

**JULY 28, 2022 UNIFIED GOVERNMENT BOARD OF
COMMISSIONERS MEETING
ORDER OF BUSINESS
MEETING TO CONVENE AT 7:00 PM**

Location: Hybrid

We invite you to view the meeting in person in the Commission Chambers, Lobby Level, of the Municipal Office Building, 701 N. 7th Street, Kansas City, Kansas, or virtually via a Zoom webinar.

You are invited to a Zoom webinar.

When: Jul 28, 2022, 05:00 PM Central Time (US and Canada)

Topic: Special Session

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84432012313?pwd=UlpsczZjMVRwNUdvMCtPcWd0WUdKZz09>

Passcode: 170464

Or One tap mobile:

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Webinar ID: 844 3201 2313

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- I. CALL TO ORDER**
- II. ROLL CALL**
- III. INVOCATION GIVEN BY COMMISSIONER HAROLD JOHNSON, FAITH
DELIVERANCE CHURCH OF GOD IN CHRIST**
- IV. PLEDGE OF ALLEGIANCE**
- V. REVISIONS TO THURSDAY, JULY 28, 2022, AGENDA**
Blue Sheet Removing Item
Synopsis: Blue Sheet Removing from Administrator's Agenda Item No. 3 - Report: Annual Comprehensive Financial Report for the Period Ended 12/31/21
- VI. CLERK'S STATEMENT**
(Anyone wishing to speak about a particular item on the Consent Agenda must notify the Mayor when he asks if there are any "set-asides" on the Consent Agenda. Your item will then be discussed and voted on separately. All remaining items on the Consent Agenda are viewed as a single group and voted on with one vote.)
- VII. PLANNING AND ZONING CONSENT AGENDA**
- VIII. PLANNING AND ZONING NON-CONSENT AGENDA**
- IX. ADMINISTRATOR'S AGENDA**

- X. MAYOR'S AGENDA**
- XI. REGULAR CONSENT AGENDA**
- XII. PUBLIC HEARING AGENDA**
- XIII. STANDING COMMITTEES' 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. COZ2022-021 - JEFF WIDENER

Synopsis: Change of Zone from R-1 Single Family District to A-G Agriculture District for an accessory structure for tractor and equipment at 3616 Pomeroy Drive, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751.

(RECOMMENDED FOR APPROVAL)

Tracking #: 211834

B. SPECIAL USE PERMIT APPLICATIONS

1. SP2021-069 - PRABHJOT SINGH PADDA WITH UNITED TRUCK REPAIR

Synopsis: Special Use Permit to operate an inspection/light maintenance facility for United Truck Repair (SP-2019-82 expired 9/26/2021) at 451 South 14th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751.

(RECOMMENDED FOR DENIAL)

Tracking #: 211835

2. SP2021-090 - DANA BLAY WITH DBL ARCHITECTURE, INC.

Synopsis: Special Use Permit for a liquor store at 146 South 18th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751.

(RECOMMENDED FOR APPROVAL FOR 2 YEARS)

Tracking #: 211836

3. SP2022-056 - TOBIAS SANDOVAL SUAREZ

Synopsis: Special Use Permit for the Temporary Use of Land to store construction equipment at 3914 North 59th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 211837

4. **SP2022-057 - EDWARD J. BAIN**

Synopsis: Home Occupation Special Use Permit for a Short-Term Rental at 1324 North 75th Drive, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 211838

5. **SP2022-060 - ESTER REED**

Synopsis: Renewal of a Special Use Permit (SU20-00092 – expired 3/4/2022) for the Temporary Use of Land to store dump trucks and other construction equipment at 1610 North 51st Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR DENIAL)**

Tracking #: 211841

6. **SP2022-061 - TOM GIEFER WITH G + G HOLDINGS LLC**

Synopsis: Renewal of a Special Use Permit (SP-2019-111 – expires 8/8/2022) for the Temporary Use of Land to stockpile and process concrete materials at 7241 Kaw Drive, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 5 YEARS)**

Tracking #: 211832

7. **SP2022-062 - JOSHUA BRANDON WITH THE BAR KCK**

Synopsis: Renewal of a Special Use Permit (SP2021-019 – expired 6/3/2022) to continue live entertainment at a drinking establishment at 6720 Kaw Drive, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 211833

8. **SP2022-065 - SAMIA GUESS**

Synopsis: Special Use Permit for a Short-Term Rental at 2023 North 85th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR)**

Tracking #: 211842

C. VACATION APPLICATIONS

1. **VAC2022-004 - DONNA ROSS**

Synopsis: Vacation of right-of-way to install a fence at 2942 North Bethany Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 211843

2. **VAC2022-005 - ANDREA WEISHAUBT WITH ATLAS SURVEYORS**

Synopsis: Vacation of a utility easement at 12750 Hubbard Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 211844

D. PLAN REVIEW APPLICATIONS

1. **PR2022-021 - ERIC GENTRY WITH VICTORY JEEP**

Synopsis: Preliminary Plan Review to construct an auto dealership at 1701 North 100th Terrace, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 211845

2. **PR2022-022 - LYNN HOLCOMB WITH RECLAIMED MATERIAL YARD LLC**

Synopsis: Preliminary and Final Plan Review to construct a lay down yard at 11 and 47 South 59th Lane and 5701 Kaw Drive, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 211846

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

1. **AN ORDINANCE** rezoning property at 557 River Park Drive (0 Kansas Avenue) (COZ2022-016), from No Zoning District to CP-2 Planned General Business District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #:211850

2. **AN ORDINANCE** authorizing a Special Use Permit (SP2022-044) at 557 River Park Drive (0 Kansas Avenue) for an entertainment venue for the Rock Island Bridge, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751.

(RECOMMENDED FOR APPROVAL)

Tracking #:211851

3. **AN ORDINANCE** authorizing a Special Use Permit (SP2022-029) at 6102 State Avenue for live entertainment in conjunction with a drinking establishment/restaurant, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 211852
4. **AN ORDINANCE** authorizing a Special Use Permit (SP2022-038) at 3900 Rainbow Boulevard for continuation of live entertainment in conjunction with existing restaurant/drinking establishment, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 211853
5. **AN ORDINANCE** authorizing a Special Use Permit (SP2022-048) at 8440 Gibbs Road to continue to store boats, trailers, vehicles, construction equipment and farm equipment for retail sale, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 211854
6. **AN ORDINANCE** authorizing a Special Use Permit (SP2022-035) for continuation of a community motorcycle garage with live entertainment and alcohol at 10 South James Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 211855
7. **AN ORDINANCE** vacating right-of-way (VAC2022-002) at 205 North Orchard Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 211856
8. **AN ORDINANCE** authorizing a Master Plan Amendment (MPL 2022-010) at 557 River Park Drive and 0 Kansas Avenue from None to Parks/Open Space, Public/Semi-Public and Regional Commercial (Armourdale Area Master Plan), submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 211859

VIII. PLANNING AND ZONING NON-CONSENT AGENDA

A. SPECIAL USE PERMIT APPLICATIONS

1. SP2022-059 - KC CABINS LLC

Synopsis: Special Use Permit for a Short-Term Rental at 10 South Hallock Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR - 4/2 VOTE)**

Tracking #: 211840

TAX STATUS REPORT
BOARD OF COMMISSIONERS AGENDA FOR JULY 28, 2022

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.

IX. ADMINISTRATOR'S AGENDA

Item No. 1. - RESOLUTION: SETTING PUBLIC HEARING REGARDING ADOPTION OF THE PROPOSED 2023 BUDGET AND PROPOSED AMENDED 2022 BUDGET

Synopsis: A Resolution Calling and Providing Notice of a Public Hearing Regarding Adoption of the Proposed 2023 Budget and Proposed Amended 2022 Budget of the Unified Government of Wyandotte County/Kansas City, Kansas, submitted by Patrick Waters, Deputy Chief Counsel.

Tracking #: 211857

Item No. 2. - UPDATE: UGPHD/PD OPIOID CRISIS

Synopsis: An update regarding the Opioid crisis from the UG Health Department in coordination with KCK EMS, KCKPD, District Attorney's Office, and the UG Legal Department, submitted by Juliann VanLiew, Director of Health Department.

For information only

Tracking #: 211827

Item No. 3. - REPORT: ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE PERIOD ENDED 12/31/21 (REMOVED PER BLUE SHEET)

Synopsis: Presentation of the Unified Government's Comprehensive Annual Financial Report for the Fiscal Year ended December 31, 2021, submitted by Kathleen VonAchen, Chief Financial Officer, Debbie Jonscher, Deputy Chief Financial Officer, and Pamela Kahao, Accounting Manager.

For information only

Tracking #: 211828

Item No. 4. - UPDATE: FINANCE ASSESSMENT

Synopsis: Update of Finance Assessment, submitted by Cheryl Harrison-Lee, Interim County Administrator.

For Information Only

Tracking #: 211829

X. MAYOR'S AGENDA

Item No. 1. - UPDATE: COUNTY ADMINISTRATOR SEARCH PROCESS

Synopsis: Update regarding County Administrator's Search Process by Tyrone Garner, Mayor/CEO.

For information only.

Tracking #: 211724

XI. REGULAR CONSENT AGENDA

Item No. 1. - RESOLUTION: AUTHORIZING KANSAS CITY, KANSAS POLICE DEPARTMENT TO ENTER INTO AN INTERLOCAL COOPERATION AGREEMENT WITH THE KANSAS CITY BOARD OF POLICE COMMISSIONERS.

Synopsis: A resolution authorizing the Unified Government Kansas City, Kansas Police Department to enter into an Interlocal Cooperation Agreement with the Kansas City Board of Police Commissioners, Kansas City, Missouri Police Department, submitted by Casey Meyer, Senior Counsel, and Chief Oakman, KCK Police Department. The agreement, as submitted, has been reviewed and approved by the Attorney General's office for compliance with KSA 12-2904.

*On June 27, 2022, the **Public Works and Safety Standing Committee**, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.*

Tracking #: 211741

Item No. 2. - RESOLUTION: 2022-2026 CONSOLIDATED PLAN AND 2022 ANALYSIS OF IMPEDIMENTS

Synopsis: A resolution of the Draft 2022-2026 Consolidated Plan and 2022 Analysis of Impediments to Fair Housing Choice (AI), Submitted by Wilba Miller, Director of Community Development.

*On May 23, 2022, the **Administration and Human Services Standing Committee**, chaired by Commissioner Markley, voted unanimously to approve and forward to full commission.*

Tracking #: 211576

Item No. 3. - ORDINANCE: AMERICAN RESCUE PLAN ACT (ARPA) REALLOCATION OF REVENUE REPLACEMENT FUNDS

Synopsis: Approval of an ordinance and resolution to reallocate ARPA funds to reflect revised revenue replacement calculations, submitted by Debbie Jonscher, Deputy Chief Financial Officer.

*On July 11, 2022, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 211785

Item No. 4. PLAT: SUBDIVISION FOR SASS ADDITION

Synopsis: Plat of Sass Addition located along the west side of 115th Street between Leavenworth and Donahoo Rd., being developed by John Sass, submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Tracking #: 211826

Item No. 5. - PLAT: SUBDIVISION FOR DAVIS GARDEN

Synopsis: Plat of Davis Garden, located at 5917 N 123rd Street, being replatted by Britt and Rebecca Davis, submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Tracking #: 211831

Item No. 6 NOMINATIONS: BOARDS AND COMMISSIONS

Synopsis: Nominations for Boards and Commissions:

- Ashley Williamson to the UG Park Board, 7/28/2022 to 12/11/2023, submitted by Commissioner Bynum
- Rocki Mayes to the Wyandotte County Library Board, 7/28/2022 to 12/11/2023, submitted by Commissioner Burroughs
- Micki Hill to the Wyandotte County Library Board, 7/28/2022 to 12/11/2023, submitted by Commissioner Johnson

Tracking #: 211545

Item No. 7 - MINUTES

Synopsis: Minutes from the special session of June 16 and June 30, 2022.

Tracking #: MINUTES

Item No. 8 - WEEKLY BUSINESS

Synopsis: Weekly business materials dated June 16, June 23, June 30, and July 7, 2022.

Tracking #: WEEKLY BUSINESS

XII. PUBLIC HEARING AGENDA

XIII. STANDING COMMITTEES' AGENDA

XIV. COMMISSIONERS' AGENDA

XV. LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

Item No. 1. - LAND BANK OPTION APPLICATIONS

Synopsis: Request consideration of the following Land Bank option applications, submitted by Jud Knapp, Land Bank Manager

A. New Construction - Single Family Homes – 15 Homes

1. Aaron Lawrence – 1 Home
1716 Southwest Blvd - 905524
2. Ashleigh Downs – 1 Home
3224 N 44th Ter – 172219
3224 R N 44th Ter – 914010 – Land locked unbuildable parcel
3. Mark Roth – 1 Home (3 Total)
2610 N 57th St – 036211
4. Mark Roth – 1 Home (3 Total)
5711 Yecker Ave – 920418
5. Mark Roth – 1 Home (3 Total)
2725 N 59th St – 920416
6. 4036 Properties – Dewanna Williams – 3 homes
2922 N 30th St – 099308
2914 N 30th St – 099309
2910 N 30th St – 099310
7. Brian Sparks – 1 Home
3509 Lust Dr – 079408
8. Norlito C. Castillo Jr – 2 homes
840 Ann Ave – 081349
925 Ann Ave – 080652
9. James Michael – 1 Home
812 S 10th St – 072811
10. Communities Cares, LLC
2 homes built on 4 lots – 75 ft. frontage per home
1914 N 6th St – 140712
1920 N 6th St – 140711
1922 N 6th St – 140710
1926 N 6th St – 140709
1 home built on 3 lots – 75 ft. frontage total
1927 N 6th St – 140635
1929 N 6th St – 140634
1931 N 6th St – 140633

B. Multi Family – 19 units total

1. Shonda Gonzales – 4 units
1620 N 75th Dr – 928715
2. Stone & Bush Homes LLC – Parking lot
1001 Brown Ave – 210009
Currently owns – 3061 Parkwood Blvd - 210013
3. Wall-Ties & Forms Inc – 15 units
Townhomes

835 Parallel Ave - 095058
831 Parallel Ave – 095057
827 Parallel Ave – 095056
825 Parallel Ave - 095055
834 Troup Ave - 095059
830 Troup Ave - 095060
843 Parallel Ave - 095068
851 Parallel Ave – 095069

C. Commercial - 1

Mohammad A Chaudhry – Parking lot
706 Quindaro Blvd – 111910

D. Garage - 1

1. Teriona Emery
1037 Grandview Blvd
Currently owns – 1035 Grandview Blvd - 080568

Tracking #: 211790

Item No. 2. - LAND BANK PROPERTY TRANSFERS

Synopsis: Request consideration of the following Land Bank transfers, submitted by Jud Knapp, Land Bank Manager.

Property Transfers - 4

1. Rebecca Davis
5911 N 123rd St – 234011
Currently owns – 5917 N 123rd St – 234010
2. City of Bonner Springs
455 N Bluegrass Dr – 228408
3. UG Transfer to Land Bank
426 N 78th St
4. UG Transfer to Land Bank
621 Village West Pkwy

Tracking #: 211791

XVI. PUBLIC ANNOUNCEMENTS

XVII. ADJOURN

**AGENDA UPDATE
UNIFIED GOVERNMENT COMMISSION MEETING
THURSDAY, JULY 28, 2022**

XIII. ADMINISTRATOR'S AGENDA

REMOVE ITEM

**ITEM NO. 3 – REPORT: ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE PERIOD ENDED 12/31/21**

Synopsis: Presentation of the Unified Government's Comprehensive Annual Financial Report for the fiscal year ended December 31, 2021, submitted by Kathleen VonAchen, Chief Financial Officer, Debbie Jonscher, Deputy Chief Financial Officer, and Pamela Kahao, Accounting Manager.

For information only

Tracking #: 211828



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: July 28, 2022

Re: COZ2022-021

GENERAL INFORMATION

Applicant:
Jeff Widener

Status of Applicant:
Property Owner
3640 Pomeroy Drive
Kansas City, Kansas 66109

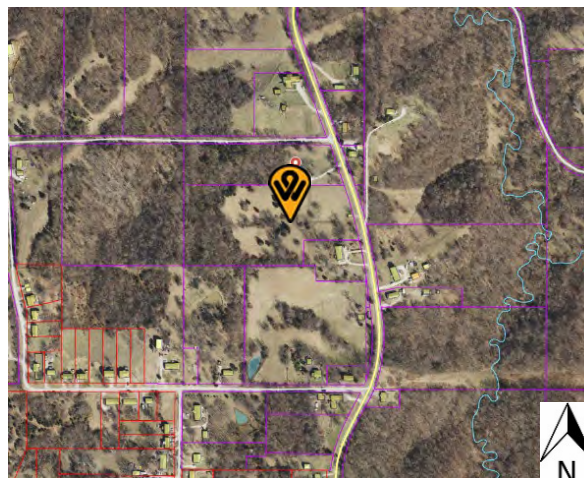
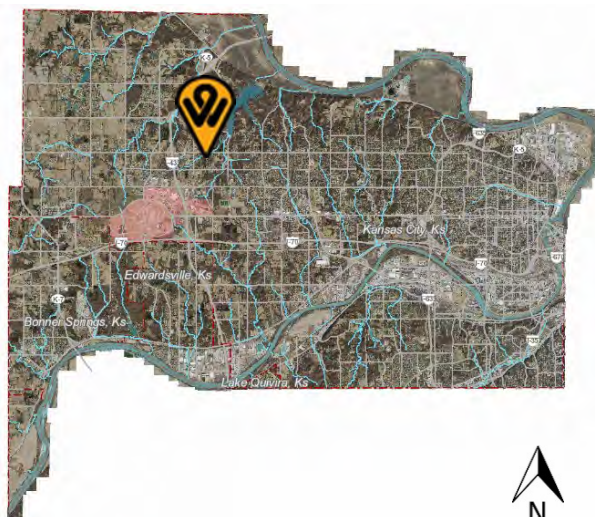
Requested Action:
Approval of a Change of Zone.

Date of Application:
March 25, 2022

Purpose:
To change the zoning district from R-1
Single Family District to A-G Agriculture
District.

Property Location:
3619 Pomeroy Drive
Kansas City, Kansas 66109

Commission Districts:
Commissioner At-Large District #1:
Melissa Bynum
District #8 Commissioner: Andrew Davis



Existing Zoning:	R-1 Single Family District
Adjacent Zoning:	North: R-1 Single Family District South: R-1 Single Family District East: A-G Agricultural District and R-1 Single Family District West: R-1 Single Family District
Adjacent Uses:	North: Large Lot Single Family Residence South: Single Family Residence and Large Lot Single Family Residence East: Agricultural Homestead Single Family Residence West: Agricultural Open Space
Total Tract Size:	8.30 Acres
Master Plan Area:	The Subject Property is within the City-Wide Master Plan.
Master Plan Designation:	The City-Wide Master Plan designates this Property as Rural Density Residential. Rural Density Residential includes agriculture, ranches, and large lot residential development, passive parks, and open space. Discouraged uses include industrial parks, business parks, adult-themed businesses, and medium and high-density residences.
Major Street Plan:	The City-Wide Master Plan designates Pomeroy Street as a Local Street.
Parking Requirement:	R-1 District (current zoning): Section 27-454(4)(e) requires two (2) off-street parking spaces premises for each single-family dwelling, one of which should be a garage or carport. A-G District (proposed zoning): Section 27-452(4)(e) requires two (2) off-street parking spaces shall be provided for each dwelling unit, at least one of which shall be in a garage or carport. The current property has no dwelling units, not requiring any parking.
Advertisement:	<u>The Wyandotte Echo</u> – June 16, 2022 Letters to Property Owners – June 16, 2022
Public Hearings:	July 11, 2022 and July 28, 2022

Public Support:	Several neighbors gave positive feedback to the Applicant during their neighborhood meeting in support of the application.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The Applicant, Jeff Widener, is requesting a Change of Zone from R-1 Single Family District to A-G Agriculture District for the subject property at 3616 Pomeroy Drive. The Change of Zone has been requested so that the applicant can add a garden utility building for tools and lawn equipment without the requirement of a single-family dwelling. The Applicant resides next door and maintains the property which is currently vacant grassland with some trees and brush. The Applicant's residential parcel has steep slopes and rolling hills, making it difficult for the Applicant to put the structure on the residential parcel without clearing the timber stand. Because of the difficult sloping terrain, the Applicant wishes to build the utility shed on the adjacent subject property, although its current zoning ordinances do not allow for an accessory structure without a primary residence. The property owner has no desire to build a second residence on the adjacent parcel but does want to maintain it while vacant accordingly. The Applicant wishes to keep the parcel vacant from a residence as he may want to sell it in the future and allow a new owner to build a home to their liking. There is evidence to suggest a downzone from a prior agricultural use, as there were two (2) previous accessory structures without a residence until their demolition in 2003 from storm damage. The Change of Zone has been requested, so that the Applicant can maintain a utility shed on the parcel without the need to build a primary residence.

City Ordinance Requirements: Municipal Code Sections 27-592 through 27-606 and 27-593.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. The current property owner has received no noise or disturbance complaints.

Building, Zoning, or Code Enforcement Complaints:

1. The current property owner has received no building enforcement complaints.

Outstanding or Related Permits and Cases:

1. The current property has no outstanding Building Permits.
2. The current property owner has no outstanding Code Inspection Cases.
3. The owner has no previous Planning and Zoning Cases.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The neighborhood is residential and rural in character. Lots range in size from one (1) acre to 30 acres, with the average lot size being approximately 10 acres. There streets are mostly asphalt and driveways are often asphalt or gravel. Lots are deep and residences with large setbacks from the street and long winding drives with timber stand buffers.

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

A-G Agricultural zoning districts that are rural in character with large lots permitting various degrees of agricultural activity or vacancy. The proposed use is expected to be compatible with the adjacent 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?

Per Section 27-452, the purpose of the A-G Agriculture District is to provide for those areas on the periphery of the city where agriculture is the predominate land use. It is designed to protect agriculture from premature or disorderly intrusion by urban land uses or to hold land for future development. There is no dwelling residence on the property, but an accessory structure is not required to have a primary structure per Section 27-452(b). It is customary to have accessory structures in a rural setting to maintain the care of the land even without a primary dwelling.

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

The property has been vacant for numerous years. The applicant purchased the property in 2001. In 2003, the stand-alone garage and horse stable were demolished after a storm, leaving only the foundation of the garage remaining on the property and the remaining vacant acreage. There has not been known to ever have been a primary dwelling on the property.

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.

There is minimal public gain as this is private property and is not necessarily for the convenience or welfare of the public. There is some gain in the ability to better care for and maintain a large acreage open space. It has not been found to injure the appropriate use, visual quality, or marketability of nearby property substantially or permanently.

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 Change of Zone usage would not be determined to have any impact or change on traffic in a way that would adversely affect road capacity, safety, or parking. The subject property will continue to remain vacant. Should the Change of Zone be approved, the proposed zone would allow for the construction of a single-family residence which is already allowed in the current zone and would be subject to construction of off-street parking.

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

The City-Wide Master Plan designates this property as Low Density Residential. Low Density Residential includes single-family detached residences, institutional uses such as elementary and middle schools, small churches, libraries, parks, open space, etc. Discouraged uses include industrial parks, business parks, adult-themed businesses, and medium and high-density residences. The Master Plan Land Use Designation does not change with the approval of the Change of Zone. There is no correlating land use specifically designated for the AG Agricultural zone and it is interpreted to be in the same land use category as its existing zone.

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

The applicant is proposing one structure. The structure is proposed so that the applicant may be a better caretaker of the open space property. There should be little to no long-term negative environmental impact. Any new structures on the property would be subject to a building permit if over 120 square feet in size.

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 on the street's frontage although the property is not directly connected.

b. Sanitary sewer service

There is no sanitary service on the property. The adjacent property is served by septic.

c. Storm water control

There are no storm water control points near the property.

d. Police

Police service is provided by West Patrol, District #225.

e. Fire

Fire service is provided by Station #4.

f. Transit

The subject property is not reasonably accessible by mass transit or bus route.

g. Schools

Education is provided by Kansas City, Kansas USD #500.

h. Streets

See item #6 above.

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

The economic impact on the community is negligible, as the subject property is a vacant parcel with a proposed accessory structure.

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

The subject property currently conforms as it is a vacant lot. The change of zone allows for the subject property to remain conforming with the construction of the accessory structure.

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

There is negligible impact or gain to public health, safety, or welfare, however, there is ostensibly no hardship imposed on adjacent property owners. The land is in a rural neighborhood with vast open space in which agricultural and rural activities are expected.

13. 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 little noise, vibration, or illumination to be a problem at this location, as it is on a large lot with large setbacks and few neighbors. Adjacent property owners enjoy similar activity typical of a rural and agricultural setting.

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

There is no substantial potential for the pollution of the air, land, or soil as the proposed building is proposed to store equipment necessary for the keeping and maintenance of the property. Structures on the property greater than 120 square feet are subject building code and enforcement practices which may include stormwater, grading, and erosion control.

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

The proposed uses would not damage or destroy an irreplaceable natural resource as it will not be clearing viable timber stand, polluting waterways, producing noxious odors or gases, or utilizing any other environmental hazardous activity. The accessory structure's construction is subject to a building permit if over 120 square feet.

16. *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, or welfare will be minimal as this is a private investment. The public gains from the lot being continuously maintained. There is minimal hardship on the landowner as they would have to find a different location for the garden shed which may be difficult given the terrain, although it does not appear to be as much as impossible as it is inconvenient.

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

The proposed use will not result in overcrowding or undue concentrations of population as there is no dwelling proposed and an accessory structure will be the only building on the parcel.

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting in person on June 20, 2022. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Cross Access Agreement
Neighborhood Character
Agricultural Activity
Residential Use
Zoning
Vacant Lot

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of Change of Zone Application **COZ2022-021**, subject to:

1. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspecton@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
2. A right of way permit may be required. Please contact the Public Works Department at (913) 573-5311 to begin that process;
3. If approved and should livestock be introduced to the property or timber stand improvements to be made, the applicant should contact the Conservation District for technical assistance per the comments below to update their Conservation District Plan accordingly;
4. A cross-access agreement shall be filed with the Recorder of Deeds;
5. 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, Sections 8-610 through 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;
6. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located; 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 Petition **COZ2022-021** subject to all comments and suggestions outlined in this staff report, and the condition of the City Planning Commission.

ATTACHMENTS

July 11, 2022 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Applicant's Site Plan
Applicant's Building Plans
Neighborhood Meeting Information
Conservation District Letter
Planning Engineering Draft Comment Letter
Staff Site Visit Photos Dated June 6, 2022

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing		
Rezone	July 11, 2022 Approval	July 28, 2022

STAFF CONTACT:

Kallie McLaughlin
kdmclaughlin@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2022-021** 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 **COZ2022-021**, 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.

July 11, 2022 City Planning Commission Minutes:

Hearing starts at 2:02:10:

CHANGE OF ZONE APPLICATION COZ2022-021 – JEFF WIDENER - SYNOPSIS:

Change of Zone from R-1 Single Family District to A-G Agriculture District for an accessory structure for tractor and equipment at 3616 Pomeroy Drive.

Detailed Outline of Requested Action: The Applicant, Jeff Widener, is requesting a Change of Zone from R-1 Single Family District to A-G Agriculture District for the subject property at 3616 Pomeroy Drive. The Change of Zone has been requested so that the applicant can add a garden utility building for tools and lawn equipment without the requirement of a single-family dwelling. The Applicant resides next door and maintains the property which is currently vacant grassland with some trees and brush. The Applicant's residential parcel has steep slopes and rolling hills, making it difficult for the Applicant to put the structure on the residential parcel without clearing the timber stand. Because of the difficult sloping terrain, the Applicant wishes to build the utility shed on the adjacent subject property, although its current zoning ordinances do not allow for an accessory structure without a primary residence. The property owner has no desire to build a second residence on the adjacent parcel but does want to maintain it while vacant accordingly. The Applicant wishes to keep the parcel vacant from a residence as he may want to sell it in the future and allow a new owner to build a home to their liking. There is evidence to suggest a downzone from a prior agricultural use, as there were two (2) previous accessory structures without a residence until their demolition in 2003 from storm damage. The Change of Zone has been requested, so that the Applicant can maintain a utility shed on the parcel without the need to build a primary residence.

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 July 11, 2022;
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:

- Jeff Widener, applicant, 3640 Pomeroy Drive, Kansas City, Kansas 66109

Present in Opposition:

- No one appeared

Staff Recommendation starts at 2:04:56: Planning Director Hand stated that the applicant is requesting A-G Agriculture zoning to build a shed to maintain the property. The applicant lives adjacent to this property. The property is in the City-Wide Master Plan area. Staff has received letters in support and no letters in opposition. There are no Notices of Violation on the property. Staff is requesting the applicant obtain a cross-access agreement he plans to use his driveway to access the barn on the adjacent property. He further stated if the applicant wanted animals on the property in the future, he would need a Conservation Plan from the Wyandotte County Conservation District. Staff recommends approval subject to the conditions in the staff report.

Motion starts at 2:05:56:

On motion by Mr. Connelly, seconded by Mrs. Jones, the Planning Commission voted as follows to recommend **APPROVAL of Change of Zone COZ2021-021:**

Carson	Chairman
Ernst	Aye
Jones	Aye
Miller	Not Present
Mohler	Aye
Pauley	Not Present
Straws	Not Present
Ward	Aye
Armstrong	Not Present
Beth	Aye
Connelly	Aye

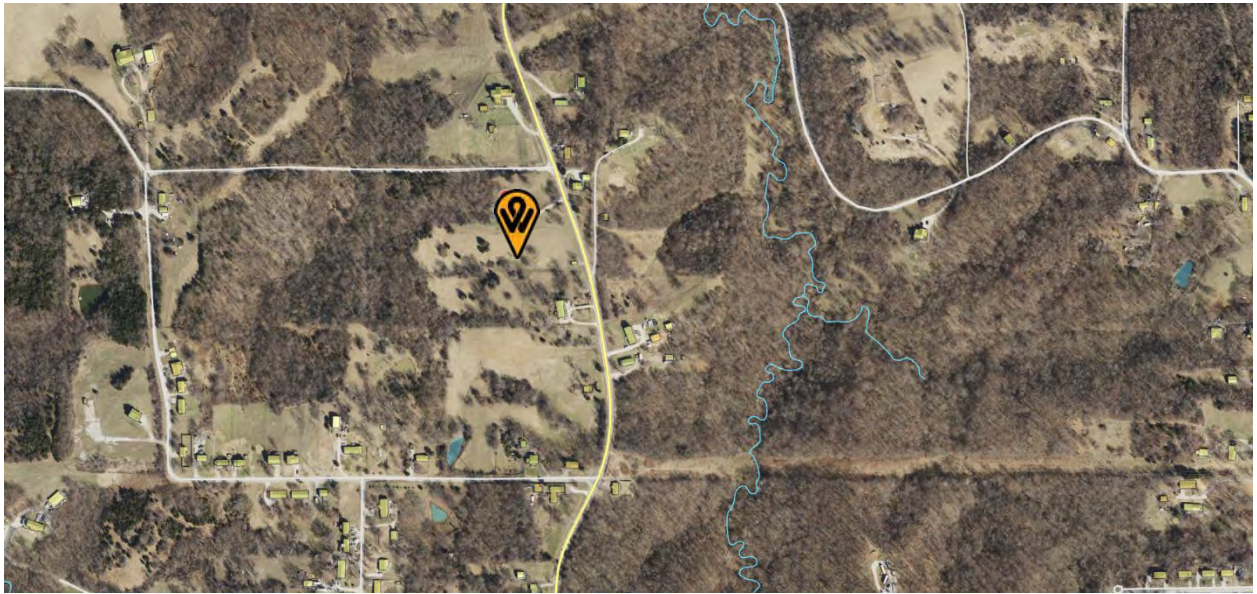
Motion to recommend **APPROVAL** Passed: 6 to 0

Subject to:

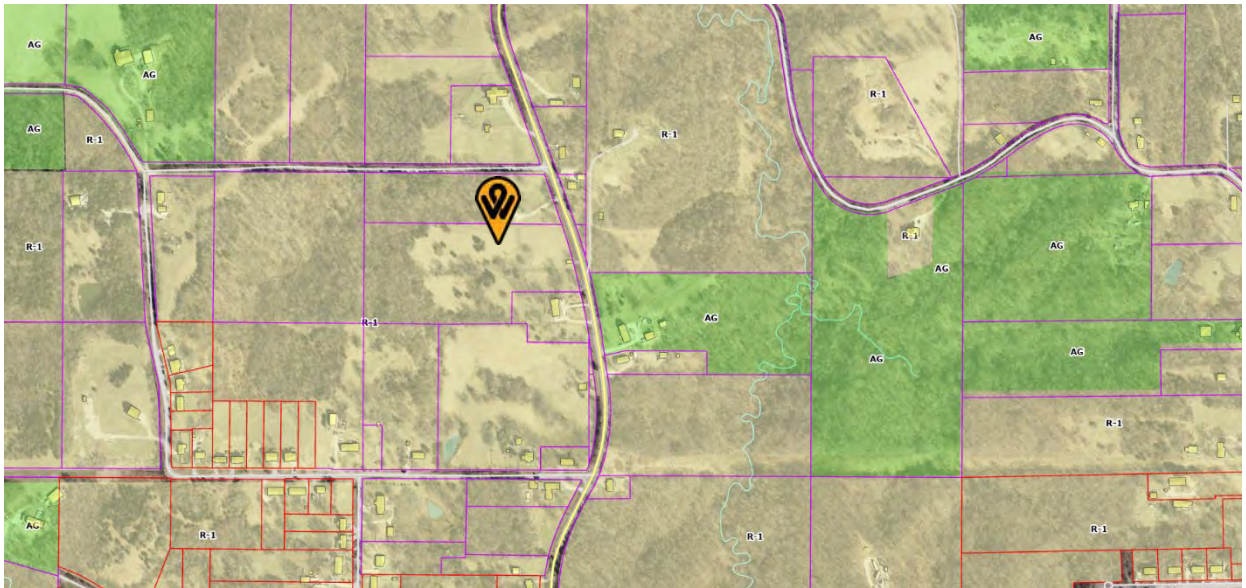
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2. A right of way permit may be required. Please contact the Public Works Department at (913) 573-5311 to begin that process;
3. If approved and should livestock be introduced to the property or timber stand improvements to be made, the applicant should contact the Conservation District for technical assistance per the comments below to update their Conservation District Plan accordingly;
4. A cross-access agreement shall be filed with the Recorder of Deeds;
5. 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, Sections 8-610 through 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;
6. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located; 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.

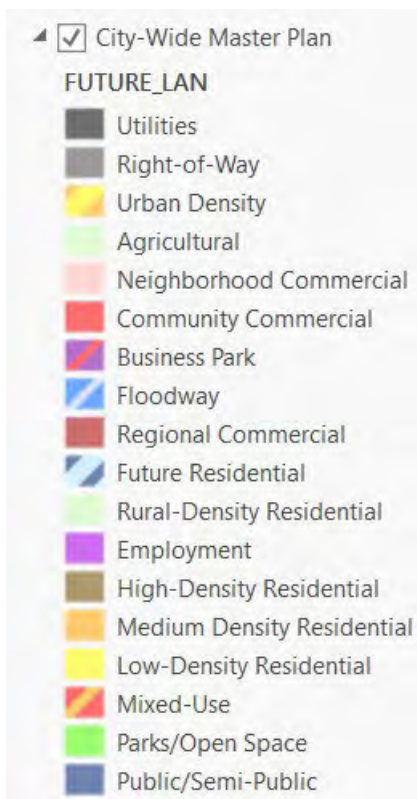
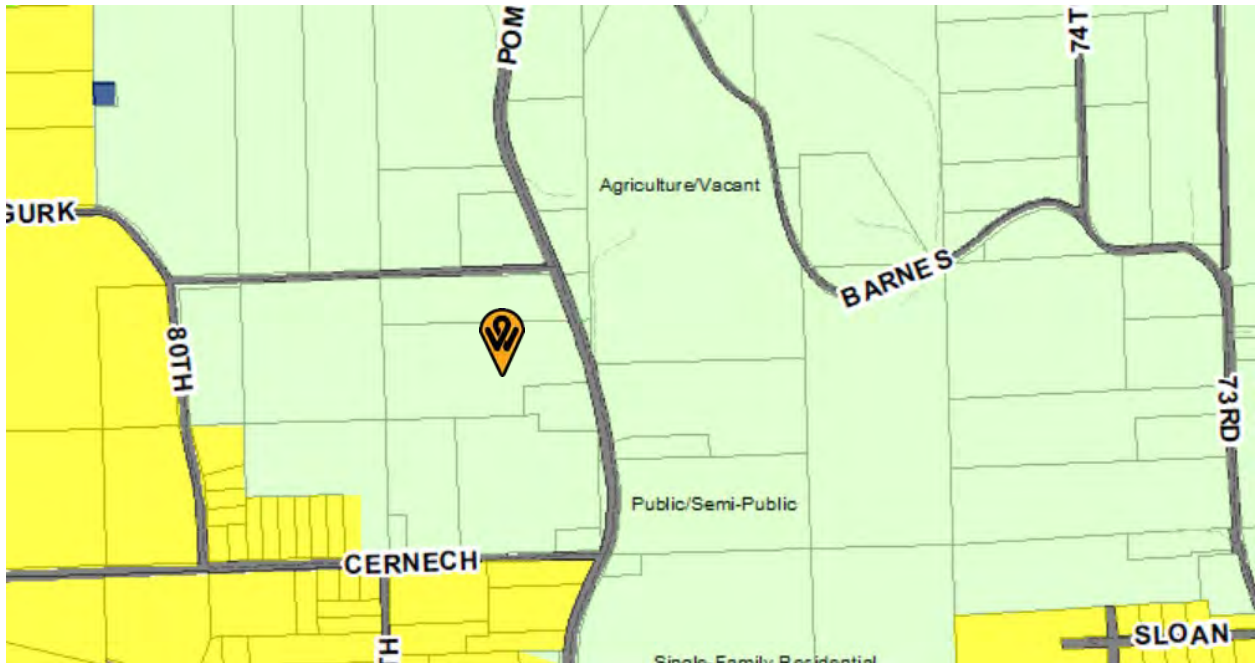
AERIAL MAP



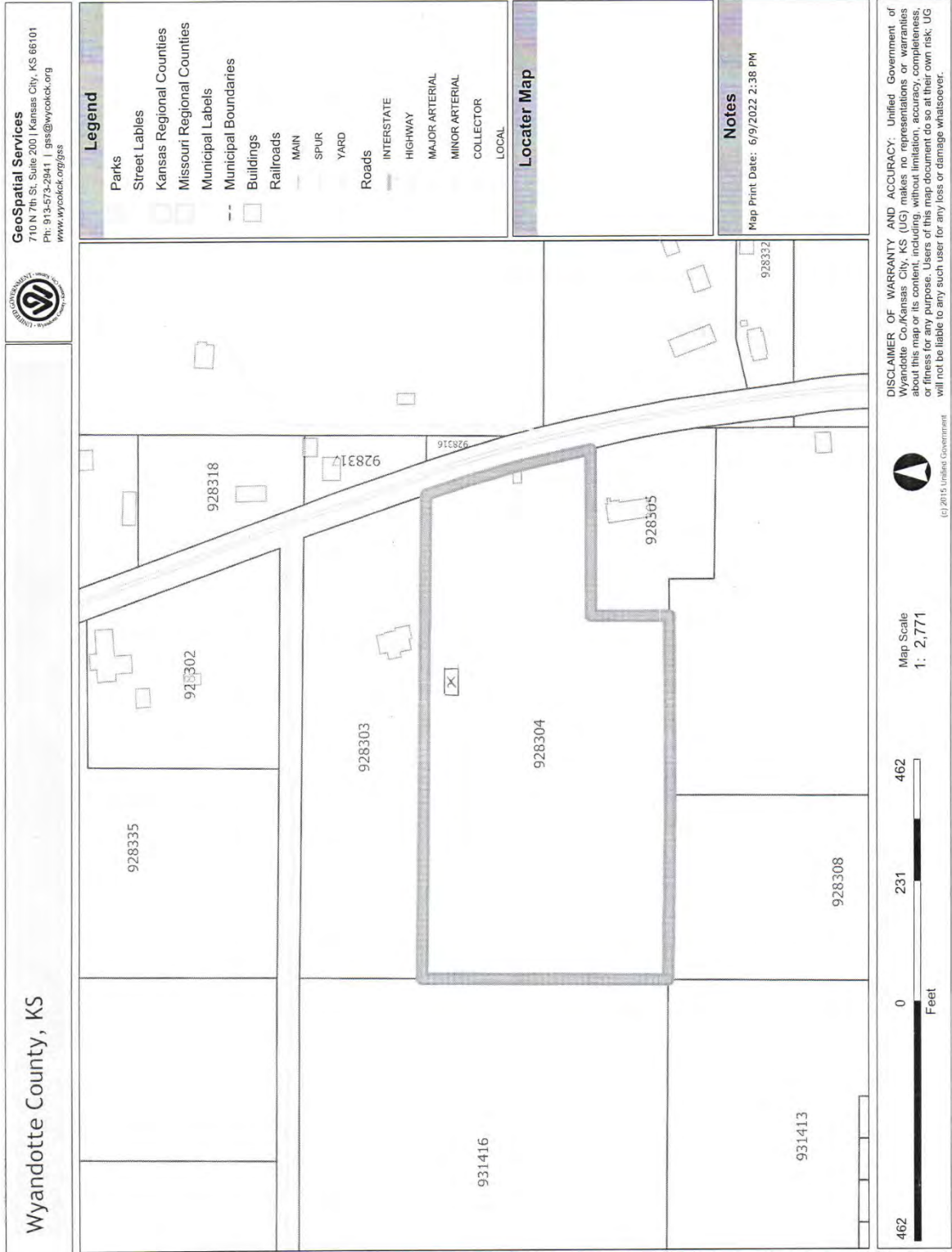
ZONING MAP



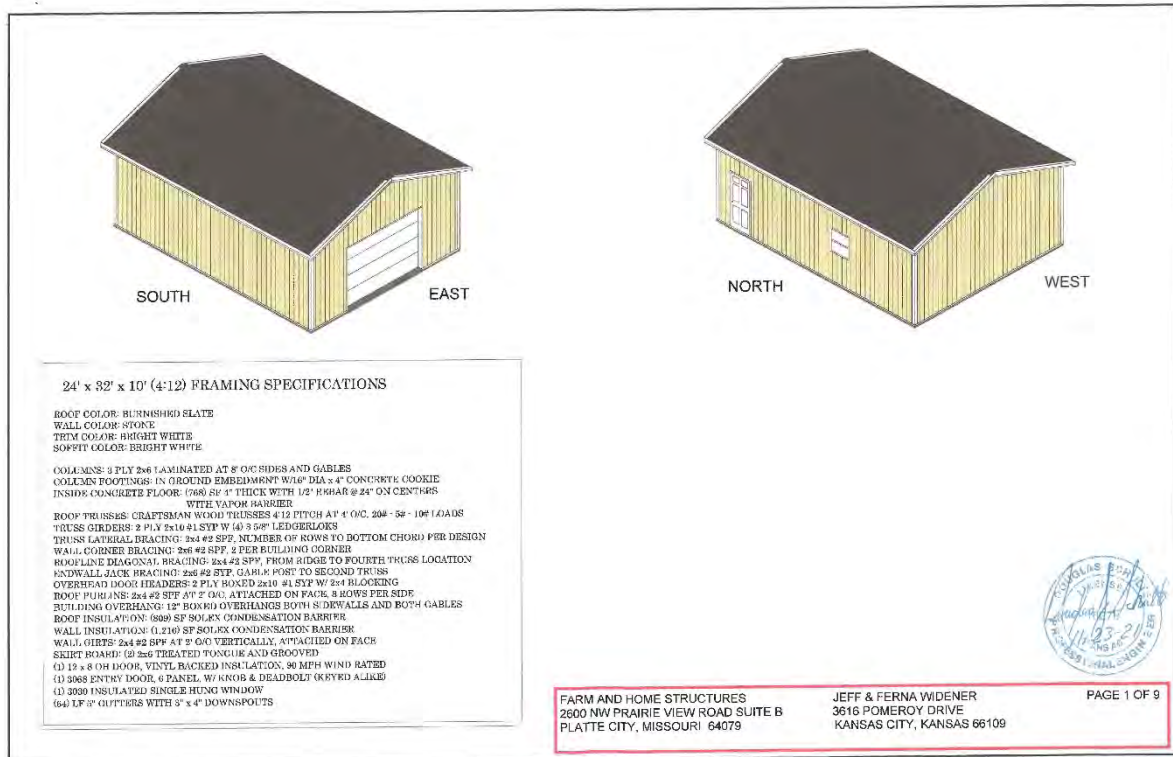
LAND USE MAP



APPLICANT'S SITE PLAN



APPLICANT'S BUILDING PLANS



Note: A full set of building plans is available upon request.

NEIGHBORHOOD MEETING INFORMATION

COZ2022-021

June 21, 2022

Change of Zone from R-1 Single-Family District to AG Agricultural District for an accessory structure for tractor and equipment at 3616 Pomeroy Drive.

The letters composed for the information about the meeting of June 20th 2022 for the proposal of the building structure for my tractor were mailed and or had delivered to the neighbors within the adjoining properties.

The names of persons with adjoining properties, 200 feet of 3616 Pomeroy Drive.

All of the neighbors listed below are in favor of the construction of the structure for the tractor.

Rex Ater
Raymond Bragdon
Rhonda Bragdon
Derek Fike
Smantha Ramsey
Erica Nagy
Kevin McQuitty
Sherri McQuitty
Carol Kappelman
Matthew Reitemeier
Anna May Wells

NEIGHBORHOOD MEETING INFORMATION

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
COUNTY OF Wyandotte) SS:

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

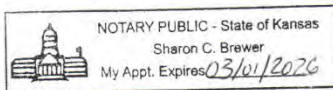
1. That I am the petitioner for Petition # COZ2022-021
2. That I conducted a neighborhood meeting on 6.20.2022
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Urban Planning and Land Use Department.

Further affiant saith not.

Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 21 day of June, 2002 2022

My commission expires 03 of 01, 2026.



Sharon C Brewer
Notary Public

CONSERVATION DISTRICT COMMENT LETTER



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

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

June 14, 2022

RE: COZ2022-021 Jeff Widener R-1 to AG for accessory structure at 3616 Pomeroy Drive

Dear Mr. Hand:

The Wyandotte County Conservation District has completed an environmental review of the: COZ2022-021 Jeff Widener R-1 to AG for accessory structure at 3616 Pomeroy Drive.

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 COZ:

- There are two major soil types identified: Knox silt loam, 7 to 12 percent slopes and Knox silt loam, 12 to 18 percent slopes. These soil types are considered highly erodible when the surface is denuded of a protective cover.
- There should not be a problem with construction of the building if care is taken with any grading work.
- If there are any erosion problems the Best Management Practices in this report can be used to control the problems.

PLANNING ENGINEERING DRAFT COMMENT LETTER



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

MEMORANDUM

TO: Tony Sabljak / Kallie McLaughlin
DRC Coordinator / Principal Planner

FROM: Patrick Doyle, Engineering Manager

DATE: June 9, 2022

SUBJECT: Jeff Widener - Pole Barn - COZ2022-021
3616 Pomeroy Drive
General Engineering Review No. 1 (of the application received 4/29/2022)

Prior to engineering approval on the above-named project, the construction drawings must be revised to address the following comments from the Engineering Division of the Planning and Urban Design Department. These comments refer to General Engineering design standards and requirements of the Unified Government that were not met in this submittal. Planning comments may require additional resubmittals. **Reference the Electronic Document Review (EDR) guidelines for submittal requirements; www.wycokck.org/Planning. Your paperless plan submittal shall also include a detailed cover letter with the next submittal that explains how each of the following comments has been addressed. Subsequent review of the plans will not proceed until such letter is received.**

- 1) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.

Reviewer: _____

Patrick Doyle, Engineering Manager

STAFF SITE VISIT PHOTOS DATED JUNE 6, 2022



STAFF SITE VISIT PHOTOS DATED JUNE 6, 2022





Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: July 28, 2022

Re: Petition SP2021-069

GENERAL INFORMATION

Applicant:

Prabhjot Singh Padda

Status of Applicant:

Business Owner
United Truck Repair
451 South 14th Street
Kansas City, KS 66105

Requested Action:

Renewal of a Special Use Permit.

Date of Application:

September 23, 2021

Purpose:

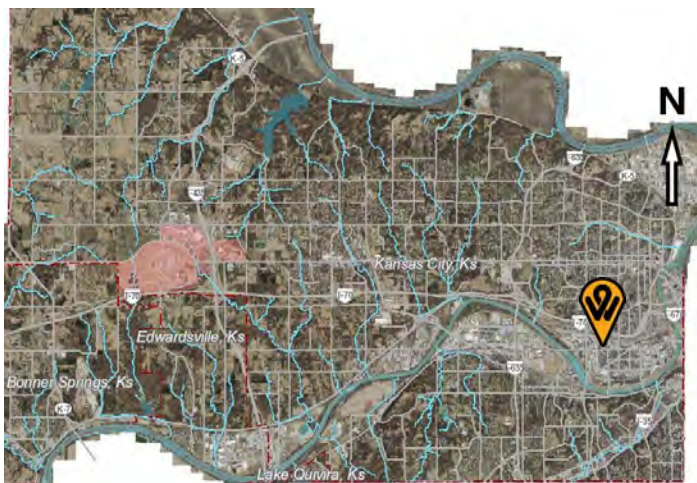
Continuing to operate a Semi-Truck Light Repair Shop and Truck and Trailer Parking Lot.

Property Location:

451 South 14th Street
Kansas City, KS 66105

Commission Districts:

Commissioner At-Large, District #2: Tom Burroughs
District #2 Commissioner: Brian McKiernan



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: Shipping Container and Industrial Storage Yard South: Material handling equipment supplier East: Building Scaffolding Sales Business West: Silica and Aggregate Processing Plant
Total Tract Size:	2.07 Acres
Master Plan Area:	Armourdale Area Master Plan
Master Plan Designation:	The Armourdale Area Master Plan designates this property as Heavy Industrial. Heavy Industrial allows the development of limited industrial uses with an emphasis on protecting adjacent residential neighborhoods.
Major Street Plan:	The Major Street Plan classifies the portion of South 14 th Street that is north of Kansas Avenue as a Local Street. Kansas Avenue is a Class B Thoroughfare.
Parking Requirement:	Section 27-470(f) requires the use of off-street parking and that commercial uses require parking in compliance with Section 27-467(e). Section 27-467(e) requires all uses to provide off-street parking at a ratio of four (4) spaces per 1000 square feet of building area. Section 27-466(c)(5) also specifies that automotive servicing uses require off-street parking with a ratio of four (4) spaces per 1000 square feet of total building area. Required Parking: 10 Spaces Proposed Parking: 12 Spaces (Subject to review of revised plans provided by a design professional).
Advertisement:	<u>The Wyandotte Echo</u> – October 14, 2021 Letters to Property Owner – October 15, 2021, November 2, 2021, December 6, 2021, January 5, 2022, February 7, 2022 and May 21, 2022
Public Hearings:	April 11, 2022, May 9, 2022, July 11, 2022 and July 28, 2022

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Prabhjot Singh Padda, Business owner of United Truck Repair, is requesting to renew a Special Use Permit to continue operation of a Light Repair Business on semi-trucks and Repair Shop Parking.

