,000	3,150,263	2,878,792	(271,471)
Licenses and permits	2,370,143	2,470,800	2,309,169	2,050,306	(258,863)
Miscellaneous revenues	4,374,054	4,882,381	4,223,981	4,188,824	(35,157)
TOTAL REVENUES	212,744,445	230,786,328	210,110,955	206,615,691	(3,495,264)
EXPENDITURES					
Personnel	156,758,623	163,794,160	160,172,308	154,072,912	6,099,396
Contractual services	36,222,275	38,536,867	37,754,655	34,734,215	3,020,440
Commodities	7,074,480	7,480,633	6,827,423	5,898,664	928,759
Capital outlay	4,986,087	7,216,371	2,902,353	2,219,603	682,750
Grants, claims, shared revenue	5,414,107	5,979,899	6,214,774	5,600,814	613,960
Debt service	643,650	10,735,855	10,721,740	154,625	10,567,115
Other	-	667,490	358,421	(160)	358,581
TOTAL EXPENDITURES	211,099,222	234,411,275	224,951,674	202,680,673	22,271,001
OTHER FINANCING SOURCES(USES)					
Transfers in	2,256,300	2,256,000	7,276,000	6,276,000	(1,000,000)
Transfers out	(2,792,451)	(2,270,000)	(5,365,848)	(9,202,708)	(3,836,860)
Proceeds from sale of capital assets	300	81,000	2,081,000	2,034,496	(46,504)
TOTAL OTHER FINANCING SOURCES (USES)	(535,851)	67,000	3,991,152	(892,212)	(4,883,364)
NET CHANGE IN FUND BALANCE	1,109,372	(3,557,947)	(10,849,567)	3,042,806	13,892,373
UNENCUMBERED FUND BALANCE					
Beginning of year	26,853,437	27,962,809	27,962,809	27,962,809	-
End of year	$ 27,962,809	$ 24,404,862	$ 17,113,242	$ 31,005,615	$ 13,892,373

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

GENERAL FUND - CITY
Year Ended December 31, 2020

	2019	2020			
		Budget Amounts			Variance with Final Budget- Positive (Negative)
	Actual Amounts	Original	Final	Actual Amounts	
REVENUES					
Tax revenue	$ 120,591,870	$ 136,824,560	$ 123,044,542	$ 117,820,060	$ (5,224,482)
Intergovernmental revenues	786,674	723,000	735,000	886,540	151,540
Charges for services	11,095,043	11,976,200	10,072,883	11,606,813	1,533,930
Fines, forfeitures and penalties	3,467,622	3,155,700	2,105,007	2,057,472	(47,535)
Interest earnings	833,037	900,000	395,008	464,942	69,934
Licenses and permits	1,320,230	1,389,800	1,293,928	1,136,610	(157,318)
Miscellaneous revenues	3,163,518	3,314,131	2,982,026	2,983,876	1,850
TOTAL REVENUES	141,257,994	158,283,391	140,628,394	136,956,313	(3,672,081)
EXPENDITURES					
Personnel	108,420,414	113,047,767	112,128,943	105,395,157	6,733,786
Contractual services	22,423,203	23,569,246	22,675,918	20,468,106	2,207,812
Commodities	5,013,930	5,345,299	4,685,579	4,087,426	598,153
Capital outlay	3,304,795	4,878,571	1,697,203	1,342,769	354,434
Grants, claims, shared revenue	4,544,974	4,794,994	4,907,156	4,511,366	395,790
Debt service	643,650	10,735,855	10,721,740	154,625	10,567,115
Other	-	442,903	110,390	-	110,390
TOTAL EXPENDITURES	144,350,966	162,814,635	156,926,929	135,959,449	20,967,480
OTHER FINANCING SOURCES(USES)					
Transfers in	2,256,300	2,256,000	7,276,000	6,276,000	(1,000,000)
Transfers out	(1,032,898)	(710,000)	(255,848)	(3,408,708)	(3,152,860)
Proceeds from sale of capital assets	-	80,000	2,080,000	2,034,496	(45,504)
TOTAL OTHER FINANCING (USES)	1,223,402	1,626,000	9,100,152	4,901,788	(4,198,364)
NET CHANGE IN FUND BALANCE	(1,869,570)	(2,905,244)	(7,198,383)	5,898,652	13,097,035
UNENCUMBERED FUND BALANCE					
Beginning of year	20,289,602	18,420,032	18,420,032	18,420,032	-
End of year	$ 18,420,032	$ 15,514,788	$ 11,221,649	$ 24,318,684	$ 13,097,035

REQUIRED SUPPLEMENTARY INFORMATION

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

GENERAL FUND - COUNTY
Year Ended December 31, 2020

	2019	2020			
		Budget Amounts			Variance with Final Budget-
	Actual Amounts	Original	Final	Actual Amounts	Positive (Negative)
REVENUES					
Tax revenue	$ 54,423,282	$ 55,887,068	$ 54,164,878	$ 55,317,224	$ 1,152,346
Intergovernmental revenues	64,641	65,650	65,650	58,115	(7,535)
Charges for services	2,184,008	1,844,600	1,766,267	1,220,048	(546,219)
Fines, forfeitures and penalties	3,039,437	2,846,300	2,708,191	2,562,517	(145,674)
Interest earnings	3,259,468	3,085,000	2,755,255	2,413,850	(341,405)
Licenses and permits	1,049,913	1,081,000	1,015,241	913,696	(101,545)
Miscellaneous revenues	1,056,989	1,467,350	1,141,080	1,080,893	(60,187)
TOTAL REVENUES	65,077,738	66,276,968	63,616,562	63,566,343	(50,219)
EXPENDITURES					
Personnel	43,871,312	46,346,855	43,743,295	44,591,255	(847,960)
Contractual services	12,787,888	14,096,912	14,369,799	13,660,212	709,587
Commodities	1,489,404	1,600,799	1,554,258	1,316,958	237,300
Capital outlay	1,123,600	1,936,200	1,192,227	863,911	328,316
Grants, claims, shared revenue	869,133	1,173,252	1,296,045	1,089,448	206,597
Other	-	168,477	191,921	(160)	192,081
TOTAL EXPENDITURES	60,141,337	65,322,495	62,347,545	61,521,624	825,921
OTHER FINANCING SOURCES(USES)					
Transfers out	(1,759,553)	(1,560,000)	(5,080,000)	(5,794,000)	(714,000)
Proceeds of sale of capital assets	300	1,000	1,000	-	(1,000)
TOTAL OTHER FINANCING (USES)	(1,759,253)	(1,559,000)	(5,079,000)	(5,794,000)	(715,000)
NET CHANGE IN FUND BALANCE	3,177,148	(604,527)	(3,809,983)	(3,749,281)	60,702
UNENCUMBERED FUND BALANCE					
Beginning of year	5,912,563	9,089,711	9,089,711	9,089,711	-
End of year	$ 9,089,711	$ 8,485,184	$ 5,279,728	$ 5,340,430	$ 60,702

REQUIRED SUPPLEMENTARY INFORMATION

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

GENERAL FUND - PARKS
Year Ended December 31, 2020

	2019	2020			
		Budget Amounts			Variance with Final Budget- Positive (Negative)
	Actual Amounts	Original	Final	Actual Amounts	
REVENUES					
Tax revenue	$ 2,018,159	$ 2,077,919	$ 2,064,507	$ 2,085,908	$ 21,401
Intergovernmental revenues	3,700,000	3,400,000	3,400,000	3,400,000	-
Charges for services	537,007	647,150	300,617	483,072	182,455
Miscellaneous revenues	153,547	100,900	100,875	124,055	23,180
TOTAL REVENUES	6,408,713	6,225,969	5,865,999	6,093,035	227,036
EXPENDITURES					
Personnel	4,466,897	4,399,538	4,300,070	4,086,500	213,570
Contractual services	1,011,184	870,709	708,938	605,897	103,041
Commodities	571,146	534,535	587,586	494,280	93,306
Capital outlay	557,692	401,600	12,923	12,923	-
Grants, claims, shared revenue	-	11,653	11,573	-	11,573
Other	-	56,110	56,110	-	56,110
TOTAL EXPENDITURES	6,606,919	6,274,145	5,677,200	5,199,600	477,600
OTHER FINANCING SOURCES(USES)					
Transfers out	-	-	(30,000)	-	30,000
TOTAL OTHER FINANCING (USES)	-	-	(30,000)	-	30,000
NET CHANGE IN FUND BALANCE	(198,206)	(48,176)	158,799	893,435	734,636
UNENCUMBERED FUND BALANCE					
Beginning of year	651,272	453,066	453,066	453,066	-
End of year	$ 453,066	$ 404,890	$ 611,865	$ 1,346,501	$ 734,636

Schedule of Unified Government's Proportionate Share of the Collective Net Pension Liability – Kansas Pension Employees Retirement System (KPERS) and Kansas Police and Firemen's Retirement System (KP&F)

Last Eight Fiscal Years*

	2020	2019	2018	2017	2016	2015	2014	2013
Unified Government's proportion of the collective net pension liability:								
KPERS (local group)	3.621%	3.602%	3.648%	3.555%	3.574%	3.576%	3.766%	3.725%
KP&F (police & firemen)	12.349%	12.637%	12.724%	13.001%	13.503%	13.892%	14.190%	13.807%
Unified Government's proportionate share of the collective net pension liability	$ 215,061,071	$ 178,229,836	$ 173,265,380	$ 173,425,551	$ 180,695,602	$ 147,823,146	$ 139,414,084	$ 168,946,370
Unified Government's covered payroll ^	$ 138,727,290	$ 136,987,470	$ 132,412,973	$ 128,258,175	$ 125,344,016	$ 125,440,405	$ 127,086,410	$ 122,982,901
Unified Government's proportionate share of the collective net pension liability as a percentage of its covered payroll	155%	130%	131%	135%	144%	118%	110%	137%
Plan fiduciary net position as a percentage of the total pension liability	66.30%	69.88%	68.88%	67.12%	65.10%	64.95%	66.60%	59.94%

* GASB 68 requires presentation of ten years. As of December 31, 2020, only eight years of information is available.

^ Covered payroll is measured as of the measurement date ending June 30.

Kansas Public Employees Retirement System including Kansas Police and Firemen's Retirement System
Last Eight Fiscal Years*

	2020	2019	2018	2017	2016	2015	2014	2013
Contractually required contribution	$ 21,384,810	$ 20,992,486	$ 19,024,867	$ 17,613,229	$ 18,275,310	$ 19,104,856	$ 23,246,022	$ 19,435,537
Contributions in relation to the contractually required contribution	(21,384,810)	(20,992,486)	(19,024,867)	(17,613,229)	(18,275,310)	(19,104,856)	(23,246,022)	(19,435,537)
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Unified Government's covered payroll ^	$ 137,696,033	$ 138,099,731	$ 135,895,482	$ 130,414,240	$ 125,904,379	$ 125,104,747	$ 126,562,034	$ 126,122,490
Contributions as a percentage of covered payroll	15.53%	15.20%	14.00%	13.51%	14.52%	15.27%	18.37%	15.41%

* GASB 68 requires presentation of ten years. As of Decenber 31, 2020, only eight years of information is available.

^ Covered payroll is measured as of the fiscal year end December 31.

Changes in benefit terms for KPERS. In the state fiscal year 2014, the KP&F group had a change in benefit terms. The Legislature increased this group's employee contributions to 7.15 percent and eliminated the reduction of employee contributions to 2.0 percent after 32 years of service. In addition, the maximum retirement benefit increased to 90 percent of final average salary (reached at 36 years of service). Before this change the maximum retirement benefit was limited to 80 percent of final average salary (reached at 32 years of service).

Effective January 1, 2014, KPERS 1 member's employee contribution rate increased to 5.0 percent and then on January 1, 2015, increase to 6.0 percent, with an increase in benefit multiplier to 1.85 percent for future years of service. For KPERS 2 members retired after July 1, 2012, the cost of living adjustment (COLA) is eliminated, but members will receive a 1.85 percent multiplier for all years of service.

January 1, 2015, the KPERS 3 cash balance plan became effective. Members enrolled in this plan are ones first employed in a KPERS covered position on or after January 1, 2015, or KPERS 1 or KPERS 2 members who left employment before vesting and returned to employment on or after January 1, 2015. The retirement benefit is an annuity based on the account balance at retirement.

For the state fiscal year 2017, the KP&F group had a change in benefit terms. The Legislature changed the duty-related death benefit for KP&F members to the greater of 50% of Final Average Salary and member's accrued retirement benefit under the 100% joint and survivor option, payable to the member's spouse. Including any benefits that may be due to child beneficiaries, the total monthly benefits may not exceed 90% of the member's Final Average Salary. Prior to this bill, the duty-related spousal death benefit for KP&F member was 50% of the Final Average Salary, and the maximum available to the family was 75% of the member's Final Average Salary.

For the state fiscal year 2017, the Legislature changed the working after retirement rules for members who retire on or after January 1, 2018. The key changes to the working after retirement rules were to lengthen the waiting period for KPERS members to return to work from 60 days to 180 days for members who retire before attaining age 62, remove the earnings limitation for all retirees and establish a single-employer contribution schedule for all retirees.

Changes in assumptions for KPERS. As a result of the experience study completed in November 2016, there were several changes made to the actuarial assumptions and methods since the prior valuation. The changes that impact all groups were effective December 31, 2016 and include:

- The price inflation assumption was lowered from 3.00% to 2.75%.

- The investment return assumption was lowered from 8.00% to 7.75%.
- The general wage growth assumption was lowered from 4.00% to 3.50%.
- The payroll growth assumption was lowered from 4.00% to 3.00%.

Changes from the November 2016 experience study that impacted individual groups are listed below:

KPERS:

- The post-retirement health mortality assumption was changed to the RP-2014 Mortality Table, with adjustments to better fit the observed experience for the various KPERS groups. The most recent mortality improvement scale, MP-2016, is used to anticipate future mortality improvements in the valuation process through the next experience study.
- The active member mortality assumption was modified to also be based on the RP-2014 Employee Mortality Table with adjustments.
- The retirement rates for the select period (when first eligible for unreduced benefits under Rule of 85) were increased, but all other retirement rates were decreased.
- Disability rates were decreased for all three groups.
- The termination of employment assumption was increased for all three groups.
- The interest crediting rate assumption for KPERS 3 members was lowered from 6.50% to 6.25%.

KP&F:

- The post-retirement health mortality assumption was changed to the RP-2014 Mortality Table with 1-year age set forward and the MP-2016, is used to anticipate future mortality improvements.
- The mortality assumption for disabled members was changed to the RP-2014 Disabled Lives Table (generational using MP-2016) with a 1-year age set forward.
- The active member mortality assumption was modified to the RP-2014 Employee Mortality Table with a 1-year age set forward with a 90% scaling factor.
- The retirement rates for Tier 1 were lowered and the ultimate assumed retirement age was changed from 63 to 65 for Tier 2.
- The termination of employment rates for Tier 2 were increased to better match the observed experience.

As a result of the experience study completed in January 2020, there were several changes made to the actuarial assumptions and methods since the prior valuation. The changes that impact all groups were effective December 31, 2019 and include:

- The investment return assumption was lowered from 7.75% to 7.50%.
- The general wage growth assumption was lowered from 3.50% to 3.25%.
- The payroll growth assumption was lowered from 3.00% to 2.75%.

Schedule of Kansas City, Kansas Board of Public Utilities Retirement System's Net Pension Liability and Related Ratios

Fiscal Year Ended December 31, 2020

	2020	2019	2018	2017	2016	2015
Total Pension Liability						
Service cost	$ 7,289,384	$ 7,201,941	$ 7,440,404	$ 7,297,782	$ 7,339,629	$ 7,560,923
Interest on total pension liability	37,017,215	38,047,652	37,460,630	36,679,579	38,033,409	36,958,626
Difference between expected and actual experience	(2,307,726)	(7,318,385)	(10,311,840)	(14,572,637)	(9,622,386)	-
Assumption changes	13,177,439	13,089,347	5,161,410	12,331,048	(21,130,167)	-
Benefit payments, including member refunds	(33,456,312)	(32,627,516)	(32,206,227)	(31,747,866)	(31,346,590)	(30,832,788)
Net change in total pension liability	21,720,000	18,393,039	7,544,377	9,987,906	(16,726,105)	13,686,761
Total pension liability, beginning	509,988,609	491,595,570	484,051,193	474,063,287	490,789,392	477,102,631
Total pension liability, ending (a)	$ 531,708,609	$ 509,988,609	$ 491,595,570	$ 484,051,193	$ 474,063,287	$ 490,789,392
Plan Fiduciary Net Position						
Employer contributions	4,349,056	4,398,226	4,250,560	4,252,025	4,172,968	4,278,318
Employee contributions	4,349,056	4,398,226	4,250,560	4,252,025	4,172,968	4,278,318
Net investment income	86,777,876	(12,362,654)	74,677,580	27,612,362	3,875,505	27,423,709
Benefit payments, including member refunds	(33,456,312)	(32,627,516)	(32,206,227)	(31,747,866)	(31,346,590)	(30,832,788)
Administrative expenses	(472,985)	(550,640)	(461,577)	(371,417)	(332,625)	(338,801)
Net change in plan fiduciary net position	61,546,691	(36,744,358)	50,510,896	3,997,129	(19,457,774)	4,808,756
Plan fiduciary net position, beginning	477,367,740	514,112,098	463,601,202	459,604,073	479,061,847	474,253,091
Plan fiduciary net position, ending (b)	$ 538,914,431	$ 477,367,740	$ 514,112,098	$ 463,601,202	$ 459,604,073	$ 479,061,847
Net pension liability (asset), ending (a) - (b)	$ (7,205,822)	$ 32,620,869	$ (22,516,528)	$ 20,449,991	$ 14,459,214	$ 11,727,545
Fiduciary net position as a percentage of the total pension liability	101.36%	93.60%	104.58%	95.78%	96.95%	97.61%
Covered payroll	$ 52,494,578	$ 51,909,688	$ 50,272,605	$ 50,070,440	$ 50,400,000	$ 49,091,000
Net pension liability (asset) as a percentage of covered payroll	-13.73%	62.84%	-44.79%	40.84%	28.69%	23.89%

Note: Required schedule is intended to show 10-year trend. GASB 68 was adopted in 2015, as such, only six years are presented herein. Additional years will be added as they become available.

Changes of actuarial assumptions and methods:

- In 2020, the assumed COLA for post January 1, 1993 retirees was changed from 1% through 2022 and 3% thereafter to 1% through 2020 and 3% thereafter for TPL purposes only.
- In 2019, the inflation assumption was decreased from 3.10% to 2.60%.
- In 2019, the investment return assumption was decreased from 8.0% to 7.5%
- In 2019, the general wage growth assumption was decreased from 4.0% to 3.35%.
- In 2019, the covered payroll growth assumption was decreased from 4.0% to 3.25%.
- In 2019, the interest crediting rate assumption for contribution account balances was decreased from 4.0% to 3.5%.
- In 2019, the mortality assumption was changed to the RP-2014 Blue Collar Mortality Table with future mortality improvements modeled using Scale MP-2017.
- In 2019, retirement rates were adjusted to better reflect actual experience.

- In 2019, termination rates were changed from age-based, sex-distinct assumption to a service-based, unisex assumption.
- In 2019, the individual salary increase assumption was modified to reflect the lower general wage increase assumption of 3.35%. In addition, the merit salary increase assumption was adjusted to reflect higher salary increases at younger ages.
- In 2019 , the administration expense assumption was increased from 0.60% of pay to 0.70% of pay.
- In 2019, the amortization method for the unfunded actuarial liability (UAL) was changed to a "layered" amortization approach. The UAL as of January 1, 2019 will continue to be amortized according to the current schedule. New amortization bases will be created on each subsequent valuation date equal to the difference between the actual and expected UAL, with payments calculated using a closed 20-year period as a level-percent of payroll. A new amortization base will also be created when actuarial assumptions are changed or the benefit structure is modified. An appropriate period will be determined by the Board for these events, after discussion with the actuary.
- In 2018, the assumed COLA for post January 1, 1993 retirees was changed from 1% through 2022 and 3% thereafter to 1% through 2021 and 3% thereafter, for TPL purposes only.
- In 2017, the assumed COLA for post January 1, 1993 retirees was changed from 1% through 2025 and 3% thereafter to 1% through 2022 and 3% thereafter for TPL purposes only.
- In 2016, the assumed COLA for post January 1, 1993 retirees was changed from 1% through 2020 and 3% thereafter to 1% through 2025 and 3% thereafter for TPL purposes only.

Schedule of Kansas City, Kansas Board of Public Utilities Retirement System Pension Contributions

Schedule of Employer Ten Year Contributions
Fiscal Year Ended December 31, 2020
(Dollar amounts in thousands)

	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Actuarially determined contribution	$4,084	$5,561	$6,458	$5,789	$7,263	$7,428	$7,887	$8,398	$7,257	$5,817
Actual employer contrirbutions	4,491	4,462	4,398	4,257	4,251	4,173	4,278	4,269	4,332	4,255
Contribution deficiency (excess)	($407)	$1,099	$2,059	$1,532	$3,012	$3,255	$3,609	$4,129	$2,925	$1,562
Covered payroll	$52,837	$52,494	$51,910	$50,273	$50,070	$49,091	$50,128	$50,792	$51,357	$50,254
Contribution as a percentage of covered payroll	8.50%	8.50%	8.47%	8.47%	8.49%	8.50%	8.53%	8.41%	8.43%	8.47%

Notes to Required Supplementary Information for Contributions

The following actuarial methods and assumptions were used to determine the actuarially determined contribution reported in the most recent actuarial valuation (January 1, 2020):

Actuarial cost method Entry age normal cost

Amortization method Level percentage of payroll, closed,

Remaining amortization period Layered bases with both bases having 20 years remaining

Asset valuation method 8-year smoothed market with an 80-120 percent corridor around the market value of assets

Inflation 2.60 percent

Salary increases 3.25 percent.

Investment rate of return 7.50 percent

Cost-of-living adjustments 3.00 percent

Changes in benefits and funding tiers: In 2010, The Pension Board Trustees adopted a new plan design for members hired on or after January 1, 2010. The new plan is a career average defined benefit plan. The Pension Board Trustees increased the member contribution rate from 5.5 percent to 8.5 percent. This also increased the BPU's matching contribution rate.

REQUIRED SUPPLEMENTARY INFORMATION

Schedule of Changes in the Unified Government's
Total OPEB Liability and Related Ratios

Last Four Fiscal Years*

	2020	2019	2018	2017
Total OPEB liability				
Service cost	$ 3,894,743	$ 2,810,322	$ 3,112,838	$ 2,514,400
Interest	3,083,159	2,951,747	2,800,778	2,826,283
Difference in experience	(833,288)	3,180,510	-	-
Change in assumptions	27,603,635	13,950,951	(10,022,757)	7,737,530
Net benefits paid by employer	(1,623,044)	(1,209,981)	(2,433,208)	(2,366,801)
Net change in total OPEB liability	32,125,205	21,683,549	(6,542,349)	10,711,412
Total OPEB liability - beginning	99,688,732	78,005,183	84,547,532	73,836,120
Total OPEB liability - ending	$ 131,813,937	$ 99,688,732	$ 78,005,183	$ 84,547,532
Covered-employee payroll	$ 137,696,033	$ 138,099,731	$ 135,895,482	$ 130,414,240
Total OPEB liability as a percentage of covered-employee payroll	95.73%	72.19%	57.40%	64.83%

* GASB 75 requires presentation of ten years. As of December 31, 2020, only four years of information is available
There are no assets accumulated in trust to pay related benefits.

Changes of assumptions. Changes of assumptions reflect the effects of changes in the discount rate each period. The following are the discount rates used in each period:

2020 – 1.96%
2019 – 3.00%
2018 - 3.68%
2017 - 3.24%
2016 - 3.76%

For 2020, additional changes in assumptions consisted of:

- Updated retirement, turnover and disability assumptions based on the latest available data form KPERS valuation reports.
- Mortality improvement scale was changed from Society of Actuaries MP-2019 Full Generational Improvement to the Society of Actuaries MP-2020 Full Generational Improvement.
- Updated trend rates on per capital costs and retiree contribution premiums considering January 2021 renewal data.

For all years presented, amounts reflect difference in actual versus expected employer contributions.

Schedule of Changes of Unified Government Other Post Employment Benefits Liabilities and Related Ratios
Disability Benefits and Life Insurance

Last Four Fiscal Years*

	2020	2019	2018	2017
Measurement Date	**June 30, 2020**	**June 30, 2019**	**June 30, 2018**	**June 30, 2017**
Total OPEB liability				
Service cost	$ 240,485	$ 228,688	$ 227,109	$ 232,454
Interest	99,499	134,993	130,353	106,909
Effect of economic/demographic gains or losses	(211,151)	(830,919)	(212,732)	-
Effect of assumptions changes or inputs	182,476	44,372	(44,555)	(123,254)
Net benefits paid by employer	(237,434)	(231,049)	(278,094)	(363,462)
Net change in total OPEB liability	73,875	(653,915)	(177,919)	(147,353)
Total OPEB liability - beginning	2,720,017	3,373,932	3,551,851	3,699,204
Total OPEB liability - ending	$ 2,793,892	$ 2,720,017	$ 3,373,932	$ 3,551,851
Covered payroll	$ 74,427,861	$ 75,871,588	$ 74,543,922	$ 71,961,956
Total OPEB liability as a percentage of covered payroll	3.75%	3.59%	4.53%	4.94%

* GASB 75 requires presentation of ten years. As of December 31, 2020, only four years of information is available. There are no assets accumulated in the trust to pay related benefits.