City Ordinance Requirements: 27-464 through 27-470 and 27-592 through 27-606

Code Enforcement History: There was one Code Enforcement case on this property for high grass and trash on the property in May 2004.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The character of the neighborhood is comprised of industrial uses and commercial businesses and residential uses. 14th Street is local street in the Armourdale area that is accessed primarily from the south by Kansas Avenue, a class B thoroughfare. It is a horizontal mixed-use, sub-urban neighborhood with residential, commercial, and industrial uses.

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 proposed use is considered to be compatible with the nearby uses if the development includes all the required property upgrades and is managed properly. There are residential houses in the blocks south of this property

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 for automotive uses given the existing adjacent industrial uses and nearby access to a class B thoroughfare. This is a first renewal request of an automotive business on an industrial property that does have the potential to detrimentally affect nearby property with residential uses. By ordinance, a Special Use Permit is required.

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

The property was vacant between 2017 and 2019. The property was previously used as an automotive salvage business from 1988 to 2017. The present business of Semi-Truck repair began in 2019 under mandatory special use permit. The property is an existing lot in a built-out industrial area.

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

Special Use Permits are not addressed in the Master Plan. New establishment, expansion, or relocation of Automotive uses require a Special Use Permit prior to operation pursuant to Ordinance O-42-15 as specified in 27-593(b)(19-20). The Armourdale Master Plan designates the land at 451 South 14th Street for Heavy Industrial and directs the area to support adjacent existing residential neighborhoods. It also emphasizes the improvement of local streets to handle industrial traffic.

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.*

Continuing the existing use will likely result in the increase of vehicular traffic. The additional vehicular traffic created by the existing use is not expected to result in the increase of traffic to the point where it would impact the capacity of the Local Street and accessible Class B thoroughfare. There is also the question about the continued impact from larger vehicles, tow trucks, and trash trucks needing to access the property for vehicle pick up or delivery and trash servicing. The site specializes in large trucks but provides only one main entrance off of South 14th Street that is accessible to traffic via an uncontrolled and unmarked street from Kansas Avenue to the south or through a residential neighborhood using Scott Avenue.

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 nor welfare of the public because the large truck maintenance and storage on the existing property will lead to higher use density and difficulty in screening the use from public view. The proposed use will likely substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property if not managed properly.

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.*

Noise, vibration, dust, and illumination are normally associated with the proposed uses, and it will likely be an issue to surrounding uses given the poor condition of the improved surfaces on the property and the lack of dust control measures in place. Continuation of the use will likely create problems for nearby properties if not properly managed, dust mitigated, and screened.

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

The proposed use may pollute the air, land or water if not managed properly. The proposed use is often associated with the potential for chemical leaks, hazardous waste, and runoff. The larger vehicle size increases the volume of potential chemicals on site. The property is in a low elevation area with poor stormwater drainage that will need to be considered. Unless improved surfaces are upgraded to current standards and thereafter managed properly and cleaned in a timely manner, groundwater contamination will be a problem since there are multiple places that can allow direct seepage directly into the ground.

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

The proposed use should not result in the damage or destruction of an irreplaceable natural resource as it is located in an existing, built-out mixed-use industrial and residential area.

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

If this Special Use Permit is denied, the applicant will have to relocate the Semi-Truck and Trailer Repair and Storage business to another location under a mandatory Special Use Permit. The relative gain to the public health, safety, and welfare as compared to hardship imposed on the landowners is minimal.

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

Given the size of the property, the proposed use should not result in the overcrowding of land if it is properly managed and operates within the required conditions. The parking of trucks and trailers on site may become an issue if not managed properly. The proposed use will not cause undue concentrations of population as it is an industrial use.

PREVIOUS ACTIONS

Special Use Permit SP-2019-82 (expired September 26, 2021)

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting at 451 South 14th Street on October 25, 2021.

The applicant stated that no one attended the meeting. Attached are the meeting minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Pedestrian Access

Noise, illumination, and vibration

Site access

Parking and Storage Inventory management and vehicle condition

Site management and control of wastes

Building upgrades, parking lot upgrades, and property upgrades compliant with

Commercial Design Guideline standards

Stormwater Management in a low elevation and/or flood hazard area

Conformance with City-Wide Master Plan

Screening from adjacent public right of way

Applicant Comments:

We don't have any pedestrian traffic and street is close[sic]

We don't have that issue as it's not body shop it's just repair shop we don't have any issue at all

Site access is all cleared we usually don't use the front door we are using back door as front door

parking lot is repaired with milling material and lines with parking lines

Waste bin on south fence not visible from street now only using it fro[sic] general waste from drivers or customer

Working on it

Will mention on site plan

Working on it

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **DENIAL** of Special Use Permit Application **SP2021-069**, for the following reasons:

- 1) Applicant did not submit required design documents after a 60-day hold-over by the City Planning Commission on May 9, 2022;
- 2) Applicant did not submit required design documents after a 30-day hold-over by the City Planning Commission on April 11, 2022; and,
- 3) Applicant did not complete required conditions of approval from SP-2019-82;
- 4) Applicant did not submit required design documents.

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

Planning and Urban Design Comments:

General Note:

1. The applicant appeared before the City Planning Commission on May 9, 2022 with a staff recommendation for denial for not submitting required design documents. The City Planning Commission granted the applicant a 60 day hold-over to submit the design documents by June 24, 2022, to be heard again on July 11, 2022.
2. The applicant appeared before the City Planning Commission on April 11, 2022 with a staff recommendation for denial for not submitting required design documents. The City Planning Commission granted the applicant a 30 day hold-over to submit the design documents by April 25, 2022, to be heard again on May 9, 2022.

General Planning:

1. Describe your proposed use in detail. Include scope of services provided, scale of operation and numbers of vehicles, number of expected employees, etc. Include any changes or increases since the previous special use permit.

Applicant Response: We are running repair for repairs on semi-trucks most of them are from our own fleet, we got some of the outside customers would like us to work on them sometimes. We are family owned and family running business, me my dad and brother work together, and we hired one extra help few weeks ago.

2. The application document states both light maintenance on semi-trucks and repair shop parking. Will this include maintenance and/or repair on semi-trailers? Will you store detached trailers other than those paired with semi-trucks under repair? Provide a thorough description of the proposed use on the property, the business involved, what activities are proposed, how those areas will be accessed, how that use will interact with the repair business.

Applicant Response: At the moment we are only working on semi-trucks we really no working on trailer due to shortages in trailer technicians or mechanics, most of trucks come to shop they all come just trucks, only few come with trailer and when we work on any truck we always detach the trailer on appropriate spot on north of the lot . South side of fence is allocated for customers cars parking and employees car parking .as for repairs, we repair electrical issues on engines, change tires, do the inspections, check for air leaks, change air hoses, brake chambers brakes drums, repair engine faults etc.

3. This Special Use Permit will apply only to 451 South 14th Street. There cannot be any shared work, inventory, storage, or property access with another business or another property under this Special Use Permit.

Applicant Response: *We are aware of that and there are not any other third party business involved on our lot at all.*

4. Will trucks or trailers ever be towed to the shop from accidents or in states of disrepair?

Applicant Response: *No, we don't work on any body work, no accidental trucks or trailer will ever be towed to our lot.*

5. Where will customers park and pick up and drop off vehicles at this business? Ten (10) required parking spaces for customers, employees, and the public must be provided on the property. ADA Accessible parking space(s) are required to be provided on the property. Where will those parking spaces be located? Planning Staff and Planning Engineering are requesting that the applicant provide a site plan from a design professional to show the location of parking spaces on the property.

Applicant Response: *We allocate the customer car parking near south Side near fence . Customer drop trucks on front of shop according to appointment time, we don't make too much crown on lot or in front of shop they allocated with time frame to bring trucks. Our engineer working on site palsy and will provide ASAP.*

6. How many trucks do you intend to have on the property under repair at any time? How many detached trailers do you intend to have on the property for parking or storage at any time?

Applicant Response: *Around 3 trucks trailers to 6 trucks and trailers.*

7. What are your intended hours of operation?

Applicant Response: *We open 9 am to 6 pm, Monday to Friday and on Saturday 9 am to 4:30 pm and we are close on Sunday.*

8. Must register and maintain annually a business license with the Business Licensing Department for all uses on the property.

Applicant Response: *Yes, we already registered everything with local business license committee and with IRS and proper training and qualification certifications.*

9. This Special Use Permit applies to maintenance for large trucks. Maintenance, repair, or storage of regular passenger vehicles is not included in this permit and

is not allowed on the property. Only passenger vehicles that belong to customers, employees, or the public patronizing this business may be parked on the property and must be parked in designated and striped parking stalls.

Applicant Response: *We only working on semi-trucks we are not working on any regular passenger vehicles at all.*

10. No truck or trailer repair or servicing is allowed outside of the building in public view.

Applicant Response: *Yes, we are aware of that we are end[sic] working outside in front of public.*

11. Inoperable trucks are only allowed to be stored inside the enclosed building or in the rear of the lot and only if they can be fully obscured from public view by a required eight (8) foot tall architectural screening fence to the same standards for a salvage yard operation. Any inoperable vehicles may not be stored outside unless they are completely screened from view in accordance with 27-470 and 27-697 through 27-704. Any outside storage may not reduce the availability of all required parking space.

Applicant Response: *Yes, I am aware of that, and any kind of that truck will removed from property immediately if found parked by any customer.*

12. The semi-truck and trailer service and repair business must at all times operate within the restrictions of a M-3 Heavy Industrial District as detailed in 27-470.

Applicant Response: *Yes, we are aware of that, and we are comply with that all the time.*

13. 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.

Applicant Response: *Yes, all that kind of stuff will be immediate removal from property if ever found.*

14. The Special Use Permit requires a set of Architectural and Civil plans prepared by an Architect or Professional Engineer licensed in the State of Kansas. Provide a final plan set showing property lines, existing buildings, proposed parking spaces, parking count calculations, dimensioned parking lot layout, drive aisles, building elevations, fence elevations, gate details, trash enclosure details, sidewalks, driveways, truck turning radius details, interior floor plans, landscaping plan, irrigation and plant details, etc., as applicable in accordance with UG standards and criteria.

Applicant Response: Yes, our updated plans are getting ready will provided in few day's time we already had site from last time only few changed might made of parking location other that it's pretty much same.

15. Vehicles shall not be parked in the right of way of 14th Street in front of the property. *Vehicles shall not park on 14th Street at any time.*

Applicant Response: Yes will keep in mind for that will not park any vehicles anywhere outside lot on street at all.

16. Sec 27-593(b)(19-20)(a-f) requires that a five (5) foot wide sidewalk must be installed along the entire frontage of 14th Street from the south property line to the north property line. Install a five (5) foot wide pedestrian access walkway sidewalk that runs from the sidewalk along 14th Street, through the Architectural Screening Fence gate, and east to connect to the main office entrance of the building. Sidewalks shall meet all current design criteria and be ADA compliant. Applicant is responsible for acquiring all required construction and right-of-way permits.

Applicant Response: We are discussing that with urban palling commission that street is closed and there is no any side walk[sic] on street at all we are discussing our options for that we are working on lines marking for the parking area.

Staff Response: Sidewalk installation or improvement is a requirement of Ordinance O-42-15, as described in Sec. 27-593(b)(19-20). On January 31, 2022, in response to complaint from the applicant, Rob Richardson (*Director of Development Coordination and Customer Service Success*) stated to the applicant and their agent, that this requirement would be waived based on the width of the street.

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.

Applicant Response: Yes we are totally agree with that and we comply with that all the time.

18. 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.

Applicant Response: *Yes we comply with that.*

19. 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.

Applicant Response: *Yes, we are agree for sure.*

20. 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. Given the scope of the improvements required on this property, the applicant must complete all conditions of approval within nine (9) months of approval of this application.

Applicant Response: *Yes, are comply with everything.*

21. The Special Use Permit shall be valid for X 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. *This number is subject to review of building and site plans and review of the details of proposed business operation.*

Applicant Response: *Yes, we acknowledge with that.*

Staff Comment: The applicant did not comply with conditions of approval of SP-2019-82 and the applicant did not submit required design documents or show

proposed improvements to meet the requirements listed in the Staff Report. Therefore, Planning Staff is recommending Denial of this application and no time period is recommended here.

Building Architecture:

1. Provide a comprehensive plan set to include: Site plan, Building floor plan and elevations, parking lot layout and parking stall count, and details for sidewalks and ADA access. Provide elevation details for fences and columns, landscaping plan sheet showing all requirements and commercial design guideline compliant elements. Provide a color and materials detail palette for this design.

Applicant Response: None.

2. Sec 27-593(b)(19-20)(a-f) requires that all four (4) building facades must be upgraded to include a stone or brick wainscotting on the lower third of the building. The west façade facing 14th Street must be further upgraded with the addition of two new architectural embellishments such as columns. The entire west wall must be covered with a secondary masonry material from the wainscotting up to the point where the wall meets the roof. The materials shall be either brick, stone, or stucco, and in a complimentary color. Repaint the existing overhead doors and the front and rear entrance doors. Repaint the south, east, and north walls and trim.
 - a. The Final Staff Report for the previous permit SP-2019-82 included an earlier version of this requirement. The applicant acknowledged the requirement. At the time of this report, no masonry wainscotting had ever been installed on the building. The applicant must comply with this requirement.
 - i. From SP-2019-82 (Planning Comment #4): *“Façade improvements are required to bring the building closer into compliance with the Commercial Design Guidelines. A 4-foot brick wainscot is required along the exterior building facades.”*
 - ii. *Applicant’s Response: Yes, we talked with one construction contractor he will work by Friday, will be done within 3 days.”*

Applicant Response: None.

3. Sec. 27-576(e)(2) Exterior building materials shall not include the following:
 - a. Smooth-faced grey concrete block, painted or stained concrete block, tilt-up concrete panels;
 - b. Field painted or prefinished corrugated metal siding;

Applicant Response: None.

4. The wall mounted lights on the west wall must be either turned 90 degrees downward and have control hoods installed to prevent horizontal glare from leaving the property, or the lights must be replaced.

Applicant Response: None.

5. Must install and maintain proper parking lot striping and ADA requirements.

Applicant Response: None.

6. Provide a scaled site plan indicating designated parking. Every vehicle must be in a designated, striped parking space. How many spaces for employee and customer parking? How many spaces for repair inventory? Where will vehicles in various states of repair/disrepair be stored? The parking lot layout shall show designated parking separating the trucks under repair from the customer and employee parking. The parking lot details shall show standard parking stall dimensions of nine (9) feet wide by eighteen (18) feet long and include dimensions for required drive aisles and ADA accessible spaces and access aisles. Striped parking stalls for trucks and trailers will be sized to accommodate the largest vehicle [tractor and attached trailer] that may be parked or serviced at this location. The parking lot will require an architectural screening fence around the rear lot if there is to be storage of inoperable vehicles. The parking provided shall be prioritized as follows:
 - a. 1st priority to parking stalls for all required off-street parking for customers, employees, and the public.
 - b. 2nd priority to parking stalls for outside storage of operable vehicles inventory.
 - c. 3rd priority to parking stalls for outside storage of inoperable vehicles {only allowable if located behind the required architectural screening fence and compliant with section 27-470}

Applicant Response: None.

7. Approval allows no more than a _____ inventory at this site. *This number is still subject to review of the revised site plans and parking details.*

Applicant Response: None.

8. The current condition of the improved surfaces on the property is poor and shows wear and damage. The entire site must be paved in either asphalt or concrete. Required plan sets should include engineering specifications for asphalt or concrete designed to withstand the heavier loading for large trucks and trailers. Add interior curbing to the entire parking lot. Add curbed islands at the ends of each row or aisle of parking, and include concrete wheel stops at the front of all parking stalls for passenger vehicles. Include detail sheets for dimensions and placement. All parking spaces for whichever vehicle size must be clearly striped.

Applicant Response: None.

- a. **Staff Comment:** At a design meeting on January 31, 2022, with Planning Staff, Director Gunnar Hand, and Director Rob Richardson, the applicants proposed an alternative standard, where the areas around the building and drive aisles where trucks would park and be driven, would be resurfaced in asphalt, and other areas on the site where vehicles would not be parked or driven would be repaired with asphalt millings.
- b. Director Hand agreed to review that proposal when it is submitted in the requested design documents and to also consider a phased development plan if the applicant submits a full plan set with all details and a clear schedule of phased development. The applicant did not submit the required design documents.

Landscaping and Screening:

1. Must plant one (1) shade tree in each of the parking lot islands, in addition to other landscape elements and property upgrades to comply with the commercial design guideline standards.

Applicant Response: None.

2. All landscape areas on the property, in the parking islands, and along the frontage must be served by an installed automatic irrigation system.

Applicant Response: None.

3. The unimproved area between the west wall of the building and the west property fence, from the edge of the southern driveway to a point parallel with the north wall of the building shall be developed as a landscape area and be planted in turf grass.

Applicant Response: None.

4. Sec 27-593(b)(19-20)(a-f) requires that screening be upgraded to meet Commercial Design Guidelines. The west metal screening fence facing 14th Street must be upgraded to eight (8) feet tall metal panels and install masonry columns every running 32 feet of fence length from the south property line to the north property line. Install a pedestrian access walkway gate into the Architectural Screening Fence. Masonry columns shall be on each side of the drive entrance gate and also the pedestrian access gate. Masonry column materials shall match the building wainscoting materials. The perimeter fence on the south, east, and north sides shall be cleaned, cleared of vegetation and debris, and repainted in a color matching the building design color palette. Include all details in Final Plan Set. Applicant is responsible to obtain all required construction permits.

Applicant Response: None.

5. Sec 27-699 states, *“Screening of outside trash bins or trash containers. All outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided.”* Include details for construction of a trash dumpster enclosure. For an M-3 Industrial District that is required to comply with Commercial Design Guidelines, the trash dumpster enclosure shall be designed of masonry materials to match those of the building design and to include durable gate(s) with metal post, metal frame, and clad in color matched metal panel sheeting. The trash enclosure gate(s) shall remain closed at all times, except during servicing. Show the location of the enclosure, facing direction, service truck access path, and the design details in the Final Plan Set.

Applicant Response: None.

6. Must plant twenty-three (23) shade trees on the property. This is in addition to the other landscape plan requirements. With the addition of adjacent Rights of Way by vacation in 2001, the property at 451 South 14th Street is presently mapped showing an area of 2.07 acres, or 90,088.79 square feet. Sec 27-593(b)(19-20)(a)(2) states that *“Repurposing of structure(s) for heavy automotive/truck service, repair, and mechanics” is subject to the following criteria:* Landscaping, screening, and façade improvements to meet commercial design guidelines. Sec 27-577, Commercial Design Guidelines require compliance with the standards for a C-3 Commercial District and *‘Landscaping shall exceed the typical code requirements by at least 75 percent.’*. Sec 27-467 states, *“A reasonable amount of landscaping is required on all projects in this district with emphasis being placed on screening or otherwise softening the visual impact of unsightly areas. Such features shall be depicted on a properly prepared plan. Trees are required to be provided at not less than one per 7,000 square feet of site area. 90,000.79 square feet of property area x (1 tree/7000 ft²) x (1.75 CDG multiplier) = 23 Shade Trees Required.* Each shade tree shall be sited in a location where the planting area will provide sufficient space for the root ball to establish. That planting area shall be a minimum of 6 feet x 6 feet in size. For planting areas that are sited within the interior lot, they shall each be surrounded by an interior curb.
7. The Final Staff Report for the previous permit SP-2019-82 included an earlier version of this requirement for 19 Shade Trees based on the declared 1.75 acre lot size. The applicant acknowledged the requirement. At the time of this report,

no new shade trees had ever been installed on the property. The aerial photography shows that in 2020 there were two existing mature trees on the east fence line. In 2021 there is only one existing tree. The applicant must comply with requirement #34 following the revised tree count calculation shown above.

- a. From SP-2019-82 (Planning Comment #3): *"Landscaping is required at a ratio of 1 tree per 7,000 square feet of site area. Landscaping requirements cannot be determined at this time without a site plan."*
Applicant's Response: Yes, we are planting around total 19 trees as per city guidelines for 1.72 acres lot and will be done by end of this week.

Applicant Response: None.

Staff Comment: At the time of last inspection, the applicant has not planted any of the required trees on the property.

8. Sec. 27-470 states that, *"No equipment, material or vehicles, other than operable motor passenger cars, may be kept, parked, stored or displayed closer than 25 feet to a street line unless such area is screened from the street by a solid fence or other obstruction, set back not less than six feet from the street line and not less than three feet in height."* Show on the parking lot plan details and the site plan sheet and landscape plan sheet of the Final Plan Set the required six (6) foot setback from the inside of the west property fence and show the interior curbing installed meeting or exceeding that setback distance. The area within the six foot setback from the west property fence will be developed as a landscape area and must be planted with turfgrass and trees and shrubs and served by the automatic irrigation system.
9. The Final Staff Report for the previous permit SP-2019-82 included this requirement. The applicant acknowledged the requirement. At the time of this report, there was no evidence of an established six (6) foot setback. The applicant must comply with requirement #35.
 - a. From SP-2019-82 (Planning Comment #5): *"Per Section 27-470(d)(2) No equipment, material or vehicles, other than motor passenger cars, may be kept, parked, stored or displayed closer than 25 feet to a street line unless such area is screened from the street by a solid fence or other obstruction, set back not less than six feet from the street line and not less than three feet in height. The zoning district regulations call for a fence between 6 and 8 feet in height. Provide screening fence details."*
Applicant's Response: Yes, our lot fence is between 6 and 8 feet, and we will go according to City Council saying us to do and our site plans will include the fence details too.

Applicant Response: None.

10. If a separate section of the parking area is to be designated for parking vehicles that are inoperable or in a state of disrepair, then that section of the lot is

required to be behind a solid architectural screening fence with masonry columns to meet the Commercial Design Guidelines.

Applicant Response: None.

11. The entire width of the property between the west property fence and 14th Street which is not covered by the required five (5) foot sidewalk, must be improved with turfgrass and continuously maintained. A landscape bed shall be installed between the fence and the east edge of the sidewalk and be planted to meet the increased requirements of the commercial design guideline standards for number and variety of size and species.

Applicant Response: None.

Signage:

1. Must obtain a sign permit for all signage.

Applicant Response: None.

2. Must update existing signage for new business name "United Truck Repair".

Applicant Response: None.

3. No attention attracting devices/signage are permitted on-site.

Applicant Response: None.

4. *All businesses located at this property must operate in compliance with the Sign Ordinances at all times.*

Applicant Response: None.

Planning Engineering Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) None
- 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

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 **DENIAL** of Petition **SP2021-069** subject to all comments and suggestions outlined in this staff report, and summarized by the City Planning Commission.

ATTACHMENTS

July 11, 2022 City Planning Commission Minutes
Aerial Map
Zoning Map
Land Use Map
Aerial Photography (Dated 3/02/2021)
Neighborhood Meeting Minutes Provided by Applicant (Submitted 10/28/2021)
Photographs Provided by Staff (Dated 10/05/2021)
City Planning Commission Meeting Minutes for May 9, 2022

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	July 11, 2022	July 28, 2022
Special Use	Denial	

STAFF CONTACT: **Jason Faust**
 jfaust@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **DENY** Petition **SP-2020-69**, 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.

OR

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP-2020-69** 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. _____.

July 11, 2022 City Planning Commission Minutes:

Hearing starts at 2:06:50:

SPECIAL USE PERMIT APPLICATION SP2021-069 – PRABHJOT SINGH PADDA WITH UNITED TRUCK REPAIR - SYNOPSIS: Special Use Permit to operate an inspection/light maintenance facility for United Truck Repair (SP-2019-82 expired 9/26/2021) at 451 South 14th Street.

Detailed Outline of Requested Action: The applicant, Prabhjot Singh Padda, Business owner of United Truck Repair, is requesting to renew a Special Use Permit to continue operation of a Light Repair Business on semi-trucks and Repair Shop Parking.

City Ordinance Requirements: 27-464 through 27-470 and 27-592 through 27-606

Code Enforcement History: There was one Code Enforcement case on this property for high grass and trash on the property in May 2004.

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 July 11, 2022;
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:

- Wil Anderson, BHC Rhodes, 712 State Avenue, Kansas City, Kansas 66101, representing the applicant

Present in Opposition:

- No one appeared

Staff Recommendation starts at 2:19:40: Planning Director Hand stated this case has been continued twice; once for 30 days and once for 60 days. Staff has received no

new materials in order to complete review of this application although the applicant's representative submitted pictures this morning of some work that happened on the property as per some but not all previous conditions of approval. Staff recommends denial for two (2) reasons; they have not met all the conditions of the previous approval and they have not supplied the materials for Staff to finish its review. The applicant has maxed out his 60 days to request a hold over. The Planning Commission could grant another 30-day extension if the Commission so chooses. Staff recommends denial.

Motions starts at 2:20:35:

On motion by Mr. Connelly, seconded by Mrs. Jones, the Planning Commission voted as follows to recommend **DENIAL of SP2022-069:**

Carson	Chairman
Ernst	Aye
Jones	Aye
Miller	Not Present
Mohler	Aye
Pauley	Not Present
Straws	Not Present
Ward	Aye
Armstrong	Not Present
Beth	Aye
Connelly	Aye

Motion to recommend **DENIAL** Passed: 6 to 0

For the following reasons:

- 1) Applicant did not submit required design documents after a 60-day hold-over by the City Planning Commission on May 9, 2022;
- 2) Applicant did not submit required design documents after a 30-day hold-over by the City Planning Commission on April 11, 2022; and,
- 3) Applicant did not complete required conditions of approval from SP-2019-82;
- 4) Applicant did not submit required design documents.



Off-Axis Aerial Photography of 451 S 14th Street (Viewing from South to North, 3/02/2021)

NEIGHBORHOOD MEETING MINUTES

APPLICATION NUMBER: SP2021-069

DATE AND LOCATION: MONDAY 10-25-2021 AT 451 S 14TH STREET KANSAS CVITY KS 66105

MEETING START AT: 4PM

NO ONE SHOWS UP TO MEETING WE WAITED TILL 5:30 PM

I ALSO PUT SIGN OUTSIDE AT FRONT GATE .

NAME

PRABHJOT SINGH PADDA

UNITED TRUCK REPAIR

451 S 14TH STREET

KANSAS CITY KS 66105

913-636-3970



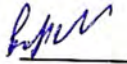
AFFIDAVIT - NEIGHBORHOOD MEETING

STATE OF KANSAS)
) SS:
COUNTY OF WYANDOTTE)

Comes now PRABHOTS. PADDA, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # SP2021-069
2. That I conducted a neighborhood meeting on 10-25-2021.
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.



Affiant

PRABHOT SINGH PADDA

NO ONE SHOWS UPON MEETING . I WAIT TILL 5:30PM

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

My commission expires _____ of _____, 200_.

Notary Public







SPECIAL USE PRMIT APPLICATION SP2021-069 – PRABHJOT SINGH PADDA WITH UNITED TRUCK REPAIR - SYNOPSIS: Special Use Permit to operate an inspection/light maintenance facility for United Truck repair at 451 South 14th Street (SP-2019-82 expired 9/26/2021).

Detailed Outline of Requested Action: The applicant, Prabhjot Singh Padda, Business owner of United Truck Repair, is requesting to renew a Special Use Permit to continue operation of a Light Repair Business on semi-trucks and Repair Shop Parking.

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 May 9, 2022;
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:

- Wil Anderson, representing the applicant, BHC Rhodes, 712 State Avenue, Kansas City, Kansas 66101 and requested a holdover of this case.

MAY 9, 2022

38

Present in Opposition:

- No one appeared

Staff Recommendation starts at 4:54:22: Planning Director Hand stated that this application was continued from the meeting in April. The application was filed in September of 2021. If the Commission wants to grant another continuance, the applicant can have a total of 90 days continuance and has therefore used 30 days since the hearing was opened in April. They have 60 days left and he would request that the Chairman ask the applicant's representative how much time they need. He stated staff has had minimal contact with the applicant since the April hearing and no additional information has been submitted. That is the reason Staff is recommending denial of this application.

Mr. Anderson stated that he would request a 60 day hold over.

Motion starts at 4:56:22:

On motion by Ms. Pauley, seconded by Mr. Ernst, the Planning Commission voted as follows to **HOLD OVER SP2021-069 until the July 11, 2022 meeting:**

Carson	Not Present
Armstrong	Not Present
Beth	Aye
Connelly	Not Present
Ernst	Aye
Jones	Chairman
Miller	Aye
Mohler	Not Present
Pauley	Aye
Straws	Not Present
Ward	Aye

Motion to **HOLD OVER** Passed: 5 to 0



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: July 28, 2022

Re: Petition SP2021-090

GENERAL INFORMATION

Applicant:

Dana Blay

Status of Applicant:

Architect
DBL Architecture
8031 Wenonga Road
Leawood, Kansas 66206

Requested Action:

Approval of a Special Use Permit.

Date of Application:

November 29, 2021

Purpose: Special Use Permit to operate a liquor store.

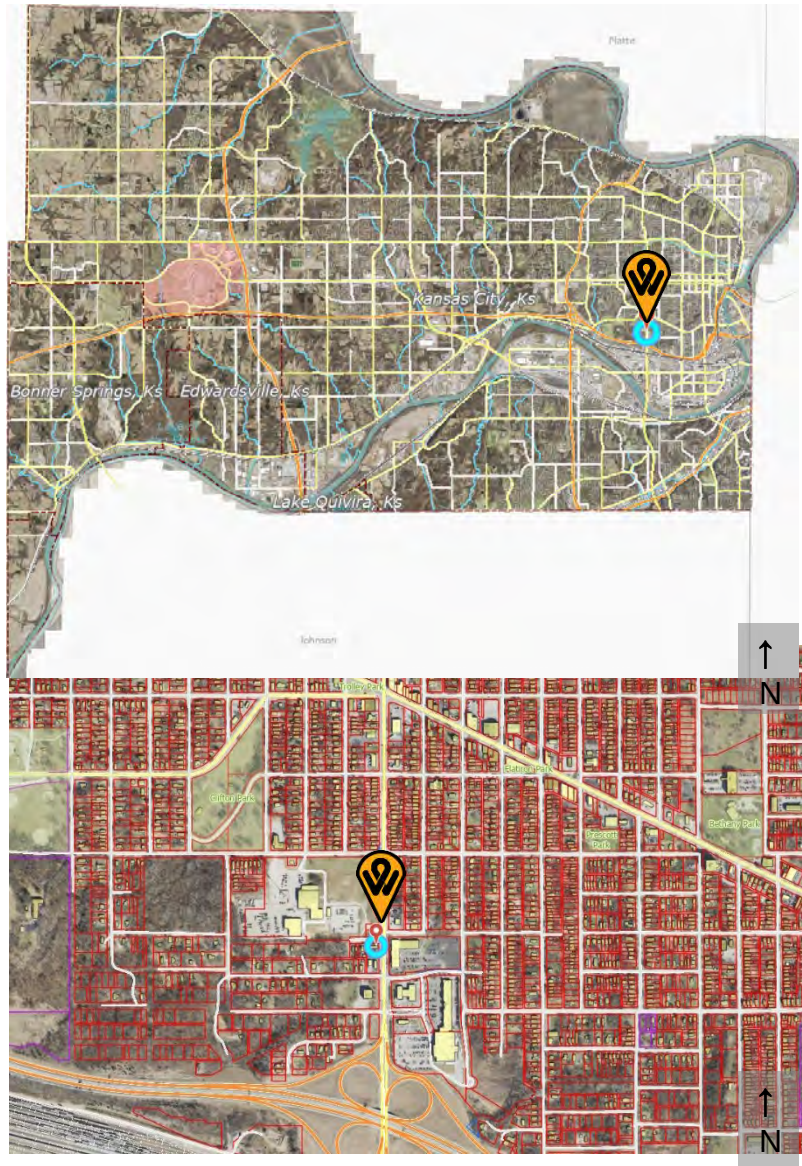
Property Location:

146 South 18th Street
Kansas City, Kansas 66102

Commission Districts:

At-Large District #1
Commissioner: Melissa Bynum

District #4 Commissioner:
Harold Johnson



Existing Zoning:	C-3 Commercial District
Adjacent Zoning:	North: R-2 Two Family District South: C-3 Commercial District East: C-0 Nonretail Business District West: R-1(B) Single Family District
Adjacent Uses:	North: National Guard armory South: Gas station and convenience store East: Multi-tenant office building West: Single-family residence
Total Tract Size:	0.23 Acre
Master Area Plan:	The subject property is within the Central Area Master Plan.
Master Plan Designation:	The Central Area Master Plan designates the property as Urban Density. The Urban Density land use designation allows a mix of detached and attached residential. Such allowed uses include single-family residences, attached residences (e.g., townhouses, duplexes, triplexes, fourplexes, etc.), and institutional uses such as school, places of worship, and libraries. The Central Area Master Plan specifically that the parcels surrounding the Alcott Arts Center were designated as Urban Density in order to keep the area residential and to discourage commercial development.
Major Street Plan:	The Major Street Plan designates South 18 th Street as a Class B Thoroughfare.
Required Parking:	Section 27-467(e) requires 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. The proposed building is 4,070 square feet, which requires 17 parking spaces. The submitted site plan demonstrates 10 parking spaces; the applicant is simultaneously requesting a variance for seven (7) parking spaces via BOZA2021-041.
Advertisement:	<u>The Wyandotte Echo</u> – December 16, 2021 Letters to Property Owners – December 17, 2021, January 5, 2022, January 23, 2022, February 6, 2022, March 7, 2022, April 2, 2022, and June 30, 2022
Public Hearings:	July 11, 2022 and July 28, 2022

Public Support:	One (1) neighbor called the Department of Planning and Urban Design in support of the Special Use Permit.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Dana Blay with DBL Architecture, is requesting a Special Use Permit for the operation of a new liquor store. The liquor store will be operating in a new building, proposed to be constructed at 146 South 18th Street, the site of an existing liquor store. The current liquor store building is proposed to be demolished, but the ownership of the liquor store business will remain unchanged. The increased size of the new liquor store will require more parking spaces, which the site design will not be able to accommodate; the increased size will also create smaller setbacks from the parcel boundary lines for the building itself as well as the parking spaces; and the boundaries of the subject property are within 1,300 feet from both a church and a park. Therefore, the applicant is simultaneously requesting six (6) variances with the Board of Zoning Appeals.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. The current property owner has not received any noise or disturbance complaints.

Building or Code Enforcement Complaints:

1. The subject property was cited for graffiti once in 2006 and again in 2019. Also in 2019, the subject property was cited for other multiple violations and received an administrative citation for structural violations.

Outstanding or Related Permits and Cases:

1. The current property owner does not have any outstanding Building Permits.
2. The current property owner does not have any outstanding Code Inspection.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is within the Kensington Statistical Neighborhood and is within Wyandotte Countians Against Crime (WCAC) Neighborhood Group. South of Ridge Avenue, the properties facing South 18th Street are primarily commercial

or governmental. North of Ridge Avenue and elsewhere off of South 18th Street the neighborhood is almost exclusively single-family residential, with some duplexes.

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

The zoning and uses of nearby properties is previously mentioned in Factor #1. There is a mix of commercial and residential zoning along South 18th Street. While the subject property is the northernmost commercial property on the west side of the commercial node, there are commercially zone parcels on the east side of 18th Street that extend farther north. Within this commercial node, use as a liquor store is compatible. The subject property, however, is adjacent to residential properties to the rear (west). A liquor store—or most of the uses only allowed in C-3 or higher—is not compatible with residential properties, at least without proper screening and other buffering techniques.

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

In actuality, the subject property has not been restricted from the use the applicant is seeking. A liquor store is currently operating under legal non-conformance; this Special Use Permit is simply the method of compliance for the liquor store when the legal non-conforming status will be lost due to the demolition of the existing building. As previously mentioned, any detrimental effects to the nearby properties due to the continuance of an existing use can be mitigated by proper landscaping and site design.

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

The subject property is not vacant; it is currently a liquor store.

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

Special Use Permits are not addressed in the Central Area Master Plan. The Central Area Master Plan designates the property as Urban Density. The Urban Density land use designation allows a mix of detached and attached residential. Such allowed uses include single-family residences, attached residences (e.g., townhouses, duplexes, triplexes, fourplexes, etc.), and institutional uses such as school, places of worship, and libraries. The Central Area Master Plan specifically that the parcels surrounding the Alcott Arts Center were designated as Urban Density in order to keep the area residential and to discourage commercial/industrial development. The subject property is located on the block directly north of the Alcott Arts Center. As the proposed use is commercial, it is not in conformance with the Central 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 requirement for a Special Use Permit for a liquor store arises in light of the proposed demolition of the existing liquor store and the construction of a new building with a greater footprint. While an increased floor area for the same use would presumably correlate with an increase in traffic, the site design of the building, parking lot, and entry/exit points can dictate how increased traffic affects a site. The applicant must submit revised site plans, including plans for parking and landscaping, that reflect Staff's comments in the *Staff Comments and Suggestions* section of this report.

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.*

A liquor store is not reasonably necessary for the convenience and welfare of the public. The proposed liquor store building and site, however, is preferable to the current state and design of the subject property; therefore, a new building with the same use would not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property, but at most continue to have the same effects on the adjoining properties as it currently does. Furthermore, a liquor store that can be easily and conveniently accessed without the use of a motorized vehicle is preferable to a liquor store that is car-centric. Further revisions of the site design will move the subject property towards greater multi-modal access.

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.*

Idling vehicles in the parking lot create heightened levels of noise, and outdoor lighting on site—for advertising, convenience, and security—can spill over onto nearby properties. These potential issues can be addressed through mitigation techniques such as landscape screening, architectural fencing, and downward-facing lighting systems.

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

While the footprint of the building will increase, the amount of impermeable surface area will not increase. In fact, due to landscaping requirements, the amount of impermeable surface on the subject property should decrease and be replaced by permeable surfaces and open space.

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

The demolition of the existing building will result in the loss of an example of mid-century, small commercial architecture. The granting of a Special Use Permit would also allow for the continued use of the subject property as a liquor store, which in a sense damages or destroys the “resource” of a 1,300-foot buffer between liquor stores and parks, places of worship, school, and other liquor stores. While the loss of the former is permanent, the loss of the latter is tenuous and even can be reversed if the situation warrants.

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

While there is little relative gain in having a liquor store at the subject property, there is also little hardship imposed on individual landowners. Due to the fact that a liquor store currently exists, any relative negative effects would already exist and can be brought to Staff’s attention through communication and the neighborhood meeting.

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

The applicant is simultaneously requesting a variance from, in part, the minimum parking standards. If granted by the Board of Zoning Appeals, the variance would allow for 10 on-site parking spaces and four (4) off-site, adjacent parking spaces, rather than the required 17 parking spaces. There should not be an issue of overcrowding if used properly. Furthermore, limiting the number of vehicles that can park on site also affects the number of patrons that could be in the liquor store at once, thus preventing an undue concentration of population.

PREVIOUS ACTIONS

- SP2021-090 is being heard simultaneously with BOZA2021-041, a variance petition from the parking minimum, minimum distance from a church, park, school, or another liquor store requirements, front yard setback, corner side yard setback, rear yard setback, and parking area setback.

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting through December 28, 2021 via email and/or phone call. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant (see “Neighborhood Meeting Materials” within the *Attachments* section of this report).

KEY ISSUES

Architectural Screening
Commercial Development Guidelines Overlay District
Landscaping
Lighting and Glare
Noise
Parking
Pedestrian Access
Site Design

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of Special Use Permit Application **SP2021-090**, for **two (2) years**, subject to:

1. Per Section 27-575(d)(8), internal vehicular, bicycle and pedestrian circulation must connect in a manner obvious to users;
2. Per Section 27-575(d)(12), pedestrian connections must be clearly defined in a combination of two or more of the following ways: six-inch vertical curb; trellis; special railing; bollards; special paving; low seat wall or other architectural features; pedestrian scale lighting; and, traffic calming devices;
3. Per Section 27-577(a)(5), Landscaping shall exceed the typical code requirements by at least 75 percent;
4. Per Section 27-577(b)(1), new construction must provide at least a 25-foot landscape zone between structures and/or parking lots and all public streets and access easements 40 feet wide or greater. This requirement may be reduced to 12 feet where there is no paving, other than a sidewalk, between a building and the right-of-way. The distance is to be measured from the public right-of-way or curblane of a private easement;
5. Per Section 27-577(b)(2), landscape berms and/or continuous rows of shrubs are required to screen parking from adjacent development or public streets. Shrubs used in this area must not exceed a maximum height of 30 inches at maturity;
6. Per Section 27-577(c)(4), landscape areas located between commercial districts and residential districts must provide 100 percent sight-obscuring year-round buffer using plant material or a combination of fence, berm and plant material;
7. Per Section 27-577(d)(1), at least 75 percent of the length of building foundations facing public streets, the exterior of the development, or common spaces must be planted with ornamental plant material such as ornamental trees, flowering shrubs, perennials, and groundcovers;
8. Per Section 27-577(e)(1), parking lot landscaping must be used to minimize the expansive appearance of parking lots, provide shaded parking areas, and mitigate any negative acoustic impacts of motor vehicles;

9. Per Section 27-578(b)(3), minimum maintained lighting standards that provide for nighttime illumination of parking lots, walkways, entrances, exits and related areas to promote a safe environment;
10. Alcoholic liquor, CMB, non-alcoholic malt beverage, and any other goods or services may be sold in a retail liquor store. Lottery tickets and cigarette and tobacco products with proper licensure may be sold in a retail liquor store. Sales of other goods and services must not exceed 20% of total gross sales. The 20% excludes lottery, CMB and cigarette and tobacco product sales;
11. Per Section 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 at (913) 573-5750 or signpermits@wycokck.org to begin this process;
12. This City Planning Commission case is being heard in conjunction with BOZA2021-041. Any approval by the City Planning Commission of this case, and the conditions of approval contained herein, are contingent, and shall only go into effect, upon the approval of Appeal BOZA2021-041 by the Board of Zoning Appeals and upon any ordinance publications required by law;
13. The applicant has filed and maintained a current business occupation tax application;
14. A building permit is required for the construction of a permanent structure greater than 120 square feet. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
15. 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;
16. All existing and future driveways must feature curb cuts that are constructed to UG standards;
17. Section 27-467(g) requires that trees are required at not less than one (1) per 7,000 square feet of site area. The subject property has 10,019 square feet, requiring two (2) trees be provided on the site plan.
18. Section 27-467(g) requires that a six (6) foot high architectural screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property. Additional screening or buffering may be required to soften the visual impact of parking or unsightly areas;
19. 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;
20. 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;

21. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
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 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 **SP2021-090** subject to all comments and suggestions outlined in this staff report, and the conditions of the City Planning Commission.

ATTACHMENTS

July 11, 2022 City Planning Commission Minutes
Aerial Map
Zoning Map
Land Use Map
Neighborhood Meeting Materials
Site and Landscape Plan
Elevations of Proposed Building
Floor Plan of the Proposed Building
Site Visit Photographs by Staff, Dated November 7 and December 24, 2021

REVIEW OF INFORMATION AND SCHEDULE

Action	City Planning Commission	Unified Government Board of Commissioners
Public Hearing		
Special Use	July 11, 2022 Approval	July 28, 2022

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2021-090** 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 **SP2021-090**, 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.

July 11, 2022 City Planning Commission Minutes:

Hearing starts at 2:21:50:

SPECIAL USE PERMIT APPLICATION SP2021-090 – DANA BLAY WITH DBL ARCHITECTURE, INC. - SYNOPSIS: Special Use Permit for a liquor store at 146 South 18th Street.

Detailed Outline of Requested Action: The applicant, Dana Blay with DBL Architecture, is requesting a Special Use Permit for the operation of a new liquor store. The liquor store will be operating in a new building, proposed to be constructed at 146 South 18th Street, the site of an existing liquor store. The current liquor store building is proposed to be demolished, but the ownership of the liquor store business will remain unchanged. The increased size of the new liquor store will require more parking spaces, which the site design will not be able to accommodate; the increased size will also create smaller setbacks from the parcel boundary lines for the building itself as well as the parking spaces; and the boundaries of the subject property are within 1,300 feet from both a church and a park. Therefore, the applicant is simultaneously requesting six (6) variances with the Board of Zoning Appeals.

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 July 11, 2022;
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; and,
8. The testimony at the Board of Zoning Appeals earlier this evening.

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

Present in Support:

- Dana Blay, applicant, DBL Architecture, 8032 Wenonga Road, Leawood, Kansas 66206

Present in Opposition:

- No one appeared

Staff Recommendation starts at 2:25:40: Planning Director Hand stated that this application is being heard in conjunction with BOZA2021-041, which was approved by the Board of Zoning Appeals earlier this evening. Staff has received one (1) letter in support and no letters in opposition. There are some older Notices of Violation related to graffiti but those have all been closed. Staff has worked extensively with the applicant and architects and this project meets the Commercial Design Guidelines and

they are not requesting any deviations. Staff has also worked with the applicant on some enhanced landscaping along their western perimeter adjacent to residential zoning. Staff recommends approval for two (2) years subject to the conditions in the staff report.

Motion starts at 2:25:28:

On motion by Mrs. Jones, seconded by Mr. Connelly, the Planning Commission voted as follows to recommend **APPROVAL of SP2021-090 for two (2) years:**

Carson	Chairman
Ernst	Aye
Jones	Aye
Miller	Not Present
Mohler	Aye
Pauley	Not Present
Straws	Not Present
Ward	Aye
Armstrong	Not Present
Beth	Aye
Connelly	Aye

Motion to recommend **APPROVAL** Passed: 6 to 0

Subject to:

1. Per Section 27-575(d)(8), internal vehicular, bicycle and pedestrian circulation must connect in a manner obvious to users;
2. Per Section 27-575(d)(12), pedestrian connections must be clearly defined in a combination of two or more of the following ways: six-inch vertical curb; trellis; special railing; bollards; special paving; low seat wall or other architectural features; pedestrian scale lighting; and, traffic calming devices;
3. Per Section 27-577(a)(5), Landscaping shall exceed the typical code requirements by at least 75 percent;
4. Per Section 27-577(b)(1), new construction must provide at least a 25-foot landscape zone between structures and/or parking lots and all public streets and access easements 40 feet wide or greater. This requirement may be reduced to 12 feet where there is no paving, other than a sidewalk, between a building and the right-of-way. The distance is to be measured from the public right-of-way or curblin of a private easement;
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6. Per Section 27-577(c)(4), landscape areas located between commercial districts and residential districts must provide 100 percent sight-obscuring year-round buffer using plant material or a combination of fence, berm and plant material;
7. Per Section 27-577(d)(1), at least 75 percent of the length of building foundations facing public streets, the exterior of the development, or

- common spaces must be planted with ornamental plant material such as ornamental trees, flowering shrubs, perennials, and groundcovers;
8. Per Section 27-577(e)(1), parking lot landscaping must be used to minimize the expansive appearance of parking lots, provide shaded parking areas, and mitigate any negative acoustic impacts of motor vehicles;
 9. Per Section 27-578(b)(3), minimum maintained lighting standards that provide for nighttime illumination of parking lots, walkways, entrances, exits and related areas to promote a safe environment;
 10. Alcoholic liquor, CMB, non-alcoholic malt beverage, and any other goods or services may be sold in a retail liquor store. Lottery tickets and cigarette and tobacco products with proper licensure may be sold in a retail liquor store. Sales of other goods and services must not exceed 20% of total gross sales. The 20% excludes lottery, CMB and cigarette and tobacco product sales;
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 13. The applicant has filed and maintained a current business occupation tax application;
 14. A building permit is required for the construction of a permanent structure greater than 120 square feet. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
 15. 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;
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19. 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;
20. 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;
21. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
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.

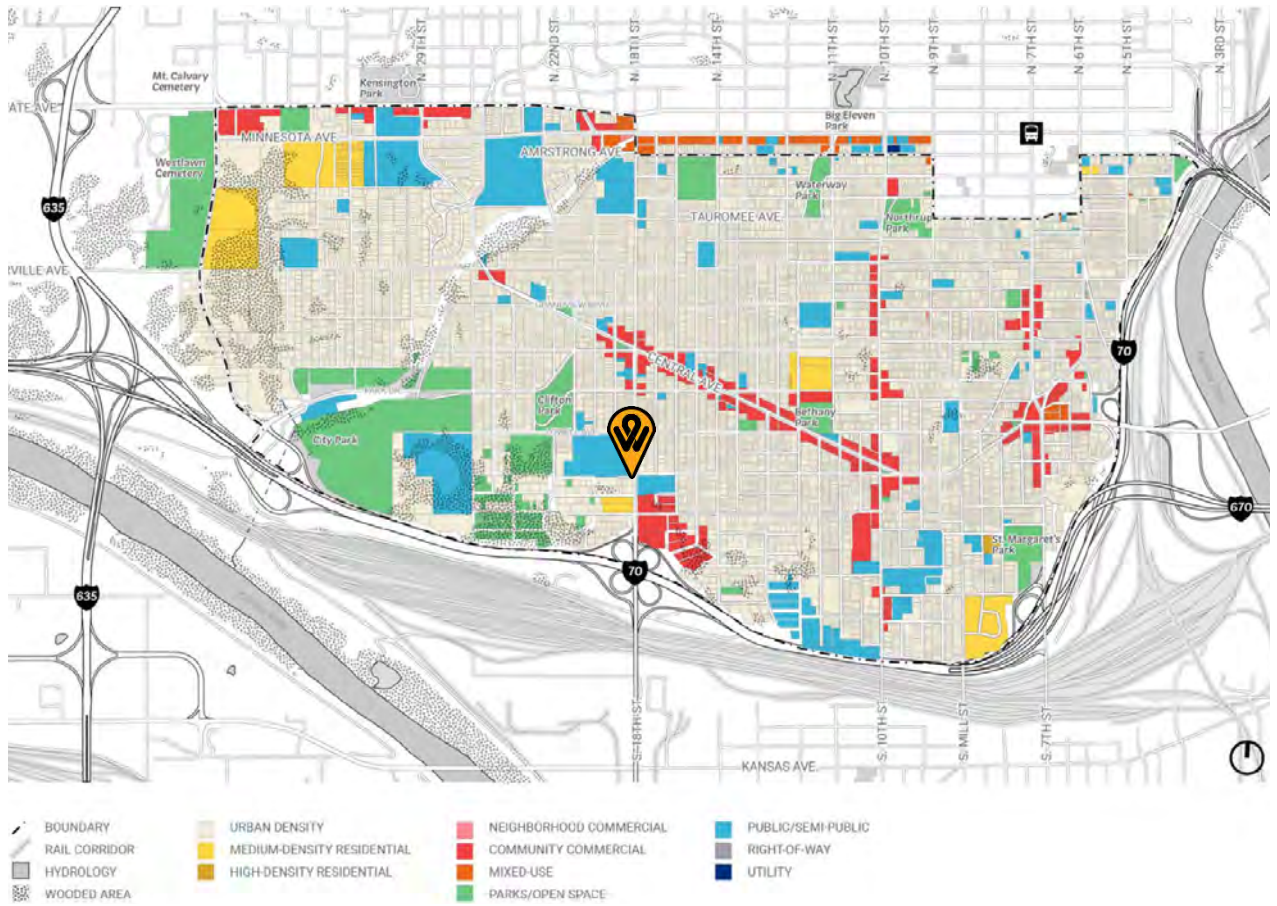
AERIAL MAP



ZONING MAP



LAND USE MAP



NEIGHBORHOOD MEETING MATERIALS



December 30, 2021

Application Number BOZA2021-041 & SP2021-090

Meeting December 28 via Email

Subject: Neighborhood Meeting

I was contacted by only one person:

Chuck Green. He was concerned about the garbage in the area and hoped that we would do something about it. He was also concerned about his personal residence which was out of the area bound by the notification area. That had to do with his area flooding.

I replied to Mr. Green that I knew the owners of both projects (the convenience store and the liquor store at 164 & 146 S. 18th Street respectively). I told him I would talk with both owners and see if they could work together on limiting the littering. I told him this was a city wide issue and the city should look into possible solutions too.



Dana Blay, R.A., NCARB Certified
DBL ARCHITECTURE, INC.

ARCHITECTURE + PLANNING + ENGINEERING + DESIGN-BUILD

NEIGHBORHOOD MEETING MATERIALS, CONT.

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

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

1. That I am the petitioner for Petition #_BOZA2021-041 & SP2021-090.
2. That I conducted a neighborhood meeting on 12-28-21 via Email.
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.



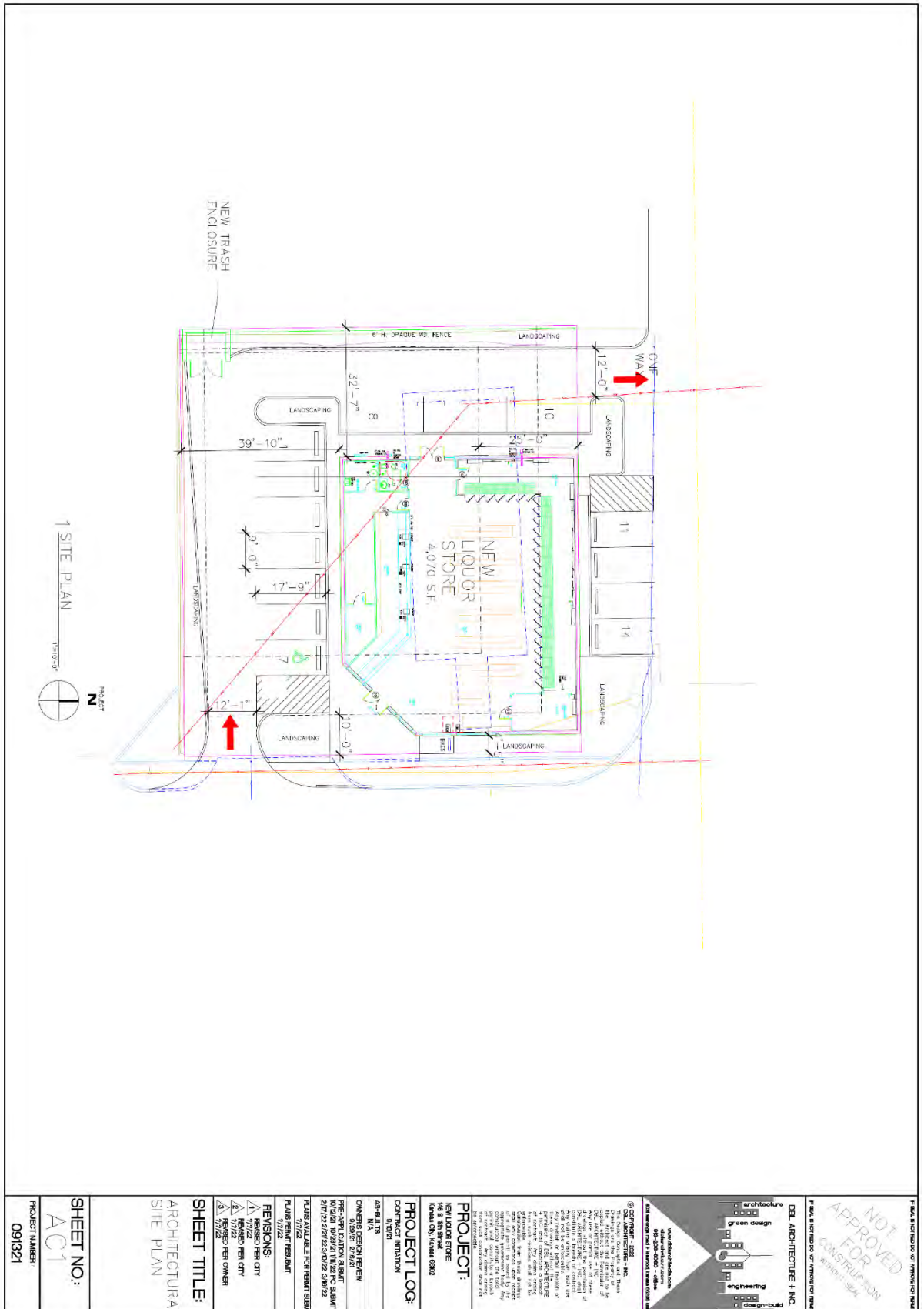
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this _____ day of _____, 200__.

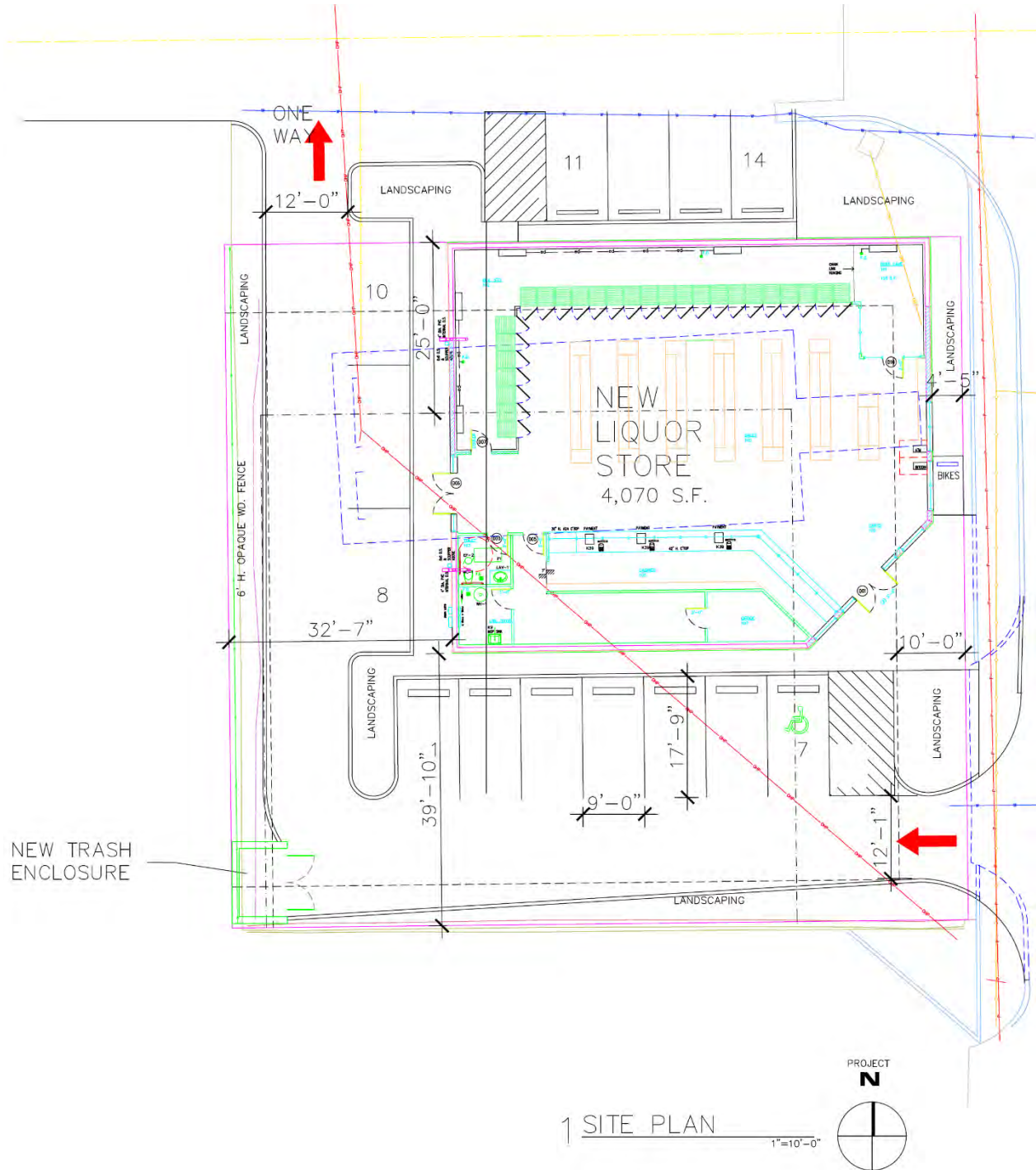
My commission expires _____ of _____, 200__.

Notary Public

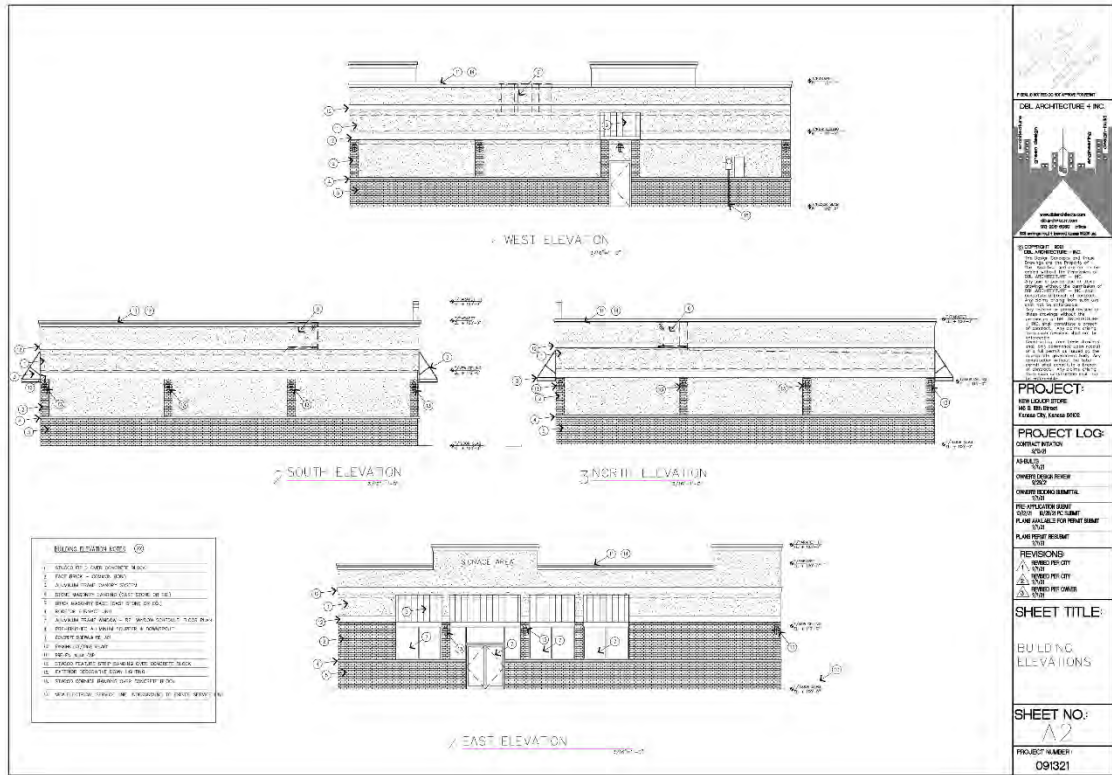
SITE AND LANDSCAPE PLAN



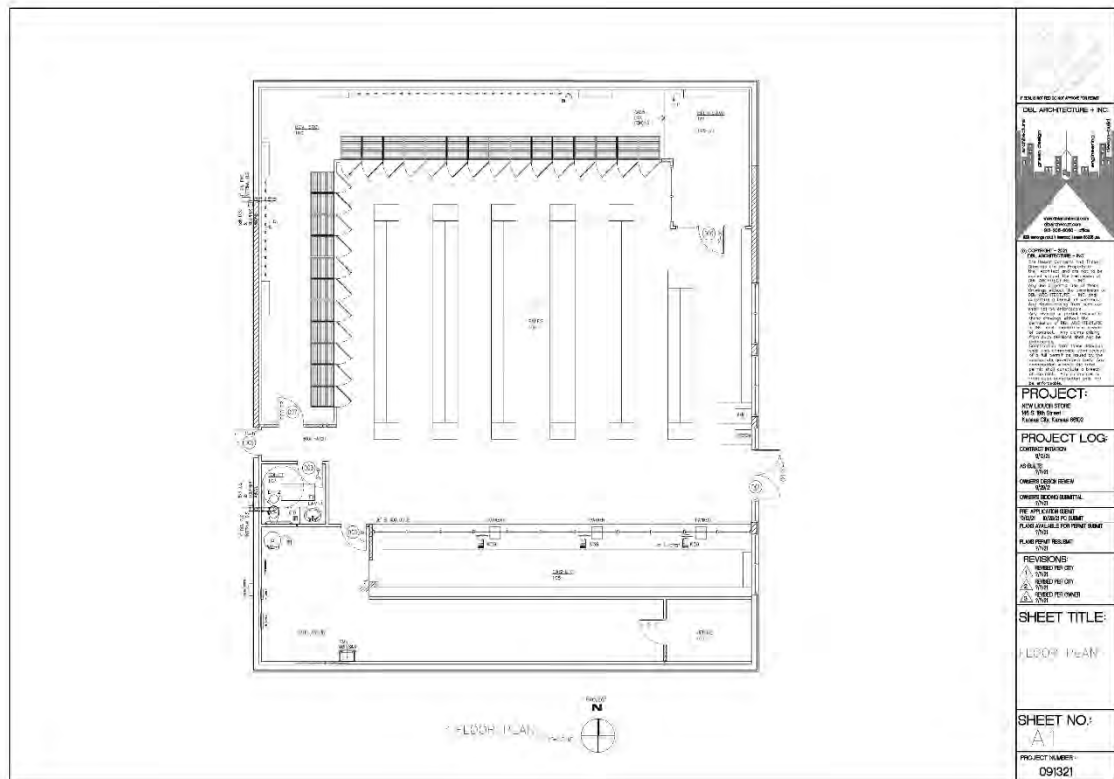
SITE AND LANDSCAPE PLAN, CONT.



ELEVATIONS OF PROPOSED BUILDING



FLOOR PLAN OF THE PROPOSED BUILDING





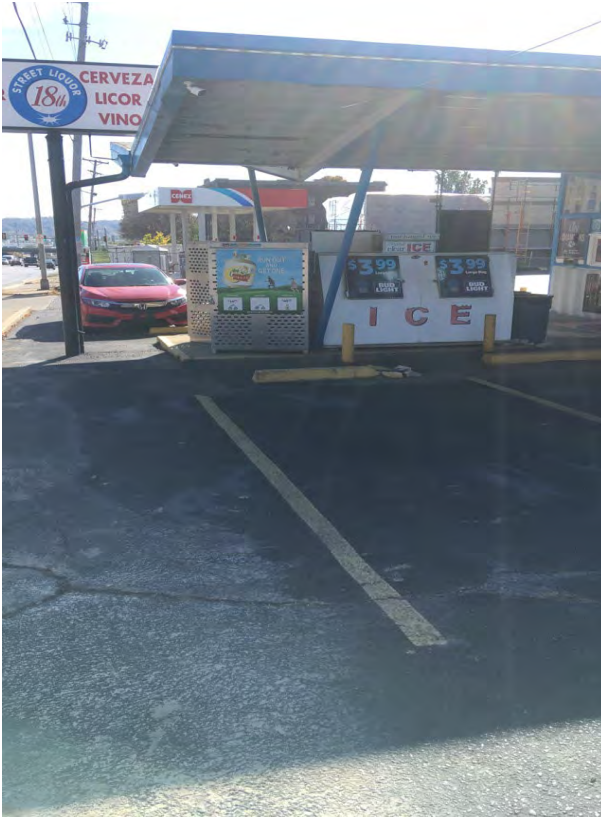
Above: View of parking spaces on the north side of the current liquor store. These parking spaces are partially within the Lowell Street right-of-way.



Left: View of parking spaces on the south side of the current liquor store.

Below: Additional view of south parking spaces and parking lot.





Left: View of parking spaces in front of the current liquor store.

Lower Left: View of the sidewalk along South 18th Street, facing south.

Lower Right: View of the sidewalk along South 18th Street, facing north.





Above: View of the subject property from the closest place of worship.

Below: View of the subject property from the closet park, Clifton Park.





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 28, 2022
Re: Petition SP2022-056

GENERAL INFORMATION

Applicant:
Tobias Sandoval-Suarez

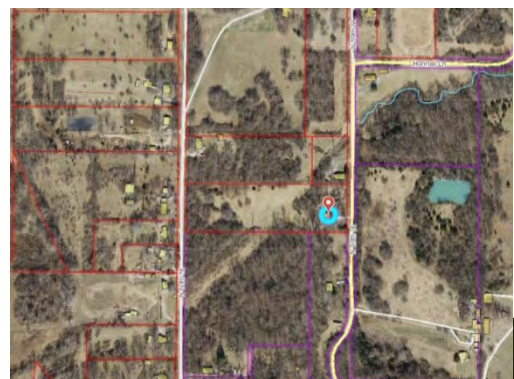
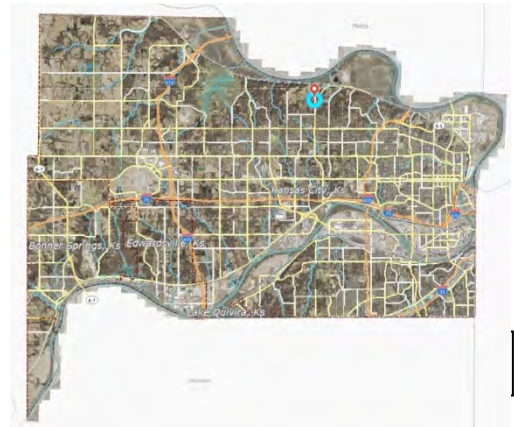
Status of Applicant:
Sergio's Fence and More LLC
3914 North 59th Street
Kansas City, KS 66104

Requested Action:
Approval of a Special Use Permit.

Date of Application:
April 29, 2022

Purpose:
To keep work equipment, related materials, and parking for employees on-site (Temporary Use of Land for Commercial Purposes).

Property Location:
3914 North 59th Street



Commission Districts:	Commissioner At-Large, District #1: Melissa Bynum District #8 Commissioner: Andrew Davis
Existing Zoning:	A-G Agriculture District
Adjacent Zoning:	North: R-1 Single Family District South: R-1 Single Family District East: R-1 Single Family District West: A-G Agriculture and R-1 Single Family Districts
Adjacent Uses:	North: Large lot single family homes South: Large lot single family homes East: Large lot single family homes West: Large lot single family homes
Total Tract Size:	4.81 Acres
Master Plan Area:	City-Wide Master Plan
Master Plan Designation:	The City-Wide Master Plan designates this property as Rural Density Residential, which allows agriculture, ranches, large-lot single-family detached residences, passive, and open space.
Major Street Plan:	The Major Street Plan classifies North 59 th Street as a Local Street.
Required Parking:	Sec. 27-452(e) Two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling. Applicant is providing five (5) spaces.
Advertisement:	<u>The Wyandotte Echo</u> – May 19, 2022 Letters to Property Owner – May 20, 2022 and July 1, 2022
Public Hearings:	June 13, 2022, June 30, 2022, July 11, 2022 and July 28, 2022
Public Support:	None to date.
Public Opposition:	Staff has received a phone call from a neighbor who is opposed to the proposed use. There was opposition at the June 13, 2022 and July 11, 2022 City Planning Commission meetings.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Tobias Sandoval-Suarez, wants to have employees park their personal vehicles at his house, then carpool to the job site, keep work trucks, equipment and material associated with the business on the property on 4.81 acres located at 3914 North 59th Street.

City Ordinance Requirements: 27-592 through 27-606

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. None

Building, Zoning, or Code Enforcement Complaints:

1. EVN22-0699 – complaint on March 17, 2022 of large pile of boards and fencing.
2. EVN22-0972 – complaint on April 7, 2022 of large piles of boards and other materials associated with fencing business overweight vehicles stored on the property.

Outstanding or Related Permits and Cases:

1. None

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The character of the neighborhood is comprised of large lot single-family homes. The area is relatively rural in nature along North 59th Street to the east and North 60th Street to the west. The majority of the parcels are zoned R-1 Single Family District, however, there are some zoned A-G Agriculture District.

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

The zoning and uses of nearby property are set out above. A home business keeping heavy equipment, materials and having employees park their personal vehicles to carpool to job sites is not preferred as commercial contractors are best suited to be in C-3/CP-3 Commercial District or higher. A home-based office poses no issues, but an operation at this scale would not normally be compatible with established residential 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 owner intends to allow employees to park their vehicles on the gravel driveway, keep stockpiles of materials in the rear of the property along with heavy Caterpillar equipment. Removal of the restrictions should not detrimentally affect nearby property because the Temporary Use for Commercial Purposes is temporary in nature with a fixed term of two (2) years, after such time, the applicant must find an alternate location to park vehicles, store equipment and materials.

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

The property is not vacant, as the applicant is the homeowner.

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

Special Use Permits are not addressed in the Master Plan. The City-Wide Master Plan Rural Residential designation for this property allows agricultural uses, ranches, and large-lot detached single-family residences. This use is not in conformance with the 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 stated that two (2) cars will remain on the property while they carpool to the job site. The amount of vehicular traffic will be minimal, no different than residents leaving their homes in the early morning and returning in the early evening.

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 considering these benefits are solely for applicant and business owner. Due to the relatively short-term nature of the permit, the proposed use should not permanently injure the appropriate use, visual quality, or marketability of adjoining property, but may impair adjacent properties in the interim.

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 noise that is normally associated with the moving equipment to load on trailers and parking of employee vehicles will occur in the morning, typically when residents leave for work, between 7:30 AM – 8:00 AM and should not create problems for nearby property due to size of the 4.81 acres property.

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

The proposed use will not pollute the air, land, or water because no work is occurring on the property that results in physically changing the characteristics or features of the property.

The existing gravel driveway must remain in its current configuration and dimension and cannot be expanded as a commercial parking lot is not permitted.

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 no work is occurring on the property that results in physically changing the characteristics or features of the property.

The existing gravel driveway must remain in its current configuration and dimension as this property cannot become a commercial parking lot for employees.

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 to the public health, safety and welfare as compared to the hardship imposed on the individual landowner is minimal. If this application is denied, the applicant will need to find a commercial (C-3/CP-3) or industrial zoning property that keep the materials, equipment and parking for employees.

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

Due to the size of the property, 4.81 acres, and the length of the gravel driveway, the proposed use can temporarily accommodate the keeping of equipment, materials, and employee parking without resulting in overcrowding of land or cause undue concentrations of population.

PREVIOUS ACTIONS

None

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on May 24, 2022.

KEY ISSUES

Noise, Illumination and Vibration
Parking
Storage of equipment and materials
Ability to mitigate noise from adjacent property owners

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to uphold its previous recommendation and recommends **APPROVAL** of Special Use Permit Application **SP2022-056**, for **two (2) years**, subject to:

1. **Temporary Use of Land for Commercial or Industrial Purposes shall not be approved for more than two (2) years, which means this Special Use Permit cannot be renewed for consecutive renewals. A zoning district, C-3/CP-3 Commercial District or higher must be sought elsewhere to park equipment, materials and facilitate parking employee parking;**
2. **Upon expiration of this Special Use Permit, the equipment storage area and work vehicle parking shall be restored to grass;**
3. **For the duration of the Special Use Permit, no more than three (3) employees may park on the driveway on the property;**
4. **The hours of operation shall be 7:30 AM to 5:00 PM, Monday through Friday.**
5. **The equipment to be stored may only be a caterpillar loader (skid steer) and a fence stretcher;**
6. **Fencing along North 59th Street shall be at least forty (40%) open and may not exceed four (4) feet in height (in front of the residence). Any fencing behind the front plane of house, including side and rear yards may be up to six (6) feet in height;**
7. **Barbed wire is prohibited unless it is to enclose open farm land or where farm animals are otherwise permitted;**
8. **Access to North 60th Street for this Special Use Permit shall be restricted. All ingress and egress shall occur on North 59th Street;**
9. **All existing and future driveways must feature curb cuts that are constructed to UG standards. The driveway apron on North 59th Street must be paved concrete in the right-of-way;**
10. **A Right-of-Way Permit is required for the driveway extension. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;**
11. **No site grading or movement of earthen material may occur on the property without a separate Special Use Permit per Sec. 27-593(b)(15).**
12. **If approved, the applicant must file and maintain a current business occupation tax application with this Business Licensing Division at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102 or (913) 573-8780;**

13. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking 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]. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
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. Because this is a Temporary Use of Land, this Special Use Permit may not be renewed per Sec. 27-593(a)(27). 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 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,
16. 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

This application was returned to the City Planning Commission at the June 30, 2022 Unified Government Board of Commissioners meeting as Commissioner Davis wanted to meet with the applicant prior to final disposition of this application. Staff understands that a phone call meeting was scheduled for July 19, 2022.

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 **SP2022-056** subject to all comments and suggestions outlined

in this staff report, and the conditions of the City Planning Commission.

ATTACHMENTS

July 11, 2022 City Planning Commission Minutes
June 13, 2022 City Planning Commission Minutes
Aerial Map
Zoning Map
Land Use Map
Property Sketch
Applicant Response Letter
Neighborhood Meeting Letter/Minutes
Site Photographs Provided by Staff on May 18, 2022

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Board of Commissioners
Public Hearing	June 13, 2022	June 30, 2022
Special Use	Approval July 11, 2022	Referred Back July 28, 2022
	Approval	

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2022-056** 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 **SP2022-056**, 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.

July 11, 2022 City Planning Commission Minutes:

Hearing starts at 2:27:15:

SPECIAL USE PERMIT APPLICATION SP2022-056 – TOBIAS SANDOVAL SUAREZ

- **SYNOPSIS:** Special Use Permit for the Temporary Use of Land to store construction equipment at 3914 North 59th Street.

Detailed Outline of Requested Action: The applicant, Tobias Sandoval-Suarez, wants to have employees park their personal vehicles at his house, then carpool to the job site, keep work trucks, equipment and material associated with the business on the property on 4.81 acres located at 3914 North 59th Street.

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 July 11, 2022;
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.

Recording Secretary Parker stated that the Planning Commission heard this application last month and forwarded the application to the Board of Commissioners with a recommendation of approval with conditions. At the June 30, 2022 Board of Commissioners meeting, the application was returned to the Planning Commission as Commissioner Davis wanted to meet with the applicant.

Present in Support:

- Tobias Sandoval Suarez, applicant, 3914 North 59th Street, Kansas City, Kansas 66104. The applicant stated that he has not heard from Commissioner Davis since the June 30, 2022 meeting and he tried to reach him today.

Present in Opposition:

- Andrew Burke, 3948 North 59th Street, Kansas City, Kansas 66104
- Keith Gann, 3959 North 60th Street, Kansas City, Kansas 66104
- Peter Kovac, 4023 North 59th Street, Kansas City, Kansas 66104 (represented by Mr. Burke)

Staff Recommendation starts at 2:39:07: Planning Director Hand stated that this application was referred back to the Planning Commission for Commissioner Davis to

meet with the applicant. Staff provided the applicant's contact information to the Commissioner's office for the Executive Assistants to organize that meeting. It appears the meeting has not taken place and Staff will continue to reach out to Commissioner Davis. Staff does not feel that this impacts any decision being made tonight. This request is for the Temporary Use of Land, which according to code is only for a maximum two-year period. Staff has made clear to the applicant that he will need to find a permanent solution during this two-year period if the application is approved. The Zoning Enforcement Officer will visit the site at the end of the two (2) years to ensure that the equipment and materials plus employee parking is removed. If it has not been moved, then zoning enforcement will begin their efforts towards compliance. Staff is recommending approval of the application with conditions. He stated that he has not been out to the property in the last week, but the applicant noted that he has paved the driveway apron with concrete and the fence has been removed as it did not meet code standards for fence transparency, the applicant cannot have a fully enclosed fence. Director Hand stated regarding the comments of those in opposition he cannot speak to property values. He stated that the Fire Department issues burn permits. The Zoning Enforcement Officer and Code Enforcement Officer have been to the site. Staff recommends approval subject to the conditions in the staff report.

Motion starts at 2:43:50:

On motion by Mrs. Jones, seconded by Mr. Connelly, the Planning Commission voted as follows to uphold its previous recommendation and recommends

APPROVAL of SP2022-056 for two (2) years:

Carson	Chairman
Ernst	Aye
Jones	Aye
Miller	Not Present
Mohler	Aye
Pauley	Not Present
Straws	Not Present
Ward	Aye
Armstrong	Not Present
Beth	Aye
Connelly	Aye

Motion to recommend **APPROVAL** Passed: 6 to 0

Subject to:

1. **Temporary Use of Land for Commercial or Industrial Purposes shall not be approved for more than two (2) years, which means this Special Use Permit cannot be renewed for consecutive renewals. A zoning district, C-3/CP-3 Commercial District or higher must be sought elsewhere to park equipment, materials and facilitate parking employee parking;**
2. **Upon expiration of this Special Use Permit, the equipment storage area and work vehicle parking shall be restored to grass;**
3. **For the duration of the Special Use Permit, no more than three (3) employees may park on the driveway on the property;**

4. The hours of operation shall be 7:30 AM to 5:00 PM, Monday through Friday.
5. The equipment to be stored may only be a caterpillar loader (skid steer) and a fence stretcher;
6. Fencing along North 59th Street shall be at least forty (40%) open and may not exceed four (4) feet in height (in front of the residence). Any fencing behind the front plane of house, including side and rear yards may be up to six (6) feet in height;
7. Barbed wire is prohibited unless it is to enclose open farm land or where farm animals are otherwise permitted;
8. Access to North 60th Street for this Special Use Permit shall be restricted. All ingress and egress shall occur on North 59th Street;
9. All existing and future driveways must feature curb cuts that are constructed to UG standards. The driveway apron on North 59th Street must be paved concrete in the right-of-way;
10. A Right-of-Way Permit is required for the driveway extension. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;
11. No site grading or movement of earthen material may occur on the property without a separate Special Use Permit per Sec. 27-593(b)(15).
12. If approved, the applicant must file and maintain a current business occupation tax application with this Business Licensing Division at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102 or (913) 573-8780;
13. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking 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]. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
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. Because this is a Temporary Use of Land, this Special Use Permit may not be renewed per Sec. 27-593(a)(27). 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 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,

16. 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.

June 13, 2022 City Planning Commission Minutes:

Hearing starts at 5:00:14:

SPECIAL USE PERMIT APPLICATION SP2022-056 – TOBIAS SANDOVAL SUAREZ

- **SYNOPSIS:** Special Use Permit for the Temporary Use of Land to store construction equipment at 3914 North 59th Street.

Detailed Outline of Requested Action: The applicant, Tobias Sandoval-Suarez, wants to have employees park their personal vehicles at his house, then carpool to the job site, keep work trucks, equipment and material associated with the business on the property on 4.81 acres located at 3914 North 59th Street.

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

8. The City's currently adopted zoning and subdivision regulations;
9. The official zoning map for the area in question;
10. The City's currently adopted Master Plan for the area in question;
11. The staff report and attachments dated June 13, 2022;
12. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
13. The Notice in the Wyandotte Echo; and,
14. 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:

- Tobias Sandoval, applicant, 3914 North 59th Street, Kansas City, Kansas 66104
- James Mallinson, 4125 North 59th Street, Kansas City, Kansas 66104

Present in Opposition:

- Andrew Burke, 3948 North 59th Street, Kansas City, Kansas 66104
- Keith Gann, 3959 North 60th Street, Kansas City, Kansas 66104
- Peter Kovac, 4023 North 59th Street, Kansas City, Kansas 66104 had been present but had to leave and Mr. Burke read his comments into the record.

Staff Recommendation starts at 5:13:25: Planning Director Hand stated that this Special Use Permit is for the temporary use of land which means that according to code it is only for two (2) years maximum with no renewal with this case and any temporary uses of land moving forward with the Unified Government. The applicant is using the property for his commercial business. This property is in the north midtown neighborhood in the City-Wide Master Plan. Staff has received no letters in support and has received letters in opposition. There are Notices of Violation on the property relating to this use which necessitated the Special Use Permit; it started as a code violation case. Staff has worked with the applicant on hours of operation, ingress and egress with his employees and the equipment and storage on-site. Director Hand stated that the Fire Department issues and enforces all burn permits in response to one of the questions by the opposition. Staff recommends approval for two (2) years to allow the applicant time to find a location for his equipment and employees, subject to the conditions in the staff report.

Motion starts at 5:16:15:

On motion by Mr. Mohler, seconded by Mrs. Jones, the Planning Commission voted as follows to recommend **APPROVAL of SP2022-056 for two (2) years:**

Carson	Chairman
Connelly	Aye
Ernst	Aye
Jones	Aye
Miller	Not Present
Mohler	Aye
Pauley	Aye
Straws	Aye
Ward	Aye
Armstrong	Aye
Beth	Aye

Motion to recommend **APPROVAL** Passed: 9 to 0

Subject to:

1. **Temporary Use of Land for Commercial or Industrial Purposes shall not be approved for more than two (2) years, which means this Special Use Permit cannot be renewed for consecutive renewals. A zoning district, C-3/CP-3 Commercial District or higher must be sought elsewhere to park equipment, materials and facilitate parking employee parking;**
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15. The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. Because this is a Temporary Use of Land, this Special Use Permit may not be renewed per Sec. 27-593(a)(27). 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 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,

16. 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.

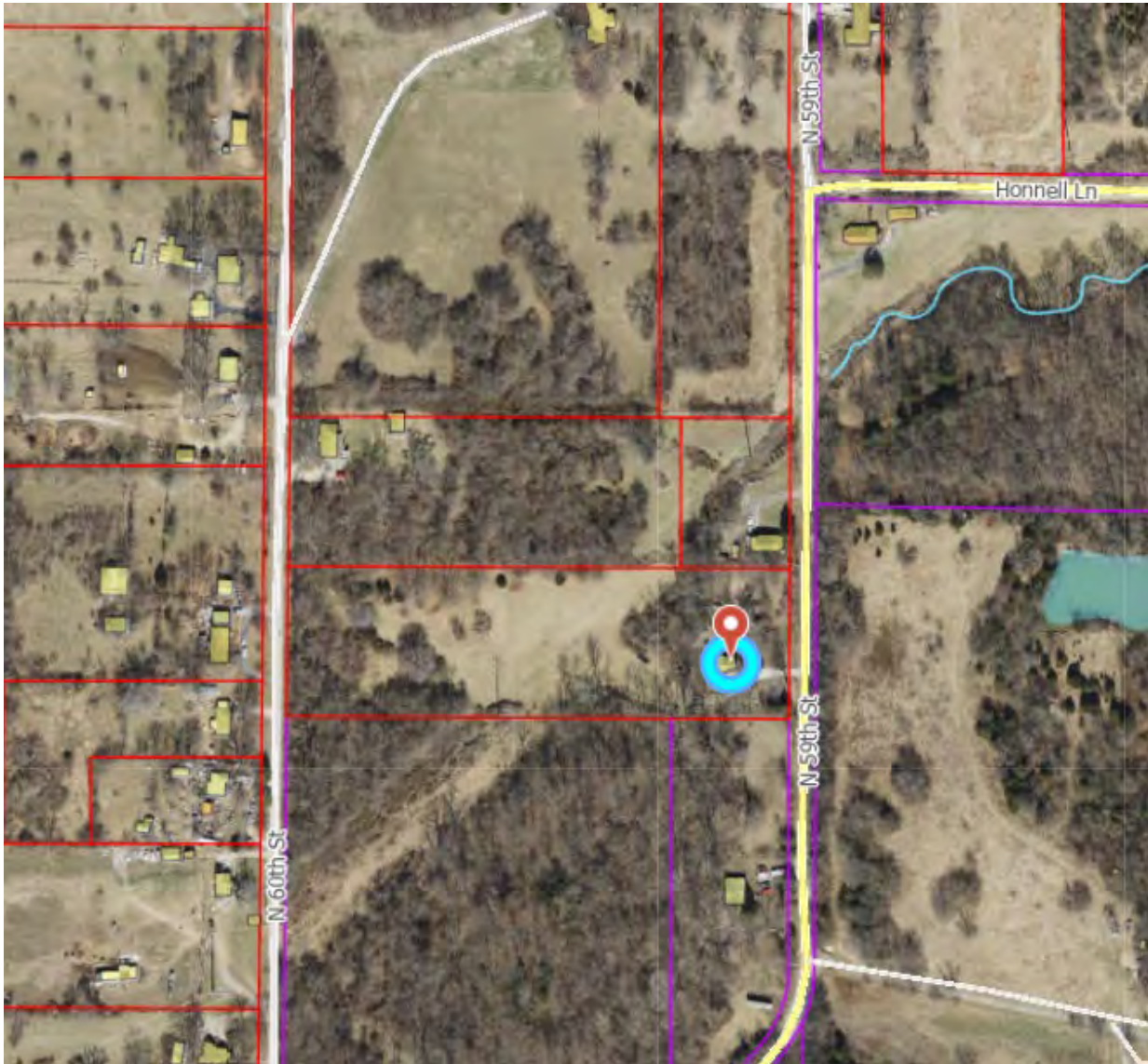


Figure 1. Aerial photograph of 3914 North 59th Street (provided by UG Maps).

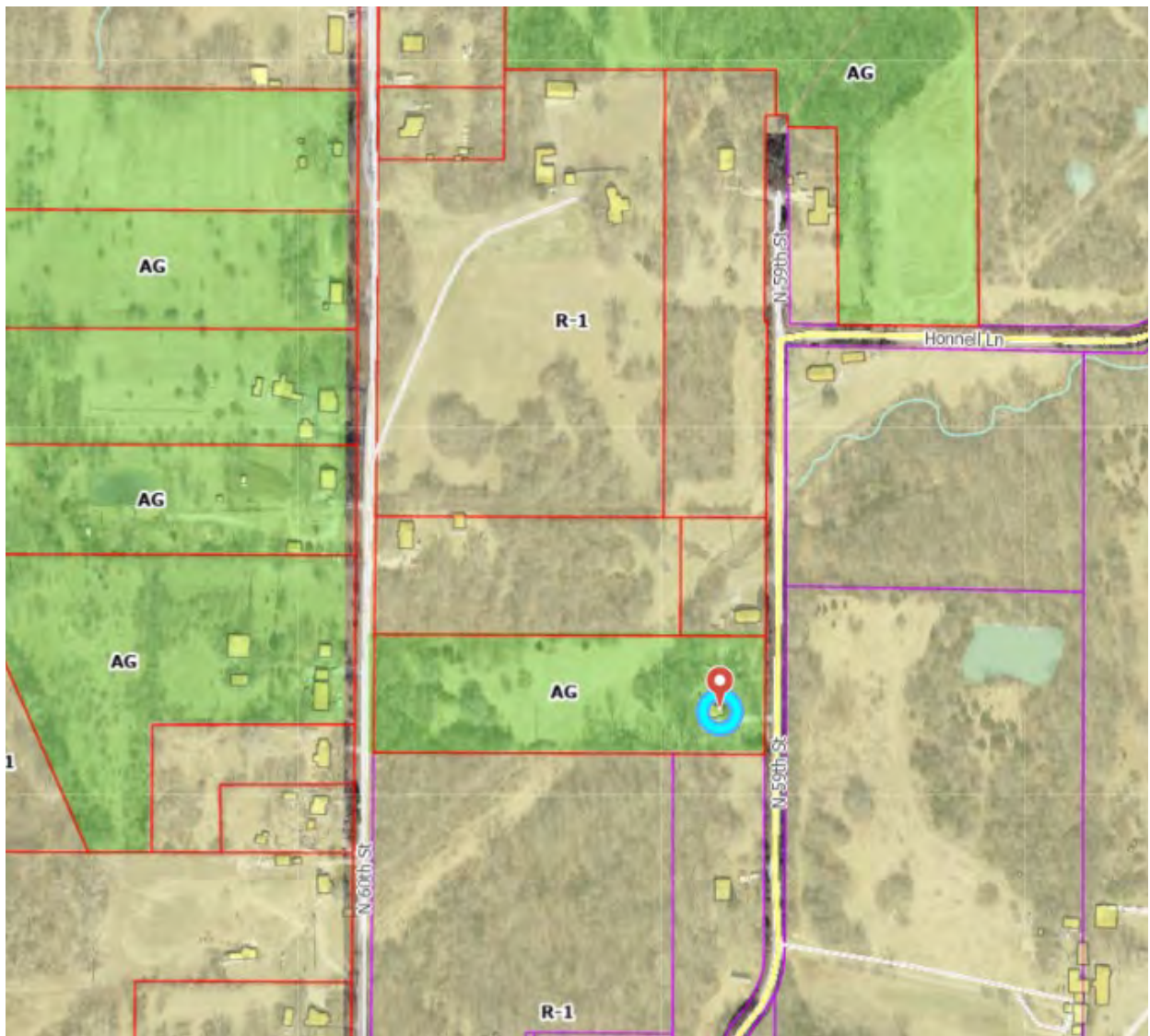


Figure 2. Zoning Map of 3914 North 59th Street (provided by UG Maps).



Figure 3. City-Wide Master Plan Land Use Map of 3914 North 59th Street as indicated by the green dot (provided by ArcMap).

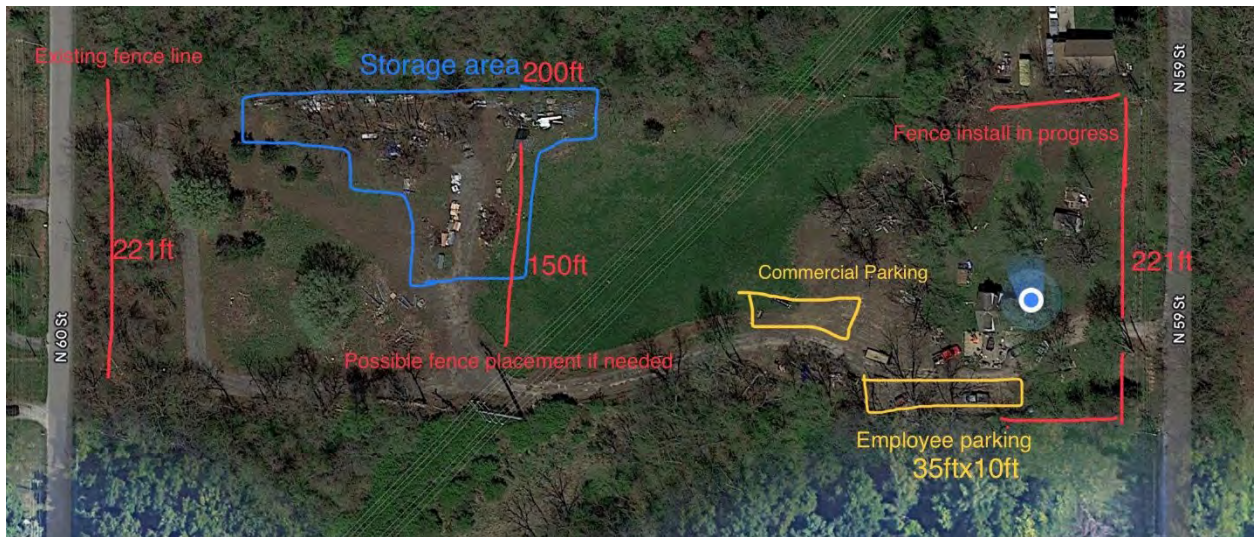


Figure 4. Property Sketch of 3914 North 59th Street (provided by the applicant).



Figure 5. Site photograph looking northwest on North 59th Street at 3914 North 59th Street taken on May 18, 2022.



Figure 6. Site photograph looking west on North 59th Street at 3914 North 59th Street taken on May 18, 2022.



Figure 7. Site photograph looking southwest on North 59th Street at 3914 North 59th Street taken on May 18, 2022.



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: July 28, 2022

Re: Special Use Petition SP2022-057

GENERAL INFORMATION

Applicant:

Edward Bain

Status of Applicant:

Property Owner
1324 N 75th Drive
Kansas City, KS 66112

Requested Action:

Home Occupation Special Use Permit for a short-term rental.

Date of Application:

July 11, 2022

Purpose:

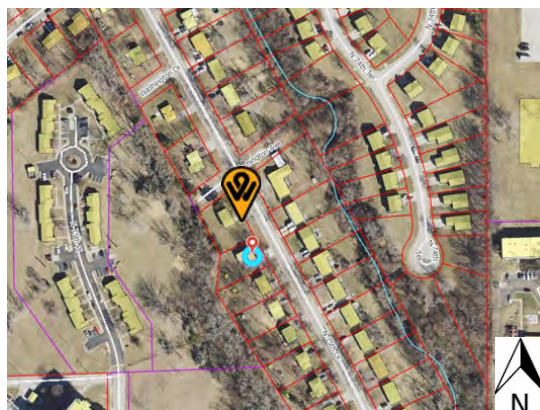
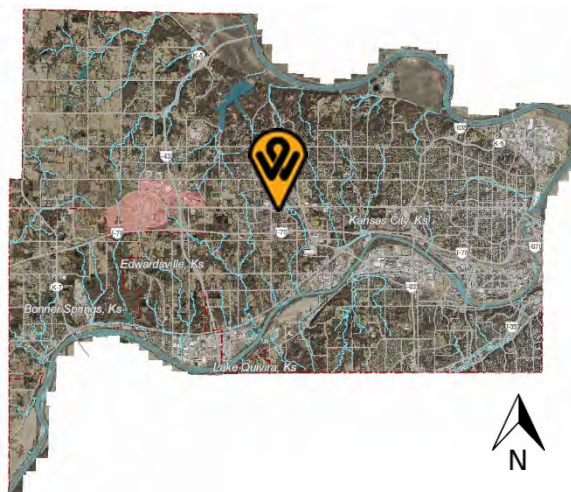
To operate a short-term rental.

Property Location:

1324 North 75th Drive,
Kansas City, KS 66112

Commission Districts:

Commissioner At-Large, District #1:
Melissa Bynum
District #5 Commissioner: Mike Kane



Existing Zoning:	R-1 Single Family District
Adjacent Zoning:	North: R-1 Single Family District South: R-1 Single Family District East: RP-5 Apartment District West: R-1 Single Family District
Adjacent Uses:	North: Single Family Homes South: Single Family Homes East: Multi-Family Residential West: Single- Family and Multi-Family Residential
Total Tract Size:	0.208 Acre
Master Plan Designation:	The City-Wide Master Plan designates this area as Low Density, which allows single-family detached residential development. These uses are intended to meet a majority of the housing needs within the city. Allowed uses such as single-family detached residences. Institutional uses such as elementary and middle schools, small churches (less than 50,000 square feet), libraries, parks, open space, etc.
Major Street Plan:	The Major Street Plan Designates 75 th Drive as a Local/Neighborhood Street.
Parking Requirement:	Sec.27-454(e) states that “two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling, at least one (1) of which shall be in a garage or carport”. The applicant provides three (3) off-street spaces, one (1) of which is located in the attached garage.
Advertisement:	<u>The Wyandotte Echo</u> – June 16, 2022 Letters to Property Owner – June 16, 2022
Public Hearings:	July 11, 2022 and July 28, 2022
Public Support:	One (1) person appeared at the July 11, 2022 City Planning Commission meeting.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, and property owner Edward Bain, is applying for a Home Occupation Special Use Permit to operate a short-term rental at 1324 North 75th Drive. This is the applicant’s primary residence.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. There are no recent noise or disturbance complaints for the subject property.

Building, Zoning, or Code Enforcement Complaints:

1. 2019: 19225-03600- Abatement-Completed

Outstanding or Related Permits and Cases:

1. 2022: SP2022-028-Special Use Permit- Withdrawn.
2. 2020: 20980-00023- Bed & Breakfast Business License – Expired.
3. 2019: SP2019-113-Special Use Permit- Expired.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The character of the neighborhood is predominately composed of single-family homes to the north, east, and south with a mix of multi-family uses to the east. There are various signs of improvement, including a paved driveway, sidewalks and landscaping.

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

The zoning and adjacent uses are set out above. The proposed use is compatible and allowed in R-1 Single family District with a Special Use Permit. The proposed use is compatible if properly managed. Operating this property as a short-term rental has the potential to create issues related to noise, parking, and other concerns related to overcrowding.

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 removal of the restrictions that require a Special Use Permit will detrimentally affect nearby properties as such activities have the potential to create issues as parking, excessive noise, and overcrowding. The property could be suitable for use as a short-term rental if properly managed.

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

The property is not vacant and has been used as the applicant's residence in the past.

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

The City-Wide Master Plan does not address home occupations or Special Use Permits. The Citywide Master Plan designates this property as Low-Density Residential. Low-Density Residential allows single-family detached residential development.

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 should not result in an increase in traffic to the point where it exceeds the capacity of 75th Drive, a Local/Neighborhood Street, which are designed to handle less traffic for low to medium residential uses. There is a double-car garage in the front of the home, which is a car deep that provide parking.

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 provides a convenience to the public in the form of temporary lodging. If managed properly, the continued use of the property will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property as the proposed use operates entirely within an existing dwelling in a built-out neighborhood.

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.*

Noise, vibration, and illumination that would normally be associated with a short-term rental could become a nuisance for nearby properties if not managed properly. Continuing use as a rental, either short-term or long-term, is consistent with other nearby properties in close proximity to multi-family and single-family residential neighborhood and adjacent commercial corridor.

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

The proposed use would not pollute air or land as it is located in an inner urban, built out area. The property must remain in proper maintenance and free of hazards, pests, or infestations.

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 it will operate within an existing structure in a built-out, mixed-use 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 gain to public health, safety, and welfare would be minimal, but would provide convenience lodging. A denial of this application would cause the property owner to not operate as a short-term rental, but it may still be used as a long-term rental, their primary residence, or they could sell the property.

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

The proposed use would not result in overcrowding of land if all conditions of approval are adhered to. The maximum number of guests at one time is six (6) and the maximum number of vehicles is two (2). If the applicant abides by the outlined conditions, undue concentrations of population should not be an issue.

PREVIOUS ACTIONS

- SP2022-028-Special Use Permit, which was withdrawn on February 5, 2022
- SP2019-113- Special Use Permit, which expired on January 9, 2022

NEIGHBORHOOD MEETING

The applicant received neighborhood comments by receiving letters or phone calls through the date of June 27, 2022. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Noise
Parking
Illumination
Traffic

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of Special Use Permit Application **SP2022-057**, for **two (2) years**, subject to:

1. **Add in CO2 detectors: one near the furnace, one in the hallway of the bedrooms, one in the common area/kitchen, make sure that if you lean on the yard fence that it does not fall over and that all gates open/close safely;**

2. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;
3. 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;
4. Applicant is to maintain liability insurance;
5. The property must remain in proper maintenance and free of hazards, pests, or infestations;
6. The granting of this Special Use Permit does not transfer with a change of ownership of the property;
7. 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 and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);
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. 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. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
11. Maximum number is (6) people and four (4) cars total; and,
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 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.