Changes in assumptions. Changes in assumptions and other inputs reflect the effects of changes in the discount rate each period:

- The discount rate increased from 2.85% on June 30, 2016 to 3.58% on June 30, 2017.
- The discount rate increased from 3.58% on June 30, 2017 to 3.87% on June 30, 2018.
- The discount rate increased from 3.87% on June 30, 2018 to 3.50% on June 30, 2019.
- The discount rate increased from 3.50% on June 30, 2019 to 2.21% on June 30, 2020.

For 2020, additional changes in assumptions consisted of:

- The mortality projection scale was updated to the most recent table published by the Society of Actuaries.
- Demographic assumptions have been updated based upon most recent KPERS experience study.

Schedule of Changes of Kansas City, Kansas Board of Public Utilities Total OPEB Liability and Related Ratios

Last Three Fiscal Years*

	2020	2019	2018
Total OPEB liability			
Service cost	$ 2,864,066	$ 2,777,950	$ 2,689,238
Interest	1,531,224	1,677,527	1,617,127
Experience losses (gains)	-	(294,584)	-
Change of assumptions	-	(5,201,435)	-
Net benefits paid by employer	(3,765,029)	(3,651,823)	(3,825,597)
Net change in total OPEB liability	630,261	(4,692,365)	480,768
Total OPEB liability - beginning	50,295,281	54,987,646	54,506,878
Total OPEB liability - ending	$ 50,925,542	$ 50,295,281	$ 54,987,646
Covered-employee payroll	$ 48,912,628	$ 47,719,637	$ 48,709,400
Total OPEB liability as a percentage of covered-employee payroll	104.12%	105.40%	112.89%

* GASB 75 requires presentation of ten years. As of December 31, 2020, only three years of information is available. There are no assets accumulated in the trust to pay related benefits. This information is presented as of the measurement date.

Changes of plan provisions, actuarial assumptions and actuarial methods in 2020:

- There were no changes in 2020.

Changes of plan provisions, actuarial assumptions and actuarial methods in 2019:

- The discount rate increased to 3.10% from 3.03%.
- The mortality improvement rates were updated to use MP2019, compared to MP2017.
- The medical trend was updated to follow the Getzen model after a three-year transition period starting at 7.25% and decreasing uniformly to 6.50%.
- The medical aging factors were updated to adjust for age and gender and are assumed to follow the Yamamoto aging assumptions.

GOVERNMENTAL FUNDS

NonMajor Governmental Funds

Special Revenue Funds

Special revenue funds are operating funds used to account for the proceeds of specific revenue sources that are intended for specific purposes other than special assessments or major capital projects.

* **Clerk's Technology Fund**, created on January 1, 2015 by state statute, accounts for revenues received from specified fees charged by the County Treasurer to acquire equipment and technological services for the storing, recording, archiving, retrieving, maintaining and handling of data recorded, stored or generated in the office of the County Treasurer.

* **Community Development Fund** is the Unified Government's entitlement grant from the U.S. Department of Housing and Urban Development (HUD). Federal regulation requires this fund be used to support services and activities benefiting low and moderate income households or areas of the city and county requiring special attention.

* **Court Trustee Fund** supports providing services to children by establishing or enforcing court orders by the Court Trustee Office. All revenue is used to pay for child support enforcement activities.

* **Dedicated Sales Tax Fund** was established on July 1, 2010 to pay for public safety services and neighborhood infrastructure. The public safety services are provided by the Kansas City, Kansas police & fire departments. The source of revenue is a 3/8th cent sales tax passed by Kansas City, Kansas voters on April 13, 2010. This special measure sales tax expires on June 30, 2020.

* **Developmental Disability Fund** provides resources to support services for mental health or developmental disability clients in the County.

* **Elections Fund** accounts for the administration of community-wide elections in Wyandotte County.

* **Environmental Trust Fund** accumulates resources for future landfill maintenance costs.

* **Health Department Fund** provides resources to support the County Health Department operations and capital expenditures.

* **Jail Commissary Fund** accounts for the sales related to inmate clothing, food and personal products.

* **KCK Minnesota ALL** accounts for the transactional activity for the Downtown Grocery.

* **Library Fund** collects and distributes property taxes to support services rendered by the Kansas City, Kansas Public Library.

* **Register of Deeds Technology Fund** created in 2002 by state statute, accounts for revenues received from specified fees charged by the Register of Deeds to acquire equipment and technological services for storing, recording, archiving, retrieving, maintaining and handling of data recorded or stored in the office.

* **Revolving Loan Fund** addresses very specific needs in the community by providing gap financing for businesses for expansion, job creation or retention. The majority of the revenue is interest income that is utilized to support the administrative costs of the program.

Special Revenue Funds continued

* **Service Program for the Elderly Fund** provides resources for those citizens age 60 and over related to senior centers, transportation, education, and health-related concerns.

* **Special 911 Tax Wyandotte County Fund** is a statewide 911 fee imposed per subscriber account (telephone numbers capable of accessing 911) that applies to hardwire, wireless and VoIP phones. The resources are used only for purposes required or permitted under the Kansas 911 Act.

* **Special Alcohol Programs Fund** includes two separate programs. The Special Alcohol Program Grant Program funding is from a portion of the Government's liquor tax allocations from the State of Kansas, with expenditures restricted to providing services for alcohol abuse prevention, treatment or education. The Alcohol Diversion Program is funded through collection of fines from persons found in violation of driving under the influence of alcohol, K.S.A. 8-1567. This programs's expenditures support community services targeting alcohol related programs.

* **Special Asset Fund** accounts for resources associated with the sale or acquisition of significant government assets, including land and buildings. This fund accounts for any related debt payments, operating expenditures, or future land acquisition that may be budgeted from available resources.

* **Special Law Enforcement Fund** obtains revenues from drug-related court forfeitures and confiscated property. Expenditures are restricted to drug enforcement related programs.

* **Special Parks and Recreation Fund** supports designated park improvement projects. Revenues generated from a portion of liquor sales tax receipts distribtued by the State to the Unified Government.

* **Special Street and Highway Fund** finances road improvement, development and maintenance. Revenues generated primarily from motor fuel taxes collected by the State and distributed to the Government.

* **Tourism and Convention Promotion Fund** receives transient guest taxes levied on hotel and motel lodging within the Kansas City, Kansas. Resources apportioned to the Kansas City, Kansas Convention and Visitor Bureau, the maintenance and repair of Reardon Civic Center, and to support hotel development.

* **Treasurer's Technology Fund** created on January 1, 2015 by state statute, accounts for revenues received from specified fees charged by the County Treasurer to acquire equipment and technological services for the storing, recording, archiving, retrieving, maintaining and handling of data recorded, stored or generated in the office of the County Treasurer.

Debt Service Fund

Debt Service Fund is responsible for servicing the annual principal and interest payments on outstanding debt issued by the Unified Government. These bonds fund major capital improvement and maintenance projects. The primary source of revenue for this fund is from Ad Valorem Property Taxes. Segregation is maintained between debt supported by the boundaries of the City and debt supported by the County.

Capital Project Funds

Capital projects funds are used to account for the acquisition and construction of major capital facilities other than those financed by proprietary funds and trust funds.

* **County Initiative to Fund Infrastructure Fund** finances infrastructure projects that benefit all of the cities in the County.

* **KCK Minnesota, Inc.** accounts for resources aquired for the construction of the downtown grocery store.

* **Public Building Commission Fund** accounts for resources for constructing, reconstructing, equipping, and furnishing buildings and facilities to be used for county-related Unified Government functions.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

COMBINING BALANCE SHEET

NONMAJOR GOVERNMENTAL FUNDS

As of December 31, 2020

	Special Revenue				
	Clerk's Technology	Community Development	Court Trustee	Dedicated Sales Tax	Developmental Disability
ASSETS					
Cash and investments	$ 177,132	$ -	$ 700,434	$ 5,853,157	$ 446,842
Restricted cash and investments	-	-	-	-	-
Receivables (net of uncollectible)					
Property taxes	-	-	-	-	293,021
Other taxes	-	-	-	1,921,586	-
Accounts	-	149,186	-	27,252	-
Notes	-	-	-	-	-
Interest	-	-	-	-	-
Special assessments	-	8,408	-	-	-
Due from other funds	-	-	-	53,600	-
Due from other governments	-	-	-	-	-
TOTAL ASSETS	$ 177,132	$ 157,594	$ 700,434	$ 7,855,595	$ 739,863
LIABILITIES					
Accounts and contracts payable	$ -	$ 77,895	$ -	$ 496,413	$ 172
Accrued wages and other	-	15,919	6,143	163,133	3,346
Due to others	-	14,212	-	-	-
Due to other funds	-	1,351,276	-	100,096	21
Due to other governments	-	14,572	-	-	-
TOTAL LIABILITIES	-	1,473,874	6,143	759,642	3,539
DEFERRED INFLOWS OF RESOURCES					
Deferred property tax receivable	-	-	-	-	293,021
Unavailable revenue - interest	-	-	-	-	-
Unavailable revenue - grants	-	60,412	-	-	-
Unavailable revenue - special assessments	-	8,408	-	-	-
TOTAL DEFERRED INFLOWS OF RESOURCES	-	68,820	-	-	293,021
FUND BALANCE					
Restricted	177,132	-	694,291	7,095,953	443,303
Committed	-	-	-	-	-
Assigned	-	-	-	-	-
Unassigned	-	(1,385,100)	-	-	-
TOTAL FUND BALANCE	177,132	(1,385,100)	694,291	7,095,953	443,303
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE	$ 177,132	$ 157,594	$ 700,434	$ 7,855,595	$ 739,863

continued

Special Revenue						
Elections	Environmental Trust	Health Department	Jail Commissary	KCK ALL, Inc.	Library
$ 343,689	$ 1,261,642	$ 1,289,234	$ 302,532	$ -	$ 1,515,554
-	-	-	-	71,648	-
1,243,879	-	2,419,466	-	-	3,090,742
-	-	447	-	-	-
-	266,982	-	-	-	-
-	-	-	-	4,998,700	-
-	-	-	-	-	27,965
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
$ 1,587,568	$ 1,528,624	$ 3,709,147	$ 302,532	$ 5,070,348	$ 4,634,261
$ 35,356	$ 658,399	$ 20,274	$ 572	$ -	$ -
13,302	-	46,266	-	-	-
-	-	78	-	-	-
-	-	-	-	8,778	-
-	-	-	-	-	-
48,658	658,399	66,618	572	8,778	-
1,243,879	-	2,419,466	-	-	3,090,742
-	-	-	-	-	27,965
-	-	-	-	-	-
-	-	-	-	-	-
1,243,879	-	2,419,466	-	-	3,118,707
295,031	-	1,223,063	-	5,061,570	1,515,554
-	870,225	-	301,960	-	-
-	-	-	-	-	-
-	-	-	-	-	-
295,031	870,225	1,223,063	301,960	5,061,570	1,515,554
$ 1,587,568	$ 1,528,624	$ 3,709,147	$ 302,532	$ 5,070,348	$ 4,634,261

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

COMBINING BALANCE SHEET

NONMAJOR GOVERNMENTAL FUNDS - continued

As of December 31, 2020

	Special Revenue			
	Mental Health	Register of Deeds Tech	Revolving Loan	Service Program for the Elderly
ASSETS				
Cash and investments	$ 31,927	$ 317,767	$ 413,572	$ 335,131
Restricted cash and investments	-	-	23,045	-
Receivables (net of uncollectible)				
Property taxes	605,478	-	-	1,462,883
Other taxes	-	-	-	-
Accounts	-	-	-	148
Notes	-	-	36,652	-
Interest	-	-	-	-
Special assessments	-	-	-	-
Due from other funds	-	-	-	-
Due from other governments	-	-	-	-
TOTAL ASSETS	$ 637,405	$ 317,767	$ 473,269	$ 1,798,162
LIABILITIES				
Accounts and contracts payable	$ -	$ -	$ 150	$ 8,803
Accrued wages and other	-	-	-	26,722
Due to others	-	-	-	-
Due to other funds	-	-	-	-
Due to other governments	-	-	-	-
TOTAL LIABILITIES	-	-	150	35,525
DEFERRED INFLOWS OF RESOURCES				
Deferred property tax receivable	605,478	-	-	1,462,883
Unavailable revenue - interest	-	-	-	-
Unavailable revenue - grants	-	-	-	-
Unavailable revenue - special assessments	-	-	-	-
TOTAL DEFERRED INFLOWS OF RESOURCES	605,478	-	-	1,462,883
FUND BALANCE				
Restricted	31,927	317,767	473,119	299,754
Committed	-	-	-	-
Assigned	-	-	-	-
Unassigned	-	-	-	-
TOTAL FUND BALANCE	31,927	317,767	473,119	299,754
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE	$ 637,405	$ 317,767	$ 473,269	$ 1,798,162

continued

Special Revenue			
Special 911 Tax Wyandotte County	Special Alcohol Programs	Special Asset	Special Law Enforcement Program
$ 279,880	$ 944,339	$ 1,742,700	$ 1,860,137
-	38,405	540,000	-
	-		
-	-	-	-
131,804	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	8,778	-
-	-	-	-
$ 411,684	$ 982,744	$ 2,291,478	$ 1,860,137
$ 172,578	$ -	$ -	$ 11,028
-	6,151	-	-
-	-	-	306,159
-	-	246,910	-
-	-	-	-
172,578	6,151	246,910	317,187
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
239,106	976,593	-	1,542,950
-	-	-	-
-	-	2,044,568	-
-	-	-	-
239,106	976,593	2,044,568	1,542,950
$ 411,684	$ 982,744	$ 2,291,478	$ 1,860,137

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

COMBINING BALANCE SHEET

NONMAJOR GOVERNMENTAL FUNDS - continued

As of December 31, 2020

	Special Revenue				
	Special Parks and Recreation	Special Street and Highway	Tourism and Convention Program	Treasurer's Technology	Total
ASSETS					
Cash and investments	$ 179,905	$ 2,250,769	$ 5,280,571	$ 122,610	$ 25,649,524
Restricted cash and investments	-	-	-	-	673,098
Receivables (net of uncollectible)					
Property taxes	-	-	-	-	9,115,469
Other taxes	-	-	-	-	2,053,837
Accounts	-	-	-	-	443,568
Notes	-	-	-	-	5,035,352
Interest	-	-	-	-	27,965
Special assessments	-	-	-	-	8,408
Due from other funds	-	-	147,466	-	209,844
Due from other governments	-	-	776,706	-	776,706
TOTAL ASSETS	$ 179,905	$ 2,250,769	$ 6,204,743	$ 122,610	$ 43,993,771
LIABILITIES					
Accounts and contracts payable	$ 1,657	$ 131,590	$ 75,268	$ -	$ 1,690,155
Accrued wages and other	3,595	108,469	-	-	393,046
Due to others	-	-	-	-	320,449
Due to other funds	-	14,346	-	-	1,721,427
Due to other governments	-	-	-	-	14,572
TOTAL LIABILITIES	5,252	254,405	75,268	-	4,139,649
DEFERRED INFLOWS OF RESOURCES					
Deferred property tax receivable	-	-	-	-	9,115,469
Unavailable revenue - interest	-	-	-	-	27,965
Unavailable revenue - grants	-	-	-	-	60,412
Unavailable revenue - special assessments	-	-	-	-	8,408
TOTAL DEFERRED INFLOWS OF RESOURCES	-	-	-	-	9,212,254
FUND BALANCE					
Restricted	174,653	1,996,364	-	122,610	22,680,740
Committed	-	-	6,129,475	-	7,301,660
Assigned	-	-	-	-	2,044,568
Unassigned	-	-	-	-	(1,385,100)
TOTAL FUND BALANCE	174,653	1,996,364	6,129,475	122,610	30,641,868
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE	$ 179,905	$ 2,250,769	$ 6,204,743	$ 122,610	$ 43,993,771

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

COMBINING BALANCE SHEET

NONMAJOR GOVERNMENTAL FUNDS - continued

As of December 31, 2020

	Debt Service	Capital Projects			Total Nonmajor Governmental Funds
	Debt Service Fund	County Initiative To Fund Infrastructure	KCK 501, Inc.	Public Building Commission	2020
ASSETS					
Cash and investments	$ 7,940,003	$ 483	$ -	$ -	$ 33,590,010
Restricted cash and investments	-	-	1,241,769	-	1,914,867
Receivables (net of uncollectible)					
Property taxes	24,536,570	-	-	-	33,652,039
Other taxes	161,418	-	-	-	2,215,255
Accounts	485,015	-	-	-	928,583
Notes	-	-	-	-	5,035,352
Interest	189,252	-	-	-	217,217
Special assessments	575,771	-	-	-	584,179
Due from other funds	7,757	-	-	-	217,601
Due from other governments	-	-	-	-	776,706
TOTAL ASSETS	$ 33,895,786	$ 483	$ 1,241,769	$ -	$ 79,131,809
LIABILITIES					
Accounts and contracts payable	$ 95,706	$ -	$ 724,101	$ -	$ 2,509,962
Accrued wages and other	280,912	-	-	-	673,958
Due to others	-	-	-	-	320,449
Due to other funds	33,783	483	-	-	1,755,693
Due to other governments	-	-	-	-	14,572
TOTAL LIABILITIES	410,401	483	724,101	-	5,274,634
DEFERRED INFLOWS OF RESOURCES					
Deferred property tax receivable	24,536,570	-	-	-	33,652,039
Unavailable revenue - interest	189,252	-	-	-	217,217
Unavailable revenue - grants	-	-	-	-	60,412
Unavailable revenue - special assessments	575,771	-	-	-	584,179
TOTAL DEFERRED INFLOWS OF RESOURCES	25,301,593	-	-	-	34,513,847
FUND BALANCE					
Restricted	8,183,792	-	517,668	-	31,382,200
Committed	-	-	-	-	7,301,660
Assigned	-	-	-	-	2,044,568
Unassigned	-	-	-	-	(1,385,100)
TOTAL FUND BALANCE	8,183,792	-	517,668	-	39,343,328
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE	$ 33,895,786	$ 483	$ 1,241,769	$ -	$ 79,131,809

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE

NONMAJOR GOVERNMENTAL FUNDS

For the Year Ended December 31, 2020

	Special Revenue				
	Clerk's Technology	Community Development	Court Trustee	Dedicated Sales Tax	Developmental Disability
REVENUES					
Taxes	$ -	$ -	$ -	$ 10,508,294	$ 331,818
Intergovernmental revenue	-	2,050,101	-	-	-
Charges for services	-	-	-	54,504	-
Fines, forfeitures and penalties	-	-	393,055	-	-
Interest income	-	240	-	-	-
Licenses, permits and fees	50,074	-	-	-	-
Miscellaneous revenues	-	17,836	90	484	49,140
TOTAL REVENUES	50,074	2,068,177	393,145	10,563,282	380,958
EXPENDITURES					
General government	33,331	103,687	660	431	627
Public works	-	-	-	-	-
Public safety	-	-	-	5,312,619	-
Judicial	-	-	386,586	-	-
Health and welfare	-	-	-	-	416,575
Planning and development	-	1,799,573	-	-	-
Parks and recreation	-	-	-	16,435	-
Capital outlay	2,177	699,194	-	2,564,829	-
Debt service					
Principal	-	-	-	417,147	-
Interest	-	-	-	12,002	-
Other	-	-	-	-	-
TOTAL EXPENDITURES	35,508	2,602,454	387,246	8,323,463	417,202
OTHER FINANCING SOURCES (USES)					
Issuance of refunding bonds	-	-	-	-	-
Premium from issuance of refunding bonds	-	-	-	-	-
Issuance of notes payable	-	-	-	-	-
Payment to refunded bond escrow agent	-	-	-	-	-
Transfers in	-	-	-	-	-
Transfers out	-	-	-	-	-
Proceeds from sale of capital assets	-	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	-
NET CHANGE IN FUND BALANCE	14,566	(534,277)	5,899	2,239,819	(36,244)
FUND BALANCE					
Beginning of year	162,566	(850,823)	688,392	4,856,134	479,547
End of year	$ 177,132	$ (1,385,100)	$ 694,291	$ 7,095,953	$ 443,303

continued

Special Revenue						
Elections	Environmental Trust	Health Department	Jail Commissary	KCK ALL, Inc.	Library
$ 1,309,465	$ -	$ 2,524,654	$ -	$ -	$ 3,278,459
-	-	30,400	-	-	-
479	1,108,688	82,190	-	-	-
-	-	-	-	-	-
-	-	-	-	49,987	16,940
-	-	84,460	-	-	-
20,382	-	479,572	36,480	-	-
1,330,326	1,108,688	3,201,276	36,480	49,987	3,295,399
1,468,098	-	4,736	-	-	3,071,710
-	973,530	-	-	-	-
-	-	-	22,550	-	-
-	-	-	-	-	-
-	-	2,229,998	-	-	-
-	-	-	-	8,778	-
-	-	-	-	-	-
-	215,098	5,020	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
1,468,098	1,188,628	2,239,754	22,550	8,778	3,071,710
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	(500,000)	-	-	-	-
-	-	-	-	-	-
-	(500,000)	-	-	-	-
(137,772)	(579,940)	961,522	13,930	41,209	223,689
432,803	1,450,165	261,541	288,030	5,020,361	1,291,865
$ 295,031	$ 870,225	$ 1,223,063	$ 301,960	$ 5,061,570	$ 1,515,554

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE

NONMAJOR GOVERNMENTAL FUNDS - continued

For the Year Ended December 31, 2020

	Special Revenue			
	Mental Health	Register of Deeds Tech	Revolving Loan	Service Program for the Elderly
REVENUES				
Taxes	$ 632,307	$ -	$ -	$ 1,539,395
Intergovernmental revenue	-	-	-	-
Charges for services	-	-	-	-
Fines, forfeitures and penalties	-	-	-	-
Interest income	-	-	3,452	-
Licenses, permits and fees	-	200,294	-	-
Miscellaneous revenues	-	-	93,627	5,293
TOTAL REVENUES	632,307	200,294	97,079	1,544,688
EXPENDITURES				
General government	-	117,958	331,869	1,709
Public works	-	-	-	1,214,217
Public safety	-	-	-	-
Judicial	-	-	-	-
Health and welfare	664,000	-	-	300,273
Planning and development	-	-	-	-
Parks and recreation	-	-	-	-
Capital Outlay	-	-	-	-
Debt service				
Principal	-	-	-	126,977
Interest	-	-	-	10,178
Other	-	-	-	-
TOTAL EXPENDITURES	664,000	117,958	331,869	1,653,354
OTHER FINANCING SOURCES (USES)				
Issuance of refunding bonds	-	-	-	-
Premium from issuance of refunding bonds	-	-	-	-
Issuance of notes payable	-	-	-	-
Payment to refunded bond escrow agent	-	-	-	-
Transfers in	-	-	-	360,000
Transfers out	-	-	-	-
Proceeds from sale of capital assets	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	360,000
NET CHANGE IN FUND BALANCE	(31,693)	82,336	(234,790)	251,334
FUND BALANCE				
Beginning of year	63,620	235,431	707,909	48,420
End of year	$ 31,927	$ 317,767	$ 473,119	$ 299,754

Special Revenue			
Special 911 Tax Wyandotte County	Special Alcohol Programs	Special Asset	Special Law Enforcement Program
$ 895,766	$ 399,588	$ -	$ 27,699
-	-	-	-
-	-	-	-
-	-	-	232,445
-	-	-	43
-	-	-	-
-	-	-	146,912
895,766	399,588	-	407,099
-	468,238	-	-
-	-	-	-
838,051	-	-	86,053
-	-	-	665
-	-	-	-
-	-	85,988	-
-	-	-	-
279,605	-	52,422	278,430
-	-	-	-
-	-	11,000	-
-	-	-	-
1,117,656	468,238	149,410	365,148
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	(88,722)	-
-	-	-	-
-	-	(88,722)	-
(221,890)	(68,650)	(238,132)	41,951
460,996	1,045,243	2,282,700	1,500,999
$ 239,106	$ 976,593	$ 2,044,568	$ 1,542,950