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 **SP2022-057** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

July 11, 2022 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Applicant Response Letter dated June 28, 2022
Neighborhood Meeting Minutes & Affidavit on Dated June 14, 2022
Site & Interior Layout Photos, taken by applicant, Dated June 28, 2022
Site Photographs taken by staff on June 6, 2022

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	July 11, 2022	July 28, 2022
Special Use	Approval	

STAFF CONTACT:

Marlene Torres Pardo
mpardo@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2022-057** 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 **SP2022-057**, 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.

July 11, 2022 City Planning Commission Minutes:

Hearing starts at 2:44:50:

SPECIAL USE PERMIT APPLICATION SP2022-057 – EDWARD J. BAIN -
SYNOPSIS: Home Occupation Special Use Permit for a Short-Term Rental at 1324 North 75th Drive.

Detailed Outline of Requested Action: The applicant, and property owner Edward Bain, is applying for a Home Occupation Special Use Permit to operate a short-term rental at 1324 North 75th Drive. This is the applicant's primary residence.

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 July 11, 2022;
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.

Recording Secretary Parker stated that Assistant Counsel Patrick Waters has joined the meeting.

Present in Support:

- Edward Bain, applicant, 1324 North 75th Drive, Kansas City, Kansas 66112
- Linda Moore, 1329 North 75th Drive, Kansas City, Kansas 66112

Present in Opposition:

- No one appeared

Staff Recommendation starts at 2:49:50: Planning Director Hand stated that this application is for a short-term rental for a portion of the house. The applicant lives in the residence. This property is in the City-Wide Master Plan in the Mid-Town area. Before tonight Staff received no letters in support nor in opposition. There are some closed Notices of Violation. Staff would request two changes to the conditions of approval. The staff report recommends approval for one (1) year and Staff would request that term be amended to two (2) years. If an applicant lives on-site, it is the Planning Commission policy to recommend approval for two (2) years and if the applicant lives close-by or has a management team then it is recommended for one (1) year for its first entitlement. Staff also requests an additional condition be added that the maximum number of people will be six (6) with a maximum of four (4) cars, as stated by the applicant. Staff recommends approval for two (2) years subject to the revised conditions.

Motions starts at 2:50:42:

On motion by Mrs. Jones, seconded by Mr. Ernst, the Planning Commission voted as follows to recommend **APPROVAL of SP2022-057 for two (2) years:**

Carson	Chairman
Ernst	Aye
Jones	Aye
Miller	Not Present
Mohler	Aye
Pauley	Not Present
Straws	Not Present
Ward	Aye
Armstrong	Not Present
Beth	Aye
Connelly	Aye

Motion to recommend **APPROVAL** Passed: 6 to 0

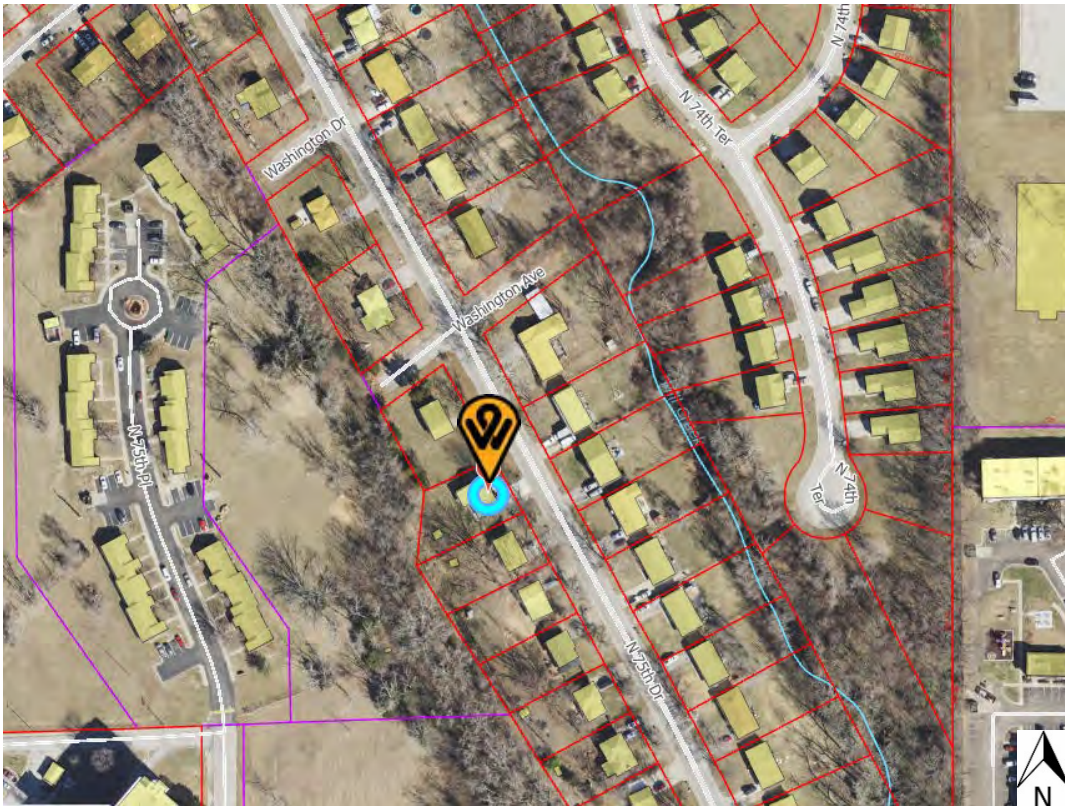
Subject to:

1. **Add in CO2 detectors: one near the furnace, one in the hallway of the bedrooms, one in the common area/kitchen, make sure that if you lean on the yard fence that it does not fall over and that all gates open/close safely;**
2. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
3. **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;**
4. **Applicant is to maintain liability insurance;**
5. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**

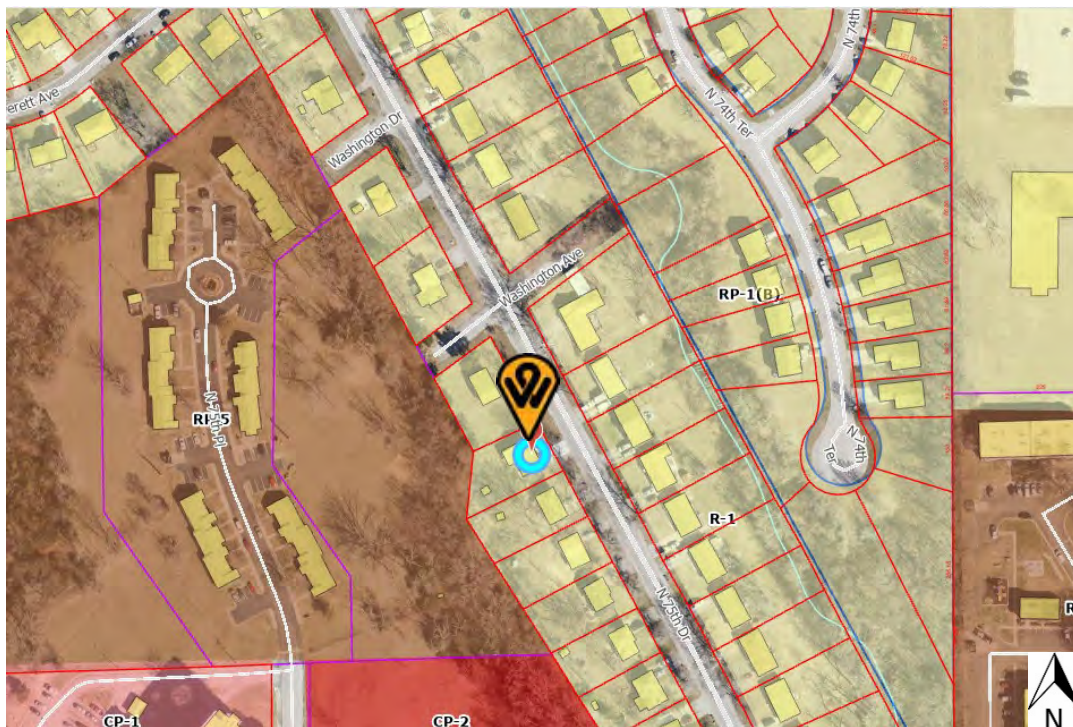
6. The granting of this Special Use Permit does not transfer with a change of ownership of the property;
7. Must provide a manual/welcome packet that lists all rules, including "No Parties, etc. "This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);
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. 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. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
11. Maximum number is (6) people and four (4) cars total; and,
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 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.

ATTACHMENTS

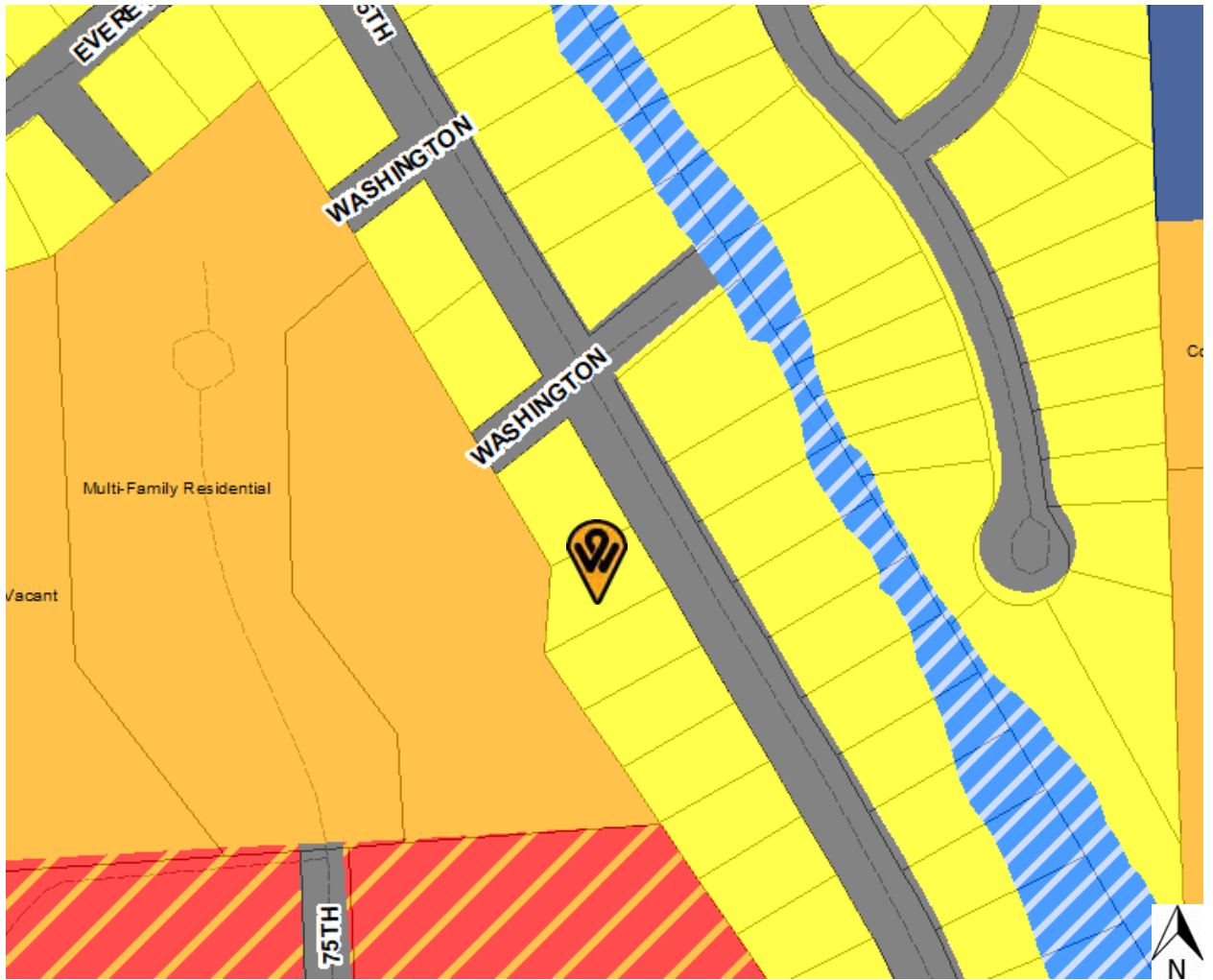
AERIAL IMAGERY



ZONING MAP



LAND USE MAP



APPLICANTS RESPONSE TO STAFF COMMENTS – DATED JUNE 28, 2022

SP 2022-057
Planning & Urban Design
Staff Comments

One correction: Detailed Outline of Requested Action: The applicant, and property owner Edward Bain, is applying for a Home Occupation Special Use Permit to operate a short-term rental at 1324 North 75th Drive. **This is not the applicant's primary residence. This is actually my primary residence. I live in the basement and leave the main level for guests.**

Responses in red.

1. Provide a detailed description of the areas rented for short-term rental. **The area rented is the main level of the home which includes kitchen, living room, 3 bedrooms and 2 bathrooms.**

2. How many rooms are rented? **3**

Provide a scaled floor plan of the unit. **I am not sure what a "scaled floor plan" is, but I provided several pictures in my application and provide pictures here as well.**





3. What is the maximum number of vehicles allowed and where will they park? Indicate guest parking on a scaled site plan. **My driveway can fit 5 vehicles and I can park in the garage. However, I can't imagine a scenario in which I'd need that many spaces.**

I am not sure what a "scaled site plan" is, but as you can see there is enough room for two vehicles in front of each garage door and then a 5th parking spot on the far left side. Potential for a 6th car in that far left spot too, though I've never tried to park that many.



4. What is the maximum number of people that will be staying at any one time? **6**

5. How many cars can park off-street? This will determine the maximum of parking allowed. **5 cars can fit in my driveway.**

6. What is the projected annual occupancy rate for this listing? **I expect to be rented 3-4 days per week.**

7. Who will be the designated property manager? Explain the details of this arrangement. What is their contact information? Provide the contact information to the neighbors within the notice area. **I am the property manager. My contact info has been provided to my neighbors.**

8. How will you communicate with the neighbors if there are any issues? **My neighbors were given my phone number and e-mail as part of the notification of the Special Use Permit and neighborhood meeting. I am also visible in the neighborhood and my neighbors are comfortable talking to me.**

9. Do you have a Business License/Occupational Tax Receipt from the Unified Government? I have had in the 2020 and 2021. My license may be expired, but will renew if approved.

10. How will you pay appropriate Kansas State Lodging Taxes? Does AirBNB or other short-term rental company deduct and pay these taxes? AirBNB and other websites collect.

11. Indicate how you will maintain the property in a safe and sanitary manner, including:

- a) Working smoke detectors in each bedroom plus each level of the unit/house
- b) GFCI outlets required in bathrooms
- c) Double keyed locks are not allowed
- d) Copper cannot be used for gas supply lines
- e) Windows must be operable, not blocked or boarded
- f) Handrails are required at sets of 4 or more stairs/ risers
- g) Hot water tank and furnace must be vented properly and operational
- h) Electric panel and circuits must be safe; and
- i) Facility cleaned and sanitized after each guest check-out.

I maintain the home and use professionals when necessary. I have a plumber, HVAC, and general contractor that have worked on the property previously. Of course since I live in the home everything must be maintained for my use as well.

12. Note that the Unified Government uses the services of Host Compliance by Granicus to monitor issues related to short-term rentals such as noise, etc. and to address violations. Their contact information needs to be made available to all guests in the welcome packet. The Unified Government issues notices on all short-term rentals who are not compliant. 913-246-5133. www.hostcompliance.com/tips

I do have a welcome book. The inclusion of this information may be new from two years ago, but will be included in my new welcome book.

13. Do you provide a guest manual that lists rules and regulations such as "no parties," etc.?

Yes. And also strict rules listed online.

14. The number of guests allowed must be appropriate to the number of available rooms and bedding.

15. Will guests be allowed to bring pets to the property?

No

16. In the event that there is an issue on the property, how fast can the owner or manager be on-site if necessary?

Within minutes. I live in the basement and rarely rent the house when I am out of town.

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 as both the property owner and the business owner that they 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. Add in CO2 detectors: one near the furnace, one in the hallway of the bedrooms, one in the common area/kitchen, make sure that if you lean on the yard fence that it doesn't fall over and that all gates open/close safely:

19. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax

20. 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:

21. Applicant is to maintain liability insurance.

22. The property must remain in proper maintenance and free of hazards, pests, or infestations:

23. The granting of this Special Use Permit does not transfer with a change of ownership of the property:

24. 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 and must include the contact information for Host Compliance: 913-246- 5133 (phone number), and www.hostcompliance.com/tips (website):

25. 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,

26. 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.

27. 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.

June 14, 2022

The Salvation Army
3637 Broadway St.
Kansas City, MO 64111

SUBJECT: Neighborhood Meeting Short Term Rental

I have filed with the Department of Urban Planning and Land Use application #SP2022-057. The purpose of this application is for a special use permit to continue the short term rental at my home at 1324 N. 75th Dr.

I am collecting any comments, concerns, or questions via e-mail and phone. Please e-mail bainproperties1@gmail.com or call 605-202-9092 by June 27, 2022. I am happy to explain the proposal and answer any questions/concerns you may have.

My application will be heard by the Planning Commission on July 11 at 6:30 pm at KCK City Hall. You are welcome to offer your comments to the Planning Commission at that time as well.

I look forward to continuing the great progress our neighborhood has been making, please contact me anytime.

Sincerely,

James Bain
1324 N. 75th Dr.

Bain, James

From: Linda Moore <katiem1952@gmail.com>
Sent: Wednesday, June 15, 2022 10:01 AM
To: bainproperties1@gmail.com
Subject: Air B&B application

Mr. Bain, I, Linda Moore, want to inform you of my opinions on your Airbnb located across the street from our home.

- 1: Very pleased at how wonderful your Airbnb tenants conduct themselves when staying at your property.
- 2: You always make sure your property is updated inside and outside. Meaning your yard always looks very nice and well maintained.
- 3: The safe access to the property is on a high level to protect your tenants and yourself.
- 4: I know how great your safety issues are because I have been given access to your property to help you with packages that arrived while you were out of town and you either opened the garage door from the internet or gave me access to the front door code to enter and place packages on inside steps.
- 5: When I have come over to see you about something I noticed how you keep the inside very clean and that you keep the beds and towels washed and restacked for your tenants. The kitchen is always very clean!
- 6: I must also comment on how the parking for all is always available and safe.

There are so many great issues on your Airbnb but the above are foremost to me. I would be pleased if you continue your short term rental. Also, for your knowledge, my husband and I have lived in this neighborhood for 46 years and our son has Airbnb's; therefore, we understand and know the importance of maintaining your property and short term renters in the best way possible.

I hope you can let the Planning Commission see my report on how I have seen how well you conduct your short term rental which I call Airbnb.

Sincerely,

Linda (Katie) Moore

Bain, James

From: Gilbert Moore <nonbuss11@gmail.com>
Sent: Wednesday, June 15, 2022 10:08 AM
To: bainproperties1@gmail.com
Subject: Short term rentals

This is Gilbert Moore who lives across the street at 1329 N 75th Dr, KC KS 66112

I am very impressed how you have upgraded the property inside and out since you bought the property, Like my wife said on her email, we have lived in our home across from yours for 46 years. The property needed a lot of "fixer upper" projects since the past owners.

Thank you very much for helping our neighborhood. Also, I must say I have not seen anything bad with any of the renters you have had.

Thank you for being a neighbor!

Gilbert Moore

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
COUNTY OF Wyandotte) SS:

Comes now Edward James Bain, of lawful age, sound mind and upon his/her oath states as follows:

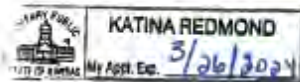
1. That I am the petitioner for Petition #SP-2022-057.
2. That I conducted a virtual neighborhood meeting accepting comments from June 14-June 27.
3. Attached are the two e-mail comments I received.

Further affiant saith not.

Edward J Bain
Affiant

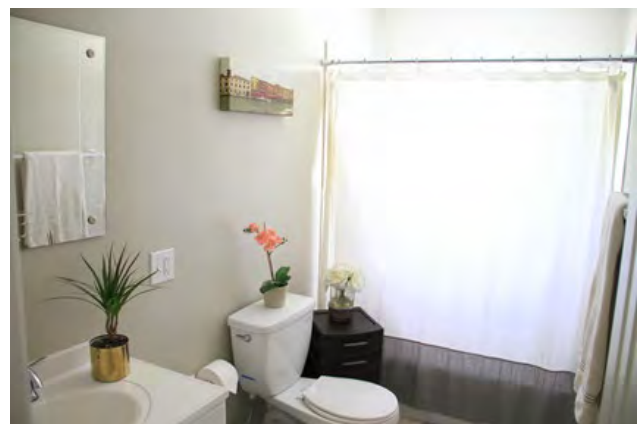
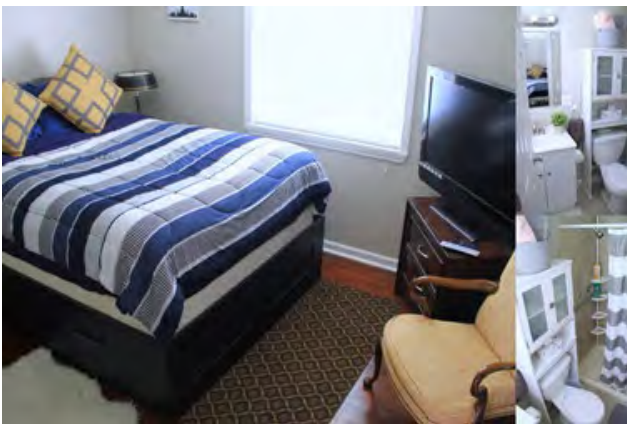
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 28th day of June, 2022.

My commission expires 26th of March, 2024



Katina Redmond
Notary Public

INTERIOR LAYOUT PHOTOS TAKEN BY APPLICANT – DATED JUNE 28, 2022





SITE PHOTOS, TAKEN BY STAFF – DATED JUNE 6, 2022





Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: July 28, 2022

Re: Special Use Petition SP2022-060

GENERAL INFORMATION

Applicant:
Ester Reed

Status of Applicant:
Property Owner
1610 North 51st Street
Kansas City Kansas 66102

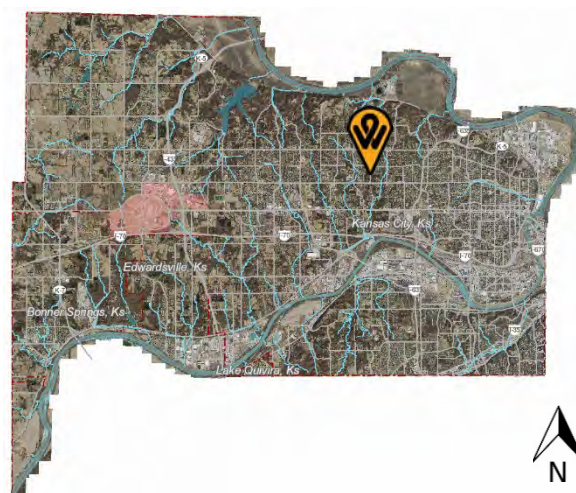
Requested Action:
Approval of a Special Use Permit.

Date of Application:
May 27, 2022

Purpose:
To renew a Special Use Permit (expired, 04/27/2022) for a temporary use of land to store dump trucks on the property.

Property Location:
1610 North 51st Street
Kansas City Kansas 66102

Commission Districts:
Commissioner At-Large District #1:
Melissa Bynum
District #1 Commissioner: Gayle Townsend



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 Residences South: Single-Family Residences East: Single-Family Residences West: Single-Family Residences
Total Tract Size:	1.08 Acres
Master Plan Designation:	The City-Wide Master Plan designates this area as Low-Density Residential. This allows for single-family detached residential development.
Major Street Plan:	The Major Street Plan designates 51 st Street as a Local/Neighborhood Street.
Parking Requirement:	Sec 27-454(d) states that two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling, one (1) covered, one (1) uncovered. There are three (3) spaces provided via an existing driveway and a carport. Additionally, the property owner was required to have an improved surface to park the dump trucks on in the rear of the property.
Advertisement:	<u>The Wyandotte Echo</u> – June 16, 2022 Letters to Property Owner – June 16, 2022
Public Hearings:	July 11, 2022 and July 28, 2022
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Ester Reed, is requesting the renewal of a Special Use Permit (SU2020-00092, expired April 27, 2022) to continue to park a dump truck at their residential property at 1610 North 51st Street.

City Ordinance Requirements: 27-592 through 27-606

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. There have been no noise or disturbance complaints on the subject property.

Building, Zoning, or Code Enforcement Complaints:

1. There are no Notice of Violations on this property.

Outstanding or Related Permits and Cases:

1. The property owners have filed permits to demolish the existing single-family structure on the property and replace it with a new one.
 - a. 2022 – NSF22-0043 – New single-family structure.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The neighborhood is a single-family and two-family neighborhood, with modest lot sizes, located in between the major thoroughfares of State Avenue and Parallel Parkway. The neighborhood is also adjacent to Coronado Park.

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

The zoning and uses of property are set out above. The continuation of the proposed use is not compatible with existing zoning. The proposed use is commercial/industrial in nature, as it is parking large construction equipment on a residentially zoned parcel in a residential neighborhood.

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 removal of the restrictions has the potential to affect nearby property, as this is an industrial use, located adjacent to residential uses. There is the potential for this use to create noise and vibration, as well as additional pollution, with large diesel trucks maneuvering through the neighborhood regularly. In addition to that, conditions of approval from previous renewals that were meant to mitigate the impact of the project were not met.

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

The property is not vacant. It is currently being used as a single-family home.

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

Special Use Permits are not addressed in the Master Plan. The City-Wide Master Plan designates this property as Low-Density Residential. The proposed use does not conform to the Master Plan because the proposed use is for the purpose of storing commercial/industrial equipment on the property.

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 increase vehicular traffic because it is for dump trucks to drive and park on the property. Driving the dump truck on the Local Street everyday may create issues of traffic and undue strain on the pavement.

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. It may injure neighboring property by creating issues of noise, vibration, and undue strain on the Local Street. Parked dump trucks may negatively affect the visual quality and marketability of adjoining property. The applicant has also not implemented changes to the property that would limit impact on surrounding properties.

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.*

Noise, vibration, and dust are issues that could be created by the proposed use. Noise from diesel engines of this size is louder than a standard car engine. The duration of noise is not expected to create problems for nearby property owners if hours of operation and conditions are followed.

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

The proposed use may pollute the air, land, or water if the vehicle(s) is not properly maintained or parked on an improved surface and screened from adjacent uses. Staff notes that the surface where the trucks are parked is not an impervious surface as required by ordinance and the previous conditions of approval.

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

The proposed use is not expected to damage or destroy an irreplaceable natural resource as it is an existing home in a mostly built-out residential 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 relative gain to the public health, safety, and welfare of the community. Financial hardship would result from the denial of the Special Use Permit, as the applicant would be required to find an appropriately zoned property for the storage of the dump truck. The applicant, however, knew from the existing approval that they would only have this year to find an alternative solution.

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

The proposed use increases vehicles and parking in the area. Parking the dump truck on the property may result in overcrowding of land but will not result in undue concentrations of population.

PREVIOUS ACTIONS

Approval of a Special Use Permit (SP-2014-18) in 2014 for two (2) years.
Approval of a Special Use Permit (SP-2016-75) in 2016 for two (2) years.
Approval of a Special Use Permit (SP-2018-93) in 2018 for two (2) years.
Approval of a Special Use Permit (SU2020-00092) in 2021 for one (1) year.

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on June 26, 2022. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Noise
Vibration
Dust
Parking
Street Maintenance
Expansion of Request
No Plan for Permanent Accommodations

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 5 to 0 to recommend **DENIAL** of Special Use Permit Application **SP2022-060**, **due to non-compliance of the approved stipulations from the last renewal.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

Planning and Urban Design Comments:

General

1. The applicant had been told that conditions of approval for their last renewal only allowed one (1) truck. It should be noted that there are still three (3) trucks on the property and that the applicant has reapplied to keep three (3) trucks.

Staff Response: The applicant did not address the request to expand back to three (3) trucks. The previous approval only allowed for one (1) truck on the property. The applicant has kept three (3) trucks on the property.

2. Staff notes that the required screening and an improved parking surface conditions of approval were also not met.

Applicant Response: The applicant did not address the lack of screening. The applicant sites that the improved surface exists, however, has rocks and other gravel on top of it due to sewer pipe replacement performed by the Unified Government.

3. What is the surface that the trucks are parked on? Photos provided by the applicant appear to show that the surfaces are a type of gravel, or severely deteriorated pavement. The applicant was notified that they have to have a paved improved surface for the trucks to park on. Section 27-675 states that parking, loading, or maneuvering areas must be paved with a minimum of two (2) inches of asphalt over six (6) inches of compacted gravel or its equivalent.

Applicant Response: The applicant has stated that the surface is asphalt. The existing surface has been covered up with rocks and other gravel related to sewer pipe replacements performed by the Unified Government.

4. Why has the applicant not found a new site in an applicable zoning district to park their dump trucks? Sec 27-493 (29) states that temporary uses of land "shall not be approved for more than two years".

Applicant Response: The applicant has cited personal hardships, including home repairs, and personal matters as a reason for not having a new site picked out. The applicant also cited concerns around security of potential storage locations as a reason for delay.

5. It is noted by staff that the applicant has recently filed to demolish and rebuild the residence that is on the property at 1610 South 51st Street.

Applicant Response: The house will be demolished as the foundation is in poor condition. The has plans to build a new single-family residence on the property.

Standard Conditions

1. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
2. All existing and future driveways must feature curb cuts that are constructed to UG standards; and,
3. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.

Planning Engineering Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
- 1) None.
- 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.

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 **DENIAL** of Petition **SP2022-060** subject to all comments and suggestions outlined in this staff report and the City Planning Commission.

ATTACHMENTS

July 11, 2022 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Site Photographs taken by Staff on June 6, 2022
Site Photographs taken by applicant on May 2022

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	July 11, 2022	July 28, 2022
Special Use	Denial	

STAFF CONTACT:

James Molloy
jmolloy@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **DENY** Petition **SP2022-060**, 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.

OR

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2022-060** 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. _____.

July 11, 2022 City Planning Commission Minutes:

Hearing starts at 3:23:45 and the applicant was not present. The application was moved to the end of the applications and recalled at 4:09:05 and the applicant was not present:

SPECIAL USE PERMIT APPLICATION SP2022-60 – ESTER REED - SYNOPSIS:

Renewal of a Special Use Permit (SU20-00092 – expired 3/4/2022) for the Temporary Use of Land to store dump trucks and other construction equipment at 1610 North 51st Street.

Detailed Outline of Requested Action: The applicant, Ester Reed, is requesting the renewal of a Special Use Permit (SU2020-00092, expired April 27, 2022) to continue to park a dump truck at their residential property at 1610 North 51st Street.

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 July 11, 2022;
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:

- No one appeared

Present in Opposition:

- No one appeared

Staff Recommendation starts at 4:10:25: Planning Director Hand stated that this request is for renewal of a Special Use Permit for the Temporary Use of Land for dump truck storage. This would be their fourth approval, third renewal of the permit. As has been the policy for Temporary Uses of Land Special Use Permits, Staff is honoring the continuance and new ones are required to follow the two-year maximum ordinance requirement. This property is in the City-Wide Master Plan area in the Mid-Town area. Staff has received no letters in support nor opposition. There are no Notices of Violation on the property. He stated that the last renewal of this case was heard over a year ago. The application was approved with conditions and none of those conditions have been met. They are also storing more dump trucks on the property than allowed. At the time of the last approval, the applicant stated they were going to find a permanent solution and only needed one (1) year. They are not present this evening and have not complied with the conditions of approval nor found a permanent solution as committed to last year. Staff recommends denial.

Motions starts at 4:12:45:

On motion by Mr. Ward, seconded by Mr. Ernst, the Planning Commission voted as follows to recommend **DENIAL of SP2022-060 due to non-compliance of the approved stipulations from the last renewal:**

Carson	Chairman
Ernst	Aye
Jones	Aye
Miller	Not Present
Mohler	Aye
Pauley	Not Present
Straws	Not Present
Ward	Aye
Armstrong	Not Present

Beth Aye
Connelly Not Present
Motion to recommend **APPROVAL** Passed: 5 to 0
For the following reason:

1. **The applicant has not met any of the conditions of their last approval, including installing impervious surface for truck parking, planting or constructing landscaping/screening, or reducing from three (3) trucks to one (1) truck. Additionally, this is a temporary use of land that has been renewed several times. The applicant was made aware with their previous renewal (SU2020-00092) that they need to find a new place to park their trucks.**

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP



SITE PHOTOS, PROVIDED BY STAFF, DATED JUNE 6, 2022



SITE PHOTOS, PROVIDED BY APPLICANT, DATED MAY 2022





Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: July 28, 2022

Re: Special Use Petition SP2022-061

GENERAL INFORMATION

Applicant:
Tom Griefer

Status of Applicant:
Business Representative
with G + G Holdings LLC,
19501 State Avenue Kansas City, KS 66086

Requested Action:
Renewal of Special Use Permit for
Temporary Use of Land to stockpile and
process concrete materials (expires August
8, 2022).

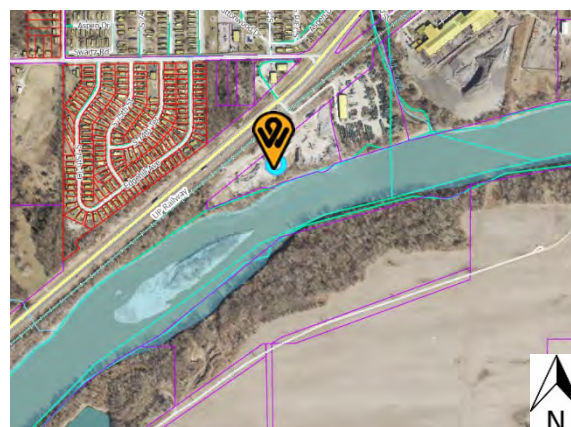
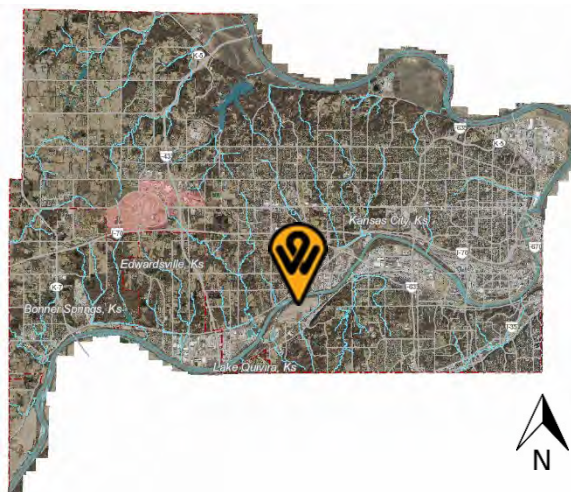
Date of Application:
July 11, 2022

Purpose:
To keep stockpiles and process (crushing and
sorting) concrete materials.

Property Location:
7241 Kaw Drive
Kansas City, KS 66111

Commission Districts:
Commissioner At-Large, District #2: Tom Burroughs
District #6 Commissioner: Angela Markley

Existing Zoning:
M-3 Heavy Industrial District



Adjacent Zoning:	North: M-2 General Industrial District South: R-1 Single Family District (across the river) East: M-3 Heavy Industrial District West: RP-M Planned Mobile Home Park
Adjacent Uses:	North: Industrial sandblasting company and undeveloped land South: Undeveloped Land (across the river) East: Industrial Business Parks West: Mobile Home Park
Total Tract Size:	8.20 Acres
Master Plan Designation:	The City-Wide Master Plan designates this area as Employment and Floodway which allows industries featuring processing, manufacturing, heavy truck traffic, excessive noise, potentially, noxious uses and outdoor storage. These uses are the least compatible with residential development and should be encouraged to locate where such already occur. Allowed uses include manufacturing, processing, warehousing, distribution, outdoor storage, salvage, industrial related commercial and service uses such as truck stops, services stations, convenience stores, etc. In addition to mining, and mineral extraction.
Major Street Plan:	The Major Street Plan Designates Kaw Drive as a Class A Thoroughfare.
Parking Requirement:	Sec.27-470(f) Parking Standards 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. If the site is unable to meet the parking requirement, the applicant will need to obtain a variance.
Advertisement:	<u>The Wyandotte Echo</u> – June 16, 2022 Letters to Property Owner – June 16, 2022
Public Hearings:	July 11, 2022 and July 28, 2022
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Tom Griefer with G + G Holdings LLC, wants to continue the stockpile and process concrete materials on 8.2 acres at 7241 Kaw Drive.

City Ordinance Requirements: 27-592 through 27-606

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. No Noise Complaints

Building, Zoning, or Code Enforcement Complaints:

1. 2016 - (16396-00107) - Stop Work Order - Completed.
2. 2013 – (12225-00952) - Abatement - Completed.
3. 2013 – (12200-03574) - Code Environment - Completed.

Outstanding or Related Permits and Cases:

1. 2019 – (19410-00025) - Administrative Appeal - Completed.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The character of the neighborhood is comprised of industrial uses and commercial businesses. Kaw Drive is one of the major east/west commercial thoroughfares in the Muncie area. It is a mixed-use, urban neighborhood with commercial and industrial uses along Kaw Drive with residential uses to the north and the Kansas River to the south.

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. Concrete crushing is not necessarily compatible with the mobile home park across Kaw Drive, but it is a heavy industrial use in an industrial zoning district.

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

A portion of the property has been appropriately mapped and removed from the regulatory floodway and floodplain (Zone AE), which is more suitable for development. The removal of the restrictions will not detrimentally affect nearby property, as this Special Use Permit is temporary in nature.

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

The property is not vacant as it is a currently operating business.

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

The City-Wide Master Plan does not address Special Use Permits. The Citywide Master Plan designates this property as Employment and Floodway, which allows industries featuring processing, manufacturing, heavy truck traffic, excessive noise, potentially, noxious uses and outdoor storage. These uses are the least compatible with residential development and should be encouraged to locate where such already occur.

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 increase traffic to the site, but not to the point where it exceeds the capacity of Class A Thoroughfare 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.*

The proposed use is not reasonably necessary for the convenience and welfare of the public and will not permanently injure the appropriate use, visual quality or marketability of adjoining property if the property is raised out by elevation of the floodplain and dust mitigation measures are followed.

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.*

Dust is a significant concern with these types of operations, especially for the residences who live north of the proposed use. Noise and dust that is normally associated with this use could create problems for nearby property. Additionally, landscape screening may be necessary.

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

If mitigation measures are implemented, the proposed use will not pollute the air.

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

The parcel has been raised out of the regulatory floodway by a letter of Map Revision (LOMAR) in 2020 at an elevation of 765.5 feet. If properly operated and maintained, the proposed use will not damage or destroy an irreplaceable natural

resource. If mitigation measures are not adhered to, and/or stockpiles are not removed from the floodway, earthen material in the floodway will damage an irreplaceable natural resource. Additionally buffering from the Kansas River may be necessary.

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 to the public health, safety, and welfare is minimal compared to the hardship imposed on the landowners. There is potential that if there was a flood, that materials from this site could be washed into the Kansas River, polluting the river. A denial of this application would cause the applicant to have to find another location for their operation.

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

As long as the conditions of approval are met, the proposed use should not result in the overcrowding of land or undue concentrations of population. The proposed use will not cause undue concentrations of population as it is industrial in nature. The proposed use may cause overcrowding of land if stockpiles are not managed properly.

PREVIOUS ACTIONS

SP2019-111 for Temporary Use of Land which expires August 8, 2022

NEIGHBORHOOD MEETING

The applicant received neighborhood comments by receiving letters or phone calls through the date of May 26, 2022. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Dust
Landscaping/Screening/Buffering
Floodway
Traffic
Irreplaceable Natural Resource

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of Special Use Permit Application **SP2022-061**, for **five (5) years**, subject to:

1. Based on the Letter of Map Revision Floodway Determination Document Staff presumes that all equipment, stockpile, and fill materials have been removed out of the annual floodplain and floodway. However, if stockpiles have not been moved, the applicant and owner will be cited for violating the conditions of this Special Use Permit and fined accordingly and may risk revocation of the Special Use Permit;
2. The natural flow of the floodway and floodplain cannot be altered;
3. Shall maintain a current application with the Business Licensing Department as long as they continue to occupy and operate;
4. Sec. 27-470 (d)(2) No use shall be permitted or so operated as to produce or emit:
 - a) Smoke, dust, fly ash, gas, or odorous emission not in compliance with chapter 3.
 - b) Vibration or concussion perceptible without instruments at the property line.
 - c) Noise greater than 85 dB(A) at repeated intervals for a sustained length of time at any point on the property line or noise which causes day-night noise level average to exceed 65 dB(A) for any residence for a sustained period.
 - d) Industrial waste which may overburden the public sewage facilities or produce odor or unsanitary effects beyond the property line;
5. Sec. 27-470(d)(2) No equipment, material or vehicles, other than motor passenger cars, may be kept, parked, stored or displayed closer than 25 feet to a street line unless such area is screened from the street by a solid fence or other obstruction, set back not less than six feet from the street line and not less than three feet in height;
6. Hours of operation shall be Monday through Friday, 8:00 AM to 5:00 PM;
7. Dust is a significant problem with dirt fill and gravel operations in the vicinity, especially for the residents north of Kaw Drive. The site (ground) shall be watered daily to minimize dust and all truck wheels shall be wetted prior to leaving the site, exiting onto Kaw Drive;
8. Trucks that receive material from this location shall obtain all necessary permits (hauling, etc.) from the Public Works Department;
9. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
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 of Board of Commissioners for revocation;
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. 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;
13. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
 14. 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 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
 15. 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. The approval will not go into effect until the ordinance is published in the newspaper. The applicant has 30 days to submit their check, or the petition becomes invalid.

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 **SP2022-061** subject to all comments and suggestions outlined in this report and the conditions of the City Planning Commission.

ATTACHMENTS

July 11, 2022 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Floodplain Map
Site Plan
Boundary Survey
Employee Parking Plan
Letter of Map Amendment (LOMA-R) provided by FEMA
Response to Staff Comments by Applicant June 27, 2022
Neighborhood Meeting Minutes & Affidavit on Dated May 26, 2022
Site Photographs taken on June 6, 2022

REVIEW OF INFORMATION AND SCHEDULE

Action	City Planning Commission	Unified Government Board of Commissioners
Public Hearing	July 11, 2022	July 28, 2022
Special Use	Approval	

STAFF CONTACT:

Marlene Torres Pardo
mpardo@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2022-061** 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 **SP2022-061**, 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.

July 11, 2022 City Planning Commission Minutes:

SPECIAL USE PERMIT APPLICATION SP2022-061 – TOM GIEFER WITH G + G HOLDINGS LLC – SYNOPSIS: SYNOPSIS: Renewal of a Special Use Permit (SP-2019-111 – expires 8/8/2022) for the Temporary Use of Land to stockpile and process concrete materials at 7241 Kaw Drive.

Detailed Outline of Requested Action: The applicant, Tom Griefer with G + G Holdings LLC, wants to continue the stockpile and process concrete materials on 8.2 acres at 7241 Kaw Drive.

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 July 11, 2022;
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 any member of the Commission, staff or public wished to remove an item from the Consent Agenda. (No one responded in the affirmative.)

On motion by Mr. Connelly, seconded by Mrs. Jones, the Planning Commission voted as follows to **APPROVE** the Items on the Consent Agenda:

Carson	Chairman
Ernst	Aye
Jones	Aye
Miller	Not Present
Mohler	Aye
Pauley	Not Present
Straws	Not Present
Ward	Aye
Armstrong	Not Present
Beth	Aye
Connelly	Aye
Motion to APPROVE Passed: 6 to 0	
Subject to:	

1. Based on the Letter of Map Revision Floodway Determination Document Staff presumes that all equipment, stockpile, and fill materials have been removed out of the annual floodplain and floodway. However, if stockpiles have not been moved, the applicant and owner will be cited for violating the conditions of this Special Use Permit and fined accordingly and may risk revocation of the Special Use Permit;
2. The natural flow of the floodway and floodplain cannot be altered;
3. Shall maintain a current application with the Business Licensing Department as long as they continue to occupy and operate;
4. Sec. 27-470 (d)(2) No use shall be permitted or so operated as to produce or emit:
 - e) Smoke, dust, fly ash, gas, or odorous emission not in compliance with chapter 3.
 - f) Vibration or concussion perceptible without instruments at the property line.
 - g) Noise greater than 85 dB(A) at repeated intervals for a sustained length of time at any point on the property line or noise which causes day-night noise level average to exceed 65 dB(A) for any residence for a sustained period.
 - h) Industrial waste which may overburden the public sewage facilities or produce odor or unsanitary effects beyond the property line;
5. Sec. 27-470(d)(2) No equipment, material or vehicles, other than motor passenger cars, may be kept, parked, stored or displayed closer than 25 feet to a street line unless such area is screened from the street by a solid fence or other obstruction, set back not less than six feet from the street line and not less than three feet in height;
6. Hours of operation shall be Monday through Friday, 8:00 AM to 5:00 PM;
7. Dust is a significant problem with dirt fill and gravel operations in the vicinity, especially for the residents north of Kaw Drive. The site (ground) shall be watered daily to minimize dust and all truck wheels shall be wetted prior to leaving the site, exiting onto Kaw Drive;
8. Trucks that receive material from this location shall obtain all necessary permits (hauling, etc.) from the Public Works Department;
9. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
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 of Board of Commissioners for revocation;
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. 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

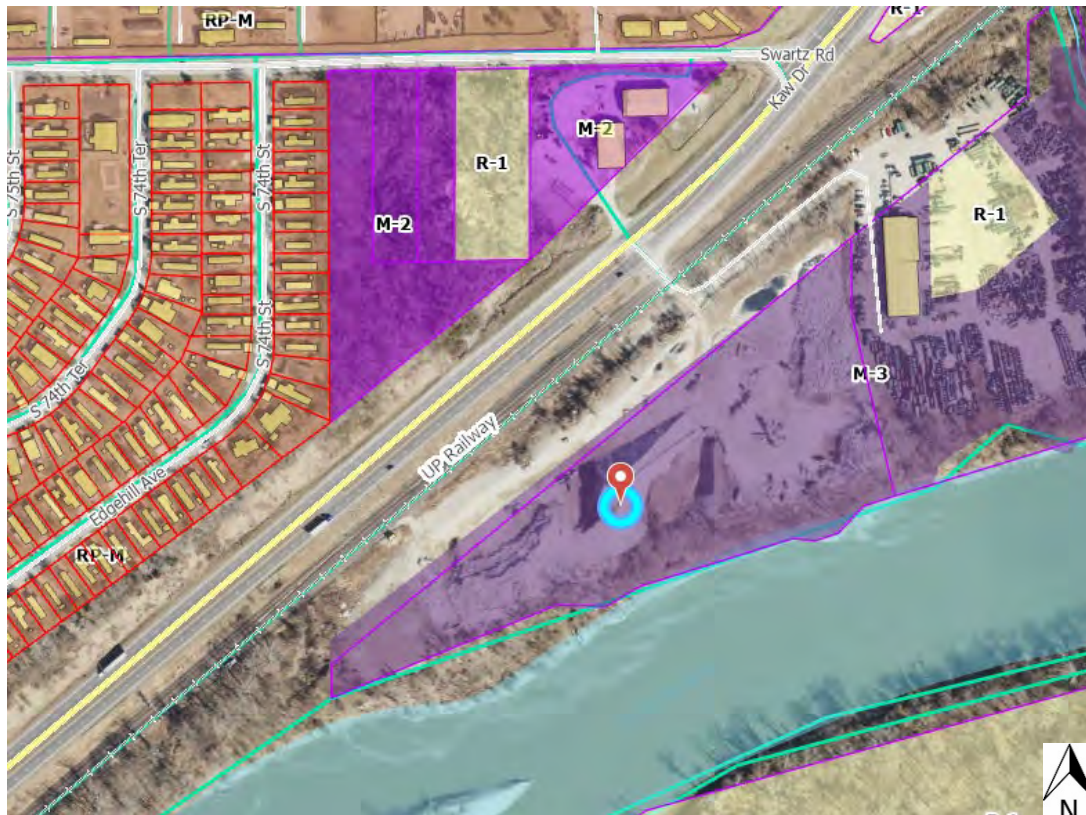
- be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by 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;
13. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
 14. 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 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
 15. 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. The approval will not go into effect until the ordinance is published in the newspaper. The applicant has 30 days to submit their check, or the petition becomes invalid.

ATTACHMENTS

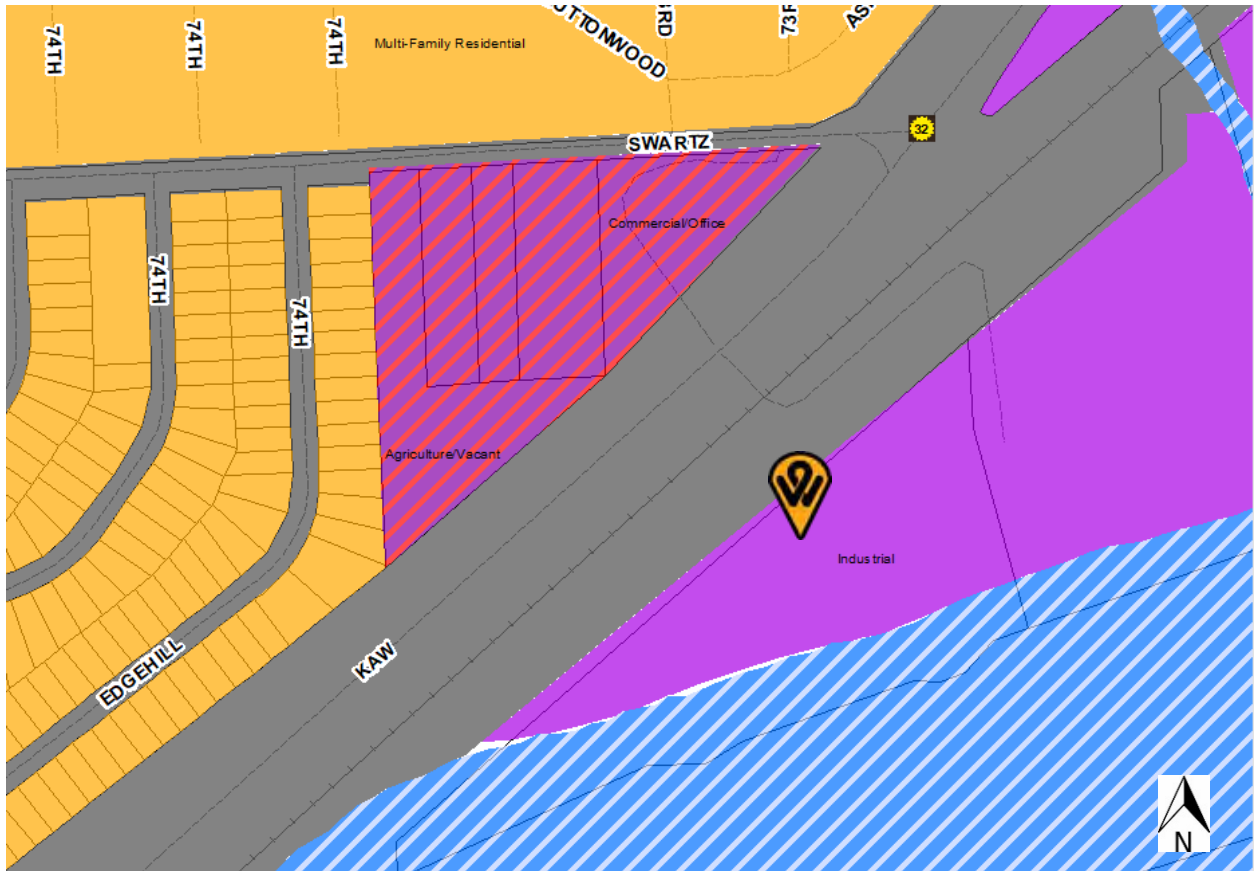
AERIAL IMAGERY



ZONING MAP



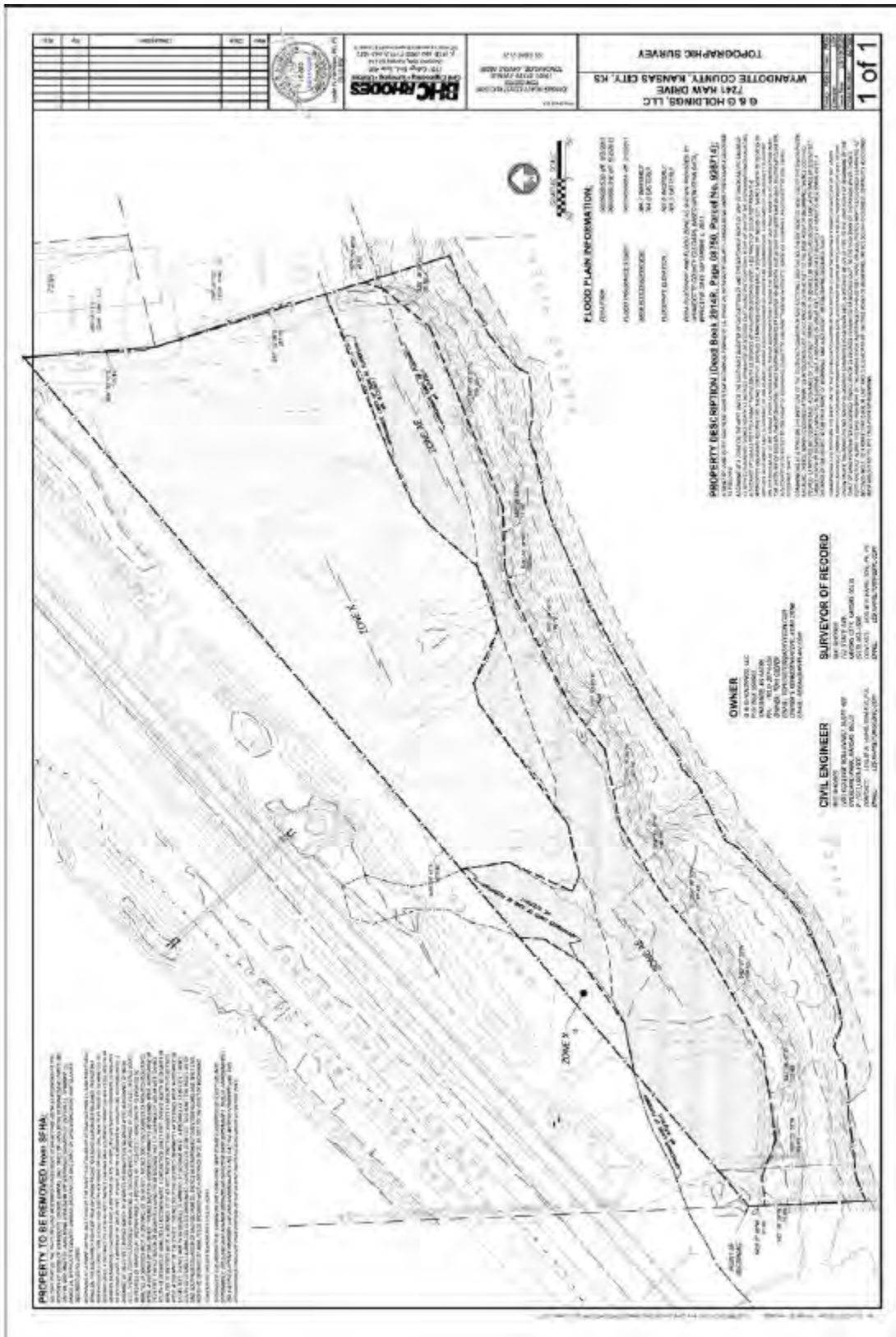
LAND USE MAP



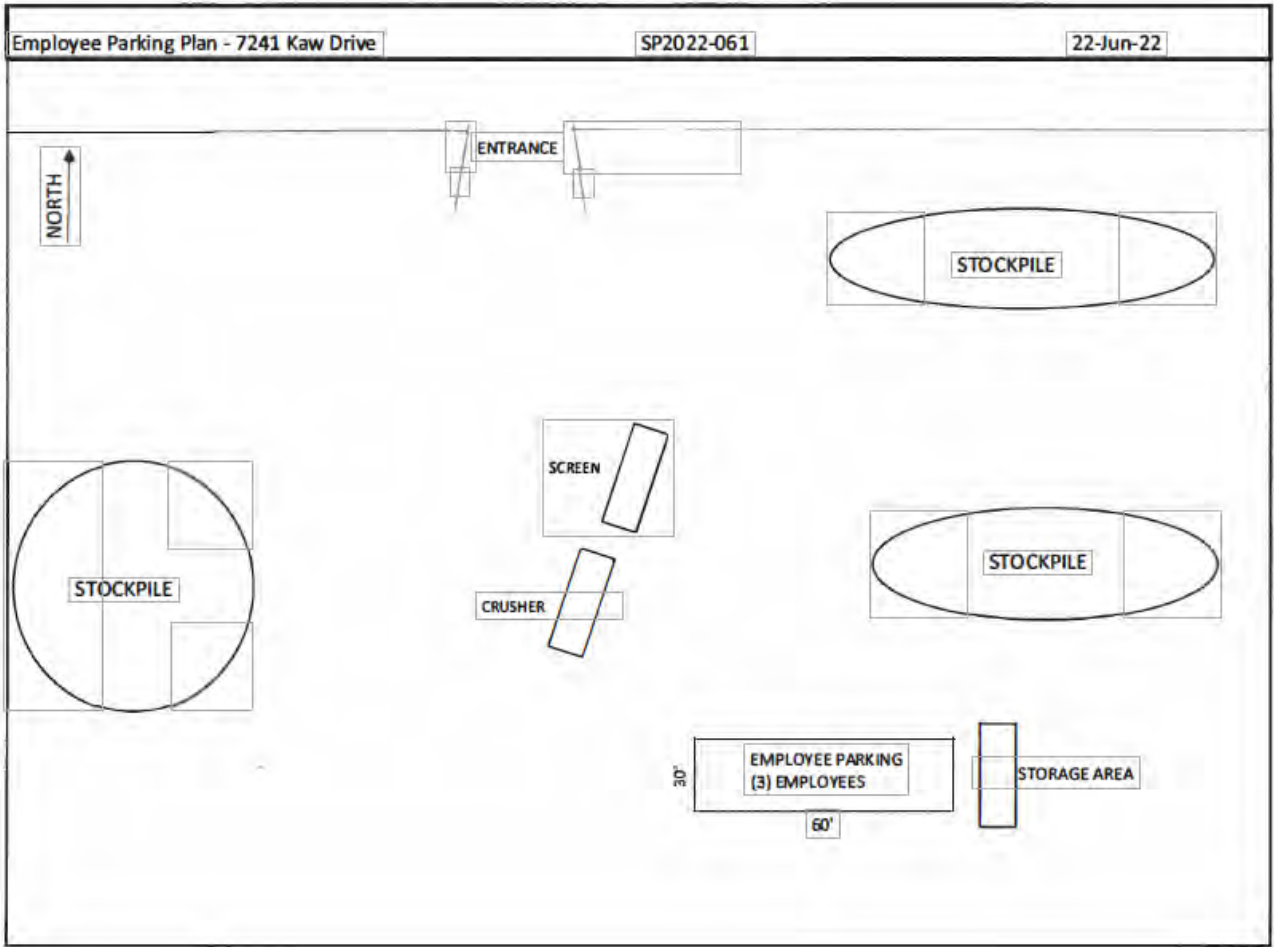
FLOODPLAIN MAP



15



EMPLOYEE PARKING PLAN



ORDINANCE NO. 0-39-20

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 #SP-2019-111, commonly known as 7241 Kaw Drive, Kansas City, Kansas, legally described as:

A tract of land in the Southeast Quarter of Section 21, Township 11, Range 24, Wyandotte County, Kansas, being more particularly described as follows: Beginning at a point on the West line of the Southeast Quarter of said Section 21 and the Southerly Right-of-Way of Union Pacific Railroad as now established; thence North 52 Degrees 47 Minutes 00 Seconds East along the Southerly Right-of-Way of the aforementioned Railroad 1864.81 feet to a point that is South 52 Degrees 47 Minutes 00 Seconds West 315.00 feet from the Wyandotte-Delaware Reserve Line; thence South 01 Degrees 13 Minutes 00 Seconds East 260.0 feet; thence North 79 Degrees 38 Minutes 40 Seconds East 494.65 feet; thence South 13 Degrees 53 Minutes 43 Seconds East 300.93 feet to a point on the High Bank of the Kansas River as now exists; thence Southwesterly along the meandering of said High Bank to its intersection with the West line of said Southeast Quarter; thence North 00 Degrees 57 Minutes 00 Seconds East along the West line of said Southeast Quarter 26.45 feet to the Point of Beginning, subject to any part thereof in streets, roads, or highways, and EXCEPT the following described tract: Commencing at a point on the West line of the Southeast 1/4 of said Section 21 and the Southerly Right-of-Way line of the Union Pacific Railroad, thence North 52 Degrees 47 Minutes East 1479.40 feet to the TRUE POINT OF BEGINNING; thence South 01 Degrees 13 Minutes East 175.15 feet; thence North 79 Degrees 38 Minutes 40 Seconds East 151.92 feet; thence North 01 Degrees 13 Minutes West 260 feet; thence South 52 Degrees 47 Minutes West 185.41 feet to the TRUE POINT OF BEGINNING, and also EXCEPT the following described tract: Commencing at a point on the West line of the Southeast 1/4 of said Section 21 and the Southerly Right-of-Way of the Union Pacific Railroad; thence North 52 Degrees 47 Minutes East 1479.40 feet along the Southerly Right-of-Way of the Union Pacific Railroad; thence South 01 degrees 13 Minutes East 175.15 feet to the TRUE POINT OF BEGINNING of the tract of land hereinafter described; thence South 13

Degrees 53 Minutes 43 Seconds East to the High Bank of the Kansas River; thence Northeasterly along the said High Bank of the Kansas River 646 feet, more or less; thence North 13 Degrees 53 Minutes 43 Seconds West to a point that is 836.04 feet East and 118.22 feet North of the TRUE POINT OF BEGINNING; thence South 79 Degrees 38 Minutes 40 Seconds West 646.57 feet to the TRUE POINT OF BEGINNING, PARCEL #926714, located at approximately 7241 Kaw Drive, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use permit to stockpile and process concrete materials.

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

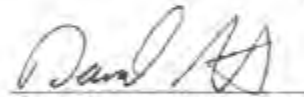
Conditions of Approval:

1. 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. The approval will not go into effect until the ordinance is published in the newspaper. The applicant has 30 days to submit their check or the petition becomes invalid;
2. The special use permit shall be valid for two (2) years;
3. Hours of operation shall be Monday through Friday, 8:00 AM to 5:00 PM.;
4. Rumble strips shall be installed at the exits to remove any debris from accumulating on the roadways;
5. Dust is a significant problem with dirt fill and gravel operations in the vicinity, especially for the residents north of Kaw Drive. The site (ground) shall be watered daily to minimize dust and all truck wheels shall be wetted prior to leaving the site, exiting onto Kaw Drive;
6. All stockpiles shall be removed from the regulatory floodway and Zone AE within 60 days from the Board of Commissioners meeting date. Planning Staff will inspect the property, and if it finds the stockpiles have not been moved, the applicant and owner will be cited for violating the conditions of this Special Use Permit and fined accordingly and may risk revocation of the Special Use Permit;
7. All materials (stockpiles, equipment or any other accessory) shall be stored in Zoned X based on the boundary survey sealed March 11, 2020.
8. Stockpiles shall be corralled by to prevent them from shifting south into Zone AE the regulatory floodway.

9. Shall maintain a current application with the Business Licensing Department as long as they continue to occupy and operate;
10. Trucks that receive material from this location shall obtain all necessary permits (hauling, etc.) from the Public Works Department;
11. Obtain any permits, as necessary with the Building Inspection Department;
12. Shall comply with Planning Engineering Comments; and,
13. 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 of Board of Commissioners for revocation.

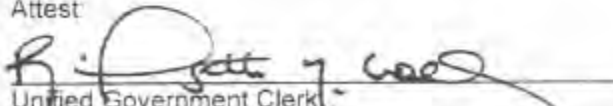
Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS 30 DAY OF July 2020.



David Alvey, Mayor/CEO

Attest:



Unified Government Clerk

Page 1 of 3	Date: April 26, 2020	Case No.: 20-07-0529A	LOMR-FW
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Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION FLOODWAY DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION				LEGAL PROPERTY DESCRIPTION				
COMMUNITY	CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS			A portion of Section 21, Township 11, Range 24, as described in the Trustee's Deed recorded as Document No. 2014R-08750, in the Office of the Register of Deeds, Wyandotte County, Kansas The portion of property is more particularly described by the following metes and bounds:				
	COMMUNITY NO.: 200363							
AFFECTED MAP PANEL	NUMBER: 20209C0134E; 20209C0153D DATE: 9/2/2015; 9/2/2011							
FLOODING SOURCE: KANSAS RIVER				APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 39.677856, -94.748469 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83				

DETERMINATION								
LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
—	—	—	7241 Kaw Drive	Portion of Property	X (shaded)	—	—	765.5 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION	STATE/LOCAL CONSIDERATIONS
INADVERTENT INCLUSION FLOODWAY 1 PORTIONS REMAIN IN THE SFHA	

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the NFIP regulatory floodway or the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the NFIP regulatory floodway and the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA-MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.


 Luis V. Rodriguez, P.E., Director
 Engineering and Modeling Division
 Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION FLOODWAY DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Beginning at a Point on the West Line of the Southeast Quarter of said Section 21, said Point also being on the Southerly Right-of-Way of Union Pacific Railroad as now established; thence in a Northeasterly direction along said Southerly Right-of-Way Line, North 49 degrees 26 minutes 47 seconds East, a distance of 1479.40 feet; thence leaving said Southerly Right-of-Way Line, South 04 degrees 33 minutes 13 seconds East, a distance of 175.15 feet; thence South 17 degrees 13 minutes 56 seconds East, a distance of 287.75 feet; thence South 15 degrees 50 minutes 46 seconds West, a distance of 28.53 feet; thence South 39 degrees 39 minutes 31 seconds West, a distance of 80.68 feet; thence South 67 degrees 49 minutes 31 seconds West, a distance of 256.55 feet; thence South 88 degrees 29 minutes 34 seconds West, a distance of 77.15 feet; thence South 75 degrees 50 minutes 24 seconds West, a distance of 36.76 feet; thence South 62 degrees 29 minutes 16 seconds West, a distance of 168.78 feet; thence South 51 degrees 53 minutes 06 seconds West, a distance of 74.24 feet; thence South 78 degrees 16 minutes 58 seconds West, a distance of 103.68 feet; thence South 58 degrees 31 minutes 32 seconds West, a distance of 106.75 feet; thence South 50 degrees 26 minutes 33 seconds West, a distance of 87.49 feet; thence South 60 degrees 37 minutes 29 seconds West, a distance of 156.55 feet; thence South 81 degrees 28 minutes 47 seconds West, a distance of 122.49 feet; thence North 68 degrees 55 minutes 37 seconds West, a distance of 52.89 feet; thence South 82 degrees 58 minutes 59 seconds West, a distance of 37.89 feet to a point on the West Line of said Southeast Quarter of said Section 21; thence in a Northerly direction along said West Line, North 02 degrees 27 minutes 05 seconds West a distance of 21.88 feet to the Point of Beginning

INADVERTENT INCLUSION IN THE FLOODWAY 1 (PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY) (This Additional Consideration applies to the preceding 1 Property.)

A portion of this property is located within the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination Document, while the subject of this determination is not. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation, and any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Therefore, the NFIP regulatory floodway modification described in the Determination Document, while acceptable to the Federal Emergency Management Agency (FEMA), must also be acceptable to the community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/about/regoff.htm>.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.


Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION FLOODWAY
DETERMINATION DOCUMENT (REMOVAL)**

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMR-FW DETERMINATION DOCUMENT (REMOVAL))

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.


Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



Kansas Heavy Construction, LLC

19425 State Ave.
Tonganoxie, Kansas 66086
(913) 845-2121
Fax: (913) 845-2813

Urban Planning and Land Use
701 North 7th Street – Room 423
Kansas City, Kansas 66101

RE: Special Permit #SP2022-061
Business Operation Plan

Per your request, we have the following description of the business operations associated with the above referenced Special Permit.

Concrete rubble, demolished concrete and concrete materials will be received and stockpiled on site. These materials will then be recycled using a mobile crusher and mobile screen. The crushed and/or screened materials will then be stockpiled. These processed materials will then be used on local projects, by Kansas Heavy Construction or other companies. There will be not permanent structures, and all equipment will be self-propelled or mobile.

Tom Giefer
Managing Member
G & G Holdings, LLC
Kansas Heavy Construction, LLC



Kansas Heavy Construction, LLC

19425 State Ave.
Tonganoxie, Kansas 66086
(913) 845-2121
Fax: (913) 845-2813

Urban Planning and Land Use
701 North 7th Street – Room 423
Kansas City, Kansas 66101

RE: Special Permit #SP2022-061
Dust Mitigation Plan

Per your request, we have the following description of our dust mitigation plan with respect to the above referenced Special Permit.

Dust is usually a problem when dry conditions occur, therefore the use of water by spreading and/or spraying is commonly used as an industry standard. The crushing equipment, currently being used, is fitted with a water spray bar system that will be used if dust is leaving the discharge belt. A water truck, with a 4,000 gallon tank, remains on site at all times and will be used to spread water on drivable surfaces to mitigate dust as needed.

Tom Giefer
Managing Member
G & G Holdings, LLC
Kansas Heavy Construction, LLC

Marlene,

In response to the comments we have received from Planning and Urban Design, see attached Business Operation Plan, Dust Mitigation Plan and Employee Parking Plan.

We currently do not have rumble strips at the entrance to the property, but can have them installed at your request.

Let me know if you need additional information.

Thank you,

Tom Giefer
G & G Holdings, LLC
Kansas Heavy Construction, LLC

NEIGHBORHOOD MEETING MINUTES & AFFIDAVIT ON – DATED MAY 26, 2022

G & G Holdings, LLC

19501 State Ave., Tonganoxie, KS 66086

May 26, 2022

Urban Planning and Land Use
4953 State Ave
Kansas City, KS 66102

SP2022-061

RE: Special Use Permit – 7241 Kaw Drive
G & G Holdings, LLC

Please accept the attached Development Application, for G & G Holdings, LLC, at the property located at 7241 Kaw Drive. Enclosed is the completed application, check for the application fee and a zip drive containing pictures and a legal description of the property, per your request.

G & G Holdings, LLC would like to request that the Special Use Permit duration be extended to a five-year renewal instead of two years.

The requested action is justified, in our opinion, for the following reasons:

We have complied with all the requests outlined in the original Special Use Permit.
We have continued operations at the property with no complaints of adjacent property owners.

If you have questions or need additional information, please call me at 913-207-6638.

Regards,

Tom Giefer
Managing Member
G & G Holdings, LLC

SITE PHOTOS, TAKEN BY APPLICANT – DATED JUNE 27, 2022



SITE PHOTOS, TAKEN BY STAFF – DATED JUNE 6, 2022



SITE PHOTOS, TAKEN BY STAFF – DATED JUNE 6, 2022 CONTINUED





Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: July 28, 2022

Re: Special Use Petition SP2022-062

GENERAL INFORMATION

Applicant:

Joshua Brandon

Status of Applicant:

Business Representee
22160 West 97th Terrace
Lenexa, KS 66220

Requested Action:

Renewal of a Special Use Permit for live entertainment in conjunction with an existing, legal non-conforming drinking establishment. (Expired on June 3, 2022).

Date of Application:

April 12, 2021

Purpose:

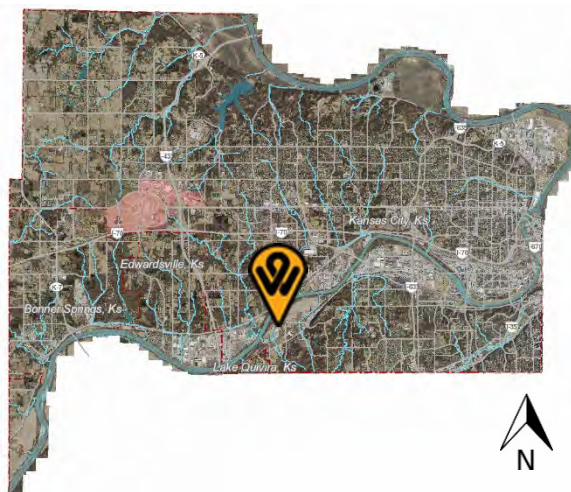
To provide live entertainment in conjunction with an existing drinking establishment.

Property Location:

6720 Kaw Drive
Kansas City, KS 66111

Commission Districts:

Commissioner At-Large, District #1: Melissa Bynum
District #8 Commissioner: Andrew Davis



Existing Zoning:	M-2 General Industrial District
Adjacent Zoning:	North: MP-2 Planned General Industrial District South: M-3 Heavy Industrial District East: M-3 Heavy Industrial District West: R-1 Single Family and MP-2 Planned General Industrial Districts
Adjacent Uses:	North: Industrial Business and Single- Family Homes South: Industrial Businesses East: Commercial Businesses West: Industrial Businesses and Single-Family Homes
Total Tract Size:	3.88 Acres
Master Plan Designation:	The City-Wide Master Plan designates this area as Business Park, which allows for light industrial uses such as warehouse, distribution, office and limited retail and office (compatible with light industrial uses). Light industries are small-scale and non-polluting.
Major Street Plan:	The Major Street Plan Designates Kaw Drive as a Class A Thoroughfare.
Parking Requirement:	Section 27-469 states that uses in this district require 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 (1) space for each 1,000 square feet needs to be provided for increments between 20,000 and 50,000 square feet. Commercial uses shall provide parking as would be required in the C-3 district. One (1) out of every 25 parking spaces must be ADA Compliant. Section 27-467(e) Uses in this district require paved off-street parking at a ratio of not less than four spaces per 1,000 square feet of floor area in the building. For additional standards and information, see division 9 of this article. One (1) out of every 25 parking spaces must be ADA Compliant. One (1) out of every six (6) ADA spaces must be van

accessible. The building is approximately 1,800 square feet. This requires 29 parking spaces.

Advertisement:	<u>The Wyandotte Echo</u> – June 16, 2022 Letters to Property Owner – June 15, 2022
Public Hearings:	July 11, 2022 and July 28, 2022
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Joshua and Allyson Brandon, are seeking the renewal of a Special Use Permit for live entertainment at an existing drinking establishment known as The Bar. The applicants had previously stated to have small-scale shows and will not exceed the maximum occupancy of the establishment, which is 63 people. This property has been continuously operating as a drinking establishment, under various ownerships, for over 20 years. It has been continuously operated as a drinking establishment without interruption, no Special Use Permit is required for serving of alcoholic beverages, however, the code does require the approval of a Special Use Permit for live entertainment.

City Ordinance Requirements: 27-592 through 27-606

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. 2018 – (2018-37701) – Noise Complaint

Building, Zoning, or Code Enforcement Complaints:

1. 2022: CMP22-0221- Enforcement Complaint - Completed.

Outstanding or Related Permits and Cases:

1. 2022: BUS-002667-R22-Business License Renewal - Completed.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The neighborhood is both industrial and residential in nature, comprised of industrial and businesses to the North, South, East, and West, and single-family homes to the Northwest. The business is a tenant in an existing commercial strip mall on Kaw Drive, a Class A Thoroughfare.

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

The zoning and adjacent uses are set out above. The proposed use is compatible if properly managed. The proposed use has the potential to create issues related to noise, parking, and other concerns related to overcrowding, including unpermitted signage.

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 bar or other small commercial business. The property could be suitable for the addition of live entertainment to the existing bar if properly managed. Noise and crowds could be an issue for the single-family homes in the area. The property is adjacent to a Class A Thoroughfare and in a neighborhood that is primarily industrially zoned, but adhering to the sign code, including any outdoor advertising of events is imperative.

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

This property is not vacant. It is an existing commercial business being used as a drinking establishment.

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

The City-Wide Master Plan does not address Special Use Permits. The City-Wide Master Plan designates this property as Business Park. This allows for light industrial uses such as warehouse, distribution, office and limited retail and office (compatible with light industrial uses). The proposed use conforms to the master plan, as it is a light-commercial use within an established industrial district.

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 has the potential to increase vehicular traffic but should not exceed the capacity of the Class A Thoroughfare to accommodate it if managed properly while it hosts live entertainment. The applicants state that they will not allow more patrons than the maximum capacity of the building allows, which is 63 people.

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 necessary for the welfare of the public but provides a convenience in the form of entertainment. The addition of live entertainment has

the potential to create issues of noise and traffic for the adjacent single-family homes and businesses if not managed properly.

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.*

Noise, vibration, and illumination are issues that are related to live entertainment and could create problems for nearby residents and businesses. Dust is not expected to be an issue.

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

The proposed use will not pollute the air, land, or water because it is for the addition of live entertainment in an existing bar.

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

The proposed use will not damage or destroy an irreplaceable natural resource as it is an existing business in a built-out industrial and commercial corridor.

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 to host live entertainment but could continue to use the property as a drinking establishment.

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

The proposed use could create issues of overcrowding and undue concentrations of population if it is not managed properly. The maximum number of patrons allowed at one time is 63. If the applicant abides by the outlined conditions, undue concentrations of population should not be an issue. Overcrowding of land could occur due to increased parking demand during live entertainment events.

PREVIOUS ACTIONS

- SP-2010-12 for Live Entertainment which expired (03/17/2012).
- SP-2019-19 for Live Entertainment which expired (6/3/2022).

NEIGHBORHOOD MEETING

The applicant received neighborhood comments by receiving letters or phone calls through the date of June 25, 2022. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Noise
Parking
Traffic
Illumination

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of Special Use Permit Application **SP2022-062**, for **two (2)** years, subject to:

1. All entertainment must cease by at least 1:00 AM;
2. An I.D card reader shall be used while live entertainment events are occurring;
3. Doors and windows must stay closed during any entertainment performance;
4. Must comply with Unified Government Security Ordinance (Chapter 4, Article II Division 1, Sec 4-104, f), including:
 - o Must have at least one (1) security personnel 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;
 - o Patrons are not allowed to loiter in their vehicles. If so determined, they will be asked to leave;
 - o An I.D. scanner will be used at all times;
 - o At closing time, all security personnel will begin from a designated area to move patrons towards the exit and then to their vehicles;
5. No amplified speakers or entertainment is allowed in outdoor spaces; and, any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;
6. The windows and doors shall remain closed during any live entertainment events that increase that noise volume above normal bar operations;
7. Noise from normal activity and from live entertainment shall not disturb the neighboring properties. Regardless, the noise level shall not be greater than 80 decibels at repeated intervals for a sustained length of time at any point on the property line and the day-night noise level average shall not exceed 65 decibels for any residence for a sustained period, per Section 27-469(c)(1)c;
8. The applicants shall successfully obtain and/or maintain a proper liquor license through the Kansas Department of Revenue Alcoholic Beverage Control;

9. Live events shall not exceed more than three (3) per calendar week;
10. The applicant has filed and maintained a current business occupation tax application and entertainment license;
11. The applicant must obtain a sign permit for all existing signs. Per Section 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 at (913) 573-5750 or signpermits@wycokck.org to begin this process;
12. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspecton@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
13. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
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. 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 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 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,
17. 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 **SP2022-062** subject to all comments and suggestions outlined in this report and the conditions of the City Planning Commission.

ATTACHMENTS

July 11, 2022 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Diagrams of Indoor & Outdoor Parking
Security Plan
Applicant Response Letter
Neighborhood Meeting Minutes & Affidavit on Dated June 25, 2022
Interior Layout Photos, taken by applicant, Dated June 27, 2022
Site Photos, taken by applicant, Dated June 27, 2022
Site Photographs taken by Staff on June 6, 2022

REVIEW OF INFORMATION AND SCHEDULE

Action	City Planning Commission	Unified Government Board of Commissioners
Public Hearing	July 11, 2022	July 28, 2022
Special Use	Approval	

STAFF CONTACT:

Marlene Torres Pardo
mpardo@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2022-062** 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 **SP2022-062**, 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.

July 11, 2022 City Planning Commission Minutes:

SPECIAL USE PERMIT APPLICATION SP2022-062 – JOSHUA BRANDON WITH THE BAR KCK – SYNOPSIS: Renewal of a Special Use Permit (SP2021-019 – expired 6/3/2022) to continue live entertainment at a drinking establishment at 6720 Kaw Drive.

Detailed Outline of Requested Action: The applicant, Joshua and Allyson Brandon, are seeking the renewal of a Special Use Permit for live entertainment at an existing drinking establishment known as The Bar. The applicants had previously stated to have small-scale shows and will not exceed the maximum occupancy of the establishment, which is 63 people. This property has been continuously operating as a drinking establishment, under various ownerships, for over 20 years. It has been continuously operated as a drinking establishment without interruption, no Special Use Permit is required for serving of alcoholic beverages, however, the code does require the approval of a Special Use Permit for live entertainment.

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 July 11, 2022;

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 any member of the Commission, staff or public wished to remove an item from the Consent Agenda. (No one responded in the affirmative.)

On motion by Mr. Connelly, seconded by Mrs. Jones, the Planning Commission voted as follows to **APPROVE** the Items on the Consent Agenda:

Carson	Chairman
Ernst	Aye
Jones	Aye
Miller	Not Present
Mohler	Aye
Pauley	Not Present
Straws	Not Present
Ward	Aye
Armstrong	Not Present
Beth	Aye
Connelly	Aye

Motion to APPROVE Passed: 6 to 0

Subject to:

1. All entertainment must cease by at least 1:00 AM;
2. An I.D card reader shall be used while live entertainment events are occurring;
3. Doors and windows must stay closed during any entertainment performance;
4. Must comply with Unified Government Security Ordinance (Chapter 4, Article II Division 1, Sec 4-104, f), including:
 - o Must have at least one (1) security personnel 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;
 - o Patrons are not allowed to loiter in their vehicles. If so determined, they will be asked to leave;
 - o An I.D. scanner will be used at all times;
 - o At closing time, all security personnel will begin from a designated area to move patrons towards the exit and then to their vehicles;
5. No amplified speakers or entertainment is allowed in outdoor spaces; and, any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;
6. The windows and doors shall remain closed during any live entertainment events that increase that noise volume above normal bar operations;

7. Noise from normal activity and from live entertainment shall not disturb the neighboring properties. Regardless, the noise level shall not be greater than 80 decibels at repeated intervals for a sustained length of time at any point on the property line and the day-night noise level average shall not exceed 65 decibels for any residence for a sustained period, per Section 27-469(c)(1)c;
8. The applicants shall successfully obtain and/or maintain a proper liquor license through the Kansas Department of Revenue Alcoholic Beverage Control;
9. Live events shall not exceed more than three (3) per calendar week;
10. The applicant has filed and maintained a current business occupation tax application and entertainment license;
11. The applicant must obtain a sign a sign permit for all existing signs. Per Section 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 at (913) 573-5750 or signpermits@wycokck.org to begin this process;
12. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspector@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
13. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
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. 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;

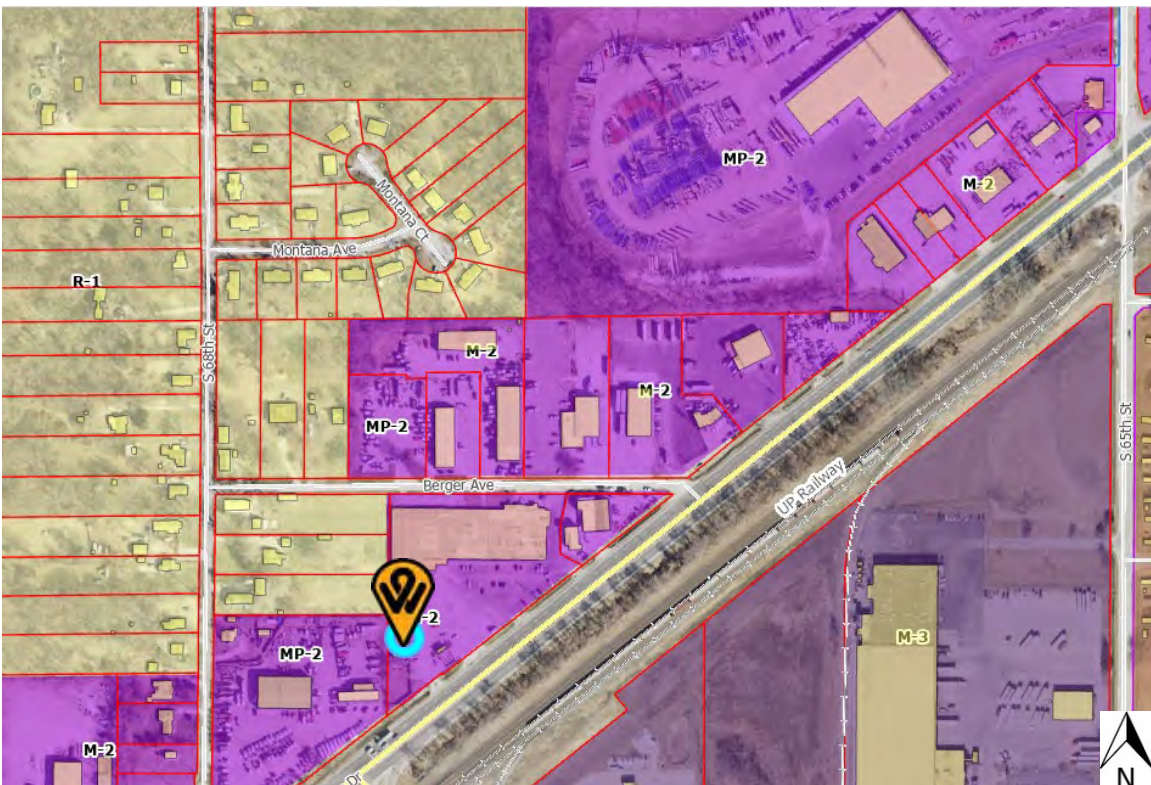
16. The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit 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,
17. 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.

ATTACHMENTS

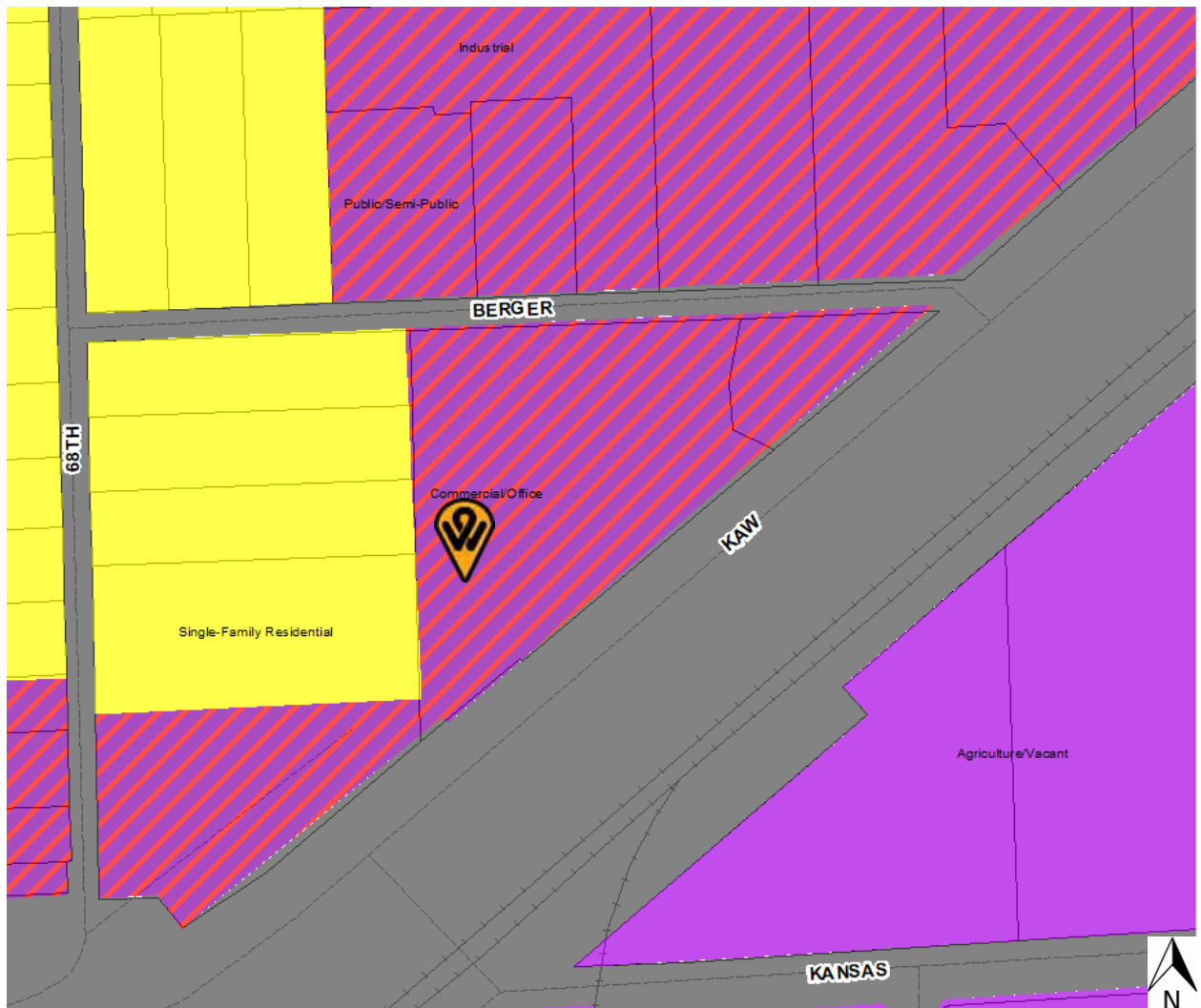
AERIAL IMAGERY



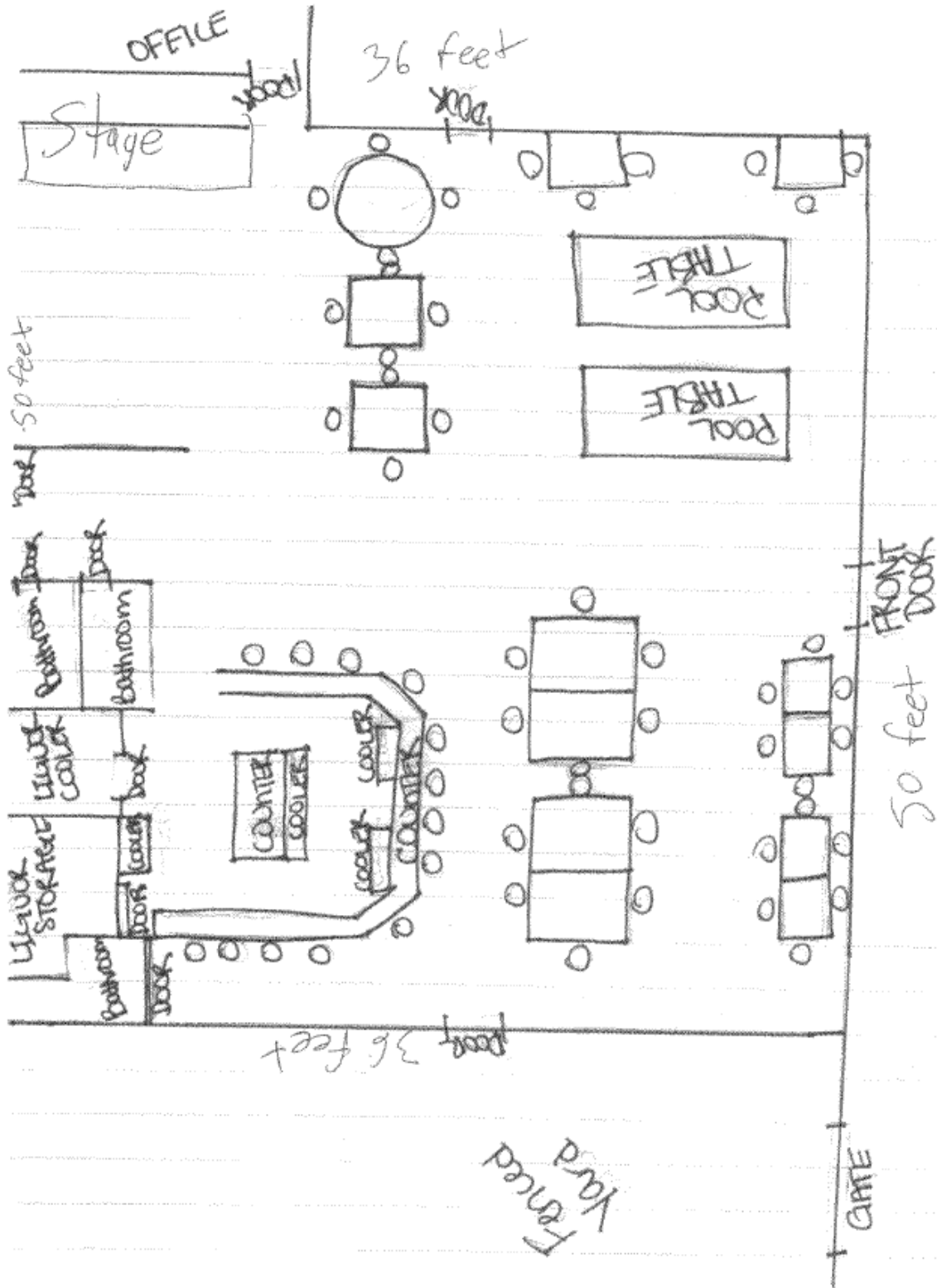
ZONING MAP

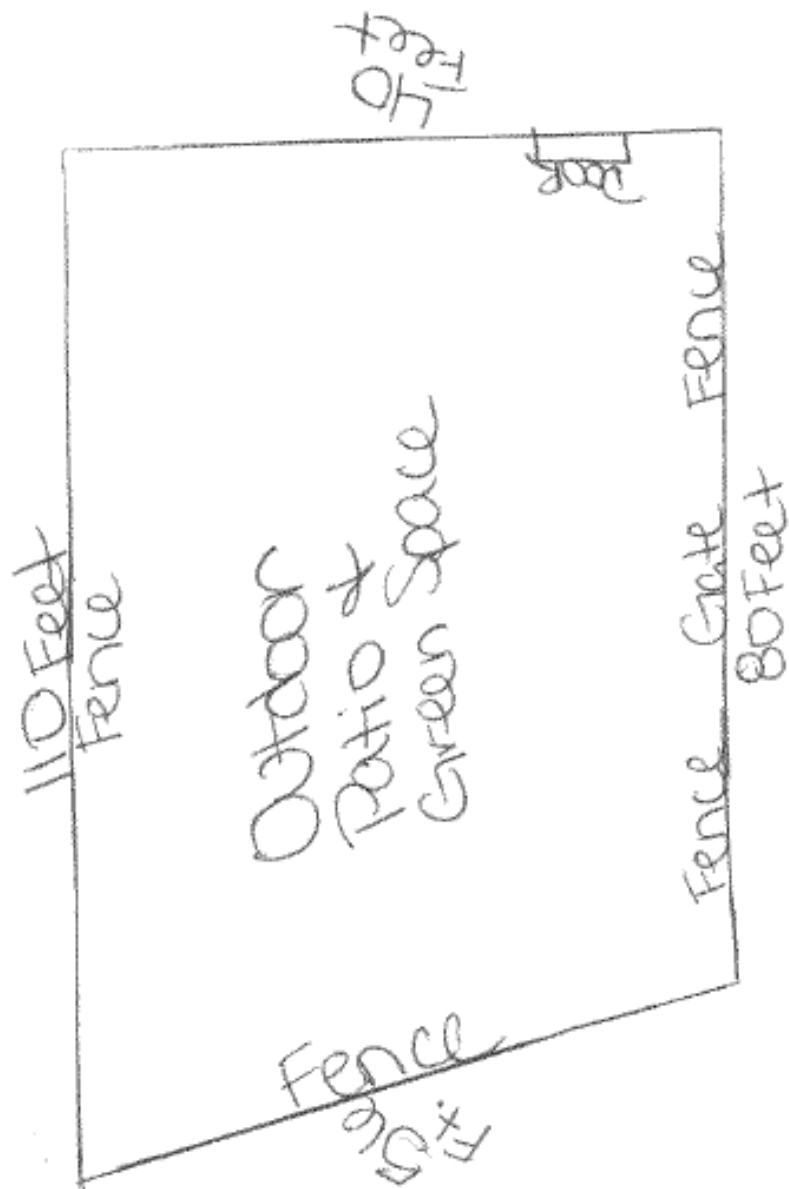


LAND USE MAP



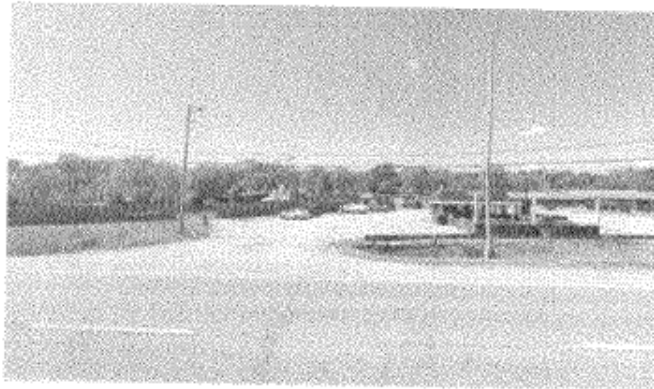
DIAGRAMS OF INDOOR & OUTDOOR PARKING







Map data ©2021, Map data ©2021 20 ft...



20,000 sq feet
parking area

6720 Kaw Dr

Kansas City, KS 66111



Directions



Save



Nearby



Send to your
phone



Share



You visited today



37Q8+J6 Kansas City, Kansas

SECURITY PLAN

Security plan The Bar KCK

We hope that this information displays our intent to keep all of our customers safe and secure as well as to protect our surrounding neighbors. Our current security plan in relation to live entertainment will be very similar to our normal operating process. Currently we have a 10 camera ultra HD camera system that includes motion sensing, face recognition, dvr recordings and remote viewing. In addition during busy times we will have at minimum one member of staff functioning as door security to scan photo IDs using an application that is available on all models of cell phone which verifies DOB, name, and current age using the barcode provided on the back of all US IDs. If necessary we will invest in a stand alone Id scanner, however we feel this application meets the intended requirement of ID verification. Also during live entertainment events that we expect to be busier than average we plan to increase door security to two people to assist with maintaining order in the bar, and surrounding areas. If we ever have an exceptionally busy event planned we also have been in contact with a retired KCK police officer that now handles all of the security needs for Rogers wholesale liquor store and have the capability to bring in outside security when and if it is deemed necessary.

Please let me know ASAP if staff feels there is any other information or requirements that need to be met in order to recommend approval of our requested special use permit.

Thank you for your time and assistance in this matter.

RESPONSE TO STAFF COMMENTS BY APPLICANT DATED JUNE 27,2022

One thing that I noticed while reviewing the comments is that you are calculating the building sq footage as 3800 sq feet. That is not correct. There is a wall down the middle of the building separating that 3800 sqft into two separate businesses each with approximately 1900 square feet. The relevant business we are discussing is Beautifully Bare DBA The BAR and is the southern portion of the building. The other portion is a completely unrelated business called The Restaurant KC which we have no business interest in.

1. Hours of operation are Monday-Tuesday 2pm-2am. Wednesday-Thursday 12pm-2am. Friday-Sunday 9am-2am
2. There are amplified speakers and have been. There are no special illumination features.
3. Live entrainment is almost exclusively indoors. When it is outdoors, it is ended by dusk.
4. We sell only prepackaged snacks (bags of chips, candy, etc). Sales of food constitute less than 10% of total sales.
5. Planned live entertainment schedule has not changed since last year. Karaoke on Wednesdays, dj or live band Friday/Saturday.
6. Karaoke weekly on Wednesdays from 8pm-12am. Attendees vary between 20 and 40. DJ Fridays or Saturdays 8pm-12am. Attendees between 20-40. Live bands monthly Friday or Saturday. Same times and attendees.
7. Maximum number of guests will not exceed occupancy limit of 63.
- 8.

Security plan:

We hope that this information displays our intent to keep all of customers safe and secure as well as to protect our surrounding neighbors. Our current security plan in relation to live entertainment will be very similar to our normal operating process. Currently we have a 10 camera ultra HD camera system that includes motion sensing, face recognition, dvr recordings and remote viewing. In addition during busy times we will have at minimum one member of staff functioning as door security to scan photo IDs using an application that is available on all models of cell phone which verifies DOB, name, and current age using the barcode provided on the back of all US IDs. If necessary we will invest in a stand alone Id scanner, however we feel this application meets the intended requirement of ID verification. Also during live entertainment events that we expect to be busier than average we plan to increase door security to two people to assist with maintaining order in the bar, and surrounding areas. If we ever have an exceptionally busy event planned we also have been in contact with a retired KCK police officer that now handles all of the security needs for Rogers wholesale liquor store and have the capability to bring in outside security when and if it is deemed necessary. Please let me know ASAP if staff feels there is any other information or requirements that need to be met in order to recommend approval of our requested special use permit.

9. Small stage area on corner of bar. Pictures have been previously provided
10. No changes have occurred
11. Previously provided but will attach to this email. Designated parking areas have not changed since previous permit request. Some lines have faded and we plan to refresh those as soon as possible.
12. Ok

13. Door personnel utilize an ID scanner app that is installed on their phones.

14. Our Facebook page provides a messaging function that any issues can be submitted to we also have a publicly searchable phone number that is answered during business hours if any issues arise.

15. Yes

16. Ok

17. Repeat of previous comments that have already been answered

18. We have not applied for any sign permits because we haven't put in new signs. There are currently 2 signs on property there was a sign that was repaired that had originally been damaged by wind. If that requires a new sign permit we would be happy to pursue that.

19. We have made no structural changes so no permits have been requested. There have been some areas that have been painted to refresh their appearance and improve overall aesthetics.