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE

NONMAJOR GOVERNMENTAL FUNDS - continued

For the Year Ended December 31, 2020

	Special Revenue				
	Special Parks and Recreation	Special Street and Highway	Tourism and Convention Program	Treasurer's Technology	Total
REVENUES					
Taxes	$ 401,048	$ -	$ 2,460,663	$ -	$ 24,309,156
Intergovernmental revenue	-	6,823,922	-	-	8,904,423
Charges for services	-	-	-	-	1,245,861
Fines, forfeitures and penalties	-	-	-	-	625,500
Interest income	-	-	-	-	70,662
Licenses, permits and fees	-	-	-	50,074	384,902
Miscellaneous revenues	-	244,084	-	-	1,093,900
TOTAL REVENUES	401,048	7,068,006	2,460,663	50,074	36,634,404
EXPENDITURES					
General government	26	630	-	8,884	5,612,594
Public works	-	5,628,092	64,221	-	7,880,060
Public safety	-	-	-	-	6,259,273
Judicial	-	-	-	-	387,251
Health and welfare	-	-	-	-	3,610,846
Planning and development	-	-	1,535,869	-	3,430,208
Parks and recreation	450,878	-	10,747	-	478,060
Capital Outlay	76,821	178,289	904,522	144	5,256,551
Debt service					
Principal	-	841,643	-	-	1,385,767
Interest	-	110,764	-	-	143,944
Other	-	-	-	-	-
TOTAL EXPENDITURES	527,725	6,759,418	2,515,359	9,028	34,444,554
OTHER FINANCING SOURCES (USES)					
Issuance of refunding bonds	-	-	-	-	-
Premium from issuance of refunding bonds	-	-	-	-	-
Issuance of notes payable	-	-	-	-	-
Payment to refunded bond escrow agent	-	-	-	-	-
Transfers in	-	-	-	-	360,000
Transfers out	-	-	(525,500)	-	(1,114,222)
Proceeds from sale of capital assets	-	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	(525,500)	-	(754,222)
NET CHANGE IN FUND BALANCE	(126,677)	308,588	(580,196)	41,046	1,435,628
FUND BALANCE					
Beginning of year	301,330	1,687,776	6,709,671	81,564	29,206,240
End of year	$ 174,653	$ 1,996,364	$ 6,129,475	$ 122,610	$ 30,641,868

Debt Service	Capital Projects			Total Nonmajor Governmental Funds
Debt Service Fund	County Initiative To Fund Infrastructure	KCK 501, Inc.	Public Building Commission	2020
$ 28,338,617	$ -	$ -	$ -	$ 52,647,773
-	-	-	-	8,904,423
-	-	-	-	1,245,861
-	-	-	-	625,500
454,169	-	-	21,100	545,931
-	-	-	-	384,902
492,515	-	-	-	1,586,415
29,285,301	-	-	21,100	65,940,805
-	-	-	-	5,612,594
-	-	-	-	7,880,060
-	-	-	-	6,259,273
-	-	-	-	387,251
-	-	-	-	3,610,846
-	-	23,351	-	3,453,559
-	-	-	-	478,060
-	-	4,908,349	-	10,164,900
19,088,910	-	-	1,405,000	21,879,677
11,775,751	-	92,992	21,100	12,033,787
25,172	-	-	298,961	324,133
30,889,833	-	5,024,692	1,725,061	72,084,140
-	-	-	10,260,000	10,260,000
-	-	-	263,961	263,961
-	-	-	-	-
-	-	-	-	-
2,501,627	-	412,974	-	3,274,601
(7,391,504)	-	-	(10,225,000)	(18,730,726)
-	-	-	-	-
(4,889,877)	-	412,974	298,961	(4,932,164)
(6,494,409)	-	(4,611,718)	(1,405,000)	(11,075,499)
14,678,201	-	5,129,386	1,405,000	50,418,827
$ 8,183,792	$ -	$ 517,668	$ -	$ 39,343,328

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

SPECIAL REVENUE FUND: CLERK'S TECHNOLOGY FUND
Year Ended December 31, 2020

	2019	2020			
		Budget Amounts			Variance with Final Budget-
	Actual Amounts	Original	Final Amended	Actual Amounts	Positive (Negative)
REVENUES					
Fines, fees, forfeitures	$ 43,127	$ 40,000	$ 45,000	$ 50,074	$ 5,074
TOTAL REVENUES	43,127	40,000	45,000	50,074	5,074
EXPENDITURES					
Contractual services	2,375	55,000	55,000	31,994	23,006
Commodities	-	5,000	7,000	1,336	5,664
Capital Outlay	-	-	70,000	65,177	4,823
Other	760	-	-	-	-
TOTAL EXPENDITURES	3,135	60,000	132,000	98,507	33,493
NET CHANGE IN FUND BALANCE	39,992	(20,000)	(87,000)	(48,433)	38,567
UNENCUMBERED FUND BALANCE					
Beginning of year	121,813	161,805	161,805	161,805	-
End of year	$ 161,805	$ 141,805	$ 74,805	$ 113,372	$ 38,567

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

SPECIAL REVENUE FUND: COURT TRUSTEE
Year Ended December 31, 2020

	2019	2020			
		Budget Amounts			Variance with Final Budget-
	Actual Amounts	Original	Final Amended	Actual Amounts	Positive (Negative)
REVENUES					
Fines, fees, forfeitures	$ 427,145	$ 440,000	$ 415,000	$ 393,055	$ (21,945)
Miscellaneous revenue	207	-	-	90	90
TOTAL REVENUES	427,352	440,000	415,000	393,145	(21,855)
EXPENDITURES					
Personnel	366,120	443,022	441,974	320,800	121,174
Contractual services	71,165	99,208	99,208	60,355	38,853
Commodities	14,555	7,792	7,792	6,091	1,701
Other	-	35,400	35,400	-	35,400
TOTAL EXPENDITURES	451,840	585,422	584,374	387,246	197,128
NET CHANGE IN FUND BALANCE	(24,488)	(145,422)	(169,374)	5,899	175,273
UNENCUMBERED FUND BALANCE					
Beginning of year	712,979	688,491	688,491	688,491	-
End of year	$ 688,491	$ 543,069	$ 519,117	$ 694,390	$ 175,273

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

SPECIAL REVENUE FUND: DEDICATED SALES TAX
Year Ended December 31, 2020

	2019	2020			
		Budget Amounts			Variance with Final Budget-
	Actual Amounts	Original	Final Amended	Actual Amounts	Positive (Negative)
REVENUES					
Tax revenue	$ 10,348,502	$ 10,865,000	$ 9,246,534	$ 10,522,089	$ 1,275,555
Intergovernmental	37,700	-	40,000	-	(40,000)
Fines, fees, forfeitures	-	-	-	54,504	54,504
Miscellaneous revenue	7,494	-	10,000	18,280	8,280
TOTAL REVENUES	10,393,696	10,865,000	9,296,534	10,594,873	1,298,339
EXPENDITURES					
Personnel	4,812,956	4,646,684	4,920,000	4,571,872	348,128
Contractual services	701,403	973,534	757,027	599,305	157,722
Commodities	282,002	232,002	213,191	161,102	52,089
Capital outlay	4,166,921	5,000,268	3,659,116	2,771,392	887,724
Other	-	-	-	-	-
TOTAL EXPENDITURES	9,963,282	10,852,488	9,549,334	8,103,671	1,445,663
OTHER FINANCING SOURCES (USES)					
Transfers out	(582,400)	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	(582,400)	-	-	-	-
NET CHANGE IN FUND BALANCE	(151,986)	12,512	(252,800)	2,491,202	2,744,002
UNENCUMBERED FUND BALANCE					
Beginning of year	472,501	320,515	320,515	320,515	-
End of year	$ 320,515	$ 333,027	$ 67,715	$ 2,811,717	$ 2,744,002

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

SPECIAL REVENUE FUND: DEVELOPMENTAL DISABILITY
Year Ended December 31, 2020

	2019	2020			
		Budget Amounts			Variance with Final Budget-
	Actual Amounts	Original	Final Amended	Actual Amounts	Positive (Negative)
REVENUES					
Tax revenue	$ 501,602	$ 327,328	$ 331,168	$ 331,817	$ 649
Miscellaneous revenue	39,330	35,000	40,000	65,140	25,140
TOTAL REVENUES	540,932	362,328	371,168	396,957	25,789
EXPENDITURES					
Personnel	185,368	209,824	188,392	182,413	5,979
Contractual services	241,649	256,274	267,071	232,151	34,920
Commodities	11,572	17,500	6,600	5,805	795
Other	-	162,000	152,000	-	152,000
TOTAL EXPENDITURES	438,589	645,598	614,063	420,369	193,694
NET CHANGE IN FUND BALANCE	102,343	(283,270)	(242,895)	(23,412)	219,483
UNENCUMBERED FUND BALANCE					
Beginning of year	361,287	463,630	463,630	463,630	-
End of year	$ 463,630	$ 180,360	$ 220,735	$ 440,218	$ 219,483

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

SPECIAL REVENUE FUND: ELECTIONS
Year Ended December 31, 2020

	2019	2020			
		Budget Amounts			Variance with Final Budget-
	Actual Amounts	Original	Final Amended	Actual Amounts	Positive (Negative)
REVENUES					
Tax revenue	$ 1,266,687	$ 1,311,193	$ 1,295,827	$ 1,309,466	$ 13,639
Charges for services	1,683	3,000	3,000	479	(2,521)
Miscellaneous revenue	19,939	50,000	50,000	42,980	(7,020)
TOTAL REVENUES	1,288,309	1,364,193	1,348,827	1,352,925	4,098
EXPENDITURES					
Personnel	803,022	858,519	940,000	870,274	69,726
Contractual services	430,907	502,164	479,035	476,205	2,830
Commodities	74,522	121,613	122,452	121,719	733
Other	-	70,000	70,000	-	70,000
TOTAL EXPENDITURES	1,308,451	1,552,296	1,611,487	1,468,198	143,289
NET CHANGE IN FUND BALANCE	(20,142)	(188,103)	(262,660)	(115,273)	147,387
UNENCUMBERED FUND BALANCE					
Beginning of year	430,817	410,675	410,675	410,675	-
End of year	$ 410,675	$ 222,572	$ 148,015	$ 295,402	$ 147,387

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

SPECIAL REVENUE FUND: ENVIRONMENTAL TRUST
Year Ended December 31, 2020

	2019	2020			
		Budget Amounts			Variance with Final Budget-
	Actual Amounts	Original	Final Amended	Actual Amounts	Positive (Negative)
REVENUES					
Charges for services	$ 1,076,782	$ 1,060,000	$ 1,070,000	$ 1,103,340	$ 33,340
Miscellaneous revenue	-	18,000	18,000	9,999	(8,001)
TOTAL REVENUES	1,076,782	1,078,000	1,088,000	1,113,339	25,339
EXPENDITURES					
Contractual services	965,293	885,985	1,112,351	1,036,708	75,643
Capital outlay	31,515	164,015	237,649	247,646	(9,997)
Other	-	80,000	80,000	-	80,000
TOTAL EXPENDITURES	996,808	1,130,000	1,430,000	1,284,354	145,646
OTHER FINANCING SOURCES (USES)					
Transfers out	-	-	(500,000)	(500,000)	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	(500,000)	(500,000)	-
NET CHANGE IN FUND BALANCE	79,974	(52,000)	(842,000)	(671,015)	170,985
UNENCUMBERED FUND BALANCE					
Beginning of year	1,246,083	1,326,057	1,326,057	1,326,057	-
End of year	$ 1,326,057	$ 1,274,057	$ 484,057	$ 655,042	$ 170,985

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL - BUDGETARY BASIS (NON-GAAP)

SPECIAL REVENUE FUND: HEALTH DEPARTMENT
Year Ended December 31, 2020

	2019	2020			
		Budget Amounts			Variance with Final Budget-
	Actual Amounts	Original	Final Amended	Actual Amounts	Positive (Negative)
REVENUES					
Tax revenue	$ 2,260,857	$ 2,537,083	$ 2,494,803	$ 2,524,654	$ 29,851
Intergovernmental revenue	13,107	3,000	3,000	30,400	27,400
Charges for services	290,918	358,200	358,200	82,190	(276,010)
Licenses and permits	65,605	80,000	80,000	84,460	4,460
Miscellaneous revenue	351,595	565,000	445,000	494,361	49,361
TOTAL REVENUES	2,982,082	3,543,283	3,381,003	3,216,065	(164,938)
EXPENDITURES					
Personnel	2,489,157	2,630,718	2,600,000	1,859,807	740,193
Contractual services	248,405	375,498	370,092	146,038	224,054
Commodities	78,893	139,429	139,409	45,175	94,234
Capital outlay	244,627	89,123	-	-	-
Grants, claims, shared revenue	200,000	200,000	200,000	200,000	-
Other	125	100,000	100,000	-	100,000
TOTAL EXPENDITURES	3,261,207	3,534,768	3,409,501	2,251,020	1,158,481
NET CHANGE IN FUND BALANCE	(279,125)	8,515	(28,498)	965,045	993,543
UNENCUMBERED FUND BALANCE					
Beginning of year	519,104	239,979	239,979	239,979	-
End of year	$ 239,979	$ 248,494	$ 211,481	$ 1,205,024	$ 993,543

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

SPECIAL REVENUE FUND: JAIL COMMISSARY
Year Ended December 31, 2020

	2019	2020			
		Budget Amounts			
	Actual Amounts	Original	Final Amended	Actual Amounts	Variance with Final Budget- Positive (Negative)
REVENUES					
Miscellaneous revenue	$ 50,675	$ 55,000	$ 55,000	$ 36,480	$ (18,520)
TOTAL REVENUES	50,675	55,000	55,000	36,480	(18,520)
EXPENDITURES					
Contractual	-	500	500	222	278
Commodities	2,363	99,500	99,500	22,328	77,172
TOTAL EXPENDITURES	2,363	100,000	100,000	22,550	77,450
NET CHANGE IN FUND BALANCE	48,312	(45,000)	(45,000)	13,930	58,930
UNENCUMBERED FUND BALANCE					
Beginning of year	229,310	277,622	277,622	277,622	-
End of year	$ 277,622	$ 232,622	$ 232,622	$ 291,552	$ 58,930

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

SPECIAL REVENUE FUND: LIBRARY DISTRICT
Year Ended December 31, 2020

	2019	2020			
		Budget Amounts			Variance with Final Budget-
	Actual Amounts	Original	Final Amended	Actual Amounts	Positive (Negative)
REVENUES					
Tax revenue	$ 3,152,000	$ 3,212,158	$ 3,241,934	$ 3,278,458	$ 36,524
Interest income	21,653	25,000	15,000	16,940	1,940
TOTAL REVENUES	3,173,653	3,237,158	3,256,934	3,295,398	38,464
EXPENDITURES					
Contractual services	834	1,650	1,650	1,821	(171)
Other	2,923,704	3,363,972	3,363,972	3,069,889	294,083
TOTAL EXPENDITURES	2,924,538	3,365,622	3,365,622	3,071,710	293,912
NET CHANGE IN FUND BALANCE	249,115	(128,464)	(108,688)	223,688	332,376
UNENCUMBERED FUND BALANCE					
Beginning of year	1,042,753	1,291,868	1,291,868	1,291,868	-
End of year	$ 1,291,868	$ 1,163,404	$ 1,183,180	$ 1,515,556	$ 332,376

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

SPECIAL REVENUE FUND: MENTAL HEALTH
Year Ended December 31, 2020

	2019	2020			
		Budget Amounts			Variance with Final Budget-
	Actual Amounts	Original	Final Amended	Actual Amounts	Positive (Negative)
REVENUES					
Tax revenue	$ 616,651	$ 632,249	$ 630,824	$ 632,307	$ 1,483
TOTAL REVENUES	616,651	632,249	630,824	632,307	1,483
EXPENDITURES					
Contractual services	659,000	-	-	-	-
Grants, claims, shared revenue	-	664,000	664,000	664,000	-
Other	-	20,000	10,000	-	10,000
TOTAL EXPENDITURES	659,000	684,000	674,000	664,000	10,000
NET CHANGE IN FUND BALANCE	(42,349)	(51,751)	(43,176)	(31,693)	11,483
UNENCUMBERED FUND BALANCE					
Beginning of year	105,967	63,618	63,618	63,618	-
End of year	$ 63,618	$ 11,867	$ 20,442	$ 31,925	$ 11,483

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

SPECIAL REVENUE FUND: REGISTER OF DEEDS TECHNOLOGY FUND
Year Ended December 31, 2020

	2019	2020			
		Budget Amounts			Variance with Final Budget-
	Actual Amounts	Original	Final Amended	Actual Amounts	Positive (Negative)
REVENUES					
Fines/fees/forfeitures	$ 172,646	$ 160,000	$ 175,000	$ 200,294	$ 25,294
TOTAL REVENUES	172,646	160,000	175,000	200,294	25,294
EXPENDITURES					
Contractual services	126,222	130,170	130,170	117,958	12,212
TOTAL EXPENDITURES	126,222	130,170	130,170	117,958	12,212
NET CHANGE IN FUND BALANCE	46,424	29,830	44,830	82,336	37,506
UNENCUMBERED FUND BALANCE					
Beginning of year	231,055	277,479	277,479	277,479	-
End of year	$ 277,479	$ 307,309	$ 322,309	$ 359,815	$ 37,506

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

SPECIAL REVENUE FUND: SERVICE PROGRAM FOR THE ELDERLY
Year Ended December 31, 2020

	2019	2020			
		Budget Amounts			Variance with Final Budget- Positive (Negative)
	Actual Amounts	Original	Final Amended	Actual Amounts	
REVENUES					
Tax revenue	$ 1,489,490	$ 1,542,116	$ 1,523,766	$ 1,539,396	$ 15,630
Miscellaneous revenue	37,046	30,600	30,600	5,293	(25,307)
TOTAL REVENUES	1,526,536	1,572,716	1,554,366	1,544,689	(9,677)
EXPENDITURES					
Personnel	1,458,647	1,426,000	1,409,472	1,286,273	123,199
Contractual services	99,363	108,022	103,245	94,402	8,843
Commodities	190,431	217,218	181,074	151,100	29,974
Capital Outlay	139,490	126,400	166,400	137,156	29,244
Grants, claims, shared revenue	-	209	187	-	187
Other	-	10,000	10,000	-	10,000
TOTAL EXPENDITURES	1,887,931	1,887,849	1,870,378	1,668,931	201,447
OTHER FINANCING SOURCES (USES)					
Transfers in	360,000	360,000	360,000	360,000	-
TOTAL OTHER FINANCING SOURCES (USES)	360,000	360,000	360,000	360,000	-
NET CHANGE IN FUND BALANCE	(1,395)	44,867	43,988	235,758	191,770
UNENCUMBERED FUND BALANCE					
Beginning of year	46,371	44,976	44,976	44,976	-
End of year	$ 44,976	$ 89,843	$ 88,964	$ 280,734	$ 191,770

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

SPECIAL REVENUE FUND: SPECIAL 911 TAX - WYANDOTTE COUNTY
Year Ended December 31, 2020

	2019	2020			
		Budget Amounts			Variance with Final Budget-
	Actual Amounts	Original	Final Amended	Actual Amounts	Positive (Negative)
REVENUES					
Tax revenue	$ 833,178	$ 840,000	$ 840,000	895,766	$ 55,766
Miscellaneous revenue	136	-	-	728	728
TOTAL REVENUES	833,314	840,000	840,000	896,494	56,494
EXPENDITURES					
Contractual services	618,866	717,785	715,935	715,775	160
Commodities	-	113,748	38,565	38,564	1
Capital Outlay	82,807	40,967	280,000	279,605	395
Other	81,027	25,000	18,000	-	18,000
TOTAL EXPENDITURES	782,700	897,500	1,052,500	1,033,944	18,556
NET CHANGE IN FUND BALANCE	50,614	(57,500)	(212,500)	(137,450)	75,050
UNENCUMBERED FUND BALANCE					
Beginning of year	194,275	244,889	244,889	244,889	-
End of year	$ 244,889	$ 187,389	$ 32,389	$ 107,439	$ 75,050

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

SPECIAL REVENUE FUND: SPECIAL ALCOHOL AND DRUG PROGRAMS
Year Ended December 31, 2020

	2019	2020			
		Budget Amounts			Variance with Final Budget-
	Actual Amounts	Original	Final Amended	Actual Amounts	Positive (Negative)
REVENUES					
Tax revenue	$ 567,861	$ 605,000	$ 456,741	$ 399,588	$ (57,153)
Fines, forfeitures and penalties	-	100	100	-	(100)
Miscellaneous revenue	-	-	-	-	-
TOTAL REVENUES	567,861	605,100	456,841	399,588	(57,253)
EXPENDITURES					
Personnel	323,972	385,426	406,654	323,546	83,108
Contractual services	100,855	62,095	210,527	137,453	73,074
Commodities	5,877	12,222	8,847	6,465	2,382
Capital Outlay	-	600,000	400,000	-	400,000
Grants, claims, shared revenue	-	150,000	-	-	-
Other	-	50,000	50,000	-	50,000
TOTAL EXPENDITURES	430,704	1,259,743	1,076,028	467,464	608,564
OTHER FINANCING SOURCES (USES)					
Transfers in	-	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	-
NET CHANGE IN FUND BALANCE	137,157	(654,643)	(619,187)	(67,876)	551,311
UNENCUMBERED FUND BALANCE					
Beginning of year	905,378	1,042,535	1,042,535	1,042,535	-
End of year	$ 1,042,535	$ 387,892	$ 423,348	$ 974,659	$ 551,311

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

SPECIAL REVENUE FUND: SPECIAL ASSETS
Year Ended December 31, 2020

	2019	2020			
		Budget Amounts			Variance with Final Budget- Positive (Negative)
	Actual Amounts	Original	Final Amended	Actual Amounts	
REVENUES					
Miscellaneous revenue	$ -	$ -	$ -	$ -	$ -
TOTAL REVENUES	-	-	-	-	-
EXPENDITURES					
Contractual services	-	250,000	250,000	85,988	164,012
Debt	-	-	-	-	-
Other	-	600,000	600,000	63,422	536,578
TOTAL EXPENDITURES	-	850,000	850,000	149,410	700,590
OTHER FINANCING SOURCES (USES)					
Transfers out	-	-	-	(88,722)	(88,722)
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	(88,722)	(88,722)
NET CHANGE IN FUND BALANCE	-	(850,000)	(850,000)	(238,132)	611,868
UNENCUMBERED FUND BALANCE					
Beginning of year	2,282,700	2,282,700	2,282,700	2,282,700	-
End of year	$ 2,282,700	$ 1,432,700	$ 1,432,700	$ 2,044,568	$ 611,868

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

SPECIAL REVENUE FUND: SPECIAL PARKS AND RECREATION
Year Ended December 31, 2020

	2019	2020			
		Budget Amounts			Variance with Final Budget-
	Actual Amounts	Original	Final Amended	Actual Amounts	Positive (Negative)
REVENUES					
Tax revenue	$ 570,927	$ 605,000	$ 456,741	$ 401,048	$ (55,693)
TOTAL REVENUES	570,927	605,000	456,741	401,048	(55,693)
EXPENDITURES					
Personnel	177,060	209,972	205,574	201,276	4,298
Contractual services	122,616	261,421	254,280	249,009	5,271
Commodities	5,500	12,000	19,020	11,829	7,191
Capital outlay	157,521	205,000	57,490	-	57,490
Grants, Glaims, Shared Revenue	-	-	-	-	-
Others	-	10,000	25,000	-	25,000
TOTAL EXPENDITURES	462,697	698,393	561,364	462,114	99,250
NET CHANGE IN FUND BALANCE	108,230	(93,393)	(104,623)	(61,066)	43,557
UNENCUMBERED FUND BALANCE					
Beginning of year	150,963	259,193	259,193	259,193	-
End of year	$ 259,193	$ 165,800	$ 154,570	$ 198,127	$ 43,557

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

SPECIAL REVENUE FUND: SPECIAL STREET AND HIGHWAY
Year Ended December 31, 2020

	2019	2020			
		Budget Amounts			Variance with Final Budget-
	Actual Amounts	Original	Final Amended	Actual Amounts	Positive (Negative)
REVENUES					
Intergovernmental revenue	$ 7,214,263	$ 7,100,000	$ 6,405,120	$ 6,823,922	$ 418,802
Miscellaneous revenue	152,757	5,000	160,000	244,084	84,084
TOTAL REVENUES	7,367,020	7,105,000	6,565,120	7,068,006	502,886
EXPENDITURES					
Personnel	5,652,570	5,907,542	5,053,405	5,021,507	31,898
Contractual	2,941	93,047	62,440	27,403	35,037
Commodities	432,427	470,000	672,560	714,872	(42,312)
Capital outlay	1,394,845	1,496,000	1,236,000	1,102,407	133,593
Grants, claims, shared revenue	-	15,000	14,927	-	14,927
Other	-	10,000	210,000	-	210,000
TOTAL EXPENDITURES	7,482,783	7,991,589	7,249,332	6,866,189	383,143
NET CHANGE IN FUND BALANCE	(115,763)	(886,589)	(684,212)	201,817	886,029
UNENCUMBERED FUND BALANCE					
Beginning of year	1,615,844	1,500,081	1,500,081	1,500,081	-
End of year	$ 1,500,081	$ 613,492	$ 815,869	$ 1,701,898	$ 886,029

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

SPECIAL REVENUE FUND: TOURISM AND CONVENTION PROMOTION
Year Ended December 31, 2020