20. N/A

21. Ok

22. Ok

23. Payment will be submitted immediately after request is made

NEIGHBORHOOD MEETING MINUTES & AFFIDAVIT ON DATED JUNE 10,2022

Date: 06-10-2022

Name Beautifully Bare DBA The BAR

6720 ½ Kaw Drive

Kansas City, KS 66111

SUBJECT: Neighborhood Meeting

I/We have filed a renewal application with the Department of Urban Planning and

Land Use #SP2021-019-6720 ½ Kaw Drive. The purpose of this special use permit is for a renewal of our current live entertainment license, which would include DJs, Karaoke, and small local band performances. Security will be provided as necessary based on expected attendance numbers at the following address: 6720 ½ Kaw Drive KCKS 66111.

We are having a submission period for questions and comments from 06-15-2022 until 06-25-2022 all questions comments and requests for information must be submitted by 06-25-2022 using either email: thebarkck@gmail.com or phone via 913-626-8079

The purpose of the special use permit is to allow live entertainment at The BAR.

The purpose of this submission period is to answer any questions/concerns you may have.

I look forward to hearing from you if you have any questions or comments regarding this request.

Contact information is:

thebarkck@gmail.com

Phone Number 913-626-8079

Sincerely,

Joshua, and Allyson Brandon

Owners of The BAR.

Re: Response Confirmation for Neighborhood Letter SP2022-062



Joshua Brandon <thebarkck@gmail.com>

To ● Pardo, Marlene



Start your reply all with:

[Ok, thanks.](#)

[Okay, thank you!](#)

[Ok, thanks for the update.](#)

[Feedback](#)

No one responded via email, or phone call.

I had already provided that information in my email from Monday evening.

Thanks.

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF KS)
COUNTY OF Wyandotte) SS:

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

1. That I am the petitioner for Petition # SP2021-019-6720 v2 Kawdine
2. That I conducted a neighborhood meeting on 3-19-21 / 3-28-21.
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 24th day of March, 2021.

My commission expires _____ of _____, 200_.

Notary Public

INTERIOR LAYOUT PHOTOS TAKEN BY APPLICANT– DATED JUNE 27, 2022



SITE PHOTOS, TAKEN BY APPLICANT– DATED JUNE 27, 2022



SITE PHOTOS, TAKEN BY STAFF – DATED JUNE 6, 2022



SITE PHOTOS, TAKEN BY STAFF – DATED JUNE 6, 2022 CONTINUED





Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: July 28, 2022

Re: Special Use Permit Petition SP2022-065

GENERAL INFORMATION

Applicant:
Samia Guess

Status of Applicant:
Property Owner
2023 North 85th Street
Kansas City, KS 66109

Requested Actions:
The Approval of a Special Use Permit for a
Short-Term Rental.

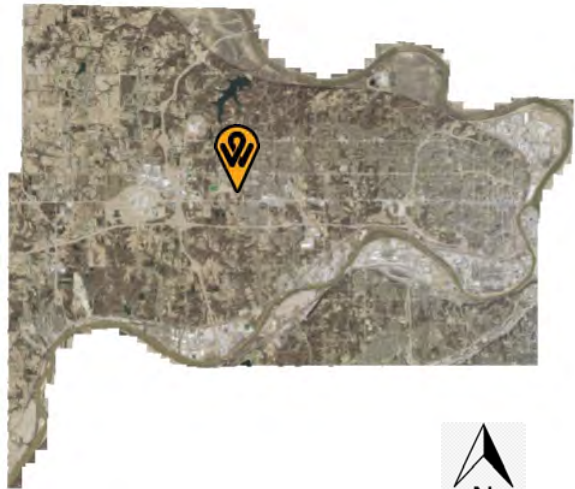
Date of Application:
May 27, 2022

Purpose:
To begin the operation of a Short-Term Rental.
This is not the applicant's primary address.

Property Location:
2023 N 85th Street
Kansas City, KS 66109

Commission Districts:
Commissioner At Large District #2: Melissa
Bynum
District #5 Commissioner: Mike Kane

Existing Zoning:
R-1(B) Single Family District



Adjacent Zoning:	North: R-1 Single Family District South: R-1 Single Family and RP-5 Planned Apartment Districts East: R-2 Two-Family and R-3 Townhome Districts West: R-1 Single Family District
Adjacent Uses:	North: Single Family Residences South: Single Family Residences and Two-Family Residences East: Single Family Residence and Two-Family Residences and Townhomes West: Single Family Residences
Total Tract Size:	0.5724 Acre
Master Plan Area:	The Subject Property is within the City-Wide Master Plan.
Master Plan Designation:	The City-Wide Master Plan designates this property as Low Density Residential. Low Density Residential uses include single family residential homes, institutional uses such as schools, churches, and libraries, parks, and open spaces. Discouraged uses include business parks, industrial uses, night clubs, and medium to high density residences.
Major Street Plan:	The City-Wide Master Plan designates North 85 th Street as a Local Street.
Parking Requirement:	R-1 Single Family District: Section 27-454(e) requires two (2) off-street parking spaces, one of which must be in a garage or carport. The property currently has two (2) off-street parking spaces, but does not have the required covered parking, which is discussed in the conditions of approval in this report.
Advertisement:	<u>The Wyandotte Echo</u> – June 16, 2022 Letters to Property Owners – June 17, 2022
Public Hearings:	July 11, 2022 and July 28, 2022
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The Applicant, Samia Guess, is seeking the approval to operate a short-term rental at 2023 North 85th Street. The subject property is in a residential neighborhood that connects to Parallel Parkway with mixed residential and commercial uses. The applicant has recently purchased the home and has completed some renovations and upgrades.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765 and Article VII Sections 27-454 – 27-457, Sections 27-592 – 27-606.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. The current property owner has received no noise or disturbance complaints. There were previous calls at the property made by the prior owner.
 - a. 2019: 2019-00067742 – Animal Complaint
 - b. 2019: 2019-00064326 – Animal Complaint
 - c. 2019: 2019-00062264 – Animal Complaint

Building or Code Enforcement Complaints:

1. The subject property has received no building or code enforcement complaints.

Outstanding or Related Permits and Cases:

1. The subject property has no outstanding Building Permits. The applicant had an electrical service repair done as part of negotiations when purchasing the property.
2. The current property owner has no outstanding Code Inspection Cases.
3. The subject property has no related or recent Planning and Zoning Cases.

FACTORS TO BE CONSIDERED

1. Neighborhood character.

The neighborhood is mixed and urban in character but with a suburban feel. Lots are wide for residential urban densities and are approximately 85 feet in width. Streets are concrete and driveways are often concrete approaches with concrete or asphalt driveways. Lots are wooded and landscaped. This block of the North 85th Street is comprised of all residential houses, but is adjacent to Parallel Parkway, which has a variety of uses including residential, convenience, and retail uses.

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

The zoning and uses are set out above. The subject property is surrounded primarily by R-1 Single Family Zoning Districts. The property has been owner-occupied by different owners since 2009 although neighboring properties have higher degrees of rental occupancy. Continuing use as a rental, either short or long term, is consistent with other nearby properties on the Parallel Parkway mixed-use corridor. The proposed use is compatible if properly managed.

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 single-family home. The property could be suitable for use as a short-term rental if properly managed. 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.*

The property is currently vacant but has been recently renovated. It has been owner-occupied since at least 2009 by various homeowners.

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 City-Wide Master Plan designates this property as Low Density Residential, which allows for single family residential homes, institutional uses such as schools, churches, and libraries, parks, and open spaces. The usage of a single-family home for the commercial purpose of short-term lodging better conforms to the allowed commercial usages of the of the master plan if approved with a Special Use Permit.

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 has the potential to increase vehicular traffic, but should not exceed the capacity of the local street to accommodate it if managed properly while it functions as a short-term rental. Guests of short-term rentals tend to travel more throughout the area, as they are typically visitors or tourists.

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 provides a convenience to the public in the form of temporary lodging. If managed properly, the continued use of the property will not substantially nor permanently injure the appropriate use, visual quality, or

marketability of adjoining property as the proposed use operates entirely within an existing dwelling in a built-out neighborhood.

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.*

Noise is an issue that is related to short-term rentals. There have not been any noise complaints to date with the current applicant, as this is a new application. Vibration, dust, or illumination are not issues typically related to the use of a residential property as a short-term rental and ostensibly not considered to be a problem for nearby property.

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

The proposed use will not pollute the air, land, or water as it is an existing permitted residence.

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

The proposed use will not damage or destroy an irreplaceable natural resource as it is an existing single-family residence in a built-out suburban 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 lodging with some economic benefit. If denied, the landowner could not use the property as a short-term rental but may still use the property as a long-term rental, their primary residence, or sell the property.

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

The proposed use will not create issues of overcrowding as it operates within an existing structure on the site with the maximum number of vehicles dedicated to guests being one (1). It is not foreseen to have undue concentrations of population as guests are occupying bedrooms within the home. The maximum number of guests at one time is four (4). If the applicant abides by the outlined conditions, undue concentrations of population should not be an issue.

NEIGHBORHOOD MEETING

The applicant received neighborhood comments by receiving letters or phone calls through the date of June 20, 2022. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Neighborhood Character
Parking
Zoning
Land Use
Noise
Traffic
Occupancy Limits

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of Special Use Permit Application **SP2022-065**, for **one (1) year**, subject to:

1. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
2. **Applicant shall complete the remaining repairs prior to ordinance publication;**
3. **Maximum number of guests shall be six (6);**
4. **All parking must be off-street, maximum number of vehicles is four (4);**
5. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
6. **Applicant must maintain liability insurance;**
7. **Applicant must maintain the property's physical condition through the duration of the permit;**
8. **All reservations shall be a minimum stay of 24 hours;**
9. **No meals shall be prepared in the dwelling by the owner or owner's agent;**
10. **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;**
11. **The owner or owner's agent/operator shall provide a guest book with the following information:**

- a) Information within the dwelling unit to inform and assist renters/guests in the event of a natural disaster, power outage, or emergency including but not limited to tornado, severe weather or storm, or flash flooding. Information should contain appropriate designation for shelter in place, evacuation, or utility contact information;
 - b) A lead-based paint notification for any property built before 1978.
 - c) An asbestos notification for any property built before 1981.
 - d) Information for the guest to report any concerns to Host Compliance at 913-246-5133 (phone number) and www.hostcompliance.com/tips (website);
12. The property must remain in proper maintenance and free of hazards, pests, or infestations;
13. The granting of this Special Use Permit does not transfer with a change of ownership of 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 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,
16. 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 **APPROVE** Petition **SP2022-065** subject to all comments and suggestions outlined in this staff report, and the conditions of the City Planning Commission.

ATTACHMENTS

July 11, 2022 City Planning Commission Minutes
Aerial Map
Zoning Map
Land Use Map
Home Inspection Highlights
Floor Plan
Neighborhood Meeting Information
Applicant Photos Dated June 30, 2022
Site Photographs taken by Staff dated June 11, 2022

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>Board of Commissioners</u>
Public Hearing		
Special Use Permit	July 11, 2022 Approval	July 28, 2022

STAFF CONTACT: **Kallie McLaughlin**
 kdmclaughlin@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition SP2022-065 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 SP2022-065 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.

July 11, 2022 City Planning Commission Minutes:

Hearing starts at 3:25:18:

SPECIAL USE PERMIT APPLICATION SP2022-65 – SAMIA GUESS - SYNOPSIS:

Special Use Permit for a Short-Term Rental at 2023 North 85th Street.

Detailed Outline of Requested Action: The Applicant, Samia Guess, is seeking the approval to operate a short-term rental at 2023 North 85th Street. The subject property is in a residential neighborhood that connects to Parallel Parkway with mixed residential and commercial uses. The applicant has recently purchased the home and has completed some renovations and upgrades.

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 July 11, 2022;
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:

- Samia Guess, applicant, 6106 Isabel, Kansas City, Kansas 66109

Present in Opposition:

- No one appeared

Staff Recommendation starts at 3:27:40: Planning Director Hand stated that this is a short-term rental for the entire house. The property is in the City-Wide Master Plan in the Mid-Town area. The request is for six (6) guests and four (4) off-street parking spaces. This is a new short-term rental, and they will not have on-site management. Staff recommends approval for one (1) year subject to the conditions in the staff report.

Motions starts at 3:28:15:

On motion by Mr. Ward, seconded by Mr. Mohler, the Planning Commission voted as follows to recommend **APPROVAL of SP2022-065 for one (1) year:**

Carson	Chairman
Ernst	Aye

Jones	Aye
Miller	Not Present
Mohler	Aye
Pauley	Not Present
Straws	Not Present
Ward	Aye
Armstrong	Not Present
Beth	Aye
Connelly	Aye

Motion to recommend **APPROVAL** Passed: 6 to 0

Subject to:

1. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
2. **Applicant shall complete the remaining repairs prior to ordinance publication;**
3. **Maximum number of guests shall be six (6);**
4. **All parking must be off-street, maximum number of vehicles is four (4);**
5. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
6. **Applicant must maintain liability insurance;**
7. **Applicant must maintain the property's physical condition through the duration of the permit;**
8. **All reservations shall be a minimum stay of 24 hours;**
9. **No meals shall be prepared in the dwelling by the owner or owner's agent;**
10. **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;**
11. **The owner or owner's agent/operator shall provide a guest book with the following information:**
 - a) **Information within the dwelling unit to inform and assist renters/guests in the event of a natural disaster, power outage, or emergency including but not limited to tornado, severe weather or storm, or flash flooding. Information should contain appropriate designation for shelter in place, evacuation, or utility contact information;**
 - b) **A lead-based paint notification for any property built before 1978.**
 - c) **An asbestos notification for any property built before 1981.**
 - d) **Information for the guest to report any concerns to Host Compliance at 913-246-5133 (phone number) and www.hostcompliance.com/tips (website);**

- 12. The property must remain in proper maintenance and free of hazards, pests, or infestations;**
- 13. The granting of this Special Use Permit does not transfer with a change of ownership of 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 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,**
- 16. 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.**

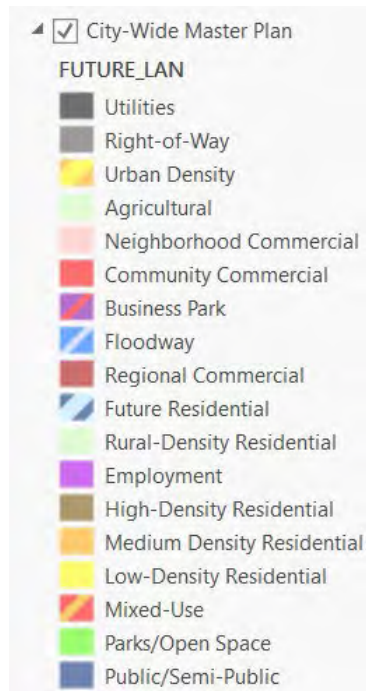
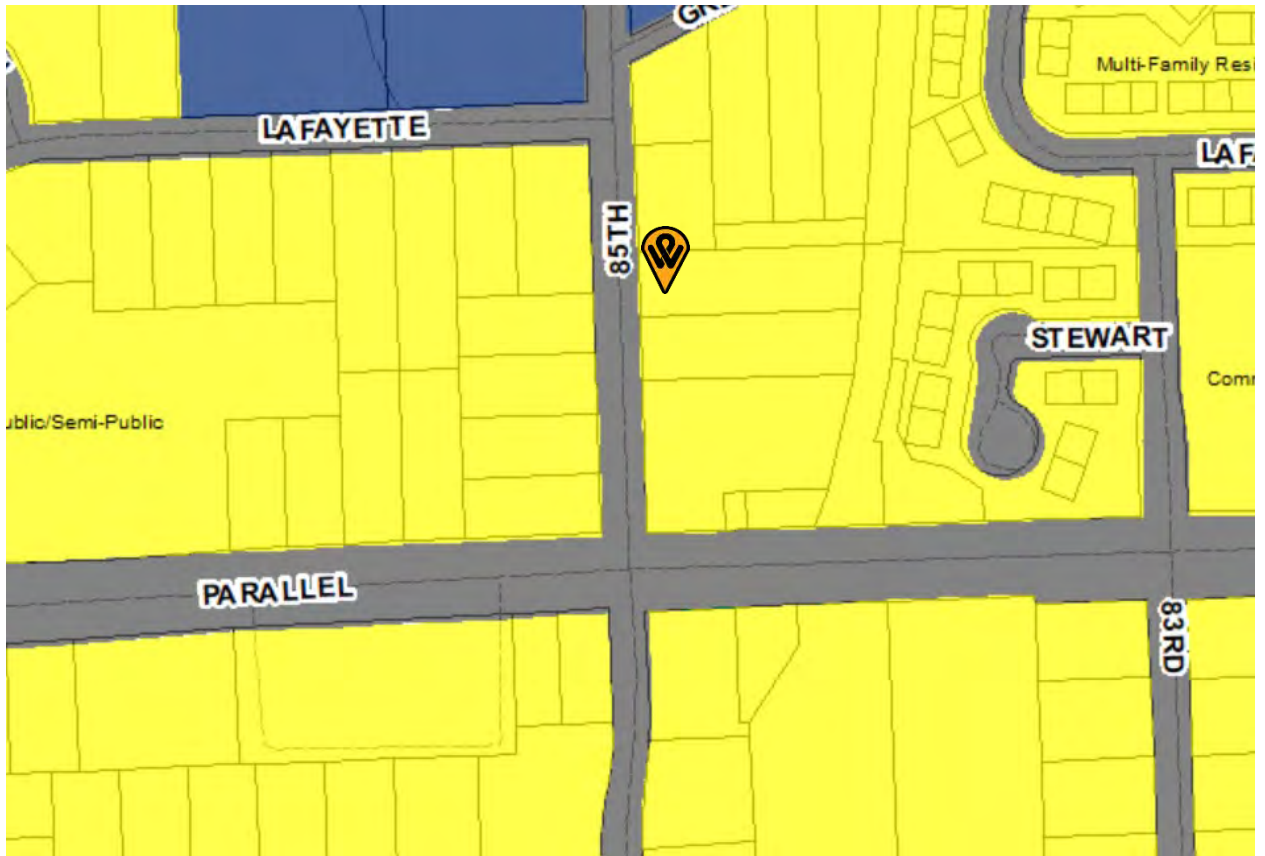
AERIAL MAP



ZONING MAP



LAND USE MAP



HOME INSPECTION HIGHLIGHTS

2023 North 85th Street, Kansas City Kansas 66109 Page 4 of 41

SUMMARY

ITEMS NOT OPERATING

EXTERIOR ELECTRICAL:

1. **Repair:** Light fixture adjacent to the front door was inoperable . For proper operation, recommend that the light be repaired, or bulb be changed as needed.

WINDOWS:

2. **Repair:** Windows were inoperable throughout the home. For proper operation, recommend that window be repaired as needed.

MAJOR CONCERNS

Item(s) that have failed or have potential of failing soon.

ELECTRICAL SERVICE:

3. **Major Concern/Safety Concern:** The electrical service was original, was outdated and has several safety concerns, that include but are not limited to the following: open breaker knock out slots were present, main breaker was double tapped, several fuses were double tapped, fuses oversized for wire gauge and electrical devices, ground continuity was present, and rodent nest was present. In addition, the service to the home was rated at 60 amps. To meet todays energy demands and for safety, it is recommended that service and electrical panel be upgraded by a licensed and qualified electrician.



Main electric panel



Main electric panel



60-amp meter base



Rodent nest in main panel

This confidential report is prepared exclusively for Samia Guess
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HOME INSPECTION HIGHLIGHTS

2023 North 85th Street, Kansas City Kansas 66109 Page 6 of 41

POTENTIAL SAFETY HAZARDS

RANGE/OVEN:

4. **Safety Issue:** The anti-tip bracket was missing from the range. For safety, recommend that the anti-tip bracket be installed.

HVAC DUCTWORK/FLUE PIPING:

5. **Safety Issue:** Flue pipe does not have proper clearance from combustible materials/insulation. Recommend that insulation collar be installed to provide for 1inch minimum clearance from insulation.



Flue pipe in attic

ATTIC ELECTRIC:

6. **Safety Issue:** Open wire splice was present. For safety, recommend that wire splice be installed in an electrical junction box.



Open wire splice



Open wire splice

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HOME INSPECTION HIGHLIGHTS

2023 North 85th Street, Kansas City Kansas 66109 Page 7 of 41

ELECTRICAL:

7. **Safety Issue:** Electrical device was missing cover plate. For safety, recommend that cover plate be installed.



Missing cover plate



Missing cover plate

8. **Safety Issue:** Electrical wiring was not properly supported and secured. To minimize damage to wiring, recommend that electrical wiring be properly secured and protected.
9. **Safety Issue:** Open wire splice was present. For safety, recommend that wire splice be installed in an electrical junction box.



Open wire splice



Open wire splice



Open wire splice



Open wire

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HOME INSPECTION HIGHLIGHTS

LIFE SAFETY IMPROVEMENTS

Building standards have evolved and changed over time. Many of these changes are designed to improve the safety to the home occupants. The following is a brief summary of items that are recommend as life safety improvements to your home.

- 49. Life Safety Improvement:** For safety, recommend that all exterior electrical outlets be protected by a GFCI device.
- 50. Life Safety Improvement:** For safety, recommend that all kitchen electrical outlets serving a countertop and the outlet serving the dishwasher and garbage disposal be protected by a GFCI device.
- 51. Life Safety Improvement:** For safety, recommend that all bathroom electrical outlets be protected by a GFCI device.
- 52. Life Safety Improvement:** For safety, recommend that all electrical outlets in unfinished spaces of the basement be protected by a GFCI device.
- 53. Life Safety Improvement:** For improved safety, recommend that smoke alarms be installed in each sleeping room and adjoining area, and a minimum of one smoke alarm/detector on each story the home, including basements and habitable attics.

Egress Restricted:	☐ N/A	☐ Yes	☒ No				
Smoke Detector:	☐ N/A	☐ Yes	☒ No	Operable:	☐ not tested	☐ Yes	☐ No
Carbon Monoxide Detector:	☐ N/A	☐ Yes	☒ No	Operable:	☐ not tested	☐ Yes	☐ No

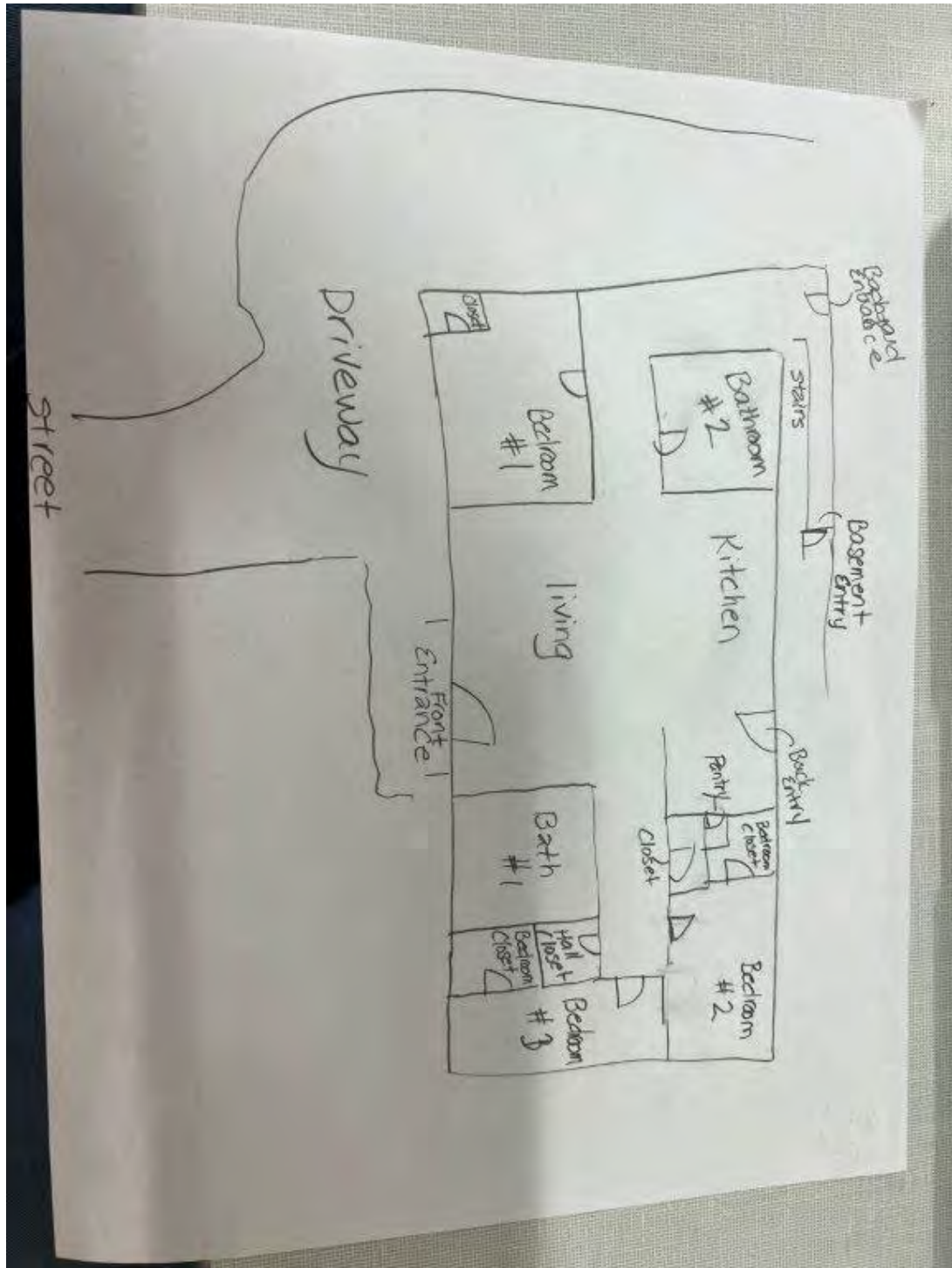
COMMENTS

Repair: Windows were inoperable. For proper operation, recommend that windows be repaired as needed.

Repair: Open ground was present at three prong electrical outlet. For safety, recommend that electrical outlet be properly grounded.

Improve: Bedroom was not provided with a smoke detector/alarm. For improved safety, recommend that smoke detector/alarm be installed.

FLOOR PLAN



NEIGHBORHOOD MEETING INFORMATION

June 14, 2022:

Samia Guess
2023 N. 85th Street
Kansas City, Kansas 66109

SUBJECT: Neighborhood Meeting

I have filed an application with the Department of Urban Planning and Land Use #SP2022-065. The purpose of this:

× special use permit

is for a short term rental at the following address: 2023 North 85th Street. A short term rental is a property with a lease shorter than a 12 month lease. The target audience for this short term rental property may include, but is not limited to out of town guests needing lodging in the Kansas City area due to vacation, local events, and/or employment. This property will not be rented for parties. This property will host no more than six guests and no more than four vehicles. The property may be owner occupied when it is not being rented, this will further ensure the upkeep of the property.

I am having a neighborhood meeting on June 24, 2022 at 1:30p.m. via email at the following address samiaguess@gmail.com.

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

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

Sincerely,

Samia Guess
samiaguess@gmail.com

NEIGHBORHOOD MEETING INFORMATION

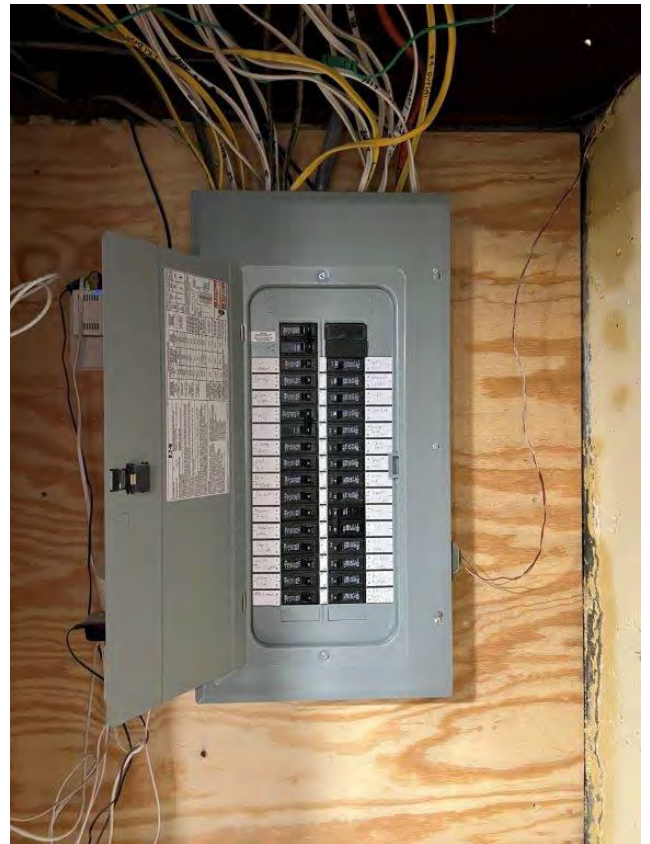
June 27, 2022

On June 25, 2022 at 1:30 pm I held my Neighborhood Meeting (SP2022-065) via email. To date, I have not received any emails regarding questions/concerns.

Respectfully,

Samia Guess

APPLICANT PHOTOS DATED JUNE 30, 2022



APPLICANT PHOTOS DATED JUNE 30, 2022



STAFF SITE VISIT PHOTOS DATED JUNE 11, 2022



STAFF SITE VISIT PHOTOS DATED JUNE 11, 2022





Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: July 28, 2022

Re: Vacation Petition VAC2022-004

GENERAL INFORMATION

Applicant:
Donna Ross

Status of Applicant:
Property Owner
2942 Bethany Street
Kansas City, Kansas 66104

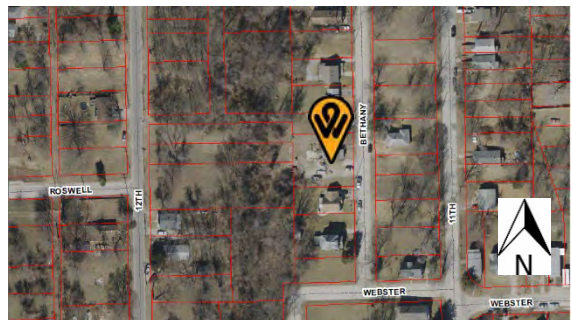
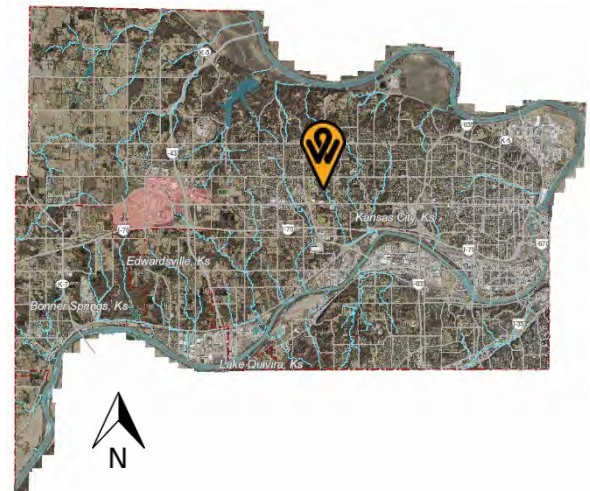
Requested Action:
To approve a right-of-way vacation.

Date of Application:
March 25, 2022

Purpose:
To vacate a portion of public right-of-way to allow the applicant to fence in their property and vacated property to protect against wild animals.

Property Location:
2942 Bethany Street
Kansas City, Kansas 66104

Commission Districts:
Commissioner at Large District #1: Melissa Bynum
District #1 Commissioner: Gayle Townsend



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:	0.50 Acre
Master Plan Area:	Northeast Area Master Plan
Master Plan Designation:	The Northeast Area Master Plan designates this property as single-family, which is intended to protect established single-family neighborhoods as well as lower-medium density residential, which is intended to promote infill development and investment by allowing additional units compared to the Single-Family district, while preserving the overall character of existing neighborhoods.
Major Street Plan:	The Major Street Plan designates Bethany Street as a Local Street.
Parking Requirement:	Sec 27-455(d) states that two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling. There are two (2) spaces provided via an existing driveway.
Advertisement:	<u>Wyandotte Echo</u> – June 16, 2022 Letters to Property Owners – June 16, 2022
Public Hearings:	July 11, 2022 and July 28, 2022
Public Support:	None to date.
Public Opposition:	One (1) person appeared at the July 11, 2022 City Planning Commission meeting with questions.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Donna Ross, is seeking to vacate a portion of right-of-way in order to fence in their yard to protect against wild animals at 2942 Bethany Street.

City Ordinance Requirements: Article XXI Sections 27-502 – 27-709 and K.S.A. 12-504 to 12-506 and 12-512b.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. None

Building, Zoning, or Code Enforcement Complaints:

1. The subject property has received multiple violations from Property Maintenance Compliance for debris and vehicles in their yard.
 - a. 2021 – ENV21-5347 – Code Enforcement
 - b. 2021 – CMP21-2899 – Enforcement Complaint
 - c. 2021 – ENV21-2870 – Code Enforcement

Outstanding or Related Permits and Cases:

1. None.

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 the existing right-of way to be vacated will create a consistent, 17 foot wide right-of way to the north of the subject property.

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 the North Patrol, District #111

e. Fire

Fire service provided by Station #5

f. Transit

KCATA provides transit service along Quindaro Boulevard, Route #106, with a transit stop at 11th and Quindaro, a quarter mile away from the subject property.

g. Schools

Public education is provided by Bertram Caruthers and Banneker Elementary, Carl Bruce Middle School, and Wyandotte High School, under 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.

Bethany Avenue is existing and already 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. The Public Works Department or the County Surveyor may make additional comments.

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.

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.

This is an existing, built-out neighborhood consisting of single-family residences. There is no new development proposed by this vacation.

- 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 no sites for schools, parks, playground or other community services because this is an alley vacation, which only impacts the applicant's property.

- 7. Vacation will not create utility conflicts.**

There is a portion of the sanitary sewer that runs along the existing right-of-way that is proposed to be vacated. The Public Works Department is reviewing if there are utility conflicts within the alley.

KEY ISSUES

Code violations
Debris
Inoperable vehicles

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of Vacation Application **VAC2022-004**, subject to:

- 1. The applicant must remove all inoperable vehicles from the property, and work with Code Enforcement to correct and close out any existing violations;**
- 2. The proposed fence that will be constructed shall not cover or impede the existing manhole cover that is on the property line;**
- 3. All vehicles shall either be parked in the driveway, or on the street. Vehicles may not be parked on grass, or any other surface, besides a paved driveway, or on the street;**
- 4. All existing and future driveways must feature curb cuts that are constructed to UG standards;**
- 5. 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;

6. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable; and,
7. 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.

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 **VAC2022-004** subject to all comments and suggestions in this report and the conditions of the City Planning Commission.

ATTACHMENTS

July 11, 2022 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Survey of Subject Property, provided by BHC
Site Photos, provided by staff, dated June 8, 2022

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	July 11, 2022	July 28, 2022
Vacation	Approval	

STAFF CONTACT:

James Molloy
jmolloy@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **VAC2022-004** 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 **VAC2022-004**, 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.

July 11, 2022 City Planning Commission Minutes:

Hearing starts at 3:29:07:

VACATION APPLICATION VAC2022-004 – DONNA ROSS - SYNOPSIS: Vacation of right-of-way to install a fence at 2942 North Bethany Street.

Detailed Outline of Requested Action: The applicant, Donna Ross, is seeking to vacate a portion of right-of-way in order to fence in their yard to protect against wild animals at 2942 Bethany Street.

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 July 11, 2022;
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:

- Donna Ross, applicant, 2942 North Bethany, Kansas City, Kansas 66104

Present in Opposition:

- Carol Thomas, 3000 North Bethany, Kansas City, Kansas 66104

Staff Recommendation starts at 3:36:50: Planning Director Hand stated that this is an alley vacation request so the applicant can build a fence south of the alley public right-of-way that would remain. It is in the Northeast Area Master Plan in the Parkwood neighborhood. Staff has received no letters in support nor opposition. There are some codes Notices of Violation on this property. As a condition of approval Staff is requesting that the applicant upgrade their driveway. It is zoned R-1, and the driveway needs to be an improved surface and the apron should be concrete. From site visits and previous code violations Staff added a condition of approval that no inoperable vehicles or parking on the grass is allowed. Staff recommends approval subject to the conditions in the staff report.

Motion starts at 3:37:51:

On motion by Mr. Ward, seconded by Mr. Ernst, the Planning Commission voted as follows to recommend **APPROVAL** of Vacation **VAC2022-004**:

Carson	Chairman
Ernst	Aye
Jones	Aye
Miller	Not Present
Mohler	Aye
Pauley	Not Present
Straws	Not Present
Ward	Aye
Armstrong	Not Present
Beth	Aye
Connelly	Aye

Motion to recommend **APPROVAL** of Passed: 6 to 0

Subject to:

1. The applicant must remove all inoperable vehicles from the property, and work with Code Enforcement to correct and close out any existing violations;
2. The proposed fence that will be constructed shall not cover or impede the existing manhole cover that is on the property line;
3. All vehicles shall either be parked in the driveway, or on the street. Vehicles may not be parked on grass, or any other surface, besides a paved driveway, or on the street;
4. All existing and future driveways must feature curb cuts that are constructed to UG standards;
5. 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].

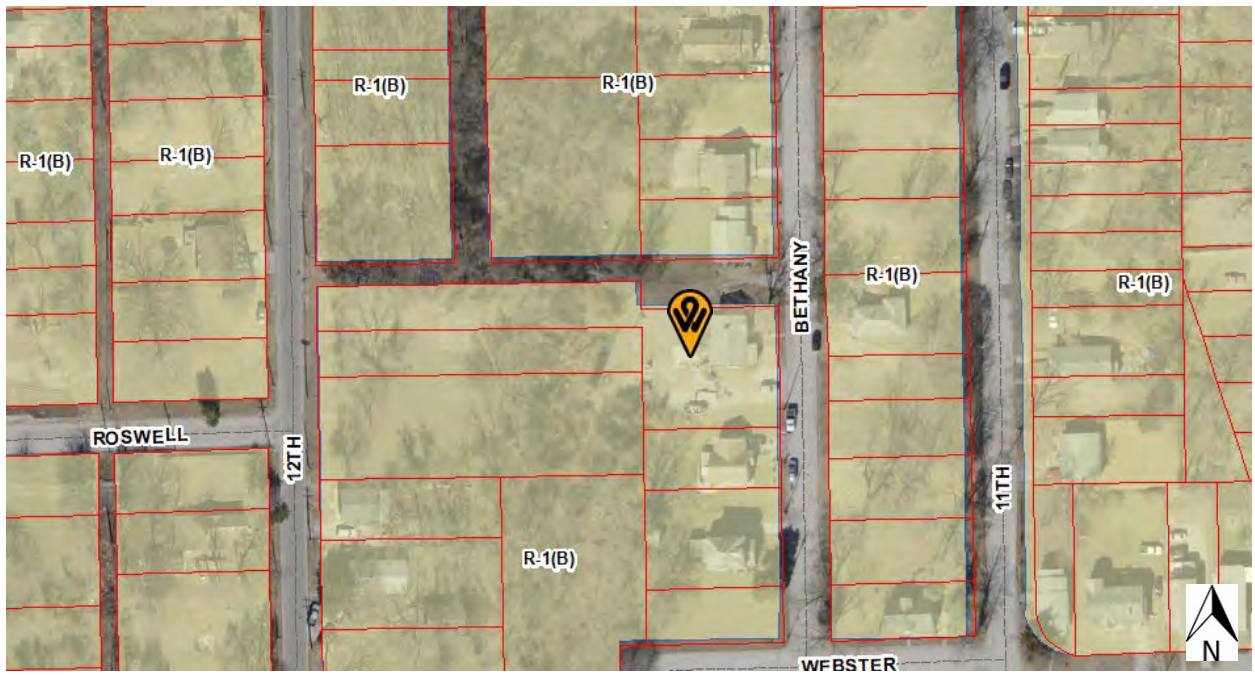
- Inoperable vehicles shall be stored inside an enclosed building. Inoperable vehicles may not be stored outside unless they are completely screened from view in accordance with all applicable ordinances. Outside storage shall not include wrecked or salvage vehicles. Any vehicle parked or stored outside 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;
6. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable; and,
 7. 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.

ATTACHMENTS

AERIAL IMAGERY

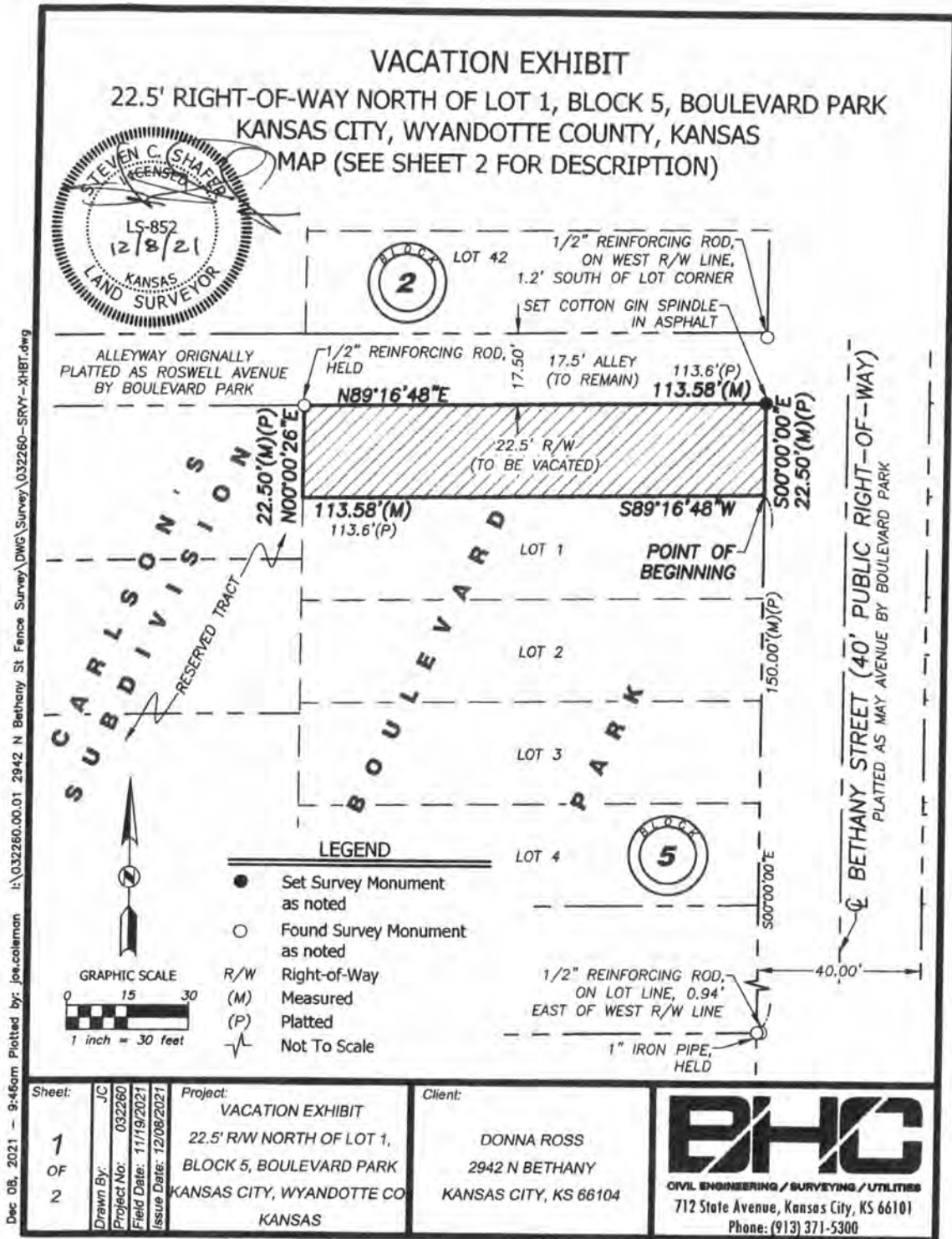


ZONING MAP



LAND USE MAP





Dec 08, 2021 - 11:13am Plotted by: Joe Coleman I:\032280.00\01 2942 N Bethany St Fence Survey\DWG\Survey\032280-SRVY-XHBT.dwg

VACATION EXHIBIT
22.5' RIGHT-OF-WAY NORTH OF LOT 1, BLOCK 5, BOULEVARD PARK
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
DESCRIPTION (SEE SHEET 1 FOR MAP)

A Tract of land North of Lot 1, Block 5, BOULEVARD PARK, a subdivision of land recorded in Book 11, Page 33, in the Northwest Quarter of Section 33, Township 10 South, Range 25 East of the Sixth Principal Meridian, in the city of Kansas City, Wyandotte County, Kansas, said Tract being more particularly described by Steven C. Shafer, LS-852, of BHC, CLS 175, by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the North Line of Lot 1, Block 5, BOULEVARD PARK having a bearing of South 89° 16' 48" West.)

Beginning at the Northeast Corner of said Lot 1;

Thence South 89° 16' 48" West, 113.58 feet, on the North line of said Lot 1, to the Northwest Corner of said Lot 1;

Thence North 00° 00' 26" East, 22.50 feet, on the East line of a Reserved Tract of CARLSON'S SUBDIVISION, a subdivision of land recorded in Book 10, Page 36, to the Northeast Corner of said Reserved Tract, monumented by a found 1/2-inch reinforcing rod;

Thence North 89° 16' 48" East, 113.58 feet, on the Easterly prolongation of the North line of said Reserved Tract, to its intersection with the West Right-of-Way line of Bethany Street, said intersection monumented by a set cotton gin spindle in asphalt;

Thence South 00° 00' 00" East, 22.50 feet, on said West Right-of-Way line, to the POINT OF BEGINNING, said Tract containing 2,555 square feet or 0.0587 acres.

REVIEWED BY

Allen L. Greenwood, L.S. 654,
Deputy County Surveyor
Unified Government of Wyandotte County
& Kansas City, Kansas



Sheet:	JC	Project:	Client:
2	Project No: 032280	VACATION EXHIBIT	DONNA ROSS
OF	Field Date: 11/19/2021	22.5' R/W NORTH OF LOT 1,	2942 N BETHANY
2	Issue Date: 12/08/2021	BLOCK 5, BOULEVARD PARK	KANSAS CITY, KS 66104
		KANSAS CITY, WYANDOTTE CO	
		KANSAS	
 CIVIL ENGINEERING / SURVEYING / UTILITIES 712 State Avenue, Kansas City, KS 66101 Phone: (913) 371-5300			

DEED

(WYANDOTTE COUNTY LAND BANK)

THIS INDENTURE, Made this 7th day of March 2002, between

THE WYANDOTTE COUNTY LAND BANK

of Wyandotte County, in the State of Kansas of the first part, and

GREGORY ROSS, SR.

of Wyandotte County, in the State of Kansas of the second part,

WITNESSETH, that party of the first part, pursuant to Resolution adopted May 17, 2001, in consideration of the sum of One Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the party of the second part its heirs and assigns, all the following-described real estate situated in the County of Wyandotte and State of Kansas, to wit:

Lots 3 and 4, Block 5, Boulevard Park, an addition in Kansas City, Wyandotte County, Kansas.
(Approx. Add. 2936 North Bethany Street - Parcel No. 106619)

TO HAVE AND HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances therunto belonging or in any wise appertaining, forever.

IN WITNESS WHEREOF, I, the undersigned Representative of the Wyandotte County Land Bank ("Land Bank"), for valuable consideration and in consideration of the express conditions and right of re-entry hereinafter stated, notwithstanding the fact that valuable consideration has been paid, hereby grant, bargain, sell convey to **GREGORY ROSS, SR. Grantee**), its successors and assigns the above described real estate.

This conveyance is made, notwithstanding the fact that valuable consideration has been paid, upon the express condition subsequent that Grantee shall perform the following obligations:

- (1) With (90) days of the date of the execution of this Deed, commence construction of the improvements described in the application for conveyance attached hereto and incorporated herein by reference;
- (2) Prosecute the construction of the improvements with such diligence as will insure their completion within one (1) year of the date of execution of this deed;
- (3) Complete construction of the improvements in accordance with the codes, ordinances and resolutions of the Unified Government, and if required by law, obtain a certificate occupancy for the improvements.
- (4) Maintain such property in accordance with the codes, ordinances and resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, subject to such fines and/or penalties as may be imposed by the Unified Government for violation of said codes, ordinances and resolutions.

Grantee
2942 N Bethany
66104

Call your local utilities
Call: Kansas One-Call, (316) 687-2470 or 1-800-DIG-SAFE

Department: (913) 667-1708
Edwardsville residents call City Hall:
(913)441-3707

• **How do I find out where utility lines are buried in my yard?**

- Call: Kansas One-Call, (316) 687-2470 or 1-800-DIG-SAFE

• **How wide is the street right-of-way (ROW) in front of my house? Where does my front yard begin (property line)? Do I have to maintain the area within the ROW?**

Plats, deeds, road records, and other materials can be researched in order to find ROW width. Typically the ROW is wider than the actual street, and the street may not run down the exact center of the ROW.

The only way to know exactly where the ROW line meets your property line is with a survey, but we can provide materials that may give you a general idea. [DotMaps Web Mapper](#) can give you approximate ROW lines (not survey accurate). The property owner is responsible for maintaining the landscaping from the property line to the curb (this may include sidewalks, if present). For other problems contact the Engineering Division.

- Call: GeoSpatial Services, (913) 573-2941
Call: Kansas City, Kansas Engineering Division, (913) 573-5700
Call: Bonner Springs: (913) 422-1020
Call: Edwardsville City Hall: (913)441-3707

• **How do I find the right-of-way (ROW) width/road record for a particular road?**

We can find ROW information either in our subdivision plat files or county road records, or you can check online (if you know the subdivision name) at [Plat Search Tool](#). Note that some road record and plat information may be out of date. Individual ROW takings may also be located in Register of Deeds office or the District Court. Assistance of a professional title researcher or surveyor may be needed to find all road information for a given area.

- Call: GeoSpatial Services, (913) 573-2941

• **How far back are my property's building and fence setback lines?**

We may have some of this information depending on the nature of your property. Otherwise, contact Planning Department for your city.

- Call: GeoSpatial Services, (913) 573-2941
Kansas City, Kansas residents call Urban Planning: (913) 573-5750
Bonner Springs residents call Planning

• **How to get an alley or other right-of-way (ROW) vacated if it is not being used?**

The process of a city to abandon a public ROW or public utility easement is called a vacation, and is accomplished with a city ordinance. Residents need to petition city to vacate ROW that is not being used for public access. Typically any resident with property adjacent to ROW must agree to the vacation. In most cases once ROW is vacated it is divided down the middle and properties on each side of the alley or street receive half of the vacated area.

- Kansas City, Kansas residents call Urban Planning: (913) 573-5750
Bonner Springs residents call Planning Department: (913) 667-1708
Edwardsville residents call City Hall: (913) 441-3707

• **When was my home built?**

Call: Appraisers Office, (913) 573-8400
Speak with a residential property appraiser. You may also be able to find that information on the property listing found on [LandsWeb Real Estate Search](#).

• **What is the square footage of a commercial or residential building?**

Call: Appraisers Office, (913) 573-8400
Ask to speak with a commercial or residential property appraiser. They should be able to give you information about the structures on the property.

• **Do you have aerial photos, including historical aerial photos, of my property?**

We have historical aerial photography of Wyandotte County, KS dating back to 1941. Within the past 30 years or so we have acquired new aerial photographic coverage every other year for the entire County. Older photo year editions may not have complete county coverage so it is possible we may not have older historical aerials of your specific location of interest. More recent years aerial photography on available on [DotMaps Web Mapper](#). If you have software to view image files, you may use our online self-service GIS data warehouse called [GeoPortal](#) to find photographs.

- Call: GeoSpatial Services, (913) 573-2941

• **Do you have historical aerial photos available for Phase One environmental studies?**

We have aerial photo prints of Wyandotte County dating back to 1941. For the past 30 years or so we have captured aerial photography of County approximately

SITE PHOTOS, PROVIDED BY STAFF, DATED JUNE 8, 2022





Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: July 28, 2022

Re: Petition VAC2022-005

GENERAL INFORMATION

Applicant:

Andrea Weishaubt

Status of Applicant:

Representative

Atlas Land Consulting

2300 Hutton Road, Suite 108

Kansas City, Kansas 66109

Requested Action:

Approval of a utility easement.

Date of Application:

May 27, 2022

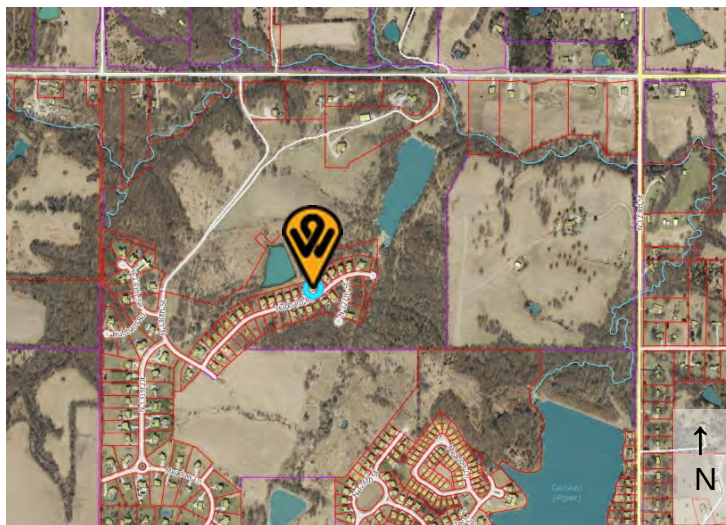
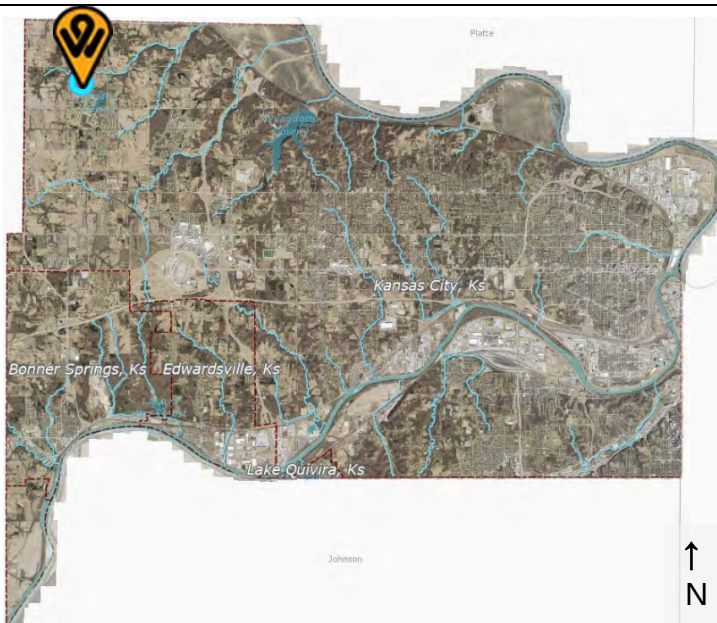
Purpose:

To vacate a utility easement in conjunction with an administrative combination of two (2) residential parcels.

Property Location:

12746 and 12750 Hubbard Road

Kansas City, Kansas 66109



Commission Districts:	Commissioner At-Large, District #1: Melissa Bynum District #5 Commissioner: Mike Kane
Existing Zoning:	R-1 Single Family District (both parcels)
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: Subdivision communal property South: Single-family residences East: Single-family residence West: Single-family residence
Total Tract Size:	0.28 Acre (12746 Hubbard Road) 0.30 Arce (12750 Hubbard Road)
Master Plan Area:	The subject property is within the Prairie-Delaware-Piper Area Master Plan.
Master Plan Designation:	The Prairie-Delaware-Piper Area Master Plan designates this property as Low-Density Residential. The Low-Density Residential Land Use District is for areas that are not as densely developed as a typical suburban residential subdivision. This Land Use District is for single-family detached residential units and should appear to be less dense. Development in these areas should include significant areas for open space to maintain the rural character of the area. These areas may include lots ranging in size from 3 acres to 1/3 of an acre. Clustering units and dedicating large areas for open space are encouraged. Clustering of units would allow for open space and other community amenities. Areas within the plan that are limited by transportation and infrastructure improvements as well as the conditions of the existing topography and vegetation afford areas for large lot development. Residential development of these parcels should work with the natural terrain of the site to be functionally compatible with their rural setting. Rural or very low residential densities are appropriate in the very northern part of the planning area, because of existing conditions and land capacity constraints.
Major Street Plan:	The Major Street Plan classifies Hubbard Road as a Local/Neighborhood Street.

Required Parking:	Section, 27-454(e) requires two (2) off-street parking spaces for each single-family dwelling, at least one (1) of which shall be in a garage or carport. The subject property currently has a primary residence with an attached garage, which can hold at least two (2) vehicles, and a driveway.
Advertisement:	<u>The Wyandotte Echo</u> – June 16, 2022 Letters to Property Owners – June 16, 2022
Public Hearings:	July 11, 2022 and July 28, 2022
Public Support:	Eight (8) household responded with support ranging from conditional to absolute.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Andrea Weishaubt with Atlas Land Consulting, is requesting to vacate a utility easement. The vacation is being requested in conjunction with a lot combination of two (2) single-family residential parcels and a variance from the maximum accessory building floor area for a proposed accessory building to be constructed in the side yard of the newly created parcel.

City Ordinance Requirements: Article VI, Sections 27-210, 27-214—215; Article VIII, Sections 27-452, 27-592 – 27-606

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. The current property owner of 12746 Hubbard Road has not received any noise or disturbance complaints.
2. The current property owner of 12750 Hubbard Road has not received any noise or disturbance complaints.

Building, Zoning, or Code Enforcement Complaints:

1. The current property owner has not received any building, zoning, or property maintenance compliance complaints.
2. The previous property owners have not received any building, zoning, or property maintenance compliance complaints.

Outstanding or Related Permits and Cases:

1. The current property owner of 12746 Hubbard Road does not have any outstanding Building Permits.

2. The current property owner of 12746 Hubbard Road does not have any outstanding Code Inspection cases.
3. The current property owner of 12750 Hubbard Road does not have any outstanding Building Permits.
4. The current property owner of 12750 Hubbard Road does not have any outstanding Code Inspection cases.

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.

Vacation of the utility easement would facilitate the combination of Parcel #294817 (designated as Lot 18 in the Final Plat of The Acres at Freeman Farms North, Phase One and addressed as 12746 Hubbard Road) and Parcel #294816 (designated as Lot 17 in the Final Plat of The Acres at Freeman Farms North, Phase One and addressed as 12750 Hubbard Road). Construction of the proposed detached accessory building can occur without danger to health or peril from fire, flood, erosion, and excessive noise. Use of an entire platted parcel—intended for a suburban single-family lot—as a side yard for a detached accessory building, however, does present adversity to the neighboring property owners and residents, who may have the reasonable expectation that Lot 17 would be eventually constructed as an independent single-family residence, not as a side yard extension for a second garage proposed to have over twice the floor area allowed by the Zoning Code.

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

a. Water service

12750 Hubbard Road is served by water lines. 12746 Hubbard Road does not appear to have water lines currently serving the property, as the parcel is vacant. After the proposed lot combination and the construction of the accessory building, a water line is still not necessary.

b. Sanitary sewer service

Sanitary sewer lines run across the north side of the Hubbard Road right-of-way, immediately adjacent to the subject property.

c. Storm water control

A storm water line runs across Hubbard Road to the southwest, with a storm discharge point that leads to the detention pond to the north.

d. Police

Police service is provided by West Division, District #228.

e. Fire

Fire service is provided by Fire Station #8.

f. Transit

The subject property is not served by any public bus routes.

g. Schools

Public education is provided by Piper East Elementary School, Piper Middle School, and Piper High School, under Piper USD 203.

h. Streets

The subject property is served by Hubbard Road.

- 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.**

No additional streets will be created as part of this vacation. The proposed accessory building will have a separate driveway, which is consistent with the driveway that would have been constructed if that parcel had remained separate and held a single-family residence. Therefore, there is no created issue with the width, gradient, location or structural quality of the existing street.

- 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.**

The Final Plat for The Acres at Freeman Farms North, Phase One demonstrates 66 lots, all of which were intentionally subdivided and arranged so that the parcels along the 12700/12800 block of Hubbard Road would be of similar size and dimensions. Furthermore, nothing in the design, arrangement, or restrictions in the Final Plat indicates that any of the platted parcels were intended to be combined, nor that any detached accessory buildings were intended to be constructed in the side yards of the platted parcels. Vacating the utility easement, and thereby allowing the proposed lot combination and, thereby facilitating construction of a detached accessory building is not consistent with the rest of the neighborhood. Therefore, the proposed vacation may not provide long-term sustained real estate values for the nearby properties.

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.*

The applicant has stated that the proposed accessory building is designed to be detached because of the topography of Lot 18, the vacant parcel. While the terrain does slope downwards from the east side of the primary residence at 12750 Hubbard Road (Lot 17) to the east-northeast side boundary line of Lot 18, the drop is not so significant that the proposed garage could not be attached to the primary residence.

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.*

The requested vacation will remove the utility easement between Lot 17 (addressed as 12750 Hubbard Road) and Lot 18 (undeveloped but addressed as 12746 Hubbard Road). The vacation of this easement will allow for Lots 17 and 18 to be combined, which in turn makes it easier for the property owner for Lot 17 to purchase Lot 18, combine the parcels and then construct a detached accessory building in the now-side yard of the combined parcel. This lot combination will reduce the parcels platted in Freeman Farms North, Phase One from 66 to 65. Conditions of approval for The Acres at Freeman Farms North, Phase One, the Final Plat approved in 2006 in which the subject property lies, require that a connecting collector street to Polfer Road be constructed after 60 lots are constructed. If similar lot combinations were to occur five (5) more times within the subdivision, the developer could avoid the trigger that requires the collector street to be constructed. Even a single lot combination may reduce the number of lots that are required to be left undeveloped as an incentive for the developer to construct said collector street. If a collector street is never constructed, then the residents of the subdivision are deprived convenient access to local community services. Although vacating the utility easement does not automatically trigger a lot combination, failure to vacate the utility easement prevents the lot combination and subsequent garage construction from occurring. Thus, the proposed vacation would have an effect on the degree to which convenient access to community services and facilities is provided.

7. *Vacation will not create utility conflicts.*

The vacation will remove a utility easement between the two (2) parcels to be combined. All utility easements around the exterior boundary lines of the newly created parcel will remain in effect and will properly serve all existing and proposed buildings on the subject property. Therefore, the requested vacation shall not create utility conflicts.

PREVIOUS ACTIONS

- Final Plat – THE ACRES AT FREEMAN FARMS NORTH PHASE 1 (2006), a final plat for a housing subdivision of 66 single-family parcels

- BOZA2022-031, a simultaneous variance from the maximum floor area for an accessory building

NEIGHBORHOOD MEETING

The applicant received neighborhood comments by receiving letters or phone calls through the date of June 27, 2022. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Accessory Dwelling Units
Compliance with HOA By-Laws
Compliance with Plat CC&Rs
Design and Materials Matching the Primary Residence
Failure to Meet the Five (5) Statutory Requirements
Multiple Driveways
Neighborhood Aesthetics

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of Vacation Application **VAC2022-005**, subject to:

1. No accessory building which is not in compliance with Section 27-609(2) nor with the Prairie-Delaware-Piper Area Master Plan shall be constructed;
2. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
3. All existing and future driveways must feature curb cuts that are constructed to UG standards;
4. The exterior walls shall be made of either horizontal clapboard, wood, or plywood siding, stone, artificial stone, brick, artificial brick, and textured finishes such as stucco. Fiberglass, plastic, and preformed, corrugated, or ribbed metals are not allowed. Metals can be used provided they have a factory applied and painted finish closely matching the color of the primary structure. Standard concrete masonry units are also not allowed unless the walls of the building are painted the exact color of the primary structure;
5. 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;

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. All on-site driveways and parking areas must be constructed and paved in compliance with Section 27-675(b);
8. This City Planning Commission case are being heard in conjunction with BOZA2022-031. Any approval by the City Planning Commission or Board of Commissioners of this case, and the conditions of approval contained herein, are contingent, and shall only go into effect, upon the approval of BOZA2022-031 by the Unified Government Board of Zoning Appeals and upon any ordinance publications required by law;
9. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located; 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.

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 **VAC2022-005** subject to all comments and suggestions outlined in this staff report, and the conditions of the City Planning Commission.

ATTACHMENTS

July 11, 2022 City Planning Commission Minutes
Aerial Map
Zoning Map
Land Use Map
Neighborhood Meeting Materials
Exhibit of Proposed Utility Easement and Lot Combination
Copy of the Lot Combination Application for 12746 and 12750 Hubbard Road
Plot Plan of 12746 & 12750 Hubbard Road

Elevations of the Proposed Accessory Building
Foundation and Floor Plan of the Proposed Accessory Building
By-Laws of the Freeman Farms South Homes Association, Dated November 12, 2002
Prairie-Delaware-Piper Area Master Plan: Residential Design Guidelines
Site Visit Photographs by Staff, Dated June 16, 2022

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>City Planning Commission</u>	<u>Unified Government Board of Commissioners</u>
Public Hearing		
Vacation	July 11, 2022	July 28, 2022
	Approval	

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **VAC2022-005** 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 of the Kansas City, Kansas City Planning Commission:

1. _____
2. _____; AND
3. _____

OR

I move the Unified Government Board of Commissioners **DENY** Petition **VAC2022-005** as it is not in compliance with the City Code 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.

July 11, 2022 City Planning Commission Minutes:

Hearing starts at 3:38:45:

VACATION APPLICATION VAC2022-005 – ANDREA WEISHAUBT WITH ATLAS SURVEYOR - SYNOPSIS: Vacation of a utility easement at 12750 Hubbard Road.

Detailed Outline of Requested Action: The applicant, Andrea Weishaubt with Atlas Land Consulting, is requesting to vacate a utility easement. The vacation is being requested in conjunction with a lot combination of two (2) single-family residential parcels and a variance from the maximum accessory building floor area for a proposed accessory building to be constructed in the side yard of the newly created parcel.

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 July 11, 2022;
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 Notices to property owners; and,
7. The testimony at the Board of Zoning Appeals meeting earlier this evening.

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

Present in Support:

- Austin Thompson, Atlas Surveyors, 2300 Hutton Road, Kansas City, Kansas 66109

Present in Opposition:

- No one appeared

Staff Recommendation starts at 3:41:25: Planning Director Hand stated that this application is being heard in conjunction with BOZA2022-031, which was denied earlier this evening by the Board of Zoning Appeals. This is a utility easement between two (2) parcels that the applicant seeks to combine to build an accessory structure. The property is in the Prairie-Delaware-Piper Master Plan. Staff has received letters in support and no letters in opposition. There are no Notices of Violation on the property. Staff recommends approval subject to the conditions in the staff report.

Motion starts at 3:41:58:

On motion by Mr. Ward, seconded by Mr. Ernst, the Planning Commission voted as follows to recommend **APPROVAL** of Vacation **VAC2022-005:**
Carson Chairman

Ernst	Aye
Jones	Aye
Miller	Not Present
Mohler	Aye
Pauley	Not Present
Straws	Not Present
Ward	Aye
Armstrong	Not Present
Beth	Aye
Connelly	Aye

Motion to recommend **APPROVAL** of Passed: 6 to 0

Subject to:

1. **No accessory building which is not in compliance with Section 27-609(2) nor with the Prairie-Delaware-Piper Area Master Plan shall be constructed;**
2. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
3. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
4. **The exterior walls shall be made of either horizontal clapboard, wood, or plywood siding, stone, artificial stone, brick, artificial brick, and textured finishes such as stucco. Fiberglass, plastic, and preformed, corrugated, or ribbed metals are not allowed. Metals can be used provided they have a factory applied and painted finish closely matching the color of the primary structure. Standard concrete masonry units are also not allowed unless the walls of the building are painted the exact color of the primary structure;**
5. **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;**
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. **All on-site driveways and parking areas must be constructed and paved in compliance with Section 27-675(b);**
8. **This City Planning Commission case are being heard in conjunction with BOZA2022-031. Any approval by the City Planning Commission or Board of Commissioners of this case, and the conditions of approval contained herein, are contingent, and shall only go into effect, upon the approval of BOZA2022-031 by the Unified Government Board of Zoning Appeals and upon any ordinance publications required by law;**
9. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all**

- covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located; 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.

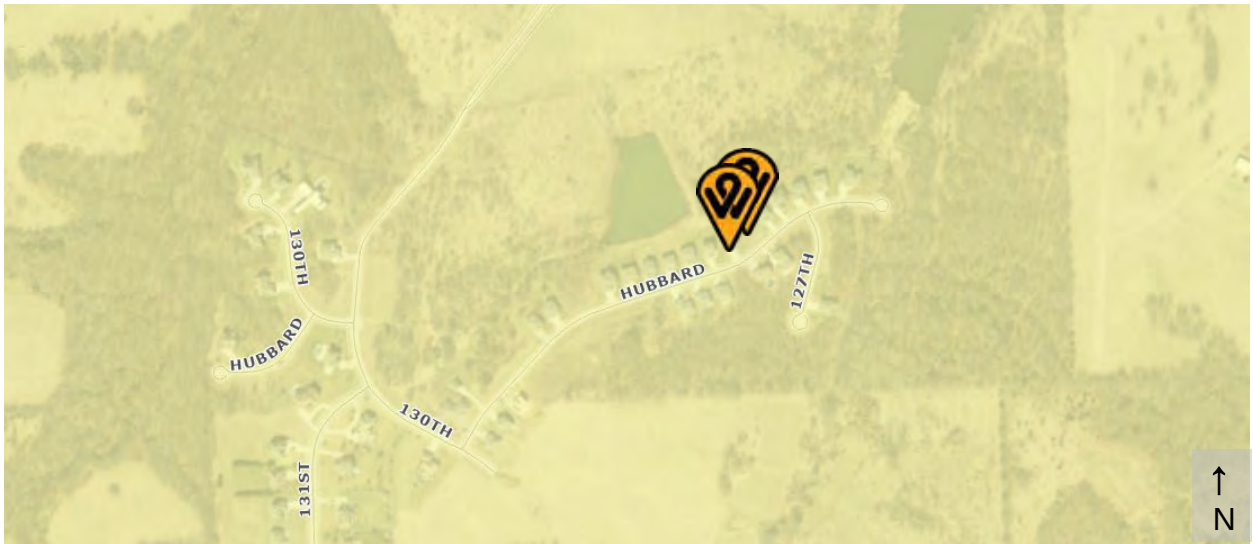
AERIAL MAP



ZONING MAP



LAND USE MAP



Prairie-Delaware-Piper Area Master Plan Land Uses

	Low Density Residential District
	Planned Suburban Residential District
	Planned Mixed Residential District
	Planned Office District
	Planned Commercial District
	Public / Semi-Public
	Planned Open space
	Planned Entertainment District
	Planned Mixed Business Park / Commercial District
	Planned Mixed Business Park / Office District
	Planned Mixed Entertainment / Commercial District
	Planned Small Commercial District
	Future Interchange

NEIGHBORHOOD MEETING MATERIALS

June 15th, 2022
Atlas Land Consulting
2300 Hutton Road Suite 108
Kansas City, KS 66109

We have filed an application with the Department of Urban Planning and Land Use

BOZA2022-031

The purpose of this BOZA is at the following address:
12750 HUBBARD RD, KANSAS CITY, KS 66109

VAC2022-005

The purpose of this VAC is at the following address:
12750 HUBBARD RD, KANSAS CITY, KS 66109

The purpose of this letter is to explain a variance and easement vacation at the address above. The variance is pertaining to an oversize garage. The owner is building a 2100 sq/ft +/- outbuilding intended for garage use only. The easement vacation will vacate an easement between two existing lots. The owner needs to combine these two lots into one parcel.

If you have any questions, comments or concerns please reach out to one of the contacts below. Taking comments until June 27th, 2022.

Please Contact:

Austin Thompson
austin.thompson@atlassureyors.com
austin@alconsult-llc.com
(913)-957-3315

Landon Fliger
landon@alconsult-llc.com
(913)-251-1702

Sincerely,



NEIGHBORHOOD MEETING MATERIALS, CONT.

12750 Hubbard Rd Kansas City, Ks 66109
BOZA-2022-031 and VAC2022-005

Rick Kempf
Rkempf61@gmail.com
913-908-7037
12743 Gubbard rd
Kansas City, Ks 66109
June 23, 2022

"My wife Linda and I live directly across the street from the subject location and are most likely the 2 people that will view this property the most. It is my opinion that a larger structure is better suited for this site than a small structure with a flat front, like most detached buildings you see in the neighborhood already. Building a larger structure with the front broken up by a porch roof and varying roof lines and then proper landscaping that ties it all together to become one larger property is a good plan for the space."

Kyle Andersen
12800 Hubbard rd
Kansas City, Ks 66109
June 23, 2022

"This is regarding my neighbor... (12750 Hubbard Rd. Kansas City, KS 66109)... The letter refers to a new garage he is wanting to add, and whether we had concerns. We do not have any concerns or issues with what he is wanting to do. My address is 12800 Hubbard Rd. for reference. Let me know if any extra information is needed, please and thank you."

Earl Freeman
12601 Polfer Rd
Kansas City, Ks 66109
eeffreeman43@gmail.com
913-441-2777
June 23, 2022

My name is Earl Freeman, I am the original developer of Freeman Farms and neighbor to the Thurber's. When I first envisioned Freeman Farms, I did envision homeowners buying adjacent lots with the intent of putting garages on the lots. The size of the proposed garage is exactly what I intended for adjacent lots because these large garages would be around the same size as a house. The proposed garage is designed and looks very similar to the Thurber's house and surrounding houses. Due to the garage's design and it being on an individual lot, instead of trying to cram a small garage on the lot they currently reside, this will create a spacious look and will not devalue the surrounding homes. Furthermore, having the garage on this lot and knowing the meticulous yard upkeep the Thurber's do, this lot would make the surrounding homes more valuable.

NEIGHBORHOOD MEETING MATERIALS, CONT.

Lauire Mosier
imosier77@gmail.com
5127 N 127th St
Kansas City, Ks 66109
June 23, 2022

We live in the neighborhood where the project BOZA-2022-031 and VAC2022-005 are planned. We wanted to offer our support of this project for Rick and Mary. As neighbors in this community, we will drive by and see this garage addition every day and we have no concerns or issues at all.

Fur Finley
12722 Hubbard Rd
Kansas City, Ks 66109
furfinley@gmail.com
June 23, 2022

Rick Thurber came by and showed us the plans for his 2100 sqft garage addition that is slated to go up in the empty lot immediately to the north of their home, and I wanted to confirm with you that we do not have any issues or concerns w/ the Thurbers building this structure.

Shawn Fin
12749 Hubbard Rd
Kansas city, Ks 66109
913-745-6059
June 23, 2022

Has no problem with garage via phone conversation.

Bart and Mary Mages
12734 Hubbard Road
Kansas City, Ks 66109
June 25, 2022

Has no problem with garage via phone conversation.

James Bauer
12904 Hubbard Rd
Kansas City, Ks 66109
ssgbauer@yahoo.com
913-314-5613
June 26, 2022

" I am contacting you regarding the variance for an oversized garage at 12750 Hubbard Road, Kansas City, KS 66109. I currently reside at 12904 Hubbard Road, Kansas City, KS 66109. I have reviewed the plans for this project with Rick and Mary Thurber, and I would say that the variance should be granted, because this would add to the neighborhood in a positive way. I believe it would add beauty and add to the property values of the home in our neighborhood. The HOA requires that this garage match the Thurber's residence (color/rock/roof) and that it would be completed in such a way as to compliment the Thurber's existing home, as well as the whole neighborhood. Thank you for taking the time to review my opinion on this matter, and I have provided my contact information if you have any further questions."

NEIGHBORHOOD MEETING MATERIALS, CONT.

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
COUNTY OF Johnson) ss:

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

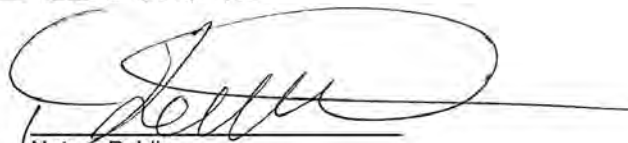
1. That I am the petitioner for Petition # BOZA2022-031 and VAC2022-005
2. That I conducted a neighborhood meeting on VIA Phone and Gmail
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Urban Planning and Land Use Department.

Further affiant saith not.


Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 27th day of June, 2022.

My commission expires 20th of December, 2022.


Notary Public

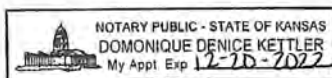
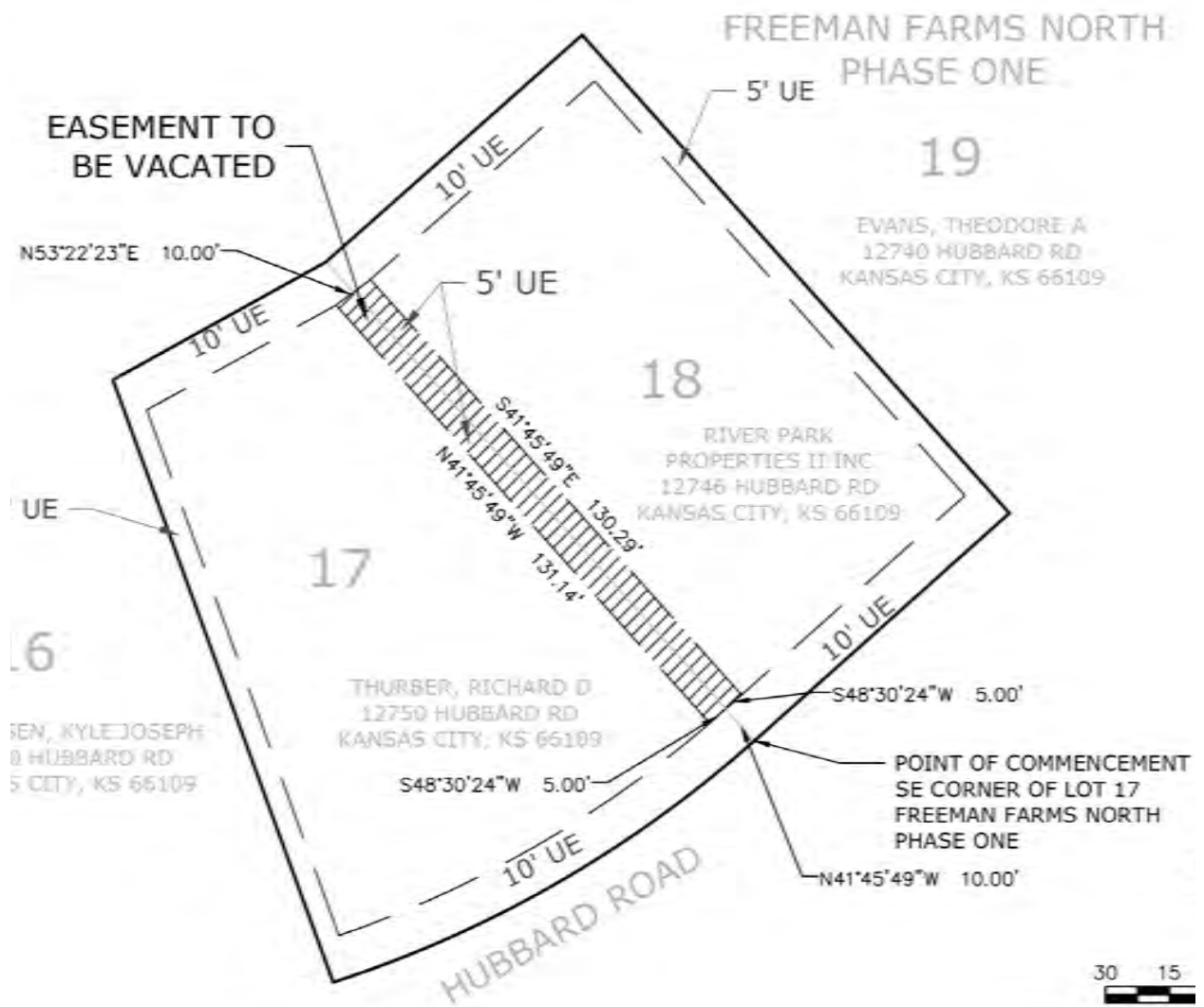


EXHIBIT A

EXHIBIT OF PROPOSED UTILITY EASEMENT AND LOT COMBINATION, CONT.



COPY OF THE LOT COMBINATION APPLICATION FOR 12746 AND 12750 HUBBARD
ROAD



GeoSpatial Services Division

A Division of Department of Technical Services
Unified Government of Wyandotte County/Kansas City, Kansas
710 North 7th Street, Suite 200
Kansas City, Kansas 66101
Ph. 913-573-2941 * Fax: 913-573-4106
Email: GSS@wycokck.org

Request to Combine Tax Parcels

I, the undersigned owner/taxpayer of below-described tax parcels (Requester), request that they be combined into one property record for tax billing/valuation purposes.

Requester believes that the below-stated '*Requirements to Combine Tax Parcels*' are met for parcel combining. Requester also acknowledges and understands: 1) This is a combination of tax records. It has no effects on property ownership, title, or legal description; and 2) Combining properties may result in a change in property assessment/taxes. Owner is responsible for notifying lender of any such changes.

Parcel Number 1	294816	Address, City, Zip	12750 HUBBARD RD KANSAS CITY, KS 66109
Parcel Number 2	294817	Address, City, Zip	12746 HUBBARD RD KANSAS CITY, KS 66109
Parcel Number 3		Address, City, Zip	
Check here ☐ and use back of this form if you need to add additional parcel numbers			

Requester Name and Address (Please Print)	RICHARD THURBER 12750 HUBBARD RD	City, State, Zip	KANSAS CITY, KS 66109
		Telephone(Day)	
		Telephone(Eve)	
		Email Address	

Requester Signature	<i>Mary Jane Thurber</i>	Date:	<i>5-19-2022</i>
---------------------	--------------------------	-------	------------------

Requirements to Combine Tax Parcels

- 1) Parcels must be adjoining and contiguous. Parcels cannot be separated by dedicated right-of-way.
- 2) Parcels must have identical owner names on deeds (names must match exactly)
- 3) Property taxes must be paid up (no delinquent taxes)
- 4) Parcels must be located in same tax unit
- 5) This request must be submitted in writing—can be mailed, emailed, faxed, or handed to this office

Staff Use Only

TRANSMITTAL FORM # _____

Requirements Checklist:

Request is: ☐ Approved ☐ Denied (Reason for non-approval):

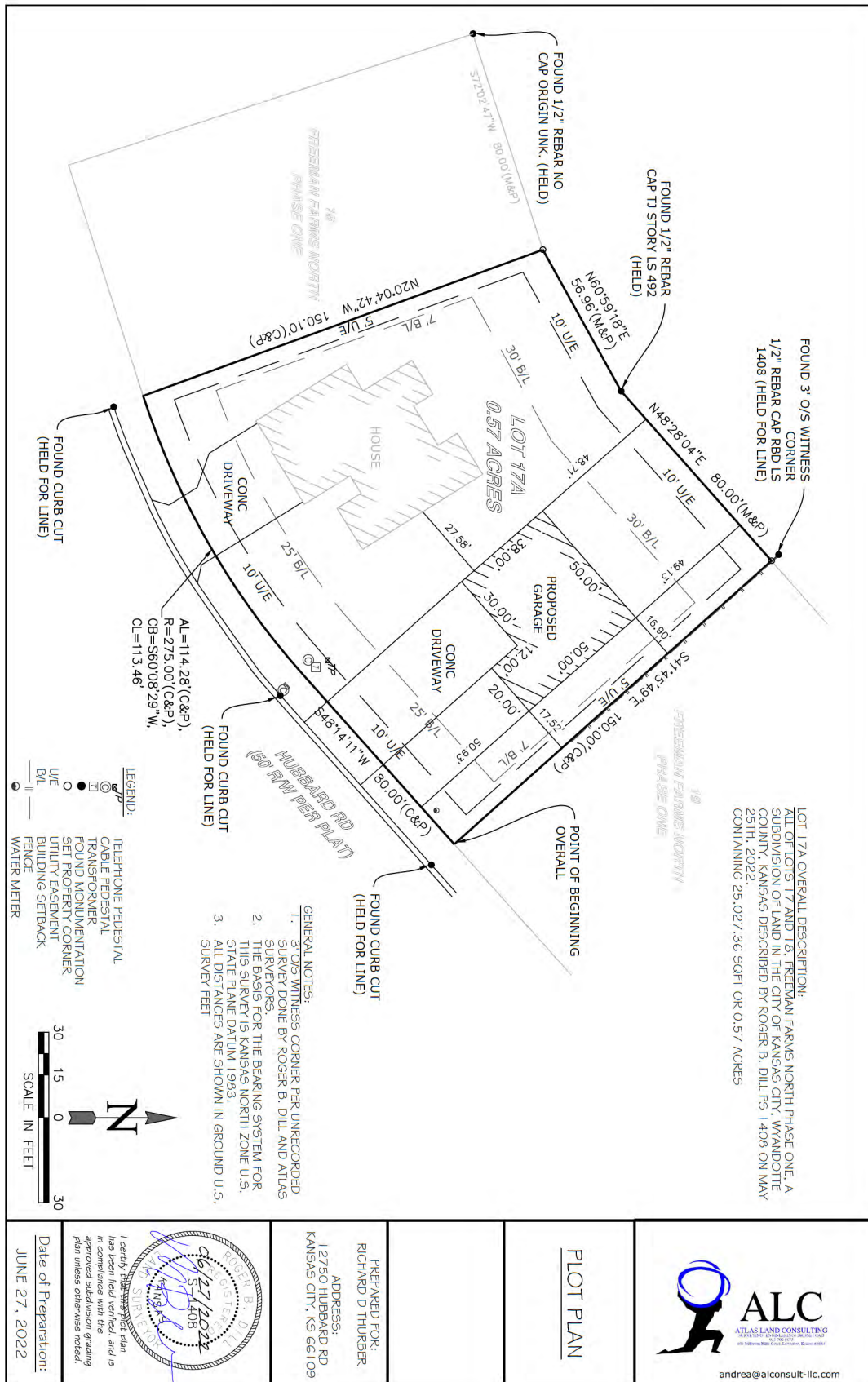
Yes No

- | | | |
|--------------------------|--------------------------|------------------------|
| ☐ | ☐ | No taxes due |
| ☐ | ☐ | Parcels are contiguous |
| ☐ | ☐ | Identical ownership |
| ☐ | ☐ | Same tax unit |

If denied, was Requester contacted? Y N

Date completed ____ / ____ / ____

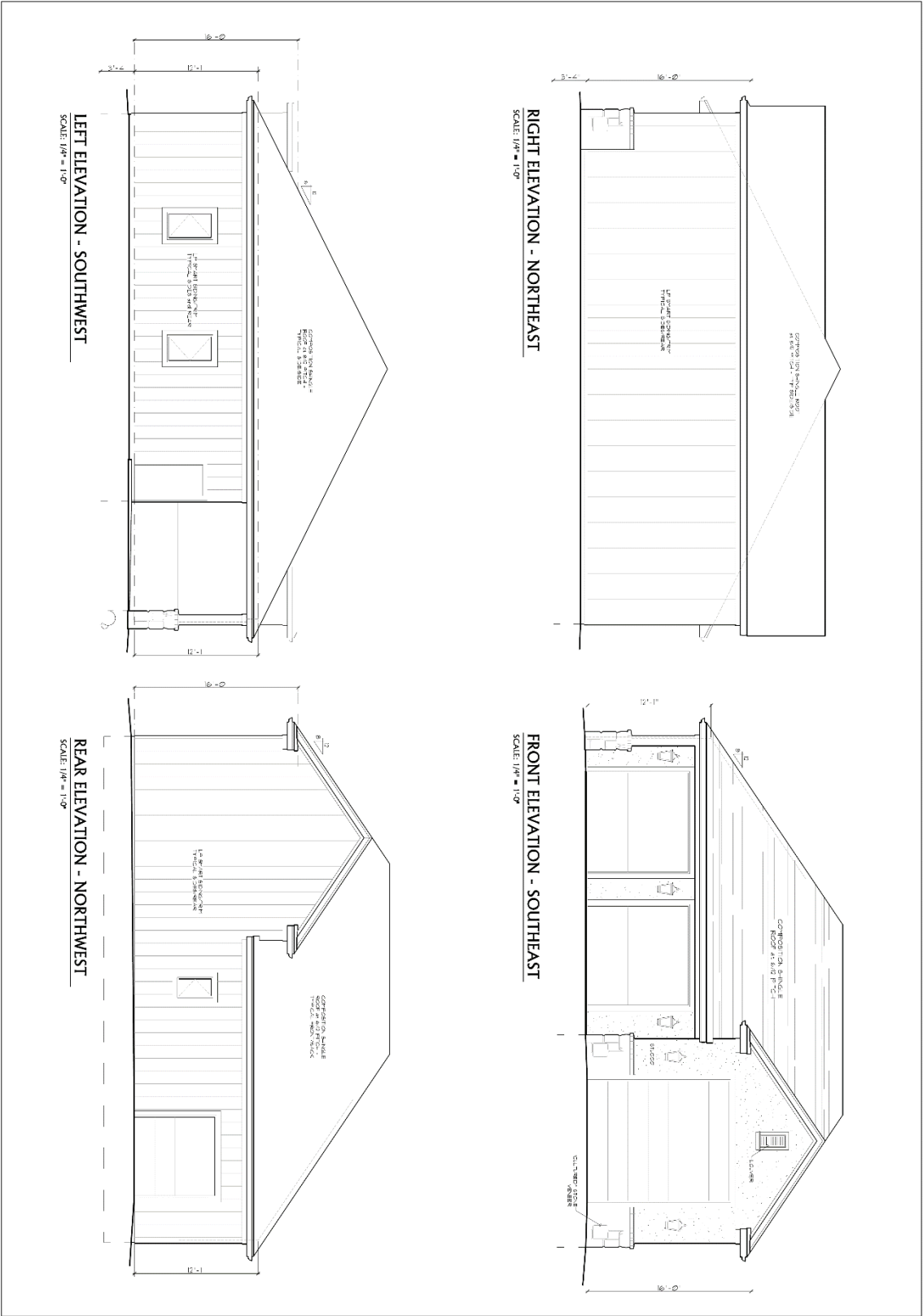
Clerk Init _____



SUBDIVISION OF
COUNTY, KANSAS
25TH, 2022.
CONTAINING 25,



ELEVATIONS OF THE PROPOSED ACCESSORY BUILDING



SHEET NO.
2
JULY 23, 2021

A DETACHED GARAGE FOR:
RICK and MARY THURBER
12750 HUBBARD ROAD
KANSAS CITY, KS 66109

residential design studio
102323 holloway road
kansas city, mo 66109
ph: 913.907.7142
fx: 913.722.1151

Lansing Lumber
1445 W. 14TH ST. SUITE 100
KANSAS CITY, MO 64108
PH: 816.441.1111
WWW.LANSINGLUMBER.COM

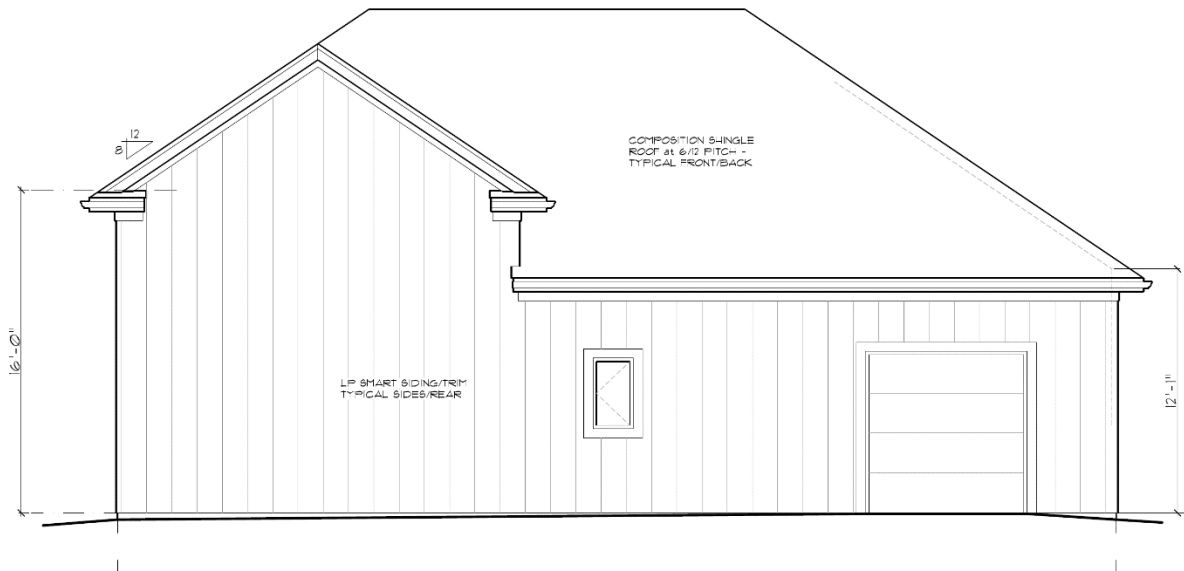
MILITARY DISCOUNT
We are proud to offer a 10% discount on all lumber and materials to active military personnel and their families. To receive this discount, please provide a valid military ID or other proof of service. The discount is not applicable to specialty items, such as engineered lumber, or to products that are already discounted. The discount is valid for all orders placed between July 1, 2021, and June 30, 2022. Please contact us for more information.

ELEVATIONS OF THE PROPOSED ACCESSORY BUILDING, CONT.



FRONT ELEVATION - SOUTHEAST

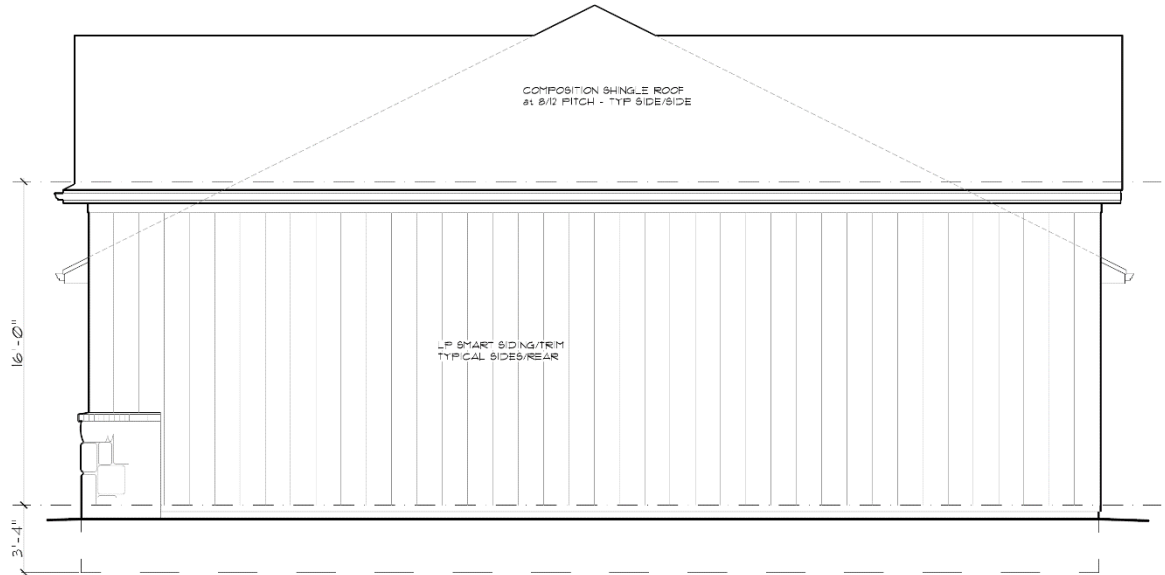
SCALE: 1/4" = 1'-0"



REAR ELEVATION - NORTHWEST

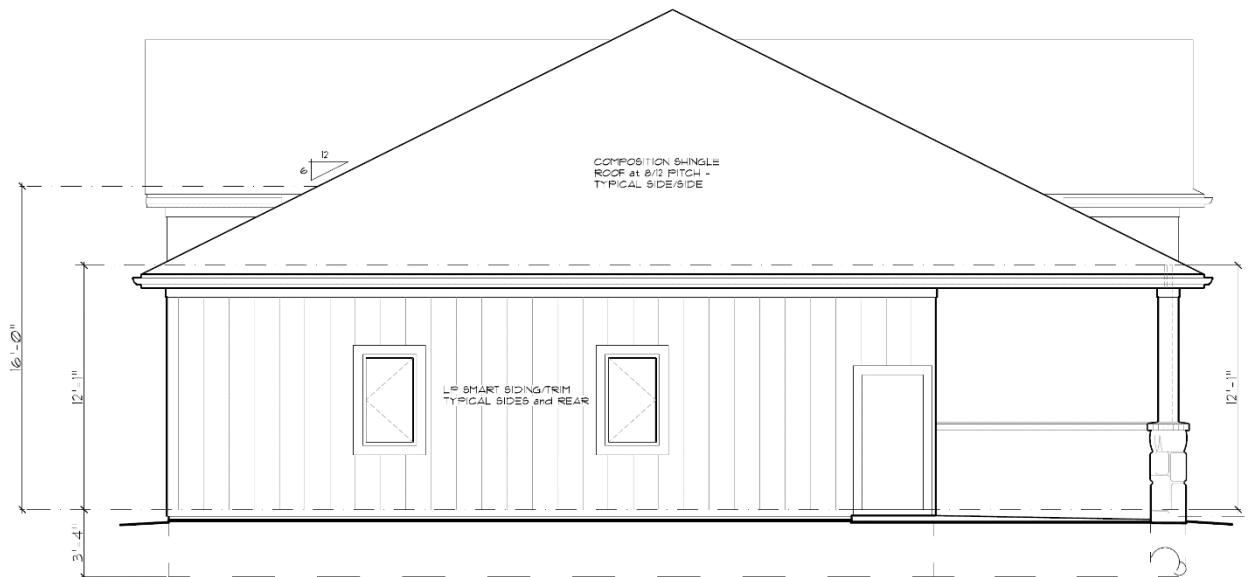
SCALE: 1/4" = 1'-0"

ELEVATIONS OF THE PROPOSED ACCESSORY BUILDING, CONT.



RIGHT ELEVATION - NORTHEAST

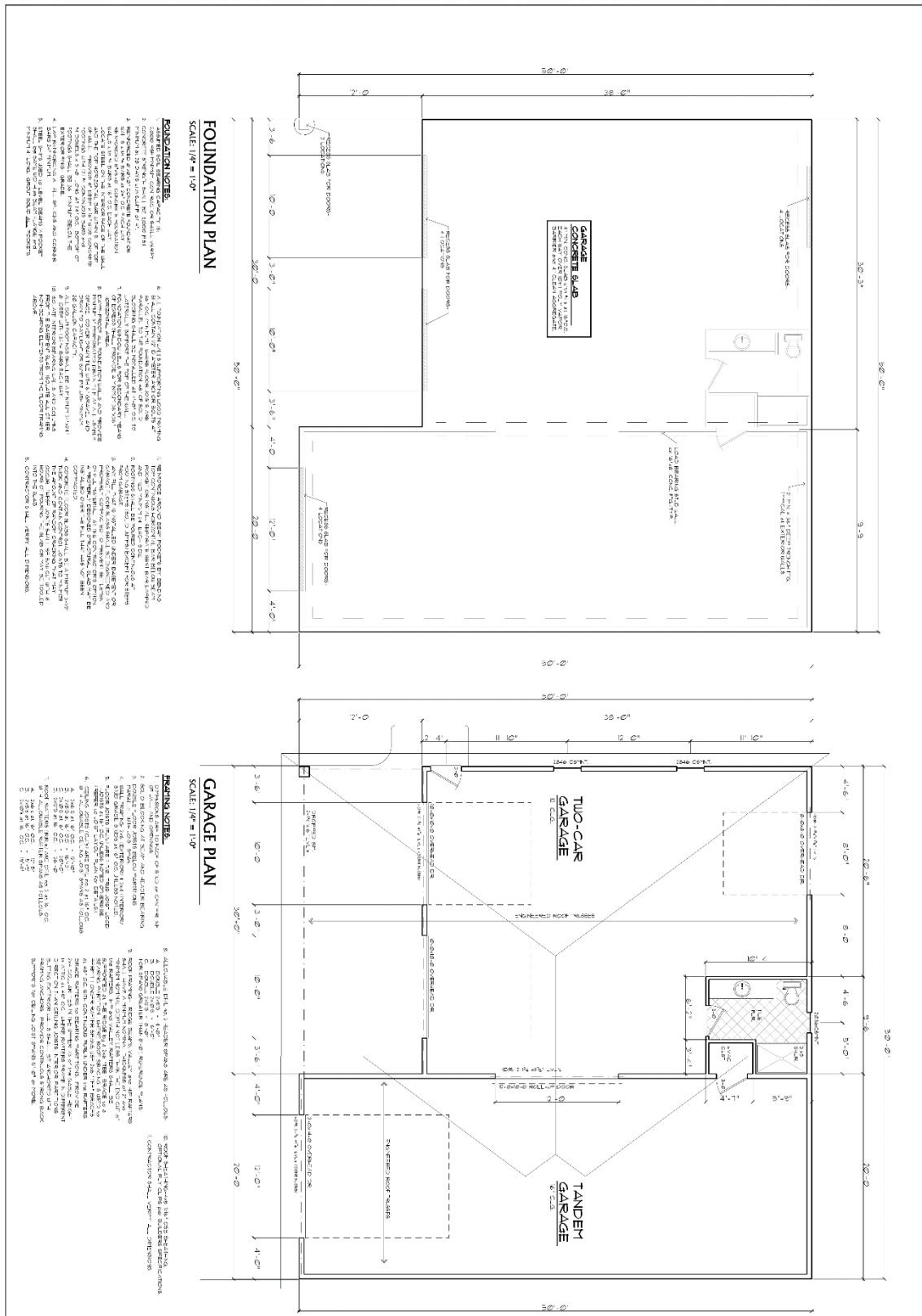
SCALE: 1/4" = 1'-0"



LEFT ELEVATION - SOUTHWEST

SCALE: 1/4" = 1'-0"

FOUNDATION AND FLOOR PLAN OF THE PROPOSED ACCESSORY BUILDING



JULY 23, 2021

SHEET NO.