	2019	2020			
		Budget Amounts			Variance with Final Budget-
	Actual Amounts	Original	Final Amended	Actual Amounts	Positive (Negative)
REVENUES					
Tax revenue	$ 3,683,604	$ 4,138,034	$ 2,235,907	$ 2,460,663	$ 224,756
TOTAL REVENUES	3,683,604	4,138,034	2,235,907	2,460,663	224,756
EXPENDITURES					
Personnel	-	15,000	15,000	5,956	9,044
Contractual	121,787	504,576	614,720	233,665	381,055
Commodities	8,356	12,850	12,850	1,045	11,805
Capital Outlay	136,216	1,461,852	1,285,214	1,093,466	191,748
Grants, claims, shared revenue	1,070,171	1,504,400	1,504,400	1,395,171	109,229
Debt service	-	-	-	-	-
Other	-	1,774,500	1,874,500	-	1,874,500
TOTAL EXPENDITURES	1,336,530	5,273,178	5,306,684	2,729,303	2,577,381
OTHER FINANCING SOURCES (USES)					
Transfers out	(500,000)	(500,000)	(1,525,500)	(525,500)	1,000,000
TOTAL OTHER FINANCING SOURCES (USES)	(500,000)	(500,000)	(1,525,500)	(525,500)	1,000,000
NET CHANGE IN FUND BALANCE	1,847,074	(1,635,144)	(4,596,277)	(794,140)	3,802,137
UNENCUMBERED FUND BALANCE					
Beginning of year	3,921,930	5,769,004	5,769,004	5,769,004	-
End of year	$ 5,769,004	$ 4,133,860	$ 1,172,727	$ 4,974,864	$ 3,802,137

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

SPECIAL REVENUE FUND: TREASURER'S TECHNOLOGY FUND
Year Ended December 31, 2020

	2019	2020			
		Budget Amounts			Variance with Final Budget- Positive (Negative)
	Actual Amounts	Original	Final Amended	Actual Amounts	
REVENUES					
Fines, forfeitures and penalties	$ 43,127	$ 40,000	$ 45,000	$ 50,074	$ 5,074
TOTAL REVENUES	43,127	40,000	45,000	50,074	5,074
EXPENDITURES					
Contractual Services	98,732	15,000	15,000	-	15,000
Commodities	-	29,500	29,500	10,873	18,627
Capital Outlay	240	500	500	144	356
TOTAL EXPENDITURES	98,972	45,000	45,000	11,017	33,983
NET CHANGE IN FUND BALANCE	(55,845)	(5,000)	-	39,057	39,057
UNENCUMBERED FUND BALANCE					
Beginning of year	120,465	64,620	64,620	64,620	-
End of year	$ 64,620	$ 59,620	$ 64,620	$ 103,677	$ 39,057

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

DEBT SERVICE FUND - CITY
Year Ended December 31, 2020

	2019	2020			
		Budget Amounts			Variance with Final Budget-
	Actual Amounts	Original	Final Amended	Actual Amounts	Positive (Negative)
REVENUES					
Tax revenue	$ 24,448,607	$ 24,833,170	$ 24,809,874	$ 25,032,968	$ 223,094
Intergovernmental revenue	-	4,500	-	-	-
Interest income	162,742	200,000	24,844	112,492	87,648
Miscellaneous revenue	751,650	630,000	768,887	501,855	(267,032)
TOTAL REVENUES	25,362,999	25,667,670	25,603,605	25,647,315	43,710
EXPENDITURES					
Contractual Services	8,642	30,000	30,000	13,253	16,747
Debt service	32,222,648	33,504,869	37,669,243	37,009,142	660,101
Other	-	1,000,000	1,000,000	-	1,000,000
TOTAL EXPENDITURES	32,231,290	34,534,869	38,699,243	37,022,395	1,676,848
OTHER FINANCING SOURCES (USES)					
Transfers in	8,575,022	8,662,832	8,634,339	9,065,158	430,819
Transfers out	(360,377)	(294,300)	(294,300)	(655,651)	(361,351)
Total debt service subjected to budget	8,214,645	8,368,532	8,340,039	8,409,507	69,468
Debt service not subjected to budget:					
Bond issue proceeds-refunding bond	8,980,000	-	-	-	-
Premium on bonds	1,357,483	-	-	-	-
Payment to refunded bond escrow agent	(11,537,578)	-	-	-	-
Total debt service not subjeted to budget	(1,200,095)	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	7,014,550	8,368,532	8,340,039	8,409,507	69,468
NET CHANGE IN FUND BALANCE	146,259	(498,667)	(4,755,599)	(2,965,573)	1,790,026
UNENCUMBERED FUND BALANCE					
Beginning of year	8,346,461	8,492,720	8,492,720	8,492,720	-
End of year	$ 8,492,720	$ 7,994,053	$ 3,737,121	$ 5,527,147	$ 1,790,026

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

DEBT SERVICE FUND - COUNTY
Year Ended December 31, 2020

	2019	2020			
		Budget Amounts			Variance with Final Budget-
	Actual Amounts	Original	Final Amended	Actual Amounts	Positive (Negative)
REVENUES					
Tax revenue	$ 3,280,824	$ 3,386,068	$ 3,260,896	$ 3,300,427	$ 39,531
Interest income	131,570	50,000	87,458	64,358	(23,100)
Miscellaneous revenue	390,444	390,000	390,000	388,787	(1,213)
TOTAL REVENUES	3,802,838	3,826,068	3,738,354	3,753,572	15,218
EXPENDITURES					
Contractual Services	5,108	6,000	6,000	6,984	(984)
Capital Outlay	217,192	205,000	205,000	176,424	28,576
Debt service	4,824,945	4,815,823	7,065,822	6,733,699	332,123
Other	-	300,000	300,000	-	300,000
TOTAL EXPENDITURES	5,047,245	5,326,823	7,576,822	6,917,107	659,715
OTHER FINANCING SOURCES (USES)					
Transfers in	1,000,000	1,200,000	1,200,000	1,200,000	-
TOTAL OTHER FINANCING SOURCES (USES)	1,000,000	1,200,000	1,200,000	1,200,000	-
NET CHANGE IN FUND BALANCE	(244,407)	(300,755)	(2,638,468)	(1,963,535)	674,933
UNENCUMBERED FUND BALANCE					
Beginning of year	4,734,419	4,490,012	4,490,012	4,490,012	-
End of year	$ 4,490,012	$ 4,189,257	$ 1,851,544	$ 2,526,477	$ 674,933

ENTERPRISE FUNDS

Proprietary Funds

Proprietary funds are a group of funds that account for activities that are often seen in the private sector and are operated in a similar manner as in the private sector.

Enterprise Funds

Revenues from user service fees directly fund the six funds contained in the Enterprise Funds category. Of the six funds, two funds are considered major funds, the Sewer System Fund and the Kansas City, Kansas Board of Public Utilities Fund. Statements for these two major enterprise funds are included in the Basic Financial Statements found in the Financial Section of this document. A comparative budgetary schedule of the Sewer System Fund is presented in this report

* **Sewer System Enterprise Fund** provides financing for Water Pollution Control and is responsible for day-to-day and future operations, routine system maintenance, capital investment and payment on outstanding debt.

* **Board of Public Utilities (BPU) Fund** is the Unified Government's electric and water utlity system managed, operated, maintained and controlled on a day-to-day basis by the Board of Public Utilities. The BPU is an administrative agency of the Unified Government. The BPU water and electric utility assets are owned by the Unified Government.

Non Major Enterprise Funds

* **Emergency Medical Services Fund** was established on January 1, 2005 to pay for emergency medical services, including ambulance transport provided by the Kansas City, Kansas Fire Department. Primary sources of revenue are a one-fourth cent public safety sales tax passed by Kansas City, Kansas voters on June 8, 2004 and various charges for services.
* **Public Levee Enterprise Fund** expends lease income revenues to pay for the operation of and improvements to office and warehouse space located in the Fairfax Industrial District, and for payments on outstanding debt. The facility contains approximately 560,000 square fee of industrial and office space on approximately 111 acres.
* **Stormwater Utility Enterprise Fund** receives revenue from the Stormwater Utility fee that is used to fund the operations, maintenance, capital improvements and debt service for the Unified Government's Municipal Separate Storm Sewer System.
* **Sunflower Hills Golf Course Fund** established through an interlocal agreement, provides funding for an 18-hole, 192-acre championship golf course and clubhouse facilities. Revenues are generated from greens fees, cart rentals and concessions.
* **Stadium Fund** records the revenues and expenditures related to the operations of a professional baseball stadium acquired by the Unified Government in 2014.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

COMBINING STATEMENT OF NET POSITION

NONMAJOR ENTERPRISE FUNDS

As of December 31, 2020

	EMS	Public Levee	Stormwater Enterprise	Sunflower Hills Golf Course	Stadium	Totals Nonmajor Funds
ASSETS						
Cash and temporary investments	$ 1,596,640	$ 419,269	$ 2,197,227	$ 196,405	$ 52,143	$ 4,461,684
Restricted cash ahd temporary investments	-	-	-	-	-	-
Receivables (net uncollectible)						
Taxes	1,281,057	-	-	-	-	1,281,057
Accounts and returns	900,084	23,741	349,314	3,898	402,945	1,679,982
Due from other funds	223,123	-	1,199,759	-	-	1,422,882
Capital assets	12,256,313	116,598	46,257,440	5,677,235	6,421,447	70,729,033
Construction in progress	94,065	-	12,887,152	-	-	12,981,217
Accumulated depreciation	(4,652,868)	-	(2,798,230)	(4,551,375)	(580,053)	(12,582,526)
TOTAL ASSETS	11,698,414	559,608	60,092,662	1,326,163	6,296,482	79,973,329
DEFERRED OUTFLOWS OF RESOURCES						
Deferred refunding	-	25,304	-	-	-	25,304
Deferred outflows - pensions	2,713,360	-	62,917	48,575	-	2,824,852
Deferred outflows - OPEB	1,264,622	-	88,024	67,053	-	1,419,699
TOTAL DEFERRED OUTFLOWS OF RESOURCES	3,977,982	25,304	150,941	115,628	-	4,269,855
LIABILITIES						
CURRENT LIABILITIES						
Accounts and contracts payable	75,242	-	497,587	10,043	15,248	598,120
Accrued wages and other	229,814	-	6,294	5,658	-	241,766
Accrued interest payable	-	10,058	670,443	-	-	680,501
Temporary notes payable	-	-	837,962	-	-	837,962
Due to others		3,015				3,015
Due to other funds	66,257	-	-	147,466	-	213,723
Compensated absences payable	334,008	-	-	1,849	-	335,857
Current maturities of long-term debt	658,664	230,000	1,211,987	-	-	2,100,651
Total current liabilities	1,363,985	243,073	3,224,273	165,016	15,248	5,011,595
LONG-TERM LIABILITIES						
Compensated absences payable	4,526,885	-	-	25,064	-	4,551,949
Capital lease payable	4,613,166	-	-	-	-	4,613,166
General obligation bonds payable (net of unamortized premiums)	-	961,649	36,911,383	-	-	37,873,032
Total OPEB liability	4,059,869	-	292,617	222,834	-	4,575,320
Net pension liability	10,868,650	-	245,155	188,372	-	11,302,177
Total long-term liabilities	24,068,570	961,649	37,449,155	436,270	-	62,915,644
TOTAL LIABILITIES	25,432,555	1,204,722	40,673,428	601,286	15,248	67,927,239
DEFERRED INFLOWS OF RESOURCES						
Deferred inflows - pensions	341,853	-	4,898	3,747	-	350,498
Deferred inflows - OPEB	215,395	-	20,909	15,886	-	252,190
TOTAL DEFERRED INFLOWS OF RESOURCES	557,248	-	25,807	19,633	-	602,688
NET POSITION						
Net investment in capital assets	2,425,680	(1,075,051)	18,572,890	1,125,860	5,841,394	26,890,773
Unrestricted	(12,739,087)	455,241	971,478	(304,988)	439,840	(11,177,516)
TOTAL NET POSITION	$ (10,313,407)	$ (619,810)	$ 19,544,368	$ 820,872	$ 6,281,234	$ 15,713,257

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION

NONMAJOR ENTERPRISE FUNDS
Year ended December 31, 2020

	EMS	Public Levee	Stormwater Enterprise	Sunflower Hills Golf Course	Stadium	Totals Nonmajor Funds
OPERATING REVENUES						
Charges for service	$ 3,766,899	$ -	$ -	$ 819,475	$ -	$ 4,586,374
Fines/forfeits/fees	-	-	3,509,770	-	-	3,509,770
Earned lease income	-	331,243	-	-	5,000	336,243
Miscellaneous revenues	11,654	-	-	-	-	11,654
TOTAL OPERATING REVENUES	3,778,553	331,243	3,509,770	819,475	5,000	8,444,041
OPERATING EXPENSES						
Cost of sales and service	7,949,264	67,974	1,809,473	693,058	496,104	11,015,873
Depreciation and amortization	1,227,527	-	781,978	97,005	105,311	2,211,821
TOTAL OPERATING EXPENSES	9,176,791	67,974	2,591,451	790,063	601,415	13,227,694
Operating income (loss)	(5,398,238)	263,269	918,319	29,412	(596,415)	(4,783,653)
NON-OPERATING REVENUES (EXPENSES)						
Taxes	7,007,328	-	-	-	-	7,007,328
Interest earnings	(4,306)	7,265	143,588	3,284	15,238	165,069
Interest expense	(188,037)	(34,955)	(1,420,815)	-	-	(1,643,807)
TOTAL NON-OPERATING REVENUES (EXPENSES)	6,814,985	(27,690)	(1,277,227)	3,284	15,238	5,528,590
INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS	1,416,747	235,579	(358,908)	32,696	(581,177)	744,937
Transfers in	-	-	15,709,017	1,565,587	500,000	17,774,604
Transfers out	(2,256,000)	-	(20,112,770)	-	(1,168,037)	(23,536,807)
Capital contributions-local government	-	-	17,942,399	-	-	17,942,399
TOTAL CONTRIBUTIONS AND TRANSFERS	(2,256,000)	-	13,538,646	1,565,587	(668,037)	12,180,196
CHANGE IN NET POSITION	(839,253)	235,579	13,179,738	1,598,283	(1,249,214)	12,925,133
Beginning of year	(9,474,154)	(855,389)	6,364,630	(777,411)	7,530,448	2,788,124
End of year	$ (10,313,407)	$ (619,810)	$ 19,544,368	$ 820,872	$ 6,281,234	$ 15,713,257

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

COMBINING STATEMENT OF CASH FLOWS

NONMAJOR ENTERPRISE FUNDS

Year ended December 31, 2020

	EMS	Public Levee	Stormwater Enterprise	Sunflower Hills Golf Course	Stadium	Totals Nonmajor Funds
CASH FLOWS FROM OPERATING ACTIVITIES						
Receipts from customers	$ 3,799,971	$ 316,943	$ 3,507,799	$ 817,088	$ 30,616	$ 8,472,417
Payments to suppliers	(2,124,692)	(64,959)	(1,300,464)	(1,775,102)	(604,652)	(5,869,869)
Payments to employees	(4,814,101)	-	(382,108)	(320,249)	-	(5,516,458)
NET CASH FLOW FROM OPERATING ACTIVITIES	(3,138,822)	251,984	1,825,227	(1,278,263)	(574,036)	(2,913,910)
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES						
Receipts from sales taxes	7,016,525	-	-	-	-	7,016,525
Transfer in	-	-	15,709,017	1,565,587	500,000	17,774,604
Transfers out	(2,256,000)	-	(20,112,770)	-	(1,168,037)	(23,536,807)
NET CASH FLOW FROM NON-CAPITAL FINANCING ACTIVITIES	4,760,525	-	(4,403,753)	1,565,587	(668,037)	1,254,322
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES						
Principal paid on bonds	-	(225,000)	(2,854,644)	-	-	(3,079,644)
Principal paid on capital lease	(790,567)	-	-	-	-	(790,567)
Principal paid on temporary notes	-	-	(12,533,227)	-	-	(12,533,227)
Proceeds from issuance of bonds	-	-	18,098,772	-	-	18,098,772
Proceeds from temporary notes	-	-	837,962	-	-	837,962
Interest paid on bonds and capital leases	(188,037)	(34,518)	(878,019)	-	-	(1,100,574)
Payments for debt issuance costs	-	-	(293,736)	-	-	(293,736)
Acquisition of capital assets	(36,902)	-	(1,301,070)	(147,466)	(143,612)	(1,629,050)
NET CASH FLOW FROM CAPITAL AND RELATED FINANCING ACTIVITIES	(1,015,506)	(259,518)	1,076,038	(147,466)	(143,612)	(490,064)
CASH FLOWS FROM INVESTING ACTIVITIES						
Interest on investments	(4,306)	7,265	169,584	3,284	15,238	191,065
NET CASH FLOW FROM INVESTING ACTIVITIES	(4,306)	7,265	169,584	3,284	15,238	191,065
NET INCREASE (DECREASE) IN CASH AND INVESTMENTS	601,891	(269)	(1,332,904)	143,142	(1,370,447)	(1,958,587)
CASH AND CASH EQUIVALENTS						
Beginning of year	994,749	419,538	3,530,131	53,263	1,422,590	6,420,271
End of year	$ 1,596,640	$ 419,269	$ 2,197,227	$ 196,405	$ 52,143	$ 4,461,684

	EMS	Public Levee	Stormwater Enterprise	Sunflower Hills Golf Course	Stadium	Totals Nonmajor Funds
RECONCILIATION OF OPERATING INCOME TO CASH FLOWS FROM OPERATING ACTIVITIES						
Operating income (loss)	$ (5,398,238)	$ 263,269	$ 918,319	$ 29,412	$ (596,415)	$ (4,783,653)
Adjustments to reconcile operating income (loss) to cash flow from operating activities						
Depreciation and amortization	1,227,527	-	781,978	97,005	105,311	2,211,821
Changes in assets and liabilities						
Accounts receivable	21,418	(14,300)	(1,971)	(2,387)	25,616	28,376
Deferred outflows - pensions	(1,148,194)	-	(35,589)	(27,617)	-	(1,211,400)
Deferred outflows - OPEB	(649,625)	-	(45,212)	(34,442)	-	(729,279)
Accrued wages and expenses	9,293	-	(35,363)	(7,068)	-	(33,138)
Accounts payable	(159,581)	-	131,616	103	(108,548)	(136,410)
Accrued vacation and sick pay	273,648	-	-	(621)	-	273,027
Due to others	-	3,015	-	-	-	3,015
Due to other funds	-	-	-	(1,418,121)	-	(1,418,121)
Total OPEB liability	989,456	-	67,881	51,716	-	1,109,053
Net pension liability	1,740,480	-	48,573	37,605	-	1,826,658
Deferred inflows - pensions	(28,875)	-	(4,274)	(3,288)	-	(36,437)
Deferred inflows - OPEB	(16,131)	-	(731)	(560)	-	(17,422)
NET CASH FROM OPERATING ACTIVITIES	$ (3,138,822)	$ 251,984	$ 1,825,227	$ (1,278,263)	$ (574,036)	$ (2,913,910)
SUPPLMENTAL DISCLOSURE OF NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES						
Capital contributions-local government	$ -	$ -	$ 17,942,399	$ -	$ -	$ 17,942,399

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN NET POSITION
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

ENTERPRISE FUND: SEWER SYSTEM

Year ended December 31, 2020

	2019	2020			
		Budgeted Amounts			Variance with Final Budget -
	Actual Amounts	Original	Final Amended	Actual Amounts	Positive (Negative)
OPERATING REVENUES					
Charges for services	$ 39,825,616	$ 43,246,000	$ 41,826,800	$ 40,629,941	$ (1,196,859)
Permits and licenses	410,555	336,000	336,000	205,707	(130,293)
Miscellaneous revenues	202,016	45,000	70,000	215,382	145,382
TOTAL OPERATING REVENUES	40,438,187	43,627,000	42,232,800	41,051,030	(1,181,770)
OPERATING EXPENSES					
Personnel costs	10,256,272	11,593,893	10,490,299	10,720,354	(230,055)
Contractual services	3,607,462	4,862,979	4,235,293	2,917,646	1,317,647
Commodities	4,047,392	5,491,661	5,250,747	4,107,089	1,143,658
Capital outlay	12,997,265	15,202,800	14,012,930	12,139,048	1,873,882
Grants, claims and shared revenue	5,648,163	6,548,400	6,060,771	5,733,536	327,235
TOTAL OPERATING EXPENSES	36,556,554	43,699,733	40,050,040	35,617,673	4,432,367
Net operating income (loss)	3,881,633	(72,733)	2,182,760	5,433,357	3,250,597
NON-OPERATING REVENUES (EXPENSES)					
Tax revenue	12,950	16,500	13,500	12,738	(762)
Transfers In	325,000	430,000	-	37	37
Interest earnings	730,682	700,000	472,500	550,492	77,992
Debt service	(3,858,072)	(10,096,000)	(10,096,000)	(10,037,243)	58,757
Other	-	(500,000)	(256,000)	-	256,000
Transfers out: debt service	(5,769,186)	(6,025,661)	(6,081,965)	(6,072,174)	9,791
TOTAL NON-OPERATING REVENUES (EXPENSES)	(8,558,626)	(15,475,161)	(15,947,965)	(15,546,150)	401,815
NET CHANGE IN UNENCUMBERED FUND BALANCE	(4,676,993)	(15,547,894)	(13,765,205)	(10,112,793)	3,652,412
UNENCUMBERED FUND BALANCE					
Beginning of year	26,086,816	21,409,823	21,409,823	21,409,823	-
End of year	$ 21,409,823	$ 5,861,929	$ 7,644,618	$ 11,297,030	$ 3,652,412

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN NET POSITION
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

ENTERPRISE FUND: EMERGENCY MEDICAL SERVICES

Year ended December 31, 2020

	2019	2020			
		Budgeted Amounts			Variance with Final Budget -
	Actual Amounts	Original	Final Amended	Actual Amounts	Positive (Negative)
OPERATING REVENUES					
Charges for service	$ 4,506,696	$ 4,824,000	$ 3,962,000	$ 3,766,899	$ (195,101)
Miscellaneous revenues	3	-	2,500	371	(2,129)
TOTAL OPERATING REVENUES	4,506,699	4,824,000	3,964,500	3,767,270	(197,230)
OPERATING EXPENSES					
Personnel costs	6,765,368	6,725,928	5,072,498	4,823,396	249,102
Contractual services	674,570	699,864	637,856	619,826	18,030
Commodities	842,726	769,494	770,331	727,864	42,467
Capital outlay	976,359	1,436,121	991,109	1,132,293	(141,184)
Grants,claims,shared revenue	411,609	607,321	597,218	597,218	-
Other expenses	-	-	15,000	-	15,000
TOTAL OPERATING EXPENSES	9,670,632	10,238,728	8,084,012	7,900,597	183,415
Net operating income (loss)	(5,163,933)	(5,414,728)	(4,119,512)	(4,133,327)	(13,815)
NON-OPERATING REVENUES (EXPENSES)					
Tax revenue	6,898,999	7,277,500	6,164,354	7,016,525	852,171
Interest earnings	27,441	10,000	10,000	17,112	7,112
Transfers out	(2,256,000)	(2,256,000)	(2,256,000)	(2,256,000)	-
Other non-operating income	2,268	-	-	11,654	11,654
Other non-operating expense	-	(15,000)	-	-	-
TOTAL NON-OPERATING REVENUES (EXPENSES)	4,672,708	5,016,500	3,918,354	4,789,291	870,937
NET CHANGE IN UNENCUMBERED FUND BALANCE	(491,225)	(398,228)	(201,158)	655,964	857,122
UNENCUMBERED FUND BALANCE					
Beginning of year	714,262	223,037	223,037	223,037	-
End of year	$ 223,037	$ (175,191)	$ 21,879	$ 879,001	$ 857,122

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN NET POSITION
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

ENTERPRISE FUND: PUBLIC LEVEE

Year ended December 31, 2020

	2019	2020			
		Budgeted Amounts			Variance with Final Budget -
	Actual Amounts	Original	Final Amended	Actual Amounts	Positive (Negative)
OPERATING REVENUES					
Miscellaneous revenues	$ 330,390	$ 330,000	$ 331,000	$ 331,244	$ 244
TOTAL OPERATING REVENUES	330,390	330,000	331,000	331,244	244
OPERATING EXPENSES					
Contractual services	65,236	70,000	75,600	67,976	7,624
Capital outlay	1,318	30,000	28,680	-	28,680
Other expenses	-	30,000	50,000	-	50,000
TOTAL OPERATING EXPENSES	66,554	130,000	154,280	67,976	86,304
Net operating income (loss)	263,836	200,000	176,720	263,268	86,548
NON-OPERATING REVENUES (EXPENSES)					
Interest earnings	9,640	10,000	5,500	6,729	1,229
Transfer out: debt service	(257,440)	(258,040)	(258,040)	(258,040)	-
TOTAL NON-OPERATING REVENUES (EXPENSES)	(247,800)	(248,040)	(252,540)	(251,311)	1,229
NET CHANGE IN UNENCUMBERED FUND BALANCE	16,036	(48,040)	(75,820)	11,957	87,777
UNENCUMBERED FUND BALANCE					
Beginning of year	308,515	324,551	324,551	324,551	-
End of year	$ 324,551	$ 276,511	$ 248,731	$ 336,508	$ 87,777

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN NET POSITION
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

ENTERPRISE FUND: STORMWATER

Year ended December 31, 2020

	2019	2020			
		Budgeted Amounts			Variance with Final Budget -
	Actual Amounts	Original	Final Amended	Actual Amounts	Positive (Negative)
OPERATING REVENUES					
Fines, forfeitures and penalties	$ 3,483,161	$ 3,460,000	$ 3,460,000	$ 3,509,770	$ 49,770
Miscellaneous revenues	715,961	600,000	600,000	23,547	(576,453)
TOTAL OPERATING REVENUES	4,199,122	4,060,000	4,060,000	3,533,317	(526,683)
OPERATING EXPENSES					
Personnel costs	374,856	440,500	440,500	346,744	93,756
Contractual services	209,122	348,400	253,150	214,080	39,070
Commodities	293	2,000	2,000	1,188	812
Capital outlay	1,686,107	1,525,000	1,530,000	1,576,117	(46,117)
Grants, claims, shared revenue	370,941	378,411	378,411	378,411	-
TOTAL OPERATING EXPENSES	2,641,319	2,694,311	2,604,061	2,516,540	87,521
Net operating income (loss)	1,557,803	1,365,689	1,455,939	1,016,777	(439,162)
NON-OPERATING REVENUES (EXPENSES)					
Interest earnings	82,024	85,000	50,000	48,193	(1,807)
Debt service	(7,395)	(175,000)	(175,000)	(174,394)	606
Transfers out: debt service	(1,718,790)	(1,729,588)	(1,729,588)	(1,729,589)	(1)
TOTAL NON-OPERATING REVENUES (EXPENSES)	(1,644,161)	(1,819,588)	(1,854,588)	(1,855,790)	(1,202)
NET CHANGE IN UNENCUMBERED FUND BALANCE	(86,358)	(453,899)	(398,649)	(839,013)	(440,364)
UNENCUMBERED FUND BALANCE					
Beginning of year	2,084,423	1,998,065	1,998,065	1,998,065	-
End of year	$ 1,998,065	$ 1,544,166	$ 1,599,416	$ 1,159,052	$ (440,364)

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN NET POSITION
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

ENTERPRISE FUND: SUNFLOWER HILLS GOLF COURSE

Year ended December 31, 2020

	2019	2020			
		Budgeted Amounts			Variance with Final Budget -
	Actual Amounts	Original	Final Amended	Actual Amounts	Positive (Negative)
OPERATING REVENUES					
Charges for service	$ 662,945	$ 660,900	$ 660,900	$ 819,476	$ 158,576
TOTAL OPERATING REVENUES	662,945	660,900	660,900	819,476	158,576
OPERATING EXPENSES					
Personnel costs	316,944	308,911	309,433	313,181	(3,748)
Contractual services	213,984	232,660	232,705	235,525	(2,820)
Commodities	124,250	127,431	127,453	121,560	5,893
Grants	-	-	-	-	-
Capital outlay	3,713	16,000	-	-	-
TOTAL OPERATING EXPENSES	658,891	685,002	669,591	670,266	(675)
Net operating income (loss)	4,054	(24,102)	(8,691)	149,210	157,901
NON-OPERATING REVENUES (EXPENSES)					
Interest earnings	678	200	875	896	21
Transfers In	30,000	30,000	30,000	-	(30,000)
TOTAL NON-OPERATING REVENUES (EXPENSES)	30,678	30,200	30,875	896	(29,979)
NET CHANGE IN UNENCUMBERED FUND BALANCE	34,732	6,098	22,184	150,106	127,922
UNENCUMBERED FUND BALANCE					
Beginning of year	10,187	44,919	44,919	44,919	-
End of year	$ 44,919	$ 51,017	$ 67,103	$ 195,025	$ 127,922

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN NET POSITION
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

ENTERPRISE FUND: LEGENDS STADIUM
Year ended December 31, 2020

	2019	2020			
		Budgeted Amounts			Variance with Final Budget -
	Actual Amounts	Original	Final Amended	Actual Amounts	Positive (Negative)
OPERATING REVENUES					
Miscellaneous revenues	$ 156,197	$ 35,000	$ 35,000	$ 5,000	$ (30,000)
TOTAL OPERATING REVENUES	156,197	35,000	35,000	5,000	(30,000)
OPERATING EXPENSES					
Contractual services	274,524	243,600	231,600	207,999	23,601
Commodities	234,483	300,000	300,000	200,913	99,087
Capital outlay	96,944	300,000	300,000	263,636	36,364
Other expenses	-	-	46,000	-	46,000
TOTAL OPERATING EXPENSES	605,951	843,600	877,600	672,548	205,052
Net operating income (loss)	(449,754)	(808,600)	(842,600)	(667,548)	175,052
NON-OPERATING REVENUES (EXPENSES)					
Interest earnings	20,901	20,000	13,000	15,491	2,491
Transfer in	500,000	500,000	500,000	500,000	-
Transfers out	-	-	(1,170,000)	-	1,170,000
Other non-operating expense	-	-	-	(25,363)	(25,363)
TOTAL NON-OPERATING REVENUES (EXPENSES)	520,901	520,000	(657,000)	490,128	1,147,128
NET CHANGE IN UNENCUMBERED FUND BALANCE	71,147	(288,600)	(1,499,600)	(177,420)	1,322,180
UNENCUMBERED FUND BALANCE					
Beginning of year	2,398,906	2,470,053	2,470,053	2,470,053	-
End of year	$ 2,470,053	$ 2,181,453	$ 970,453	$ 2,292,633	$ 1,322,180

INTERNAL SERVICE FUNDS

Internal Service Funds

Internal Service Funds derive their revenues primarily from other Unified Government units and exist to support the implementation of an internal function.

* **Workers' Compensation Fund** receives revenue from the Unified Government operating departments to pay claims submitted by Unified Government employees related to injuries incurred on the job. The fund also pays for administrative services associated with claims review.

* **Health Benefits Fund** receives premium revenue and contributions from current and former employees and from the Unified Government as the employer's share of premiums for health insurance. Expenses include claims paid on behalf of employees and covered dependents, insurance premiums to the health plans, administrative services associated with claims review of self-insured plans, and stop-loss insurance premiums for the self-insured plans.

* **Cafeteria Plan (Section 125) Fund** receives deductions from employees' salary and reimburses employees for expenses related to medical claims or dependent care. All contributions not claimed by employees revert to the Unified Government.

* **Fleet Fund** provides and maintains vehicles and equipment for Unified Government departments.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

COMBINING STATEMENT OF NET POSITION

INTERNAL SERVICE FUNDS

As of December 31, 2020

	Workers' Compensation	Self-Insured Health Care	Cafeteria Plan (Section 125)	Fleet Fund	Totals Internal Service
ASSETS					
Cash and investments	$ -	$ -	$ 205,350	$ 110,667	$ 316,017
Restricted cash	4,039,487	1,505,832	-	-	5,545,319
Accounts receivable	-	1,096,767	116	123,123	1,220,006
TOTAL ASSETS	$ 4,039,487	$ 2,602,599	$ 205,466	$ 233,790	$ 7,081,342
LIABILITIES					
CURRENT LIABILITIES					
Accounts payable	$ -	$ 187,180	$ -	$ -	$ 187,180
Due to other funds	-	203,714	-	-	203,714
Due to others	-	92,284	-	-	92,284
Claims incurred but not reported	1,561,694	2,799,000	-	-	4,360,694
Total current liabilities	1,561,694	3,282,178	-	-	4,843,872
LONG-TERM LIABILITIES					
Claims incurred but not reported	3,708,306	-	-	-	3,708,306
Total long-term liabilities	3,708,306	-	-	-	3,708,306
TOTAL LIABILITIES	5,270,000	3,282,178	-	-	8,552,178
NET POSITION					
Net position	$ (1,230,513)	$ (679,579)	$ 205,466	$ 233,790	$ (1,470,836)

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

COMBINING STATEMENT OF REVENUES, EXPENSES

AND CHANGES IN NET POSITION

INTERNAL SERVICE FUNDS

Year ended December 31, 2020

	Workers' Compensation	Self-Insured Health Care	Cafeteria Plan (Section 125)	Fleet Fund	Totals Internal Service
OPERATING REVENUES					
Miscellaneous revenues	$ 3,534,593	$ 37,505,517	$ 198,785	$ -	$ 41,238,895
Reimbursements	-	3,159,561	-	15,996	3,175,557
TOTAL OPERATING REVENUES	3,534,593	40,665,078	198,785	15,996	44,414,452
OPERATING EXPENSES					
Cost of sales and service	3,375,622	38,884,771	179,418	20,621	42,460,432
TOTAL OPERATING EXPENSES	3,375,622	38,884,771	179,418	20,621	42,460,432
Net operating income (loss)	158,971	1,780,307	19,367	(4,625)	1,954,020
NON-OPERATING REVENUE					
Interest income	-	18,915	-	-	18,915
TOTAL NON-OPERATING REVENUES	-	18,915	-	-	18,915
Income (loss) before transfers	158,971	1,799,222	19,367	(4,625)	1,972,935
Transfers In	-	-	-	238,415	238,415
NET INCOME (LOSS)	158,971	1,799,222	19,367	233,790	2,211,350
NET POSITON					
Beginning of year	(1,389,484)	(2,478,801)	186,099	-	(3,682,186)
End of year	$ (1,230,513)	$ (679,579)	$ 205,466	$ 233,790	$ (1,470,836)

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

COMBINING STATEMENT OF CASH FLOWS

INTERNAL SERVICE FUNDS

Year ended December 31, 2020

	Workers' Compensation	Self-Insured Health Care	Cafeteria Plan (Section 125)	Fleet Fund	Totals 2020
CASH FLOWS FROM OPERATING ACTIVITIES					
Receipts from customers	$ 3,534,593	$ 40,215,456	$ 198,785	$ (107,127)	$ 43,841,707
Payments to employees and suppliers	(2,449,622)	(41,607,557)	(179,419)	(20,621)	(44,257,219)
NET CASH FLOWS FROM OPERATING ACTIVITIES	1,084,971	(1,392,101)	19,366	(127,748)	(415,512)
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES:					
Transfer in	-	-	-	238,415	238,415
NET CASH FLOW FROM NON-CAPITAL FINANCING ACTIVITIES	-	-	-	238,415	238,415
CASH FLOWS FROM INVESTING ACTIVITIES:					
Interest on investments	-	18,915	-	-	18,915
NET CASH FLOW FROM INVESTING ACTIVITIES	-	18,915	-	-	18,915
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	1,084,971	(1,373,186)	19,366	110,667	(158,182)
CASH AND CASH EQUIVALENTS					
Beginning of year	2,954,516	2,879,018	185,984	-	6,019,518
End of year	$ 4,039,487	$ 1,505,832	$ 205,350	$ 110,667	$ 5,861,336
RECONCILIATION OF OPERATING INCOME TO CASH FLOWS FROM OPERATING ACTIVITIES					
Operating income (loss)	$ 158,971	$ 1,780,307	$ 19,367	$ (4,625)	$ 1,954,020
Changes in assets and liabilities					
Accounts receivable	-	(449,622)	(1)	(123,123)	(572,746)
Accounts payable	-	(4,503)	-	-	(4,503)
Claims incurred	926,000	(108,000)	-	-	818,000
Due to others	-	(3,807)	-	-	(3,807)
Due to other funds	-	(2,606,476)	-	-	(2,606,476)
	$ 1,084,971	$ (1,392,101)	$ 19,366	$ (127,748)	$ (415,512)

CUSTODIAL FUNDS

Fiduciary Funds

Fiduciary funds are trust and agency funds which account for assets held by a governmental unit in a trustee capacity or as an agent for individuals, private organizations, other governmental units, or other funds. These include expendable trust funds, non-expendable trust funds, pension trust funds, and agency funds.

Custodial Funds

Custodial Funds hold funding for short periods of time operating primarily as a clearing account. All cash balances are offset by amounts due to others. Custodial funds render custodial care to assets pending disbursement to outside entities.

* **Custodial Fund**
* **Fire Insurance Proceeds Fund**
* **Sheriff Agency Fund**
* **County-wide Tax Collection Agency Fund**
* **County-wide Tax Distribution Agency Fund**

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

COMBINING STATEMENT OF FIDUCIARY NET POSITION

CUSTODIAL FUNDS

As of December 31, 2020

	Custodial	Fire Insurance Proceeds	Sheriff	Tax Collection	Tax Distribution	Totals Custodial
ASSETS						
Restricted cash	154,471	272,617	123,393	143,189,194	65,484	143,805,159
Accounts receivable	-	-	-	57,188	-	57,188
TOTAL ASSETS	$ 154,471	$ 272,617	$ 123,393	$ 143,246,382	$ 65,484	$ 143,862,347
LIABILITIES						
Accounts payable	$ 7,183	$ -	$ -	$ -	$ -	$ 7,183
Due to other governments	-	-	-	143,246,382	65,484	143,311,866
TOTAL LIABILITIES	7,183	-	-	143,246,382	65,484	143,319,049
NET POSITION						
Restricted for individuals, organizations and other governments	147,288	272,617	123,393	-	-	543,298
TOTAL NET POSITION	$ 147,288	$ 272,617	$ 123,393	$ -	$ -	$ 543,298

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

COMBINING STATEMENT OF CHANGES IN

FIDUCIARY NET POSITION

CUSTODIAL FUNDS

Year ended December 31, 2020

	Custodial	Fire Insurance Proceeds	Sheriff	Tax Collection	Tax Distribution	Totals Custodial
ADDITION						
Property tax collections for other governments	$ -	$ -	$ -	$ 272,837,270	$ 197,357,083	$ 470,194,353
Miscellaneous revenues	502,723	157,201	716,226	-	-	1,376,150
TOTAL ADDITIONS	502,723	157,201	716,226	272,837,270	197,357,083	471,570,503
DEDUCTIONS						
Payments to individuals	687,742	137,386	625,467	-	-	1,450,595
Payments of property tax to other governments	-	-	-	272,837,270	197,357,083	470,194,353
TOTAL DEDUCTIONS	687,742	137,386	625,467	272,837,270	197,357,083	471,644,948
NET INCREASE (DECREASE) IN						
FIDUCIARY NET POSITION	(185,019)	19,815	90,759	-	-	(74,445)
NET POSITON						
Beginning of year	-	-	-	-	-	-
Prior period adjustment	332,307	252,802	32,634	-	-	617,743
Beginning of year, restated	332,307	252,802	32,634	-	-	617,743
End of year	$ 147,288	$ 272,617	$ 123,393	$ -	$ -	$ 543,298

STATISTICAL SECTION

Table of Contents - Statistical Section

This part of the Unified Government's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the government's overall financial health.

164 Financial Trends

These schedules contain trend information to help the reader understand how the Government's financial performance and well-being have changed over time.

176 Revenue Capacity

These schedules contain information to help the reader assess the factors affecting the Government's ability to generate its property and sales tax.

185 Debt Capacity

These schedules present information to help the reader assess the affordability of the Government's current levels of outstanding debt and the Government's ability to issue additional debt in the future.

193 Demographic and Economic Information

These schedules offer demographic and economic indicators to help the reader understand the environment within which the Government's financial activities take place and to help make comparisons over time and with other governments.

195 Operating Information

These schedules contain information about the Government's operations and resources to help the reader understand how the Government's financial information relates to the services the Government provides and the activities it performs.

TABLE 1

NET POSITION BY COMPONENT
Last Ten Fiscal Years
(Accrual Basis of Accounting)

	2011	2012	2013	2014	2015
Governmental activities					
Net investments in capital assets	$ 265,081,754	$ 229,277,747	$ 240,297,777	$ 225,110,072	$ 218,839,753
Restricted	15,014,405	52,449,466	54,073,195	50,125,523	79,616,230
Unrestricted	(124,052,943)	(131,703,070)	(203,472,943)	(192,652,386)	(354,048,111)
Total governmental activities net position	$ 156,043,216	$ 150,024,143	$ 90,898,029	$ 82,583,209	$ (55,592,128)
Business-type activities					
Net investments in capital assets	$ 419,256,036	$ 428,738,821	$ 423,372,753	$ 429,605,573	$ 432,030,655
Restricted	100,186,670	69,552,333	48,963,655	28,935,418	24,783,759
Unrestricted	(22,225,539)	2,992,459	32,521,978	54,496,015	69,117,940
Total business-type activities net position	$ 497,217,167	$ 501,283,613	$ 504,858,386	$ 513,037,006	$ 525,932,354
Primary government					
Net investments in capital assets	$ 684,337,790	$ 658,016,568	$ 663,670,530	$ 654,715,645	$ 650,870,408
Restricted	115,201,075	122,001,799	103,036,850	79,060,941	104,399,989
Unrestricted	(146,278,482)	(128,710,611)	(170,950,965)	(138,156,371)	(284,930,171)
Total primary government net position	$ 653,260,383	$ 651,307,756	$ 595,756,415	$ 595,620,215	$ 470,340,226

TABLE 1

NET POSITION BY COMPONENT
Last Ten Fiscal Years
(Accrual Basis of Accounting)

	2016	2017	2018	2019	2020
Governmental activities					
Net investments in capital assets	$ 225,611,496	$ 226,298,253	$ 249,395,151	$ 268,860,822	$ 259,603,942
Restricted	84,133,876	74,886,254	86,512,929	85,808,095	81,555,519
Unrestricted	(353,178,248)	(315,942,908)	(338,402,058)	(339,257,317)	(343,500,700)
Total governmental activities net position	$ (43,432,876)	$ (14,758,401)	$ (2,493,978)	$ 15,411,600	$ (2,341,239)
Business-type activities					
Net investments in capital assets	$ 471,942,667	$ 488,707,860	$ 499,366,603	$ 509,282,358	$ 485,462,592
Restricted	25,717,935	25,954,674	49,511,293	26,735,699	31,293,134
Unrestricted	42,417,360	45,185,221	(4,798,090)	9,343,625	63,563,603
Total business-type activities net position	$ 540,077,962	$ 559,847,755	$ 544,079,806	$ 545,361,682	$ 580,319,329
Primary government					
Net investments in capital assets	$ 697,554,163	$ 715,006,113	$ 748,761,754	$ 778,143,180	$ 745,066,534
Restricted	109,851,811	100,840,928	136,024,222	112,543,794	112,848,653
Unrestricted	(310,760,888)	(270,757,687)	(343,200,148)	(329,913,692)	(279,937,097)
Total primary government net position	$ 496,645,086	$ 545,089,354	$ 541,585,828	$ 560,773,282	$ 577,978,090

TABLE 2

CHANGES IN NET POSITION
Last Ten Fiscal Years
(Accrual Basis of Accounting)

	2011	2012	2013	2014	2015
Expenses					
Governmental activities:					
General government	$ 25,079,952	$ 26,520,320	$ 30,174,513	$ 29,291,061	$ 28,081,551
Public safety	127,440,244	130,719,941	139,770,779	139,643,321	134,877,172
Public works	58,107,781	77,746,268	66,930,633	68,859,206	76,009,713
Health and welfare	14,320,574	14,062,319	13,282,130	13,382,429	13,069,750
Parks and recreation	5,495,405	5,263,063	5,914,099	5,673,770	5,556,053
Planning and development	32,662,526	26,627,128	98,996,868	52,390,674	67,407,166
Interest on long-term debt	17,257,843	21,701,853	21,087,848	20,301,957	20,104,585
Total governmental activities expenses	$ 280,364,325	$ 302,640,892	$ 376,156,870	$ 329,542,418	$ 345,105,990
Business-type activities:					
Electric and Water systems	$ 245,026,662	$ 256,465,888	$ 250,339,905	$ 271,053,725	$ 273,413,456
Public levee	1,163,555	1,162,015	282,208	3,000,572	211,632
EMS	7,024,655	7,392,927	8,209,082	7,219,336	7,218,816
Stormwater	1,527,906	1,512,216	2,566,832	2,715,369	2,908,812
Sewer system	20,809,633	22,012,623	25,489,647	25,285,207	23,147,910
Sunflower Hills golf course	800,540	825,125	810,075	784,808	719,991
Stadium	-	-	-	534,030	552,003
Total business-type activities expenses	$ 276,352,951	$ 289,370,794	$ 287,697,749	$ 310,593,047	$ 308,172,620
Total primary government expenses	$ 556,717,276	$ 592,011,686	$ 663,854,619	$ 640,135,465	$ 653,278,610
Program Revenues					
Charges for services:					
General government	$ 3,088,044	$ 3,579,602	$ 3,462,929	$ 3,326,556	$ 4,962,124
Public safety	8,835,402	8,744,676	7,409,484	7,366,395	7,640,286
Public works	8,307,791	8,614,203	8,082,739	9,083,896	9,175,237
Health and welfare	805,818	706,109	790,631	635,196	736,527
Parks and recreation	635,219	547,780	559,687	603,504	625,328
Planning and development	3,838,439	4,480,536	4,742,195	4,473,996	6,673,326
Operating grants and contributions:					
General government	954,831	1,449,387	1,166,459	1,165,087	1,263,590
Public safety	6,856,885	6,761,464	6,165,685	6,090,741	5,700,271
Public works	7,388,647	8,766,393	7,875,791	7,813,656	8,194,694
Health and welfare	7,808,448	7,260,100	6,780,351	6,933,040	6,824,396
Parks and recreation	-	10,000	0	-	-
Planning and development	9,216,477	8,881,541	49,748,299	42,916,513	54,585,186
Interest on long-term debt	720,537	1,141,970	640,848	624,583	604,126
Capital grants and contributions:					
Public works	0	-	-	428,954	241,773
Public safety	-	273,032	5,081,790	199,841	336,597
Planning and development	426,781	1,009,906	444,495	449,878	383,781
Total governmental activities program revenues	$ 58,883,319	$ 62,226,699	$ 102,951,383	$ 92,111,836	$ 107,947,242
Business-type activities:					
Charges for services:					
Electric and Water systems	$ 243,459,904	$ 261,315,976	$ 260,084,320	$ 311,540,386	$ 303,124,272
EMS	4,383,301	4,589,845	4,419,792	4,453,260	4,697,399
Public Levee	854,894	820,070	562,467	411,244	327,058
Stormwater	2,921,111	3,429,547	3,329,932	3,351,672	3,613,029
Sewer system	21,001,659	23,633,571	23,758,894	26,621,867	28,979,670
Sunflower Hill golf course	636,032	707,015	605,497	587,539	588,922
Stadium	-	-	-	-	216,345
Operating grants and contributions:					
Capital grants and contributions:					
Electric and Water systems	59,048	130,878	234,557	206,722	951,950
Sewer system	271,701	192,083	23,480	9,840	-
Stadium	-	-	-	1,652,630	-
Total business-type activities program revenues	273,587,650	294,818,985	293,018,939	348,835,160	342,498,645
Total primary government program revenues	$ 332,470,969	$ 357,045,684	$ 395,970,322	$ 440,946,996	$ 450,445,887
Net (Expense)/Revenue					
Governmental activities	$ (221,481,006)	$ (240,414,193)	$ (273,205,487)	$ (237,430,582)	$ (237,158,748)
Business-type activities	(2,765,301)	5,448,191	5,321,190	38,242,113	34,326,025
Total primary government net expense	$ (224,246,307)	$ (234,966,002)	$ (267,884,297)	$ (199,188,469)	$ (202,832,723)

TABLE 2

CHANGES IN NET POSITION
Last Ten Fiscal Years
(Accrual Basis of Accounting)

	2016	2017	2018	2019	2020
Expenses					
Governmental activities:					
General government	$ 31,250,339	$ 30,324,399	$ 30,447,281	$ 32,947,428	$ 46,081,807
Public safety	139,151,974	139,866,477	145,559,280	156,717,467	168,659,170
Public works	62,108,387	65,534,985	64,795,863	67,665,978	71,655,700
Health and welfare	15,530,414	14,957,543	13,880,444	13,650,191	19,560,456
Parks and recreation	5,967,847	7,448,621	7,828,508	8,098,363	7,477,837
Planning and development	45,154,673	24,245,427	24,699,526	21,875,540	20,881,157
Interest on long-term debt	20,602,274	20,321,679	25,531,319	24,183,534	23,537,202
Total governmental activities expenses	$ 319,765,908	$ 302,699,131	$ 312,742,221	$ 325,138,501	$ 357,853,329
Business-type activities:					
Electric and Water systems	$ 270,044,786	$ 273,413,258	$ 284,157,531	$ 290,019,817	$ 271,085,996
Public levee	190,179	113,519	108,483	107,781	102,929
EMS	7,266,969	10,132,328	10,201,350	10,305,994	9,364,828
Stormwater	2,831,245	2,006,057	3,570,892	3,036,743	4,012,266
Sewer system	25,676,909	28,894,047	35,149,846	34,645,993	32,882,275
Sunflower Hills golf course	757,028	782,958	824,759	720,099	790,063
Stadium	742,200	528,497	578,167	726,746	601,415
Total business-type activities expenses	$ 307,509,316	$ 315,870,664	$ 334,591,028	$ 339,563,173	$ 318,839,772
Total primary government expenses	$ 627,275,224	$ 618,569,795	$ 647,333,249	$ 664,701,674	$ 676,693,101
Program Revenues					
Charges for services:					
General government	$ 5,802,345	$ 5,014,382	$ 6,619,097	$ 7,409,086	$ 7,590,719
Public safety	5,702,180	5,679,690	5,856,608	5,452,967	3,567,931
Public works	8,828,774	9,489,049	9,638,427	9,666,478	9,147,363
Health and welfare	711,645	868,595	403,803	356,524	166,866
Parks and recreation	618,126	616,285	618,120	537,007	495,328
Planning and development	5,792,374	4,975,089	4,927,775	4,746,603	4,554,870
Operating grants and contributions:					
General government	1,172,971	1,198,765	2,450,678	2,175,369	11,590,656
Public safety	3,845,781	3,814,692	2,536,718	5,492,653	12,316,017
Public works	12,394,593	8,893,059	8,619,522	9,136,570	12,520,109
Health and welfare	7,047,909	6,400,927	6,629,010	6,583,572	18,548,633
Parks and recreation	41,835	20,000	46,096	-	401,048
Planning and development	26,439,262	4,489,930	4,054,685	4,602,526	4,833,154
Interest on long-term debt	594,493	608,384	637,748	611,247	399,224
Capital grants and contributions:					
Public works	358,375	25,086	37,700	-	-
Public safety	595,000	0	85,000.00	-	-
Planning and development	404,275	353,008	1,253,471	1,048,386	1,210,483
Total governmental activities program revenues	$ 80,349,938	$ 52,446,941	$ 54,414,458	$ 57,818,988	$ 87,342,401
Business-type activities:					
Charges for services:					
Electric and Water systems	$ 301,043,289	$ 317,306,293	$ 355,792,700	$ 337,165,553	$ 317,891,727
EMS	4,662,102	4,275,169	4,785,597	4,508,964	3,778,553
Public Levee	327,878	328,708	329,544	330,389	331,243
Stormwater	3,405,211	3,453,630	3,467,149	3,491,246	3,509,770
Sewer system	32,224,143	32,810,512	34,435,053	35,083,358	36,444,432
Sunflower Hill golf course	584,356	637,721	646,631	662,945	819,475
Stadium	7,448,809	116,390	197,628	152,604	5,000
Operating grants and contributions:					
Capital grants and contributions:					
Electric and Water systems	230,046	220,273	-	326,924	1,075,471
Sewer system	-	-	-	-	-
Stadium	-	-	-	-	-
Total business-type activities program revenues	349,925,834	359,148,696	399,654,302	381,721,983	363,855,671
Total primary government program revenues	$ 430,275,772	$ 411,595,637	$ 454,068,760	$ 439,540,971	$ 451,198,072
Net (Expense)/Revenue					
Governmental activities	$ (239,415,970)	$ (250,252,190)	$ (258,327,763)	$ (267,319,513)	$ (270,510,928)
Business-type activities	42,416,518	43,278,032	65,063,274	42,158,810	45,015,899
Total primary government net expense	$ (196,999,452)	$ (206,974,158)	$ (193,264,489)	$ (225,160,703)	$ (225,495,029)

TABLE 2 (continued)

CHANGES IN NET POSITION - continued
Last Ten Fiscal Years
(Accrual Basis of Accounting)

	2011	2012	2013	2014	2015
General Revenues and Other Changes in Net Position					
Governmental activities:					
Property taxes	$ 89,841,305	$ 95,535,842	$ 98,079,667	$ 101,248,029	$ 104,289,273
Sales taxes	59,428,395	63,279,907	70,525,816	68,045,425	72,404,103
Franchise taxes	36,098,926	35,690,760	35,723,504	8,864,600	8,725,685
Other taxes	1,855,050	4,578,991	5,207,238	5,213,943	5,836,065
Transient guest tax	760,917	863,194	947,220	1,060,048	1,185,040
Unrestricted investment earnings	3,498,400	3,720,098	3,735,731	4,208,123	3,914,400
Miscellaneous	5,119,817	5,518,890	6,189,071	6,314,299	9,422,352
Special Item	5,683,302	-	-	-	-
Transfers	3,131,301	6,753,348	357,252	34,161,295	35,768,078
Total governmental activities	$ 205,417,413	$ 215,941,030	$ 220,765,499	$ 229,115,762	$ 241,544,996
Business-type activities:					
Sales taxes	$ 4,120,807	$ 4,218,676	$ 4,506,987	$ 4,727,470	$ 5,022,869
Other taxes	-	-	-	-	-
Unrestricted investment earnings	1,003,486	303,875	402,792	329,018	542,002
Miscellaneous	763,859	849,052	387,487	(958,686)	847,764
Transfers	(3,131,301)	(6,753,348)	(357,252)	(34,161,295)	(35,768,078)
Total business-type activities	$ 2,756,851	$ (1,381,745)	$ 4,940,014	$ (30,063,493)	$ (29,355,443)
Total primary government	$ 208,174,264	$ 214,559,285	$ 225,705,513	$ 199,052,269	$ 212,189,553
Change in Net Position					
Government activities					
Changes in Net Position	$ (16,063,593)	$ (24,473,163)	$ (52,439,988)	$ (8,314,820)	$ 4,386,248
Net Position-Beginning of year	170,017,225	156,043,216	150,024,143	90,898,029	82,583,209
Prior period adjustment	2,089,584	18,454,090	(6,686,126)	0	(142,561,585)
Total governmental activities	$ 156,043,216	$ 150,024,143	$ 90,898,029	$ 82,583,209	$ (55,592,128)
Business-type activities					
Changes in Net Position	$ (8,450)	$ 4,066,446	$ 10,261,204	$ 8,178,620	$ 4,970,582
Net Position-Beginning of year	497,225,617	497,217,167	501,283,613	504,858,386	513,037,006
Prior period adjustment	-	-	(6,686,431)	-	7,924,766
	$ 497,217,167	$ 501,283,613	$ 504,858,386	$ 513,037,006	$ 525,932,354
Net Position:					
Total primary government	$ 653,260,383	$ 651,307,756	$ 595,756,415	$ 595,620,215	$ 470,340,226

TABLE 2 (continued)

CHANGES IN NET POSITION - continued
Last Ten Fiscal Years
(Accrual Basis of Accounting)

	2016	2017	2018	2019	2020
General Revenues and Other Changes in Net Position					
Governmental activities:					
Property taxes	$105,929,939	$ 110,469,527	$ 110,743,951	$ 115,943,989	$ 118,166,137
Sales taxes	73,902,389	73,524,198	74,255,486	75,426,327	76,885,685
Franchise taxes	8,979,443	9,664,207	10,001,733	9,868,997	9,705,600
Other taxes	5,696,014	5,470,819	5,706,705	5,897,243	4,205,024
Transient guest tax	1,763,133	3,751,538	3,945,813	5,647,608	2,859,491
Unrestricted investment earnings	3,977,930	5,775,143	8,320,182	11,303,414	9,649,746
Miscellaneous	16,595,349	11,309,618	14,601,298	8,509,622	12,921,713
Special Item	-	-	-		
Transfers	34,731,025	34,431,779	46,060,258	52,627,891	18,364,693
Total governmental activities	$ 251,575,222	$ 254,396,829	$ 273,635,426	$ 285,225,091	$ 252,758,089
Business-type activities:					
Sales taxes	$ 5,985,525	$ 6,236,128	$ 6,927,197	$ 7,069,412	$ 7,007,328
Other taxes	-	-	1,014	1,161	1,348
Unrestricted investment earnings	611,090	893,377	1,014,204	1,848,963	1,082,715
Miscellaneous	(136,500)	1,745,278	2,488,071	2,831,421	215,050
Transfers	(34,731,025)	(34,431,779)	(46,060,258)	(52,627,891)	(18,364,693)
Total business-type activities	$ (28,270,910)	$ (25,556,996)	$ (35,629,772)	$ (40,876,934)	$ (10,058,252)
Total primary government	$ 223,304,312	$ 228,839,833	$ 238,005,654	$ 244,348,157	$ 242,699,837
Change in Net Position					
Government activities					
Changes in Net Position	$ 12,159,252	$ 4,144,639	$ 15,307,663	$ 17,905,578	$ (17,752,839)
Net Position-Beginning of year	(55,592,128)	(43,432,876)	(14,758,401)	(2,493,978)	15,411,600
Prior period adjustment	-	24,529,836	(3,043,240)	-	-
Total governmental activities	$ (43,432,876)	$ (14,758,401)	$ (2,493,978)	$ 15,411,600	$ (2,341,239)
Business-type activities					
Changes in Net Position	$ 14,145,608	$ 17,721,036	$ 29,433,502	$ 1,281,876	$ 34,957,647
Net Position-Beginning of year	525,932,354	540,077,962	559,847,755	544,079,806	545,361,682
Prior period adjustment	-	2,048,757	(45,201,451)	-	-
	$ 540,077,962	$ 559,847,755	$ 544,079,806	$ 545,361,682	$ 580,319,329
Net Position:					
Total primary government	$ 496,645,086	$ 545,089,354	$ 541,585,828	$ 560,773,282	$ 577,978,090

TABLE 3

FUND BALANCES OF GOVERNMENTAL FUNDS
Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)

	2011	2012	2013	2014	2015
General Fund					
Restricted	$ -	$ 751,740	$ 463,243	$ 216,347	$ 95,443
Committed	253,692	560,204	493,012	495,470	854,812
Assigned	1,438,927	1,629,346	1,019,593	891,422	2,912,722
Unassigned	12,618,862	16,527,952	12,434,668	14,775,610	27,726,681
Total general fund	$ 14,311,481	$ 19,469,242	$ 14,410,516	$ 16,378,849	$ 31,589,658
All Other Governmental Funds					
Unspendable	$ -	$ -	$ -	$ -	$ -
Restricted	25,522,172	24,322,105	23,432,723	30,200,148	33,152,395
Committed	586,540	832,686	746,929	870,220	1,284,274
Assigned	-	-	-	-	-
Unassigned	(10,615,036)	(15,375,811)	(22,852,322)	(39,026,757)	(3,685,239)
Total all other governmental funds	$ 15,493,676	$ 9,778,980	$ 1,327,330	$ (7,956,389)	$ 30,751,430

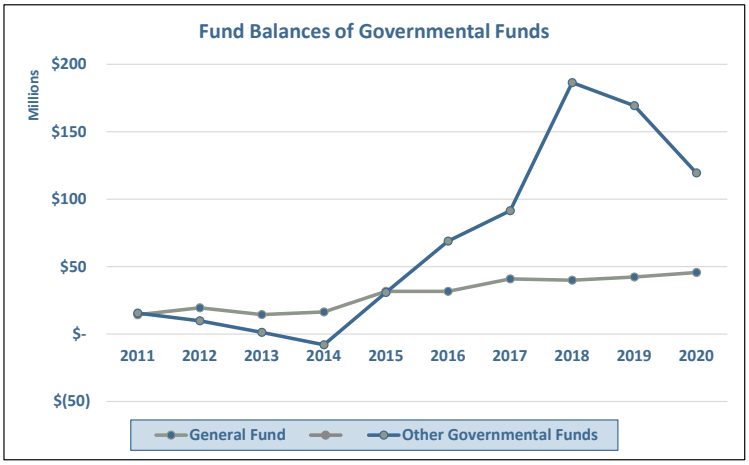


TABLE 3

FUND BALANCES OF GOVERNMENTAL FUNDS
Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)

	2016	2017	2018	2019	2020
General Fund					
Restricted	$ 95,443	$ 95,443	$ 95,443	$ 95,443	$ 95,443
Committed	-	-	-	-	-
Assigned	3,933,271	4,069,920	5,503,779	4,471,574	4,581,051
Unassigned	27,696,778	36,791,489	34,389,662	37,790,094	40,977,190
Total general fund	$ 31,725,492	$ 40,956,852	$ 39,988,884	$ 42,357,111	$ 45,653,684
All Other Governmental Funds					
Unspendable	$ 5,440,000	$ -	$ -	$ -	$ -
Restricted	56,585,544	82,163,570	177,686,051	159,458,737	111,530,473
Committed	2,375,319	4,767,100	7,174,790	8,447,866	7,301,660
Assigned	5,139,085	5,139,085	2,282,700	2,282,700	2,044,568
Unassigned	(580,379)	(561,299)	(683,485)	(850,823)	(1,385,100)
Total all other governmental funds	$ 68,959,569	$ 91,508,456	$ 186,460,056	$ 169,338,480	$ 119,491,601

TABLE 4

CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)

	2011	2012	2013	2014	2015
Revenues					
Taxes	$ 190,755,147	$ 203,060,631	$ 213,987,743	$ 187,942,513	$ 196,028,207
Intergovernmental	32,628,499	75,634,063	73,041,064	68,394,097	68,927,599
Charges for services	14,752,914	15,150,279	13,961,482	14,568,677	14,786,758
Fines and forfeits	6,665,618	6,689,618	6,394,593	6,506,682	9,152,902
Interest Income	3,388,997	3,434,181	2,403,089	2,952,884	2,855,537
Licenses and permits	2,353,746	2,427,042	2,153,260	2,113,904	2,404,850
Other	7,244,254	5,463,389	6,524,015	7,006,594	9,227,352
Total revenues	$ 257,789,175	$ 311,859,203	$ 318,465,246	$ 289,485,351	$ 303,383,205
Expenditures					
General government	$ 22,531,506	$ 25,438,838	$ 27,464,803	$ 28,005,977	$ 27,126,153
Public works	35,175,946	36,957,012	38,281,756	36,197,992	35,654,979
Public Safety	107,328,253	110,745,870	117,976,588	121,921,445	118,496,129
Judicial	10,670,642	10,691,287	11,107,499	11,675,911	11,169,082
Health and welfare	14,045,683	13,717,453	12,926,519	13,046,661	12,774,870
Planning and Development	15,244,481	18,684,758	97,172,857	49,041,064	53,036,380
Parks & Recreation	5,012,970	4,829,493	5,344,765	5,378,681	5,301,110
Debt service:					
Principal	28,347,221	100,377,297	35,685,991	58,072,200	43,995,575
Interest and fiscal charges	15,319,813	17,259,860	17,691,040	19,578,924	20,190,883
Other	604,078	1,411,665	1,654,868	2,027,194	1,957,418
Capital outlay	60,655,124	44,431,302	56,362,001	40,420,549	51,792,280
Total expenditures	$ 314,935,717	$ 384,544,835	$ 421,668,687	$ 385,366,598	$ 381,494,859
Other financing sources (uses)					
Transfers from other funds	$ 17,006,404	$ 19,368,689	$ 22,411,872	$ 63,326,708	$ 53,266,795
Transfers to other funds	(9,625,162)	(6,566,178)	(12,047,890)	(19,084,860)	(11,777,041)
Proceeds from issuance of bonds	16,004,650	23,372,439	75,796,868	20,960,944	68,872,912
Discount from issuance of bonds	1,245,112	(60,111)	-	-	(579,274)
Proceeds from refunding bonds	14,700,000	12,785,000	8,455,000	19,566,000	16,800,000
Proceeds from sale of assets	661,380	600,955	284,015	30,734	18,619,010
Proceeds from sale of land	-	-	-	-	-
Proceeds from capital lease	4,188,169	591,748	2,377,527	1,523,629	1,720,103
Issuance of notes payable	-	-	-	-	-
Premium from issuance of bonds	-	1,465,660	422,930	465,722	1,361,927
Premium from issuance of refunding bonds	-	-	1,307,618	1,776,984	3,039,776
Payment to refunding bond escrow agent	(12,130,000)	-	(9,314,875)	-	(19,293,926)
Total other financing sources (uses)	$ 32,050,553	$ 51,558,202	$ 89,693,065	$ 88,565,861	$ 132,030,282
Net change in fund balances	$ (25,095,989)	$ (21,127,430)	$ (13,510,376)	$ (7,315,386)	$ 53,918,628
Debt SVC at % of non-capital expenditures	15.57%	32.40%	14.06%	21.10%	17.88%
Total expenditures	$ 314,935,717	$ 384,544,835	$ 421,668,687	$ 385,366,598	$ 381,494,859
Capital outlay from recon GAAP to Mod Accr	34,429,542	21,457,117	42,138,536	17,404,807	22,463,135
Non-capital expenditures	$ 280,506,175	$ 363,087,718	$ 379,530,151	$ 367,961,791	$ 359,031,724
Debt service	$ 43,667,034	$ 117,637,157	$ 53,377,031	$ 77,651,124	$ 64,186,458
Debt SVC at % of non-capital expenditures	15.57%	32.40%	14.06%	21.10%	17.88%

Note:
2019 and 2020: The significant variances noted in the Net Change in Fund Balances are due primarily to timing issues related to when Bond Proceeds are received compared to when Capital Outlay costs are incurred.

TABLE 4

CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)

	2016	2017	2018	2019	2020
Revenues					
Taxes	$ 195,524,823	$ 209,542,539	$ 206,360,059	$ 215,917,252	$ 213,387,162
Intergovernmental	54,416,579	23,990,742	23,746,738	27,370,185	60,340,583
Charges for services	13,782,849	14,424,024	14,807,672	15,199,940	14,573,623
Fines and forfeits	7,535,348	7,266,553	7,829,422	7,331,246	5,245,490
Interest Income	2,803,724	1,828,131	6,211,161	9,100,117	5,804,046
Licenses and permits	2,628,059	2,570,451	2,651,126	2,694,649	2,528,407
Other	16,568,721	11,133,339	14,561,623	8,734,947	10,810,946
Total revenues	$ 293,260,103	$ 270,755,779	$ 276,167,801	$ 286,348,336	$ 312,690,257
Expenditures					
General government	$ 29,159,365	$ 28,950,253	$ 28,953,898	$ 30,492,479	$ 41,914,421
Public works	36,652,852	38,523,202	40,116,849	41,206,279	39,579,646
Public Safety	117,167,080	120,721,404	126,139,420	130,277,175	137,960,043
Judicial	11,468,010	12,196,847	13,161,253	14,124,184	13,741,130
Health and welfare	15,154,463	14,613,019	13,608,068	13,094,480	18,942,104
Planning and Development	35,909,445	13,052,514	23,032,351	16,848,941	13,996,307
Parks & Recreation	5,550,802	7,102,928	7,309,228	7,595,949	6,977,724
Debt service:					
Principal	46,828,716	44,963,584	32,730,745	62,658,108	102,889,522
Interest and fiscal charges	20,083,466	18,620,321	20,217,355	22,513,861	21,898,894
Other	1,456,590	845,732	2,150,796	1,021,328	1,155,333
Capital outlay	44,458,150	55,181,642	32,781,343	64,558,294	95,782,324
Total expenditures	$ 363,888,939	$ 354,771,446	$ 340,201,306	$ 404,391,078	$ 494,837,448
Other financing sources (uses)					
Transfers from other funds	$ 59,753,898	$ 54,963,639	$ 104,790,616	$ 90,958,343	$ 124,474,424
Transfers to other funds	(20,120,797)	(13,977,551)	(56,162,560)	(24,637,036)	(69,132,597)
Proceeds from issuance of bonds	30,930,000	20,850,799	102,124,300	27,109,524	73,464,321
Discount from issuance of bonds	-	-	-	-	-
Proceeds from refunding bonds	31,139,046	41,702,092	-	8,980,000	10,260,000
Proceeds from sale of assets	182,608	322,050	39,675	32,300	2,215,364
Proceeds from sale of land	-	-	-	-	-
Proceeds from capital lease	2,873,264	3,441,173	4,245,442	3,222,010	1,577,496
Issuance of notes payable	-	-	-	6,860,000	-
Premium from issuance of bonds	1,656,531	885,643	2,979,664	944,347	3,583,376
Premium from issuance of refunding bonds	2,558,259	7,608,069	-	1,357,483	263,961
Payment to refunding bond escrow agent	-	-	-	(11,537,578)	(11,109,460)
Total other financing sources (uses)	$ 108,972,809	$ 115,795,914	$ 158,017,137	$ 103,289,393	$ 135,596,885
Net change in fund balances	$ 38,343,973	$ 31,780,247	$ 93,983,632	$ (14,753,349)	$ (46,550,306)
Debt SVC at % of non-capital expenditures	19.61%	19.61%	16.81%	23.54%	27.65%
Total expenditures	$ 363,888,939	$ 354,771,446	$ 340,201,306	$ 404,391,078	$ 494,837,448
Capital outlay from recon GAAP to Mod Accr	22,747,158	30,595,671	25,134,677	42,503,167	43,562,857
Non-capital expenditures	$ 341,141,781	$ 324,175,775	$ 315,066,629	$ 361,887,911	$ 451,274,591
Debt service	$ 66,912,182	$ 63,583,905	$ 52,948,100	$ 85,171,969	$ 124,788,416
Debt SVC at % of non-capital expenditures	19.61%	19.61%	16.81%	23.54%	27.65%

TABLE 5

GOVERNMENTAL ACTIVITIES
TAX REVENUES BY SOURCE
Last Ten Fiscal Years
(Accrual Basis of Accounting)

	2011	2012	2013	2014	2015
Tax Source					
Property	$ 89,841,305	$ 95,535,842	$ 98,079,667	$ 101,248,029	$ 104,289,273
Sales and use [1]	59,428,395	63,279,907	70,525,816	68,045,425	72,404,103
BPU franchise [2]	28,110,339	27,672,884	27,115,906	31,291,745	30,658,851
Other franchise	7,988,587	8,017,876	8,607,598	8,864,600	8,725,685
Other taxes [3]	1,855,050	4,578,991	5,207,238	5,213,943	5,836,065
Transient guest	760,917	863,194	947,220	1,060,048	1,185,040
Total tax revenues	$ 187,984,593	$ 199,948,694	$ 210,483,445	$ 215,723,790	$ 223,099,017

[1] Increase in 2010 due to passage of the 0.375% dedicated sales tax for public safety and infrastructure.
[2] Based on Statement of Activities plus electric and water Franchise PILOT payments from the KCK Public Utilities which beginning in 2014 are reflected as a transfer on the Statement of Activities.
[3] Other taxes include business tax, liquor tax, gaming tax, mortgage registration tax and other taxes. Hollywood Casino revenue sharing agreement began in 2012.

TABLE 5

GOVERNMENTAL ACTIVITIES TAX REVENUES BY SOURCE
Last Ten Fiscal Years
(Accrual Basis of Accounting)

	2016	2017	2018	2019	2020
Tax Source					
Property	$ 105,929,939	$ 110,469,527	$ 110,743,951	$ 115,943,989	$ 118,166,137
Sales and use [1]	73,902,389	73,524,198	74,255,486	75,426,327	83,893,013
BPU franchise [2]	30,336,724	32,673,555	35,490,480	34,116,534	32,687,316
Other franchise	8,979,443	9,664,207	10,001,733	9,868,997	9,705,600
Other taxes [3]	5,696,014	5,470,819	5,706,705	5,897,243	4,206,372
Transient guest	1,763,133	3,751,538	3,945,813	5,647,608	2,859,491
Total tax revenues	$ 226,607,642	$ 235,553,844	$ 240,144,168	$ 246,900,698	$ 251,517,929

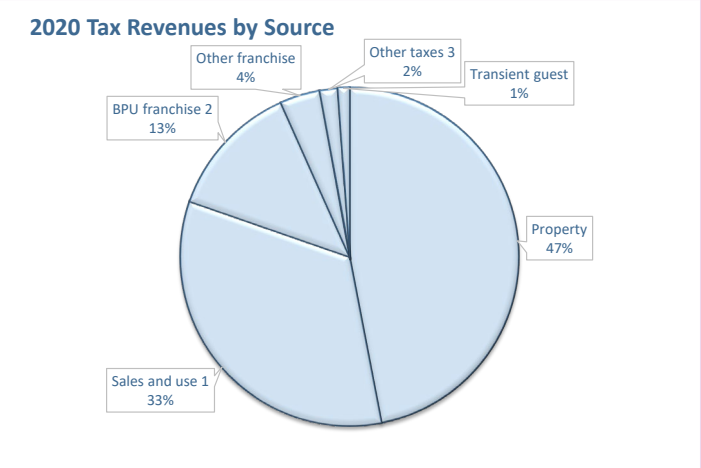
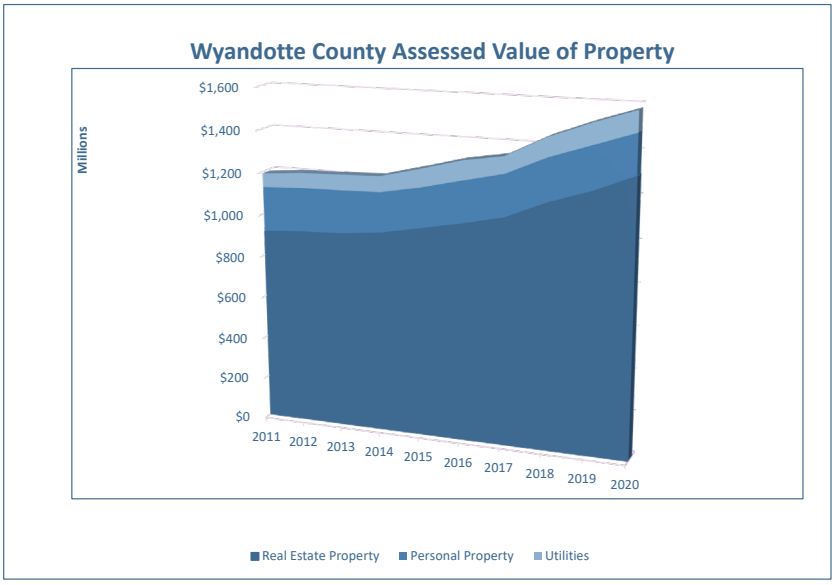


TABLE 6

ASSESSED AND ESTIMATED ACTUAL VALUES OF TAXABLE TANGIBLE PROPERTY
Including Motor Vehicles, Last Ten Fiscal Years

UNIFIED GOVERNMENT PRIMARY GOVERNMENT

	Assessed Value of Property in Wyandotte County			
Fiscal Year	**Real Estate Property [1]**	**Personal Property [2]**	**State Assessed Utilities [2]**	**Total Assessed Value**
2011	$ 914,682,119	$ 211,367,889	$ 65,236,304	$ 1,191,286,312
2012	927,243,259	208,650,769	71,302,534	1,207,196,562
2013	934,648,262	203,839,096	73,309,125	1,211,796,483
2014	953,992,985	189,995,200	74,586,821	1,218,575,006
2015	990,206,580	189,771,046	85,851,534	1,265,829,160
2016	1,028,187,363	196,689,211	91,717,690	1,316,594,264
2017	1,070,760,527	197,834,401	80,141,950	1,348,736,878
2018	1,153,637,230	201,516,545	90,353,466	1,445,507,241
2019	1,217,354,051	202,855,707	98,704,152	1,518,913,910
2020	1,298,183,957	187,562,994	97,399,427	1,583,146,378



[1] Real Property Estimated Actual Value is the value assigned by the County Appraiser on taxable property as of the October final certification.
[2] Personal Property includes motor vehicle valuation. Estimated Actual Value and Estimated Actual Value for Utilities based on State assessed rate.
[3] The total direct tax rate for citizens in the Unified Government varies according to the location of the property and the relation of the various taxing entities within the Unified Government borders. The total direct tax rate presented represents the rate for property located in City of Kansas City, Kansas. The applicable drainage rates for property on other cities, school districts or drainage districts will vary.

Source: Unified Government Clerk's Office

TABLE 6 (continued)

ASSESSED AND ESTIMATED ACTUAL VALUES OF TAXABLE TANGIBLE PROPERTY (continued)
Including Motor Vehicles, Last Ten Fiscal Years

UNIFIED GOVERNMENT PRIMARY GOVERNMENT continued

	Estimated Actual Market Value of Property in Wyandotte County					
Fiscal Year	Real Estate Property [1]	Personal Property [2]	State Assessed Utilities [2]	Total Estimated Actual Market Value	Assessed/ Actual Ratio	Total Direct Tax Rate [3]
2011	$ 6,068,832,960	$ 959,079,479	$ 197,685,770	$ 7,225,598,209	16.49%	81.666
2012	6,250,481,620	948,429,918	216,068,285	7,414,979,823	16.28%	81.865
2013	6,259,523,650	931,483,401	222,148,864	7,413,155,915	16.35%	82.003
2014	6,372,823,830	879,815,632	226,020,670	7,478,660,132	16.29%	81.961
2015	6,616,509,010	885,480,168	260,156,164	7,762,145,342	16.31%	82.688
2016	6,795,221,270	921,819,045	277,932,394	7,994,972,709	16.47%	80.688
2017	7,144,561,380	931,360,363	242,854,394	8,318,776,137	16.21%	78.883
2018	7,720,323,770	952,057,909	273,798,382	8,946,180,061	16.16%	77.149
2019	8,179,639,260	961,811,888	299,103,491	9,440,554,639	16.09%	77.662
2020	8,766,646,730	887,807,863	295,149,779	9,949,604,372	15.91%	77.798

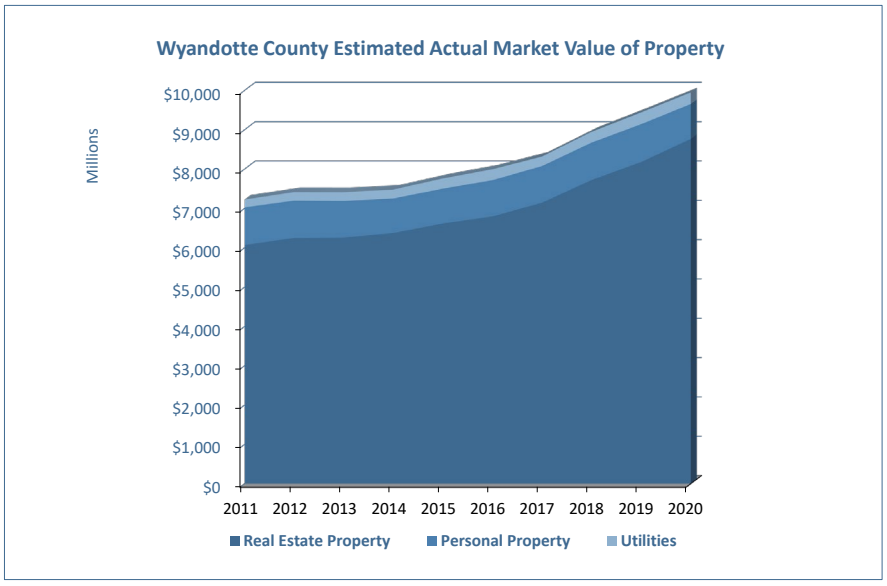


TABLE 7

DIRECT AND OVERLAPPING PROPERTY TAX MILL LEVY RATES

Last Ten Years

(rate per $1,000 of assessed value)

	2011	2012	2013	2014
County Direct Rates				
General	30.072	30.115	30.162	31.271
Election	0.859	0.860	0.861	0.861
County Park	1.369	1.371	1.373	1.372
Service Program - Aging	1.011	1.012	1.014	1.013
Health Department	1.535	1.537	1.539	1.538
Mental Health	0.418	0.419	0.420	0.420
Developmental Disabilities	0.315	0.340	0.341	0.341
Bond and Interest	0.820	0.796	0.798	1.672
Total County direct rate	36.399	36.450	36.508	38.488
City Direct Rates				
Kansas City				
Kansas City - City General Fund	28.468	28.059	28.359	26.845
Kansas City - Bond & Interest Fund	16.799	17.356	17.136	16.628
Kansas City - Total	45.267	45.415	45.495	43.473
Bonner Springs (includes library)	30.578	30.605	33.635	33.616
Edwardsville	44.505	44.467	47.367	47.367
Lake Quivira	19.317	19.317	18.65	18.436
Unified Government Direct Rate (County + City)				
Unified Government - Kansas City	81.666	81.865	82.003	81.961
Unified Government - Bonner Springs	66.977	67.055	70.143	72.104
Unified Government - Edwardsville	80.904	80.917	83.875	85.855
Unified Government - Lake Quivera	55.716	55.767	55.158	56.924
Community College	23.546	23.58	26.121	26.108
School Districts				
USD #500 - Kansas City, Kansas	60.268	60.419	60.204	49.165
USD #204 - Bonner Springs	64.708	63.061	65.042	63.008
USD #203 - Piper	57.988	60.327	59.618	59.536
USD #202 - Turner (includes recreation)	75.463	75.386	78.220	61.710
Drainage Districts	4.058-13.210	3.946-13.777	3.720-15.338	3.208-14.826
Library Districts				
Wyandotte County Library District	5.030	5.030	5.578	5.583
USD #500 Kansas City, Kansas Library District	7.980	7.980	8.922	8.911
Statewide Levy	1.500	1.500	1.500	1.500

Source: Unified Government Clerk's Office

TABLE 7

DIRECT AND OVERLAPPING PROPERTY TAX MILL LEVY RATES

Last Ten Years

(rate per $1,000 of assessed value)

	2015	2016	2017	2018	2019	2020
County Direct Rates						
General	31.029	31.029	31.082	31.187	31.389	31.440
Election	0.869	0.869	0.870	0.873	0.879	0.881
County Park	1.384	1.384	1.386	1.391	1.400	1.402
Service Program - Aging	1.022	1.022	1.024	1.027	1.034	1.036
Health Department	1.551	1.551	1.554	1.559	1.710	1.713
Mental Health	0.423	0.423	0.424	0.425	0.428	0.429
Developmental Disabilities	0.344	0.344	0.345	0.346	0.207	0.207
Bond and Interest	2.191	2.191	2.195	2.202	2.216	2.220
Total County direct rate	38.813	38.813	38.880	39.011	39.263	39.327
City Direct Rates						
Kansas City						
Kansas City - City General Fund	27.093	25.093	23.167252	21.242	21.387	21.427
Kansas City - Bond & Interest Fund	16.782	16.782	16.836	16.896	17.011	17.043
Kansas City - Total	43.875	41.875	40.003	38.138	38.398	38.470
Bonner Springs (includes library)	33.658	33.657	33.689261	38.323	38.403	38.328
Edwardsville	47.367	47.367	46.154726	46.139	45.887	43.299
Lake Quivira	17.749	17.228	17.228	17.277	17.228	17.277
Unified Government Direct Rate (County + City)						
Unified Government - Kansas City	82.688	80.688	78.883	77.149	77.662	77.798
Unified Government - Bonner Springs	72.471	72.470	72.569	77.333	77.666	77.655
Unified Government - Edwardsville	86.180	86.180	85.035	85.149	85.151	82.626
Unified Government - Lake Quivera	56.562	56.041	56.108	56.288	56.491	56.604
Community College	27.336	27.336	27.383612	27.476	27.560	27.426
School Districts						
USD #500 - Kansas City, Kansas	49.309	49.309	49.390	49.489	49.604	49.652
USD #204 - Bonner Springs	62.775	62.659	62.575	60.568	62.359	60.911
USD #203 - Piper	59.701	58.430	58.422	62.131	57.122	57.209
USD #202 - Turner (includes recreation)	68.837	63.059	67.554	60.640	63.818	60.909
Drainage Districts	3.052-16.378	3.080-15.664	2.665-16.206	2.608-18.183	2.513-17.492	3.189-19.567
Library Districts						
Wyandotte County Library District	6.059	6.059	6.042	6.068	6.122	6.129
USD #500 Kansas City, Kansas Library District	10.985	10.985	11.036	11.086	11.145	11.169
Statewide Levy	1.500	1.500	1.500	1.500	1.500	1.500

Source: Unified Government Clerk's Office

TABLE 8

PRINCIPAL PROPERTY TAXPAYERS
Current Year and Nine Years Ago

	Fiscal Year 2020			Fiscal Year 2011		
Property Taxpayers [1]	**Assessed Value**	**Rank**	**Percentage of Total County Taxable Assessed Value [2]**	**Assessed Value**	**Rank**	**Percentage of Total County Taxable Assessed Value [2]**
W-LD Legends Owner VII	$ 39,461,744	1	2.73%	$ 27,358,856	2	2.54%
General Motors	31,026,693	2	2.15%	43,343,197	1	4.02%
Kansas Entertainment	28,302,309	3	1.96%	13,450,002	3	1.25%
Magellan Pipeline	19,710,133	4	1.36%	10,070,397	7	0.93%
BNSF	17,887,567	5	1.24%	11,155,044	6	1.04%
Union Pacific Railroad	16,833,872	6	1.16%	11,698,896	5	1.09%
Cerner Corporation	12,929,150	7	0.89%			
NFM of Kansas	12,330,476	8	0.85%	9,063,432	8	0.84%
Phillips 66 Carrier	12,241,698	9	0.85%			
Kansas Gas Service	8,747,924	10	0.61%			
Prime Investments LLC				11,751,583	4	1.09%
Southwestern Bell Telephone				8,248,642	9	0.77%
Certain-Teed Corp.				7,944,966	10	0.74%
	$ 199,471,566		**13.80%**	**$ 154,085,015**		**14.31%**

Total 2020 County
Taxable Assessed Value: $1,445,590,491

Notes:
[1] Does not include tax exempt properties, including businesses with granted exemptions requiring payments in lieu of taxes or properties that are part of a TIF district.
[2] Total County Taxable Assessed Value does not include motor vehicle property valuation.

Source: Unified Government County Appraiser's Office

TABLE 9

PROPERTY TAX LEVIES AND COLLECTIONS
Last Ten Fiscal Years

UNIFIED GOVERNMENT PRIMARY GOVERNMENT - COUNTY-WIDE

		Collected within the Fiscal Year of the Current Levy				Total Collections to Date		
Budget Year [1]	Taxes Levied for the Fiscal Year (Original Levy)[2]	Taxes Collected	Percentage of Original Levy Less TIF Levy	Taxes Delinquent	Percent Delinquent[3]	Collections in Subsequent Year[4]	Total Collected	Percentage of Adjusted Levy
2011	$ 79,410,908	$ 72,159,973	90.9%	$ 7,250,935	9.1%	$ 4,088,568	$ 76,248,541	96.0%
2012	85,042,936	78,494,361	92.3%	6,548,575	7.7%	4,263,845	82,758,206	97.3%
2013	86,586,891	80,208,596	92.6%	6,378,295	7.4%	5,377,417	85,586,013	98.8%
2014	86,140,170	81,396,447	94.5%	4,743,723	5.5%	5,428,747	86,825,194	100.8%
2015	87,265,691	82,087,300	94.1%	5,178,391	5.9%	4,472,811	86,560,111	99.2%
2016	93,214,739	85,097,921	91.3%	8,116,818	8.7%	3,853,124	88,951,045	95.4%
2017	92,784,037	86,574,111	93.3%	6,209,926	6.7%	4,013,314	90,587,425	97.6%
2018	92,810,927	87,620,141	94.4%	5,190,786	5.6%	3,252,345	90,872,486	97.9%
2019	97,808,187	92,509,105	94.6%	5,299,082	5.4%	2,949,742	95,458,847	97.6%
2020	103,519,283	96,456,117	93.2%	7,063,166	6.8%	2,907,510	99,363,627	96.0%

Notes:
Tax amounts (levied, collected, delinquent) in table are for county, city and library mill levies.
[1] Taxes levied support the subsequent year's budget, e.g., 2018 taxes financed 2019 budgeted expenditures.
[2] Taxes Levied (Original Levy) excludes tax increment financing (TIF) values.
[3] Delinquent amount includes those parcels taxed and not paying, including tax-exempt parcels. Parcels exempted for TIF purposes are not included.
[4] County Treasurer's records do not provide a determination of delinquent tax collections by levy year; therefore, delinquent tax collections may include collections of prior year delinquencies and current year delinquencies.

Source: Unified Government Finance Department

TABLE 10

TOTAL ASSESSED TANGIBLE PROPERTY VALUATION OF THE COUNTY AND CITY OF KANSAS CITY, KANSAS
WYANDOTTE COUNTY AND CITY OF KANSAS CITY, KANSAS

Wyandotte County, Kansas

Year	Real Estate Property	Personal Property	State Assessed Utilities	Assessed Value before Motor Vehicle	Motor Vehicles	Total Assessed Valuation
2011	$ 914,682,119	$ 97,759,966	$ 65,236,304	$ 1,077,678,389	$ 113,607,923	$ 1,191,286,312
2012	927,243,259	94,797,562	71,302,534	1,093,343,355	113,853,207	1,207,196,562
2013	934,648,262	87,712,079	73,309,125	1,095,669,466	116,127,017	1,211,796,483
2014	953,992,985	70,160,368	74,586,821	1,098,740,174	119,834,832	1,218,575,006
2015	990,206,580	63,375,062	85,851,534	1,139,433,176	126,395,984	1,265,829,160
2016	1,028,187,363	61,627,010	91,717,690	1,181,532,063	135,062,201	1,316,594,264
2017	1,070,760,527	57,811,642	80,141,950	1,208,714,119	140,022,759	1,348,736,878
2018	1,153,637,230	55,524,816	90,353,466	1,299,515,512	145,991,729	1,445,507,241
2019	1,217,354,051	52,466,647	98,704,152	1,368,524,850	150,389,060	1,518,913,910
2020	1,298,183,957	50,007,107	97,399,427	1,445,590,491	137,555,887	1,583,146,378

City of Kansas City, Kansas

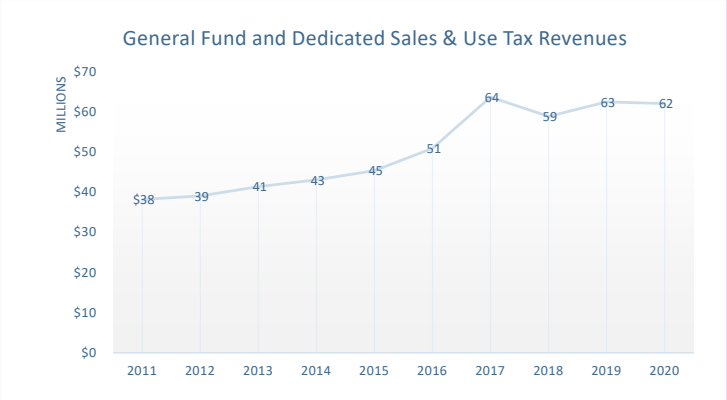
Year	Real Estate Property	Personal Property	State Assessed Utilities	Assessed Value before Motor Vehicle	Motor Vehicles	Total Assessed Valuation
2011	$ 817,605,423	$ 92,163,360	$ 58,315,374	$ 968,084,157	$ 102,834,773	$ 1,070,918,930
2012	831,130,786	89,139,267	63,840,942	984,110,995	102,990,904	1,087,101,899
2013	837,949,270	82,234,789	65,791,156	985,975,215	105,001,763	1,090,976,978
2014	852,927,158	65,279,122	66,852,833	985,059,113	108,205,718	1,093,264,831
2015	884,539,295	58,869,677	77,655,254	1,021,064,226	114,240,821	1,135,305,047
2016	921,243,873	56,777,514	83,664,066	1,061,685,453	122,671,850	1,184,357,303
2017	954,627,361	53,272,856	72,077,008	1,079,977,225	127,407,120	1,207,384,345
2018	1,029,105,367	50,757,362	82,024,133	1,161,886,862	132,686,800	1,294,573,662
2019	1,080,987,011	47,982,201	89,943,144	1,218,912,356	136,614,808	1,355,527,164
2020	1,151,245,313	45,552,396	88,142,418	1,284,940,127	124,532,379	1,409,472,506

Source: Unified Government Clerk's Office

TABLE 11

SELECTED SALES AND USE TAX REVENUES AND COUNTY-WIDE RETAIL SALES RECEIPTS
Last Ten Fiscal Years

	General Fund & Dedicated Sales and Use Tax Revenues				
Year	General Fund City & County Sales & Use Tax [1]	Dedicated Sales & Use Tax [2]	Subtotal General Fund and Dedicated Sales & Use Tax Revenue [3]	Wyandotte County Retail Sales Receipts [4]	Percent Change in Retail Sales Receipts
2011	$ 32,033,764	$ 6,181,211	$ 38,214,975	$ 1,869,475,166	5.1%
2012	32,763,449	6,328,015	39,091,464	1,991,399,330	6.5%
2013	34,639,630	6,760,480	41,400,110	2,043,743,670	2.6%
2014	36,024,497	7,093,021	43,117,518	2,129,865,576	4.2%
2015	37,877,474	7,541,364	45,418,838	2,208,780,095	3.7%
2016	42,420,844	8,543,043	50,963,887	2,283,631,272	3.4%
2017	53,759,356	9,963,932	63,723,288	2,224,774,634	(2.6%)
2018	48,507,240	10,390,797	58,898,037	2,348,850,077	5.6%
2019	51,920,536	10,604,122	62,524,658	2,417,760,169	2.9%
2020	51,619,150	10,508,294	62,127,444	2,364,612,315	(2.2%)



Notes:

[1] Includes city and county sales and use taxes to city / county general funds. Beginning in 2017, base sales and use tax revenues resulting from the pay off of the original STAR bonds related to Village West are included.

[2] Dedicated sales tax of 0.375% for public safety and neighborhood infrastructure originally began July 1, 2010 and expired July 1, 2020. A referendum passed which extends this tax for another 10 years until July 1, 2030.

[3] Emergency Medical Services Enterprise Fund 0.25% sales and use tax revenues not included.

[4] Based on Kansas state sales tax collections. Sales tax rate changes are as follows: July 1, 2010 State of Kansas rate increased by 1.0% and local rate by 0.375%; July 1, 2013 State of Kansas rate decreased by 0.15%; and July 1, 2015 State of Kansas rate increased by 0.35%.

Source: Unified Government, Finance Department. Figures on a modified accrual basis of accounting.

TABLE 12

CITY GENERAL FUND SALES AND USE TAX REVENUE

Last Ten Fiscal Years

Year	City Sales Tax	City Portion of County Tax	City Use Tax	City Portion of County Use Tax	City General Fund Sales & Use Taxes Total
2011	$ 10,585,511	$ 10,843,863	$ 3,597,015	$ 2,867,622	$ 27,894,011
2012	11,923,216	10,480,472	3,457,058	2,743,824	28,604,570
2013	12,927,093	11,188,057	3,446,599	2,773,515	30,335,264
2014	13,638,685	11,434,879	3,450,836	2,808,123	31,332,523
2015	13,824,822	11,515,101	4,194,270	3,244,537	32,778,730
2016	15,717,589	12,322,303	4,504,963	3,414,582	35,959,437
2017	21,922,528	16,258,394	4,850,326	3,698,294	46,729,542
2018	19,731,411	15,377,433	3,723,088	2,945,642	41,777,574
2019	19,756,221	15,467,901	4,726,302	3,707,160	43,657,584
2020	19,278,310	15,236,790	4,843,197	3,709,033	43,067,330

Source: Unified Government, Finance Department. Figures on a modified accrual basis of accounting.

Note:

Sales and use taxes to City General Fund do not include sales taxes pledged to special sales tax districts. Also, sales and use tax revenue from the Emergency Medical Services (0.25%) and Dedicated Public Safety and Neighborhood Infrastructure (0.375%) are accounted for in other funds and not reflected in the above table. Beginning in 2017, base sales and use tax revenues resulting from the pay off of the original STAR bonds related to Village West are included.

TABLE 13

KANSAS SPEEDWAY STAR BONDS SALES AND USE TAX REVENUES

Last Ten Fiscal Years

Year	State Sales & Use Tax	City Sales & Use Tax	County Sales & Use Tax	Total Kansas Speedway STAR Bond Sales & Use Tax Revenues
2011	$ 3,539,573	$ 963,209	$ 555,175	$ 5,057,957
2012	3,342,323	960,020	638,616	4,940,959
2013	2,736,162	712,401	412,658	3,861,221
2014	2,770,282	737,584	428,937	3,936,803
2015	3,641,160	948,592	542,688	5,132,439
2016	5,376,299	1,344,175	777,237	7,497,711
2017	2,190,945	190,915	131,406	2,513,266
2018	933,764	246,328	137,350	1,317,442
2019	951,443	237,946	136,987	1,326,376
2020	173,406	43,349	24,921	241,676

Source: Unified Government, Finance Department. Figures reflected on a budgetary (cash) basis of accounting.

TABLE 14

RATIOS OF OUTSTANDING DEBT BY TYPE
Last Ten Fiscal Years

Governmental Activities

Fiscal Year	General Obligation Bonds [2]	Special Obligation Bonds	Revenue Bonds	Capital Leases	Notes Payable	Section 108 Loan	STAR Bonds	TDD Bonds
2011	$ 222,715,718	$ 7,725,000	$ -	$ 10,421,691	$ -	$ 3,025,000	$ 72,091,680	$ 19,353,000
2012	219,468,230	22,025,000	-	7,808,657	-	2,715,000	77,734,667	18,462,000
2013	223,617,040	58,255,000	9,915,000	8,092,694	-	2,384,000	60,925,224	27,218,000
2014	237,738,948	55,433,142	9,818,271	7,427,230	-	2,029,000	57,684,315	25,560,528
2015	245,001,722	52,599,618	10,000,992	6,839,477	-	1,650,000	79,987,272	23,999,096
2016	268,701,047	56,181,878	16,730,134	7,706,512	-	1,244,000	66,824,018	22,351,665
2017	305,030,147	52,418,414	14,507,922	9,409,186	-	810,000	65,570,581	20,713,000
2018	329,177,181	74,357,140	46,721,504	11,403,800	-	-	63,770,866	18,640,000
2019	308,434,899	67,767,866	43,251,908	11,648,501	6,860,000	-	62,674,684	16,957,000
2020	283,941,994	61,820,593	50,201,377	10,770,999	6,860,000	-	61,265,726	15,175,000

Business Type Activities

Fiscal Year	General Obligation Bonds	Capital Leases	Sewer Revolving Loan	STAR Bonds	BPU Revenue Bonds	BPU Capital Leases	BPU Government Loan	**Total Primary Government**	Percentage of Personal Income [1]	Per Capita [1]
2011	$ 40,859,282	$ 1,863,319	$ 11,273,779	$ -	$ 421,100,000	$ 74,989	$ 19,813,666	$ 830,317,124	13.9%	5,336
2012	46,766,770	2,175,132	10,018,884	-	479,735,000	-	18,788,619	905,697,959	11.1%	5,947
2013	51,957,960	3,237,906	10,822,225	-	462,765,000	1,011,816	27,585,940	947,787,805	12.0%	5,922
2014	58,258,086	2,835,314	12,438,998	5,979,650	594,842,762	1,454,219	32,448,862	1,103,949,325	16.3%	6,954
2015	68,858,876	2,450,728	14,222,104	6,405,559	574,800,051	3,812,374	33,275,100	1,123,902,969	17.4%	6,986
2016	79,224,592	1,890,492	15,860,581	-	743,723,718	2,261,193	34,076,540	1,316,776,370	26.2%	8,165
2017	89,779,979	1,216,581	13,735,452	-	721,916,037	1,003,499	34,810,372	1,330,921,170	26.5%	8,520
2018	94,457,179	2,607,743	17,983,765	-	699,393,354	-	34,374,826	1,392,887,358	24.8%	8,265
2019	95,205,198	6,062,397	17,154,137	-	673,745,673	-	34,021,269	1,343,783,532	23.5%	8,095
2020	113,660,189	5,271,831	16,810,706	-	657,169,165	-	31,430,229	1,314,377,809	23.2%	7,953

Details regarding the Unified Government's outstanding debt can be found in the Notes to the Financial Statements.

[1] Population and personal income data can be found in the Demographics Statistical Table.
These ratios are calculated using personal income and populations for the prior calendar year.

[2] This includes all long-term general obligation debt consisting of: general obligation bonds, tax increment financed GO bonds and bond anticipation notes

TABLE 15

RATIOS OF GENERAL BONDED DEBT OUTSTANDING
Last Ten Fiscal Years

	General Bonded Debt Outstanding					
Fiscal Year	General Obligation Debt [1]	Less: Amounts Restricted to Repaying Principal	Total General Bond Debt	Percentage of Personal Income [2]	Percentage of Actual Value of Taxable Property [3]	Per Capita [2]
2011	263,575,000	(3,294,379)	260,280,621	4.28%	3.60%	1,647
2012	266,235,000	(2,523,496)	263,711,504	3.10%	3.56%	1,654
2013	275,575,000	(3,172,621)	272,402,379	3.44%	3.67%	1,692
2014	295,997,034	(4,501,025)	291,496,009	4.22%	3.90%	1,796
2015	313,860,598	(5,542,420)	308,318,178	4.70%	3.97%	1,883
2016	347,925,639	(8,866,589)	339,059,050	6.63%	4.24%	2,056
2017	394,810,126	(11,771,055)	383,039,071	7.22%	4.60%	2,318
2018	423,634,360	(14,757,747)	408,876,613	7.40%	4.57%	2,466
2019	403,640,097	(14,678,201)	388,961,896	6.81%	4.12%	2,343
2020	397,602,183	(8,183,792)	389,418,391	6.87%	3.91%	2,356

Notes:
[1] Includes General Obligation Bonds for governmental and business-type activities net of premiums and discounts.
[2] Population and personal income data can be found in the Demographics Statistical Table.
[3] Property value data can be found in Actual Value of Property Statistical Table.

TABLE 16

DEBT RATIOS
AS OF DECEMBER 31, 2030

	Wyandotte Co.	Kansas City
Estimated Actual Valuation (Appraised)	$ 9,949,604,372	$ 8,858,990,915
Equalized Assessed Tangible Valuation[(a)]	$ 1,445,590,491	$ 1,284,940,127
Population (U.S. Census Estimate)	165,265	152,960
Outstanding General Obligation Indebtedness (as of December 31, 2020)		
General Obligation Bonds	$ 10,950,000	$ 229,589,870
General Obligation Notes	$ -	$ 50,260,000
Less: Debt Service Funds on Hand as of December 31, 2020	**$ (4,255,837)**	**$ (3,670,823)**
Net Outstanding General Obligation Indebtedness	$ 6,694,163	$ 276,179,047
Ratio of Net General Obligation Debt to Estimated Actual Valuations	0.07%	3.12%
Ratio of Net General Obligation Debt to Equalized Assessed Tangible Valuation	0.46%	21.49%
Net General Obligation Debt per Capita	$ 41	$ 1,806
Overlapping Indebtedness	$ 463,679,342	$ 394,510,479
Direct and Overlapping Indebtedness	$ 470,373,505	$ 670,689,526
Ratio of Direct and Overlapping Indebtedness to Estimated Actual Valuation	4.73%	7.57%
Ratio of Direct & Overlapping Debt to Equalized Assessed Tangible Valuation	32.54%	52.20%
Direct and Overlapping Indebtedness per Capita	$ 2,846	$ 4,385
Overlapping Indebtedness per Capita	$ 2,806	$ 2,579

(a) Includes real property, personal property, and state assessed utility valuations and excludes valuations for motor vehicles.

Source: Unified Government, Finance Department

TABLE 17

LEGAL DEBT MARGIN INFORMATION
Last Ten Fiscal Years

	2011 (As of 12/31/11)	2012 (As of 12/31/12)	2013 (As of 12/31/13)	2014 (As of 12/31/14)	2015 (As of 12/31/15)
Statutory debt capacity:					
Equalized assessed valuation of taxable tangible property	$ 1,077,678,389	$ 1,093,343,355	$ 1,095,669,466	$ 1,098,740,174	$ 1,139,433,176
Estimated tangible valuation of motor vehicles	113,607,923	113,853,207	116,127,017	119,834,832	126,395,984
Estimated tangible valuation for calculating bonded indebtedness limit	1,191,286,312	1,207,196,562	1,211,796,483	1,218,575,006	1,265,829,160
Debt limit (30% of total valuation)	357,385,894	362,158,969	363,538,945	365,572,502	379,748,748
Amount of debt applicable to limit					
Total bonded indebtedness	314,865,000	320,893,000	364,150,000	368,920,000	369,585,001
Less exempt issues	(140,062,853)	(96,615,096)	(101,413,770)	(117,961,356)	(128,992,366)
Total net debt applicable to limit	174,802,147	224,277,904	262,736,230	250,958,644	240,592,635
Legal debt margin	$ 182,583,747	$ 137,881,065	$ 100,802,715	$ 124,979,867	$ 139,156,113
Total net debt applicable to the limit as a percentage of debt limit	**49%**	**62%**	**72%**	**69%**	**63%**

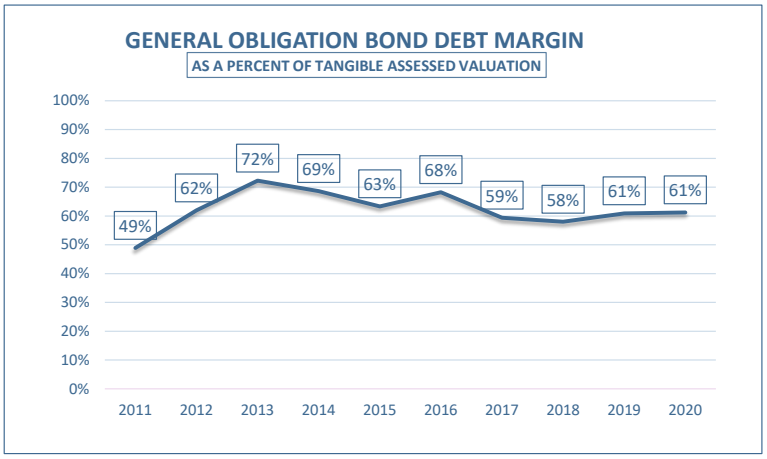


TABLE 17

LEGAL DEBT MARGIN INFORMATION
Last Ten Fiscal Years

	2016 (As of 12/31/16)	2017 (As of 12/31/17)	2018 (As of 12/31/18)	2019 (As of 12/31/19)	2020 (As of 12/31/20)
Statutory debt capacity:					
Equalized assessed valuation of taxable tangible property	$ 1,181,532,063	$ 1,208,714,119	$ 1,299,515,512	$ 1,368,524,850	$ 1,445,590,491
Estimated tangible valuation of motor vehicles	135,062,201	140,022,759	145,991,729	150,389,060	137,555,887
Estimated tangible valuation for calculating bonded indebtedness limit	1,316,594,264	1,348,736,878	1,445,507,241	1,518,913,910	1,583,146,378
Debt limit (30% of total valuation)	394,978,279	404,621,063	433,652,172	455,674,173	474,943,913
Amount of debt applicable to limit					
Total bonded indebtedness	374,610,000	428,455,000	446,925,000	429,025,000	416,905,000
Less exempt issues	(104,969,576)	(188,067,178)	(195,641,010)	(151,413,891)	(125,970,130)
Total net debt applicable to limit	269,640,424	240,387,822	251,463,990	277,611,109	290,934,870
Legal debt margin	$ 125,337,855	$ 164,233,241	$ 182,188,182	$ 178,063,064	$ 184,009,043
Total net debt applicable to the limit as a percentage of debt limit	**68%**	**59%**	**58%**	**61%**	**61%**

TABLE 18

PLEDGED-REVENUE DEBT COVERAGE
Last Ten Fiscal Years

	Kansas City, Kansas Board of Public Utilities Revenue Bonds				
Fiscal Year	Gross Revenues [3]	Direct Operating Expenses [3]	Net Available Revenue	Total Debt Service Requirements	Coverage
2011	$ 273,231,435	$ 192,613,493	$ 80,617,942	$ 32,481,143	2.48
2012	290,217,990	204,642,159	85,575,831	36,295,726	2.36
2013	287,771,566	196,863,453	90,908,113	39,323,773	2.31
2014	311,540,386	215,695,728	95,844,658	24,804,869	3.86
2015	303,124,272	201,260,954	101,863,318	45,334,587	2.25
2016	301,043,289	210,246,970	90,796,319	48,079,981	1.89
2017	317,306,293	214,070,198	103,236,095	51,014,663	2.02
2018	355,792,700	219,002,751	136,789,949	52,290,494	2.62
2019	337,165,553	222,758,535	114,407,018	54,603,319	2.10
2020	317,891,727	205,725,330	112,166,397	54,314,369	2.07

Notes:
[1] Includes sales tax generated in the Prairie Delaware Redevelopment District.
See more in Note III.F. to the financial statements.
[2] Includes sales tax generated in three transporation development districts.
See more in Note III.F. to the financial statements.
[3] Excludes depreciation expense, amortization expense and amortization revenue.

TABLE 18 (continued)

PLEDGED-REVENUE DEBT COVERAGE
Last Ten Fiscal Years

	Unified Government STAR Bonds [1]				Unified Government TDD Bonds [2]			
Fiscal Year	Sales Tax Revenues	Principal	Interest	Coverage	Sales Tax Revenues	Principal	Interest	Coverage
2011	$ 14,620,449	$ 13,225,428	$ 2,044,921	0.96	$ 1,589,184	$ 646,000	$ 973,531	0.98
2012	61,108,119	84,312,186	5,222,713	0.68	1,870,493	891,000	921,536	1.03
2013	17,068,733	16,809,443	4,606,309	0.80	2,481,133	1,219,000	1,157,689	1.04
2014	58,453,245	44,181,854	13,530,823	1.01	2,738,028	1,366,000	1,283,196	1.03
2015	61,697,772	45,026,515	16,782,445	1.00	3,007,406	1,575,000	1,257,442	1.06
2016	46,582,407	24,810,143	13,533,052	1.21	2,745,887	1,661,000	1,221,362	0.95
2017	5,445,930	2,276,733	5,691,103	0.68	2,927,428	1,791,000	1,140,044	1.00
2018	7,250,654	6,940,303	5,672,497	0.57	2,991,901	2,073,000	1,054,075	0.96
2019	9,228,692	3,473,423	5,572,233	1.02	2,655,021	1,683,000	950,726	1.01
2020	9,800,828	4,351,276	5,616,055	0.98	2,092,717	1,782,000	876,229	0.79

TABLE 19

INDIRECT DEBT
AS OF DECEMBER 31, 2020

Four school districts are located completely within the territorial limits of the Unified Government, as is the Kansas City, Kansas Community College.

Jurisdiction	Total Debt	Applicable % to Wyandotte County	Wyandotte County	Applicable % to Kansas City, KS	Kansas City, KS
Kansas City, Kansas Community College	$ -	100.00%	$ -	88.89%	$ -
U.S.D. No. 500	268,910,000	100.00%	268,910,000	99.98%	268,863,101
U.S.D. No. 202	61,105,000	100.00%	61,105,000	99.86%	61,019,545
U.S.D. No. 203	53,215,000	100.00%	53,215,000	100.00%	53,215,000
U.S.D. No. 204	48,775,000	97.74%	47,674,235	23.94%	11,412,833
City of Bonner Springs	24,495,000	93.10%	22,805,107	0.00%	-
City of Edwardsville	9,970,000	100.00%	9,970,000	0.00%	-
Totals	**$ 466,470,000**		**$ 463,679,342**		**$ 394,510,479**

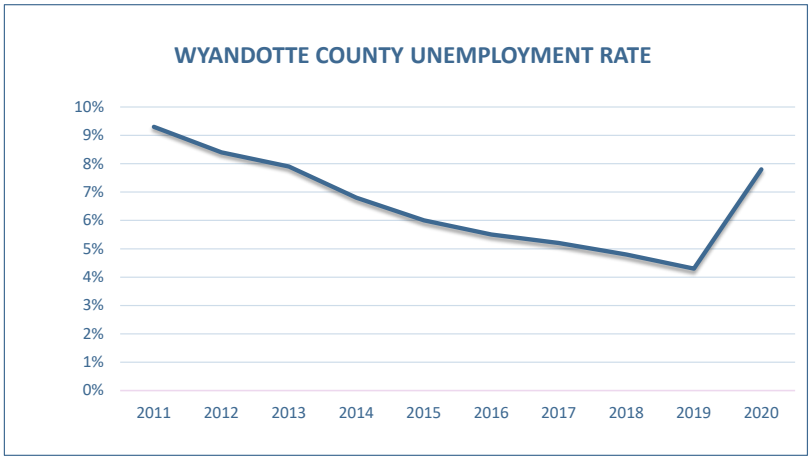
Note: Overlapping governments are those that coincide, at least in part, with the geographical boundaries of the County or City. This table estimates the portion of the outstanding debt of those overlapping goverments that is borne by the residents of Wyandotte County and Kansas City, Kansas. The applicable percentage is based on the County & City percent share of the respective entities' total assessed valuation.

Source: Unified Government, Finance Department.

TABLE 20

DEMOGRAPHIC AND ECONOMIC STATISTICS
Last Ten Fiscal Years

Year	County Population [1]	Personal Income [2] *(thousands of dollars)*	Per Capita [2] Personal Income	County-wide Public School Enrollment [3]	Unemployment Rate
2011	158,039	$ 6,075,148	$ 38,448	28,462	9.3%
2012	159,424	$ 8,517,956	$ 53,445	29,284	8.4%
2013	161,004	$ 7,913,960	$ 49,175	29,753	7.9%
2014	162,325	$ 6,914,641	$ 42,618	30,204	6.8%
2015	163,776	$ 6,554,687	$ 40,045	30,417	6.0%
2016	164,924	$ 5,110,684	$ 31,014	30,834	5.5%
2017	165,254	$ 5,302,442	$ 32,119	31,583	5.2%
2018	165,781	$ 5,522,944	$ 33,407	31,440	4.8%
2019	166,009	$ 5,710,214	$ 34,518	31,873	4.3%
2020	165,265	$ 5,670,813	$ 34,107	31,376	7.8%



Sources and Notes:
[1] U.S. Dept of Commerce, Bureau of Census, Local Population Estimates; non-decennial Census figures are time-series data updated annually with release of annual population estimate. Note, 2020 decennial Census data release has been delayed. Therefore, 2020 population is Census Bureau estimate.
[2] Personal Income and Per Capita Personal Income per U.S. Bureau of Economic Analysis. Most recent year is an estimate based on trends.
[3] School enrollment of Kansas City, Kansas #500, Turner #202, Piper #203, Bonner Springs #204 and parochial schools in Wyandotte County.

TABLE 21

PRINCIPAL EMPLOYERS
Current Year and Nine Years Ago

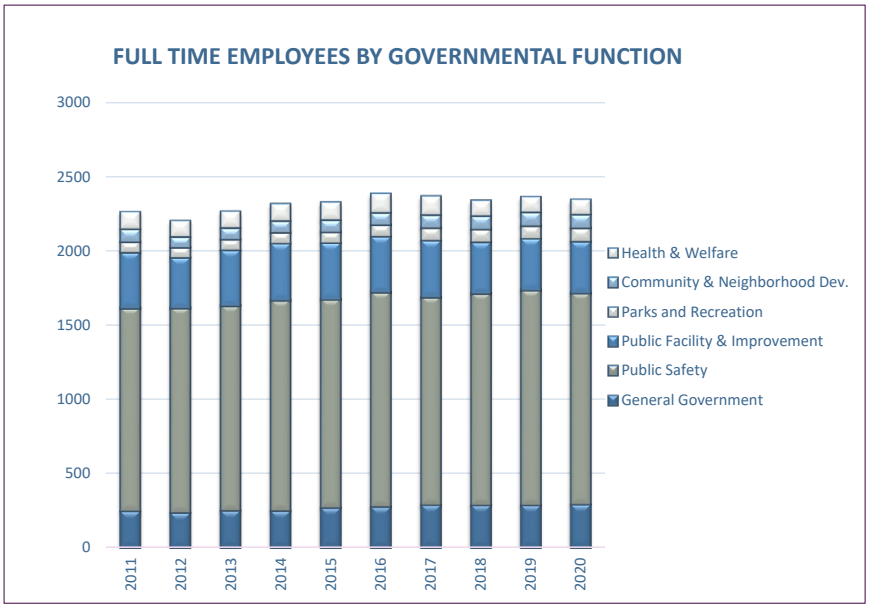
	Fiscal Year 2020			Fiscal Year 2011		
	Employees in County (Employment Range)	Rank	Percentage of Total County Employment	Employees in County (Employment Range)	Rank	Percentage of Total County Employment
Kansas University Health Systems	8500+	1	8.81%	4000-4500	1	5.32%
Kansas City, KS School District #500	4000-4500	2	4.57%	3500-4000	3	4.32%
University of Kansas Medical Center	3500-4000	3	3.93%	2500-3499	4	3.54%
Unified Government of Wyandotte Co/KCK	1000-2499	4	2.42%	1000-2499	6	2.67%
General Motors Corporation	1000-2499	5	2.31%	3500-4000	2	4.58%
Amazon Fullfillment Center	1000-2499	6	2.22%	-	-	-
United Parcel Service	1000-2499	7	1.23%	-	-	-
Cerner	1000-2499	8	1.20%	-	-	-
Associated Wholesale Grocers	1000-2499	9	1.12%	1000-2499	10	1.22%
Nebraska Furniture Mart	1000-2499	10	1.08%	1000-2499	8	1.32%
Burlington Norther/Santa Fe Railroad	-	-	-	2500-3499	5	2.96%
Providence Medical Center	-	-	-	1000-2499	7	1.33%
Hollywood Casino	-	-	-	1000-2499	9	1.30%
	27,900		**28.89%**	**24,316**		**28.56%**

Source: Unified Government Finance Department, Research Division.

TABLE 22

FULL-TIME EQUIVALENT UNIFIED GOVERNMENT EMPLOYEES BY FUNCTION
Last Ten Fiscal Years

Function/Program	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
General Government	244	234	249	247	268	274	287	286	286	290
Public Safety	1,370	1,381	1,381	1,420	1,405	1,447	1,401	1,427	1,448	1,425
Public Facility & Improvement	375	340	375	382	380	375	380	345	347	347
Parks and Recreation	74	73	75	77	77	80	89	89	89	94
Community & Neighborhood Dev.	86	70	76	77	79	81	84	89	89	88
Health & Welfare	115	107	110	114	118	128	126	103	103	101
Total FTE Employees	**2,265**	**2,205**	**2,267**	**2,317**	**2,326**	**2,383**	**2,366**	**2,339**	**2,362**	**2,345**
Percentage Change	-9.5%	-2.6%	2.8%	2.2%	0.4%	2.4%	-0.7%	-1.2%	1.0%	-0.7%
Population per FTE	70	73	71	70	70	69	70	71	70	70



Source: Unified Government Annual Budget Documents

TABLE 23

OPERATING INDICATORS BY FUNCTION
Last Ten Fiscal Years

Function/Program	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
General Government										
Number of Register of Deeds documents recorded	19,432	22,281	23,714	20,852	23,208	22,713	23,886	22,538	23,042	23,423
Number of registered voters	80,613	81,980	81,638	70,787	82,550	74,239	78,020	82,741	85,316	86,711
Public Safety										
Number of 911 calls	179,544	189,020	201,335	199,646	223,413	181,381	173,667	163,366	177,608	145,532
Number of Fire Department calls for service	25,744	26,689	27,471	26,127	25,244	22,215	31,433	32,291	31,949	32,166
Violent crimes	906	853	707	865	944	1,250	1,445	1,320	1,360	1,745
Public Facility and Improvement										
Number of bridges maintained	151	151	151	151	151	151	151	151	181	277
Miles of road maintained	1,943	1,943	1,943	1,943	1,943	1,943	1,943	1,943	2,400	2,400
Parks & Recreation										
Park acres maintained	2,600	2,600	2,715	2,715	2,715	2,715	2,715	2,715	2,715	2,715
Community and Neighborhood Development										
Number of business licenses processed	7,141	7,036	6,906	6,621	6,956	6,951	7,323	7,310	7,626	7,480
Number of demolition permits issued	123	171	64	100	109	88	96	105	112	43
[1] Number of assistance downpayments issued	8	24	39	16	14	21	7	8	87	-
[2] Number of grants/ loans awarded	117	149	113	101	68	73	80	67	14	62
Public Health and Welfare										
Number of visits to the Health Department	29,520	29,286	29,037	27,477	24,811	23,630	21,509	17,360	20,988	9,368
Number of clients to the Health Department	16,540	21,035	19,794	13,781	12,493	11,976	10,741	7,610	10,057	4,830
Number of visits to the WIC Division [3]	63,998	60,293	50,844	56,499	52,225	48,131	46,057	42,434	42,492	36,757
Number of clients to the WIC Division [3]	7,429	7,449	6,946	6,639	6,309	6,033	5,507	5,215	5,075	5,126
Number of congregate meals served to seniors	40,430	40,271	39,770	398,180	34,225	36,041	36,277	37,504	37,137	27,950
Number of home delivered meals served to seniors	129,989	126,423	127,384	117,767	118,797	127,240	124,726	110,388	117,669	100,373
Number of newsletters distributed	22,534	22,694	24,552	19,200	19,200	20,626	21,257	21,555	21,671	21,132
Number of legal assistance hours provided	533	497	506	498	496	481	522	494	480	572

Notes:

[1] Downpayment Assistance Program (CHIP) is aimed at low-to moderate-income households to provide assistance for purchasing single-family homes
Averaging an estimated value of $12,000, each downpayment represents an estimated $2 million investment over a ten year period
[2] Grants are aimed at very low-income single-family households and includes emergency grants, roofs, sewers, residential barrier removal,
special service grants, lead-based paint removal, and other similar improvements
[2] Also includes grants/loans for low-to moderate income households, such as the HELP loan program.
Averaging an estimated value of $4,000, each grant/loan represents an estimated $4 million investment over a ten year period
[3] The Special Supplemental Nutrition Programfor Women Infants and Children (WIC) provides federal grants to states for supplemental foods, health care referrals, and
nutrition education for low-income pregnant, breastfeeding, and non-breastfeeding postpartum women, and to infants and children up to age five at nutritional risk

Source: Unified Government Finance Department, Budget Office and individual departments.

TABLE 24

CAPITAL ASSET STATISTICS
Last Ten Fiscal Years

Function/Program	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
General Government										
Office buildings	12	12	12	12	13	14	15	15	15	15
Other buildings	27	27	26	26	21	21	30	30	30	30
Public Safety										
Fire stations	18	18	18	18	18	18	18	18	18	19
Primary Fire trucks/ Pumpers	16	16	22	22	22	23	22	22	22	22
Primary Ambulances	12	12	12	12	12	12	9	9	9	10
Police stations	7	7	7	7	7	7	8	8	8	8
Public Facility and Improvement										
Number of bridges	151	151	151	151	151	151	151	151	181	277
Miles of roads	1,943	1,943	1,943	1,943	1,943	1,943	1,943	1,943	2400	2,400
Number of wastewater plants	5	5	5	5	5	5	5	5	5	5
Parks & Recreation										
Number of recreation centers	7	7	9	10	10	10	10	10	10	10
Number of parks	54	54	53	53	53	53	53	53	53	53

[1] Number of bridges maintained includes addition of 84 short span bridges not captured in prior year data

Source: Unified Government Finance Department, Budget Office and individual departments.

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