A DETACHED GARAGE FOR:
RICK and MARY THURBER
12750 HUBBARD ROAD
KANSAS CITY, KS 66109

pl

residential design studio
10325 hollingsworth road
kansas city, ks 66109
ph: 913.907.7162
fx: 913.727.1155

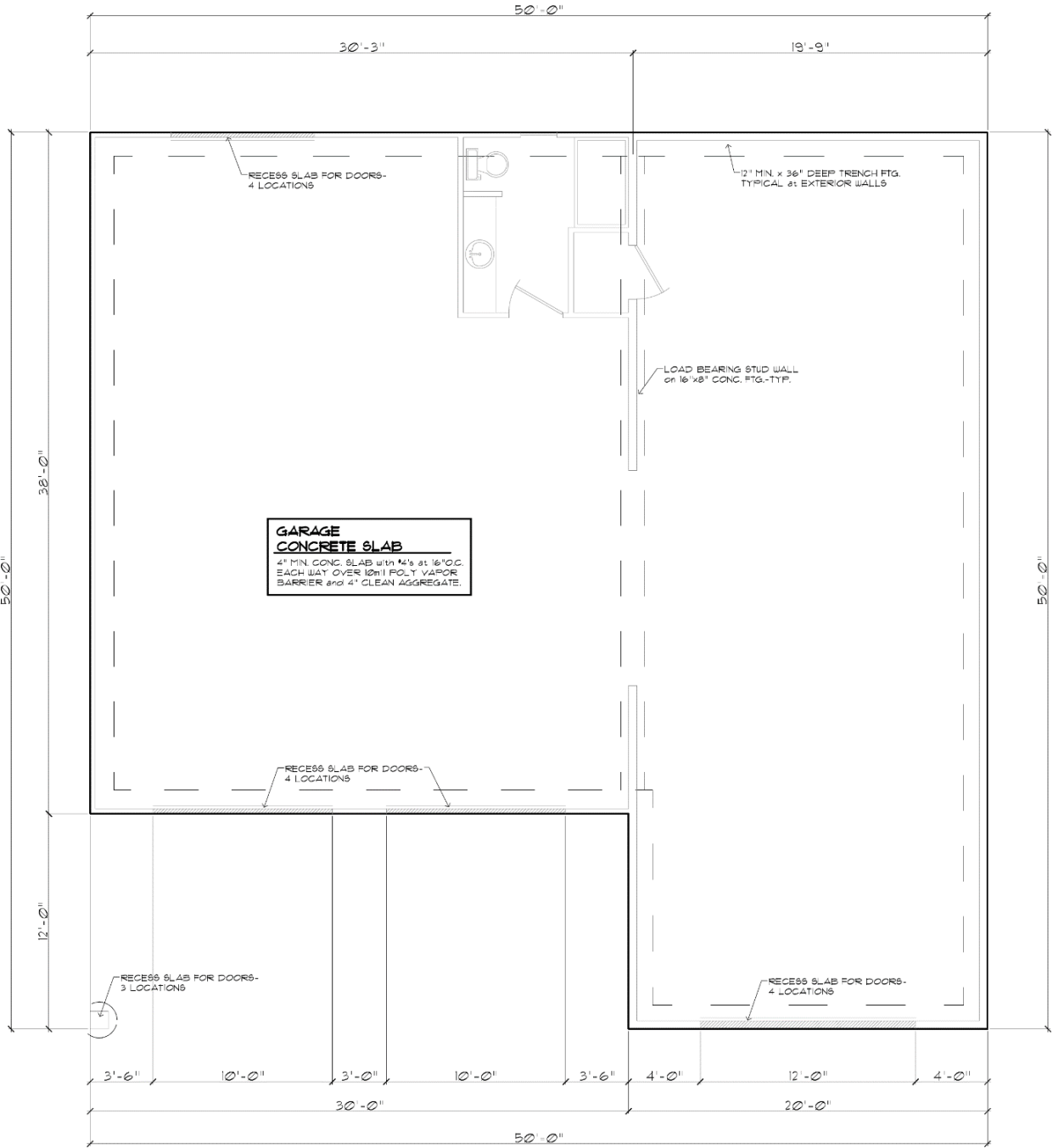
Lansing Lumber

POST 211 NORTH MAIN PHONE (913) 723-5211
P.O. BOX 206 FAX (913) 723-1155
LANSING, KS 66045 WEB www.lansinglumber.com

SALES/CLARK

The firm is looking for sales to a north-east of development of these structures given the fact that they are, these are made for the construction process companies to make it easier to build. The firm is looking for sales to a north-east of development of these structures given the fact that they are, these are made for the construction process companies to make it easier to build. The firm is looking for sales to a north-east of development of these structures given the fact that they are, these are made for the construction process companies to make it easier to build.

FOUNDATION AND FLOOR PLAN OF THE PROPOSED ACCESSORY BUILDING, CONT.



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

GARAGE PLAN

SCALE: 1/4" = 1'-0"

The plan shows a Two-Car Garage (12' CLG.) and a Tandem Garage (16' CLG.). The Two-Car Garage features a 10'-0"x10'-0" overhead door and a 10'-0"x10'-0" overhead door. The Tandem Garage features a 12'-0"x14'-0" overhead door. The plan includes dimensions for the overall structure, including a 50'-0" width and a 38'-0" depth. Structural details include engineered roof trusses, 2x4s CSNT, 2x6s CSNT, 2x8s CSNT, 2x10s CSNT, 2x12s CSNT, 2x14s CSNT, 2x16s CSNT, 2x18s CSNT, 2x20s CSNT, 2x22s CSNT, 2x24s CSNT, 2x26s CSNT, 2x28s CSNT, 2x30s CSNT, 2x32s CSNT, 2x34s CSNT, 2x36s CSNT, 2x38s CSNT, 2x40s CSNT, 2x42s CSNT, 2x44s CSNT, 2x46s CSNT, 2x48s CSNT, 2x50s CSNT, 2x52s CSNT, 2x54s CSNT, 2x56s CSNT, 2x58s CSNT, 2x60s CSNT, 2x62s CSNT, 2x64s CSNT, 2x66s CSNT, 2x68s CSNT, 2x70s CSNT, 2x72s CSNT, 2x74s CSNT, 2x76s CSNT, 2x78s CSNT, 2x80s CSNT, 2x82s CSNT, 2x84s CSNT, 2x86s CSNT, 2x88s CSNT, 2x90s CSNT, 2x92s CSNT, 2x94s CSNT, 2x96s CSNT, 2x98s CSNT, 2x100s CSNT, 2x102s CSNT, 2x104s CSNT, 2x106s CSNT, 2x108s CSNT, 2x110s CSNT, 2x112s CSNT, 2x114s CSNT, 2x116s CSNT, 2x118s CSNT, 2x120s CSNT, 2x122s CSNT, 2x124s CSNT, 2x126s CSNT, 2x128s CSNT, 2x130s CSNT, 2x132s CSNT, 2x134s CSNT, 2x136s CSNT, 2x138s CSNT, 2x140s CSNT, 2x142s CSNT, 2x144s CSNT, 2x146s CSNT, 2x148s CSNT, 2x150s CSNT, 2x152s CSNT, 2x154s CSNT, 2x156s 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BY-LAWS OF THE FREEMAN FARMS SOUTH HOMES ASSOCIATION,
DATED NOVEMBER 12, 2002

**BY LAWS OF THE ACRES AT FREEMAN FARMS SOUTH
HOMES ASSOCIATION**

Article I. Offices

1.1 **Name**. The name of the corporation is The Acres at Freeman Farms South Homes Association, Inc. It is incorporated under the laws of the State of Kansas as a not-for-profit corporation. This corporation is the Homes Association referenced in the Declaration (as defined below).

1.2 **Location**. The principal office of the corporation shall be located at the offices of the Developer in Wyandotte County, Kansas, unless changed by a majority vote of the members, but meetings of members and directors may be held at such other places in Wyandotte County, Kansas as may be designated by the Board of Directors from time to time.

Article II. Definitions

2.1 **Association** shall mean The Acres at Freeman Farms South Homes Association, Inc., its successors and assigns.

2.2 **District** shall mean all of the property which is now or hereafter within the jurisdiction of the Association as provided in the Declaration and these by-laws.

2.3 **Common Areas** shall have the meaning set forth in the Declaration, and as defined herein.

2.4 **Lot** shall have the meaning set forth in the Declaration.

2.5 **Owner** shall have the meaning set forth in the Declaration.

2.6 **Grantor** shall have the meaning set forth in the Declaration.

2.7 **Declarant** shall have the meaning set forth in the Declaration.

2.8 **Developer** shall mean the "Developer" (or its assignee) under the Declaration.

2.9 **Declaration** shall mean, the Declaration of Protective Covenants & Restrictions for the Acres at Freeman Farms South recorded in Book 4228 at Page 320 as well as the Covenants & Restrictions recorded in Book 4497 at page 710 in the office of the Register of Deeds, Wyandotte County, Kansas, and may be amended and supplemented from time to time, and additional Declarations for additional Phases or Additions to The Acres at Freeman Farms South.

BY-LAWS OF THE FREEMAN FARMS SOUTH HOMES ASSOCIATION,
DATED NOVEMBER 12, 2002, CONT.

Article XII. Assessments

12.1 **Creation of the Lien and Personal Obligation of Assessments.** Each Owner of a Lot, by acceptance of a deed thereof, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements and dam and/or lake maintenance and such assessments to be established and collected as hereinafter provided. The annual assessments and special assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such easement is made. Each such assessment, together with interest, costs, and reasonable attorney's fees, shall also become the personal obligation of the person who was the Owner of such property at the time when the assessment became due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

12.2 **Purpose of Assessments.** The assessments levied by the Association shall be used: (a) To promote the recreation, health, safety, and welfare of the residents in the properties (b) To enhance the value of the subdivision. (c) For improvements & maintenance of the Common Area, Easements etc. under the jurisdiction thereof. (d) To pay common expenses and administration of the Association. (e) To otherwise further the interests of the subdivision.

12.3 **Basis of Annual Assessments.** Assessments shall be levied on each lot in the amount and manner addressed in Article 12.7 of these by-laws, based on a calendar year of January 1st thru December 31st.

12.4 **Special Assessments for Capital Improvements.** In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

BY-LAWS OF THE FREEMAN FARMS SOUTH HOMES ASSOCIATION,
DATED NOVEMBER 12, 2002, CONT.

12.4a Special Assessments. Special Assessments shall be levied by the Association against an owner for: (a) Costs incurred in bringing an Owner or his Lot into compliance with the provisions of this Declaration, the Association Articles or Bylaws, or the rules. (b) Fines levied or fixed by the Board as provided herein. (c) Attorney's fees, and other costs or charges provided to be paid as, or which are incurred in connection with, a Special Assessment in accordance with the Declaration or the Rules. (d) Any other charge designated as a Special Assessment in the Declaration or the Rules.

12.5 Notice and Quorum for Any Action Authorized under Section 12.4. Written notice of any meeting called for the purpose of taking any action authorized under Section 12.4 shall be sent to all members not less than thirty (30) days or no more than 60 days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast sixty percent (60%) of all votes of each class of membership shall constitute a quorum. If the required quorum is not present, another meeting shall be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

12.6 Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all Lots and may be collected on an annual basis.

12.7 Date of Commencement of Annual Assessments: Due Dates. The annual assessments provided for herein shall commence upon a Lot on the first day of the month following the date of the Lot Closing (Not the Residence) unless closing is on the 1st of the month. Assessments for Lots closing on the 1st day of the month will commence the same day thereof. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors. The Association shall, upon demand, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate of the Association as to the status of the assessments on a Lot is binding upon the Association as of the date of its issuance.

12.8 Effects of Nonpayment of Assessments: Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of ten percent (10%) per annum. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of a Lot. The Board may, in its discretion, waive any late charge and/or interest in any instance without prejudice to other instances. A delinquent Owner shall, to the extent allowed by then applicable law, be liable for attorney's fees and other related costs incurred by the Association as a result of such delinquency.

BY-LAWS OF THE FREEMAN FARMS SOUTH HOMES ASSOCIATION,
DATED NOVEMBER 12, 2002, CONT.

12.9. **Special Assessment for Lake Area.** The owners of lots 1-10 inclusive are subject to "special assessments", as determined by the Board of Directors, in connection with the maintenance and/or repair of the lake (Tract A) which abuts lots 1-10 as well as any/all maintenance and/or repair of the Dam for Tract A (Lake) listed on the recorded plat thereof.

12.10 **Inadequate Assessments.** If the Association determines that the total Annual Assessments for the current year are, or will become inadequate to meet all Common Expenses for whatever reason, the Association President shall then immediately determine the approximate amount of such inadequacy and, with the approval of the Board, issue a supplemental estimate of the Common Expenses and determine the revised amount of the Annual Assessment to be paid by each Owner for the balance of the year, and the date or dates due. Each Owner shall be notified of the additional amount required to be paid and the due date of such payment, and each Owner shall pay the additional amount when due. If the total Annual Assessments for a current year exceed the actual Common Expenses, the Association may, at the discretion of the Board, retain such excess as additional working capital or reserves, or reduce the amount of the Annual Assessments for the next fiscal year.

12.11 **No Offsets.** All Assessments shall be payable in the amount specified in the Assessment or Notice of Assessment and no offsets against such amount shall be permitted for any reason.

12.12 **Exempt Property.** All properties owned by the Developer and all properties dedicated to and accepted by, or otherwise owned or acquired by a public authority shall be exempt from the Assessments provided herein. Developer may at any time, voluntarily agree to help with expenses of said Association, however, by so doing, shall not be considered precedent setting nor thereafter be obligated to continue doing the same or any portion or percentage thereof.

12.13 **Homestead Waiver.** Each Owner, to the extent permitted by law, hereby waives, to the extent of any liens created pursuant to this Declaration or documentation associated herewith, the benefit of any redemption, homestead or exemption laws of the State of Kansas now in effect, or in effect from time to time hereafter.

12.14 **Reserves.** The responsibility of the Board shall be only to provide for such reserves as such Board in good faith deems reasonable, and neither the Developer, the Board nor any member thereof shall have any liability to the Association, any Owner, or Association member, with regard to the adequacy of such reserves.

12.15 **Enforcement of Lien.** Any lien provided for in this Declaration may be foreclosed by the Association in any manner provided, or permitted, for the foreclosure of real property mortgages or homes association liens in the State of Kansas.

PRAIRIE-DELAWARE-PIPER AREA MASTER PLAN:

RESIDENTIAL DESIGN GUIDELINES

Prairie Delaware Piper Master Plan

Architectural Diversity

- All sides of a building shall display a similar level of quality and architectural interest. The majority of a building's architectural features and treatments shall not be restricted to a single façade. However, direct window conflicts across side property and/or rear property lines should be avoided.
- Incorporate a variety of features such as overhangs, dormers, bay windows, cantilevers, porches, entries, accent materials to provide articulation and interest.
- Include single story elements such as porches, covered entries and second stories that have a set back from the first floor on two story homes.
- Fronts of buildings should be articulated thorough the use of window-bays, insets, balconies, porches or stoops related to entrances and windows.
- The overall residential community should include multiple building elevation designs. One front, side and rear building elevations should not be used on more than 40 percent of the units.

Garages and Carports

- Garages and carports should incorporate architectural treatments that derive from the main building in terms of materials, detailing, roof materials and colors. **When possible, side and rear loaded garages and carports are preferred.**

Front loaded garages and carports:

Front loaded garages should incorporate at least one of the following guidelines to limit the dominance of garage doors on the front facade:

- Incorporate upper level dormers above the garage, or
- Design porches, stoops and/or facades should protrude at least five (5) feet in front of the garage, or

- Use trim, windows and other details to de-emphasize the visual impact of the garage in relation to the rest of the structure.

Safe Rooms

All duplexes and tri-plexes must be built with a tornado safe room for the protection of the occupants.

Housing Style Variation

Residential units within developments of more than 25 dwelling units should have a minimum of three distinctive floor plans, with a minimum of three elevations per floor plan.

Identification Features

All residential developments are required to have entry features. These features may include:

- Neighborhood name within a landscape feature
- Monuments
- Special lighting feature
- Enhanced bus stop
- Fountain
- Special landscape

Commercial Centers:

Commercial centers are based on the concept framework that resulted from the community meetings. Commercial centers should serve the future surrounding neighborhoods. The centers will vary in development intensity and number of goods and services to be provided based on the land capacity analysis and the proposed residential densities.

Specific commercial locations are not identified on the Land Use Plan. Identifying appropriate locations is premature while the area is experiencing rapid growth. Market forces will influence the timing and location of commercial centers. The following types of centers are considered:



PRAIRIE-DELAWARE-PIPER AREA MASTER PLAN: RESIDENTIAL DESIGN GUIDELINES, CONT.

Prairie Delaware Piper Master Plan

- Development applications should be required to be compatible with the comprehensive plan.
- There should be procedures for permit expiration and revocation. Where rezoning is involved, there should be the option of providing new notice and hearing to revoke a rezoning where the applicant has failed to comply with approval conditions.
- There should be procedures for amendments to preliminary plans and triggers to send amended plans that have not been approved by the staff/PC/BOC back through the development approval process.
- The regulations should establish overlapping preliminary plan and preliminary plat requirements for a streamlined approval process.
- Final plans should be required to be in conformance with preliminary plans or be subject to a second approval process.

Planned Development Criteria

Planned developments are intended to meet or exceed the following:

- Protect and design for the sensitive use of the natural environment,
- Preserve and enhance existing man-made and natural environs on and adjacent to the site,
- Improve access for pedestrians and vehicles to and from the site,
- Encourage urban design solutions that will add long-term value to the community,
- Encourage attractive spatial and visual organization of buildings and other site elements,
- Encourage an appropriate mix of land use, building types and urban design features, and
- Encourage efficient land use activi-

ties on and around the site.

The following list identifies the development and planning review criteria that should be considered on every zoning and development proposal:

- Compliance with the Prairie Delaware Piper Master Plan and the Comprehensive Plan,
- Compliance with the Zoning Ordinance (criteria including section 27-1049) and the Subdivision Regulations,
- Compatibility with natural site features,
- Compatibility with adjacent uses,
- Road network and connections to adjacent properties,
- Open space and amenities, including trail connections to existing and proposed parks,
- Landscaping and buffering between residential units, non residential buildings and/or adjacent developments that exceed minimum requirements,
- Special residential features including entry monuments, neighborhood markers, special lighting features, and other neighborhood amenities,
- Percentage of proposed ownership and rental mix, and
- Architectural details of all building types that are not single family detached units.

SITE VISIT PHOTOGRAPHS BY STAFF, DATED JUNE 16, 2022



Above (All): Views of the primary residence at 12750 Hubbard Road, facing northwest.

Below (All): Views of the vacant parcel at 12746 Hubbard Road from the sidewalk across the street, in front of 12743 Hubbard Road.



SITE VISIT PHOTOGRAPHS BY STAFF, DATED JUNE 16, 2022, CONT.



Upper Left: View of the terrain of the subject property, facing west towards the side of the primary residence at 12750 Hubbard Road.

Upper Right: View of the terrain of the subject property, facing northeast towards the side of the primary residence at 12740 Hubbard Road. Note that 12740 Hubbard Road is not part of the subject property involved in BOZA2022-031 & VAC2022-005.

Lower Left: View of the gap in the sidewalk at 12746 Hubbard Road. A sidewalk must be installed in order to connect the two (2) separate existing portions of sidewalk.

Lower Right: Bricks/pavers have been stacked on a pallet and left at 12746 Hubbard Road. These bricks/pavers must be removed.





Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: July 28, 2022

Re: Preliminary Plan Review Petition PR2022-021

GENERAL INFORMATION

Applicant:

Eric Gentry

Status of Applicant:

Representative

Victory Jeep

1720 North 100th Terrace

Kansas City, Kansas 66111

Requested Action:

To approve a Preliminary Plan

Date of Application:

May 26, 2022

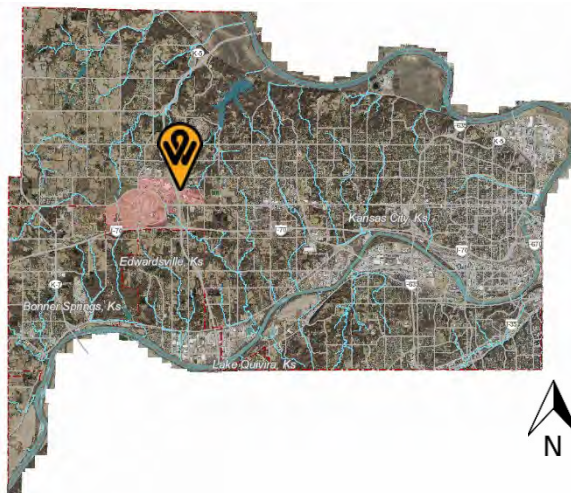
Purpose:

A Preliminary Plan Review for the construction of a new car dealership with light auto repair.

Property Location:

1701 North 100th Terrace

Kansas City, Kansas 66111



Commission Districts:

Commissioner At Large, District #1: Melissa Bynum

District #5 Commissioner: Mike Kane

Existing Zoning:

CP-2 Planned General Commercial and AG-Agriculture District

Adjacent Zoning:	North:	CP-2 Planned General Commercial District
	South:	B-P Business Park
	East:	CP-2 Planned General Commercial District
	West:	CP-2 Planned General Commercial District
Existing Uses:	North:	Used car dealership
	South:	Business Park (Dairy Farmers of America)
	East:	Vacant commercial land
	West:	Car dealership
Total Tract Size:	3.43 Acres	
Master Plan Area:	Prairie-Delaware-Piper Master Plan	
Master Plan Designation:	The Prairie-Delaware-Piper Master Plan designates this property as Planned Commercial and Mixed-Use Entertainment, which allows for allows major retail uses, including restaurants and hotels. This would include centers for large discount stores currently called big box centers and have stores that serve large populations as well as areas that have significant capital investment in infrastructure that entertains visitors.	
Major Street Plan:	The Major Street Plan designates North 100 th Terrace as a local street.	
Parking Requirement:	Sec 27-466(e) states that uses in this district require paved off-street parking at a ratio of not less than four spaces per 1,000 square feet of floor area in the building.	
	Sec 27-668(b) states that “any use not included in the parking requirements found in this article shall be assigned a parking requirement by the Planning Commission”.	
Advertisement:	Property Owner Letters – June 16, 2022 <u>Wyandotte Echo</u> – Not Required	
Public Hearings:	July 11, 2022 and July 28, 2022	
Public Support:	None to date.	
Public Opposition:	None to date.	

PROPOSAL

Detailed Outline of Requested Action: The applicant, Eric Gentry with Victory Jeep, is seeking approval of a preliminary plan to construct a new auto dealership at 1701 North 100th Terrace.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. None to date.

Building, Zoning, or Code Enforcement Complaints:

1. None to date.

Outstanding or Related Permits and Cases:

1. None to date.

FACTORS TO BE CONSIDERED

1. *Neighborhood character.*

The property is located in a primarily commercial node of Wyandotte County along a corridor that features several car dealerships, retail and an office park.

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 increase traffic and parking demand along North 100th Terrace, however, this increase should not exceed or adversely affect roadway capacity, safety, or create parking problems, as long as all conditions are adhered to. The applicant has provided a traffic study done in 2018. Please see “Olsen Traffic Study 2018” in the Attachments.

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

The proposed use conforms to the Prairie-Delaware-Piper Master Plan, which designates the property as this property as Commercial and Business Park, which allows for both this category allows major retail uses, including restaurants and hotels as well as areas that are for manufacturing, light industrial uses, distribution-warehouse, trucking, and other employment activity.

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

a. *Water service*

BPU provides water service.

b. *Sanitary sewer service*

The UG provides sanitary sewer service.

c. *Storm water control*

To be designed to city code.

d. *Police*

Police service is provided by the West Patrol, District #227.

e. *Fire*

Fire service is provided by Station #12, one (1) mile away from the subject property.

f. *Transit*

KCATA provides transit service, along route #116 – West Parallel, which stops next to the subject property.

g. *Schools*

Public Education is provided by John. F. Kennedy Elementary School, Arrowhead Middle School, and Washington High School under Kansas City, Kansas USD 500.

5. *The capability of the proposed use to meet applicable ordinance and other requirements.*

The applicant will be required to follow the Commercial Design Guidelines for CP-2 Planned General Commercial District, as well as the Legends Auto Design Criteria. The proposed use will also have to obtain a Special Use Permit for auto-sales with light repair. With revisions and upon obtaining the Special Use Permit, the proposed use is able to meet applicable ordinance and other requirements.

6. *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 if it adheres to the conditions of approval. The applicant has provided adequate

areas for potential run-off as well as features that address any potential erosion as part of the grading that will be required for this development.

- 7. 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.**

Buildings will be arranged as to afford adequate light, and open space to facilitate fire protection. This is a large parcel, with generous setbacks and extensive landscaping, and will be required to provide amenities such as benches, pedestrian access, and a detention pond.

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

The proposed site is currently relatively flat. The proposed plan will involve further grading to flatten the site to be suitable for a car dealership. The proposed plan seeks to construct a retaining wall and detention pond in the rear of the property, which will be shared by future development on the newly

- 9. 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.**

The proposed use is for a new auto-sales and light repair facility, which therefore would not reasonably be expected to provide access to these facilities. There is a sidewalk provided along the subject property, as well as a detention basin in the rear of the subject property.

PREVIOUS ACTIONS

There have been no previous planning actions on the subject property.

NEIGHBORHOOD MEETING

A neighborhood meeting was held on July 5, 2022 via Zoom.

KEY ISSUES

Compliance with the Legends Auto Plaza Design Criteria
Compliance with the Commercial Design Guidelines
Pedestrian Circulation
Landscaping and Screening
Special Use Permit for Auto-Sales and Repair

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of Plan Review Application **PR2022-021**, subject to:

1. Benches and trash receptacles shall be added in the final development plan;
2. Additionally landscaping on the west side of the building shall be added per the Commercial Design Guidelines;
3. On-site lighting shall comply with the Legends Auto Plaza Design Guidelines;
4. Per Section 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 at (913) 573-5750 or signpermits@wycokck.org to begin this process;
5. If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;
6. Proposed development within this plat will require civil drawings to be submitted, which may result in submitting a revised replat.
7. If approved, the applicant must file and maintain a current business occupation tax application with this office;
8. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
9. All existing and future driveways must feature curb cuts that are constructed to UG standards;
10. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
11. 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, Sections 8-610 through 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;
12. A Right-of-Way Permit is Required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;
 13. Section 27-696(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a well-kept manner, such screening need not be provided; and,
 14. Section 27-573 acknowledges the use of the Commercial Design Guidelines and their use in this district as established by Ordinance O-50-06.

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 **PR2022-021** subject to all comments and suggestions outlined in this staff report, and the conditions of the City Planning Commission.

ATTACHMENTS

July 11, 2022 City Planning Commission Minutes

Aerial Imagery

Zoning Map

Land Use Map

Olsen Traffic Study

Elevations

Plot Plan

Site Plan

Grading Plan

Lighting Plan

Landscape Plan

Wyandotte County Conservation District Comments, Dated June 14, 2022

Site Photographs provided by Staff taken on June 6, 2022

Neighborhood Meeting Information

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Board of Commissioners
Public Hearing	July 11, 2022	July 28, 2022
Preliminary Plan	Approval	

STAFF CONTACT:

James Molloy
jmolloy@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **PR2022-021** 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 **PR2022-021**, 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.

July 11, 2022 City Planning Commission Minutes:

Hearing starts at 3:51:50:

PLAT2022-016 – ERIC GENTRY WITH VICTORY JEEP - SYNOPSIS: Preliminary Plat (Legends Auto Plaza Fourth Plat) to create one (1) commercial lot at 1701 North 100th Terrace.

PLAN REVIEW APPLICATION PR2022-021 – ERIC GENTRY WITH VICTORY JEEP – SYNOPSIS: Preliminary Plan Review to construct an auto dealership at 1701 North 100th Terrace.

Detailed Outline of Requested Action: The applicant, Eric Gentry with Victory Jeep, is seeking approval of a preliminary plan to construct a new auto dealership at 1701 North 100th Terrace.

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 July 11, 2022;
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:

- Jeff Briggs, Managing Partner

Present in Opposition:

- No one appeared

Staff Recommendation starts at 3:54:37: Planning Director Hand stated that the plat is to replat two (2) commercial lots for a new dealership with accessory repair services. The property is in the Prairie-Delaware-Piper Master plan, and it does need to comply with both the Commercial Design Guidelines and specific standards for the auto mall at The Legends. Staff has received no letters in support nor opposition. There are no Notices of Violation on the property. The applicant will need to come back for both a final plat and final development plan. Staff recommends approval subject to the conditions in the staff report.

Motion starts at 3:56:02:

On motion by Mr. Ward, seconded by Mr. Connelly, the Planning Commission voted as follows to **APPROVE PLAT2022-016:**

Carson	Chairman
Ernst	Aye
Jones	Aye
Miller	Not Present
Mohler	Aye
Pauley	Not Present
Straws	Not Present
Ward	Aye
Armstrong	Not Present
Beth	Aye
Connelly	Aye

Motion to **APPROVE** Passed: 6 to 0

Subject to:

1. Benches and trash receptacles shall be added in the final development plan;
2. Additionally landscaping on the west side of the building shall be added per the Commercial Design Guidelines;
3. On-site lighting shall comply with the Legends Auto Plaza Design Guidelines;
4. Per Section 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 at (913) 573-5750 or signpermits@wycokck.org to begin this process;
5. If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;
6. Proposed development within this plat will require civil drawings to be submitted, which may result in submitting a revised replat.
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9. All existing and future driveways must feature curb cuts that are constructed to UG standards;
10. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage,

Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;

11. 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, Sections 8-610 through 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;
12. A Right-of-Way Permit is Required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;
13. Section 27-696(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a well-kept manner, such screening need not be provided; and,
14. Section 27-573 acknowledges the use of the Commercial Design Guidelines and their use in this district as established by Ordinance O-50-06.

On motion by Mr. Ward, seconded by Mr. Connelly, the Planning Commission voted as follows to recommend **APPROVAL** of **PR2022-021**:

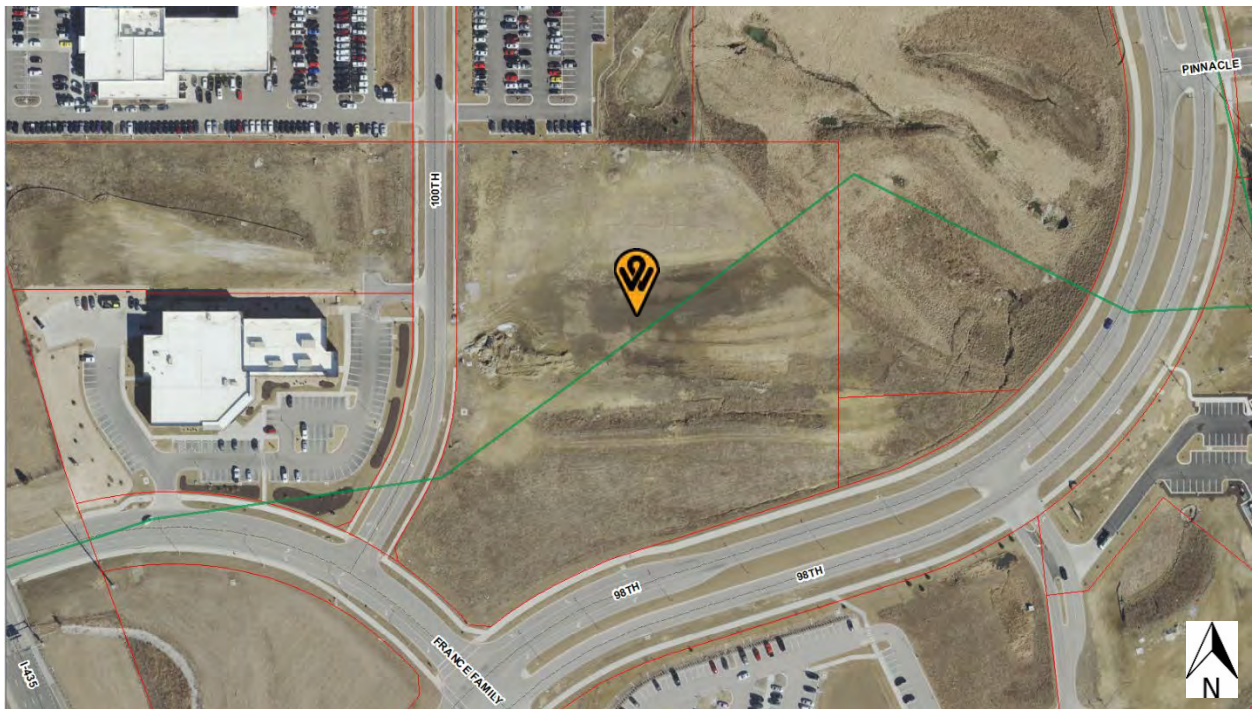
Carson	Chairman
Ernst	Aye
Jones	Aye
Miller	Not Present
Mohler	Aye
Pauley	Not Present
Straws	Not Present
Ward	Aye
Armstrong	Not Present
Beth	Aye
Connelly	Aye

Motion to recommend **APPROVAL** Passed: 6 to 0

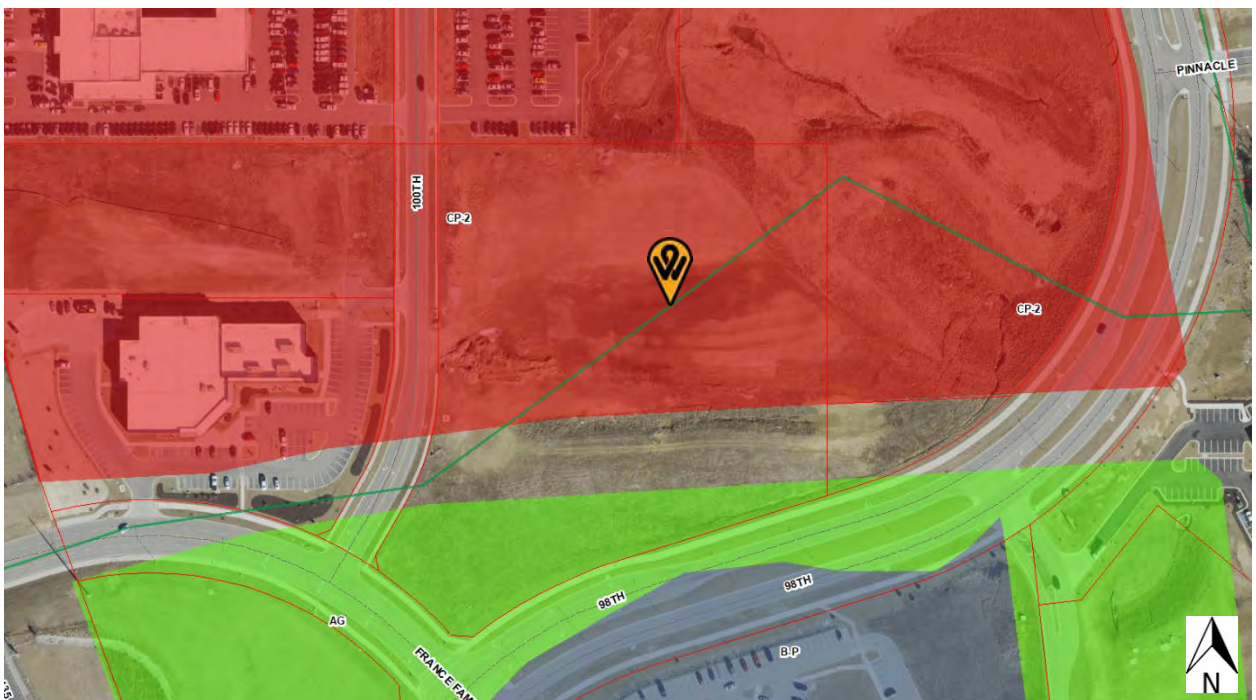
Subject to the above conditions

ATTACHMENTS

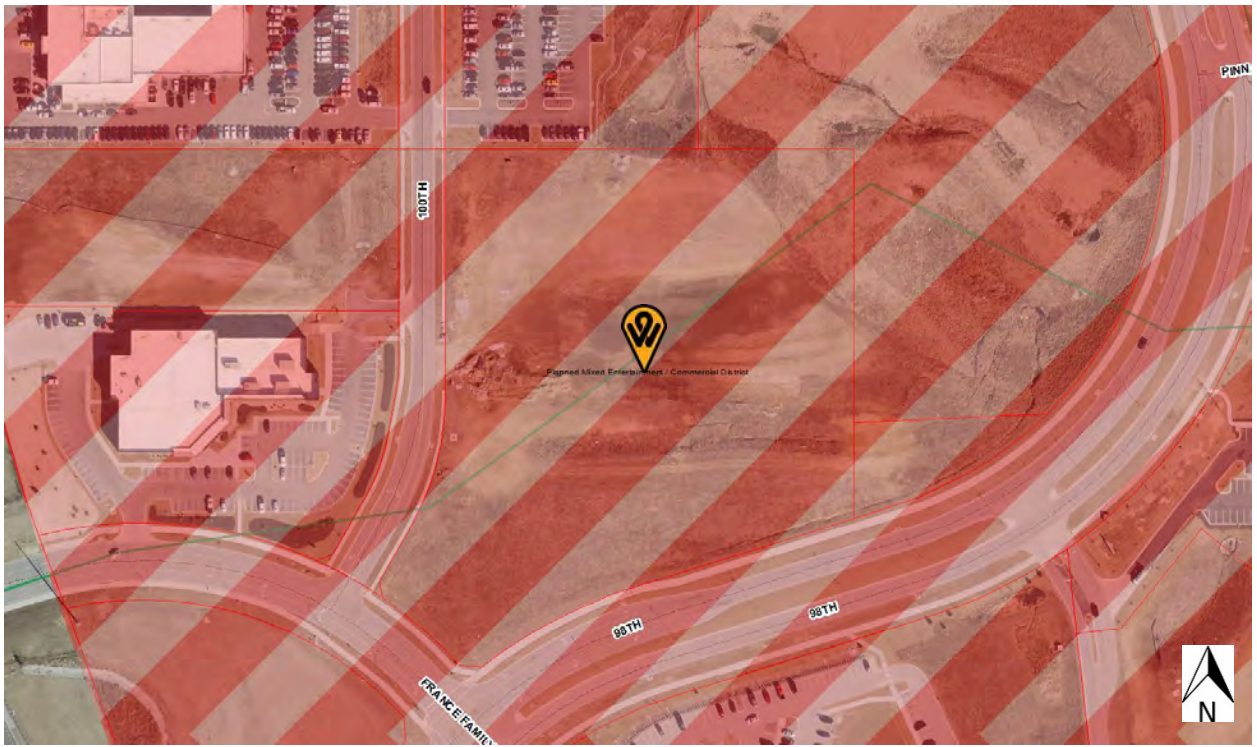
AERIAL IMAGERY



ZONING MAP



LAND USE MAP



ELEVATIONS

FABRIC, LEADING EDGES & FINISHES	
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CLM-2	CLIMATE CONTROLLED ENTRY ROOF
CLM-3	CLIMATE CONTROLLED ENTRY ROOF
CLM-4	CLIMATE CONTROLLED ENTRY ROOF
CLM-5	CLIMATE CONTROLLED ENTRY ROOF
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CLM-98	CLIMATE CONTROLLED ENTRY ROOF
CLM-99	CLIMATE CONTROLLED ENTRY ROOF
CLM-100	CLIMATE CONTROLLED ENTRY ROOF



LEGENDS - VICTORY JEEP DEALERSHIP
1720 N 100TH TERRACE, KANSAS CITY, KS 66109

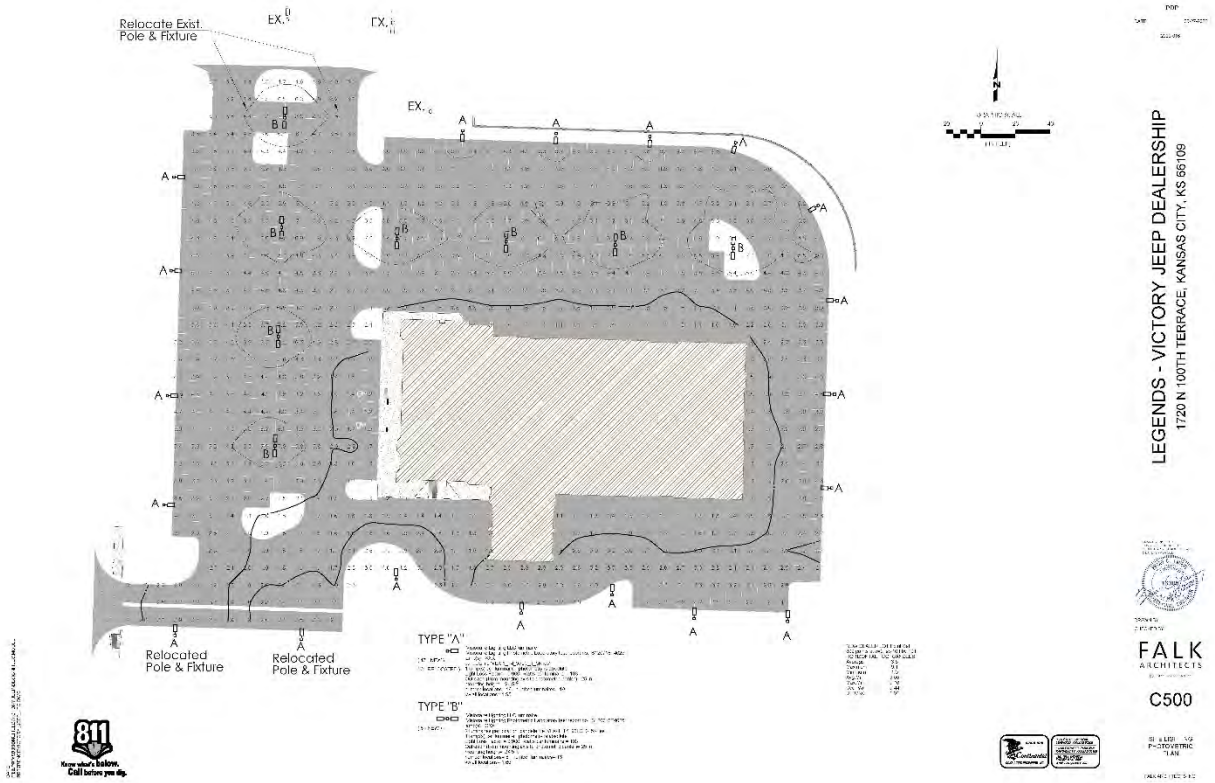
FALK ARCHITECTS
A201

DATE: 07/28/22
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

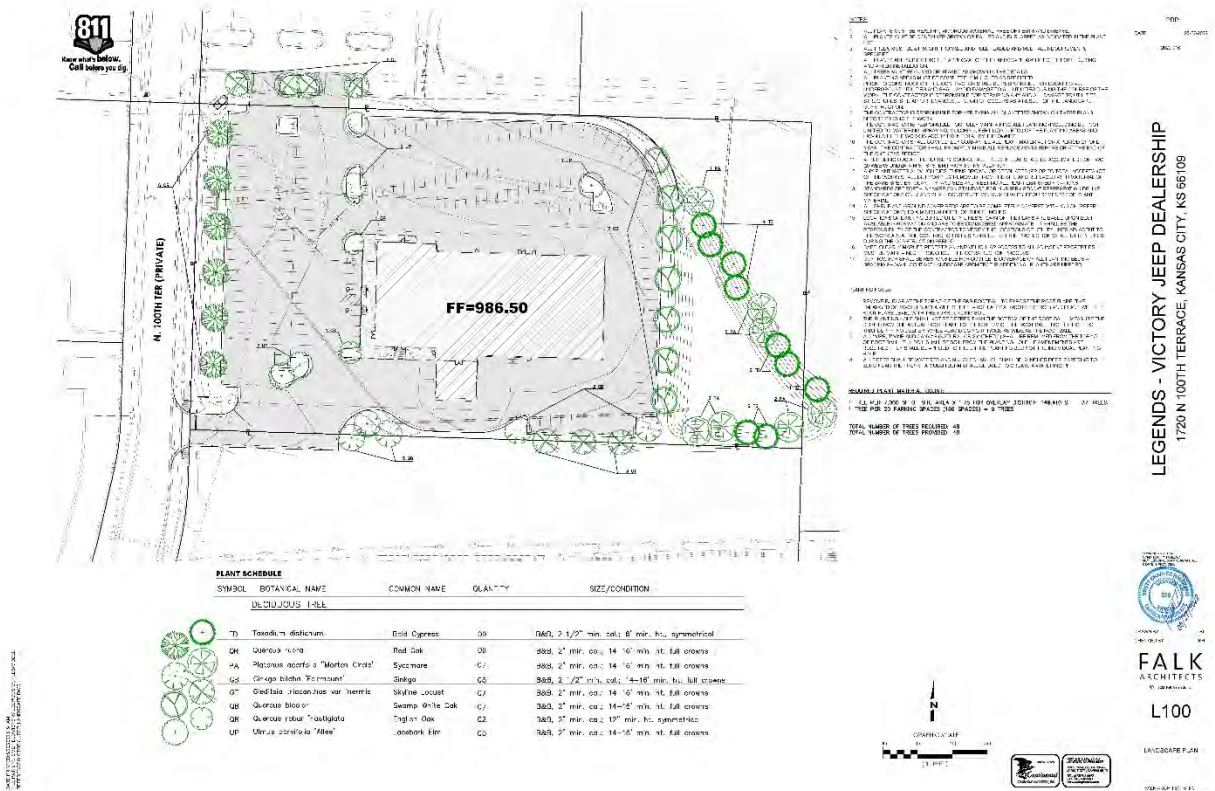


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LIGHTING PLAN



LANDSCAPE PLAN





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

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

June 14, 2022

RE: PLAT2022-016 with PR2022-21 Eric Gentry for plat of Legends Auto Plaza Fourth
Plat at 1720 North 100th Terrace

Dear Mr. Hand:

The Wyandotte County Conservation District has completed an environmental review of
the: PLAT2022-016 with PR2022-21 Eric Gentry for plat of Legends Auto Plaza Fourth
Plat at 1720 North 100th Terrace.

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)
Dwellings and Small Commercial Buildings
Soil Features

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

- There are four major soil types identified: Kennebec silt loam, frequently flooded, Armster clay loam, 3 to 8 percent slopes, eroded, Knox silt loam, 7 to 12 percent slopes and Knox silt loam, 7 to 12 percent slopes, eroded. These soil types are considered highly erodible when the surface is denuded of a protective cover.
- The plans we received for erosion control are very vague. The basins always need to have sod placed on it or seeded, mulched and steep slope protection installed.
- The stock pile needs to have silt fence around it to protect the area.
- The Best Management Practices need to be spelled out for the contractors.
- The Best Management Practices in this report can be used to solve any erosion problems that might come up for this site.

The following Best Management Practices are recommended for this plat:

* **Access Road** – Temporary entrance/exit pads should be constructed of a stone base design to provide a buffer area where construction vehicles can drop their mud to avoid transporting it onto public roads. See the *Protecting Water Quality Field Guide* pages 27-29 for Temporary Gravel Construction Entrance/Exit Pad.

* **Dust Control** – Any combination of the following may be used to help reduce the dust and air pollution at a construction site; vegetative cover, sprinkling, barriers, street cleaning and mulching. See the *Protecting Water Quality Field Guide* pages 89-92 for Dust Control information.

* **Critical Area Planting** - After final grade has been completed permanent vegetation will be established. See the *Protecting Water Quality Field Guide* pages 35-54 for Temporary, and Permanent Seeding.

* **Filter Strips** – During development, strategic non disturbance of existing perennial grass vegetation can function as filter strips. See the *Protecting Water Quality Field Guide* pages 195-200 for Filter Strip.

* **Silt Fences**- Temporary sediment barrier consisting of a geotextile fabric which is attached to supporting posts and trenched into the ground may be substituted for vegetative strips. Install on the contour, where fence can intercept runoff as a sheet flow; not located in crossing channels, waterways or other concentrated flow paths. See the *Protecting Water Quality Field Guide* pages 175-181 for Sediment Fence.

* **Sediment Trap** -Temporary catch basins consisting of a row or more of entrenched and anchored straw bales can be utilized in minor swales with less than 2 acres of drainage. See the *Protecting Water Quality Field Guide* for Straw Bale Sediment Trap.

* **Mulching** – Mulch can be applied to seeded areas to help establish plant cover. It can also be used in unseeded areas to protect against erosion over the winter or until final grading and shaping can be accomplished. See the *Protecting Water Quality Field Guide* pages 61-66 for Mulching.

* **Precision Land Forming** – Keep disturbed areas small; open only the land that is minimally necessary to perform the intended construction activities; and only for the minimum duration of time necessary to complete construction. Permanent or temporary soil stabilization should be applied to denuded areas that will remain undisturbed for longer than 60 days.

* **Sediment Basins** – This best management practice should be utilized in the natural concentrated flow areas to protect adjacent property and meet the National Pollution Discharge Elimination Systems Permit (NPDES). See the *Water Quality Field Guide* pages 201 – 208 for Temporary Sediment Trap and pages 209-216 for Sediment Basin.

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

SITE PHOTOS, PROVIDED BY STAFF, DATED JUNE 6, 2022





AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

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

1. That I am the petitioner for Petition # PR 2022-021
2. That I conducted a neighborhood meeting on 7/5/22 @ 11:00 am
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.

Jeffrey Briggs
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 5th day of July, 2022

My commission expires 8th of March, 2025.



Shae Bethel
Notary Public

Victory Neighborhood Meeting

Attendees

Jeff Briggs – Host

Eric Gentry

Brian Lavery

Recap-

No questions were asked. We just went through the plan and process and waited until 11:30 to ensure no one else would show up with questions.



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: July 28, 2022

Re: **Petition PR2022-022**

GENERAL INFORMATION

Applicant:
Lynn Holcomb

Status of Applicant:
Representative
Lance W. Scott with CFS Engineers, P.A.
1421 East 104th Street, Suite 100
Kansas City, MO 64131

Requested Action:
Approval of a Preliminary and Final
Development Plan

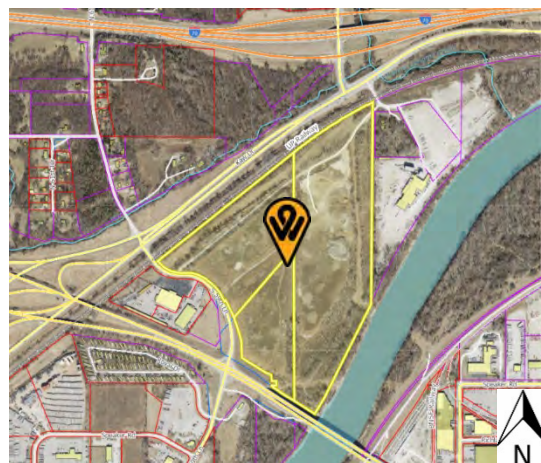
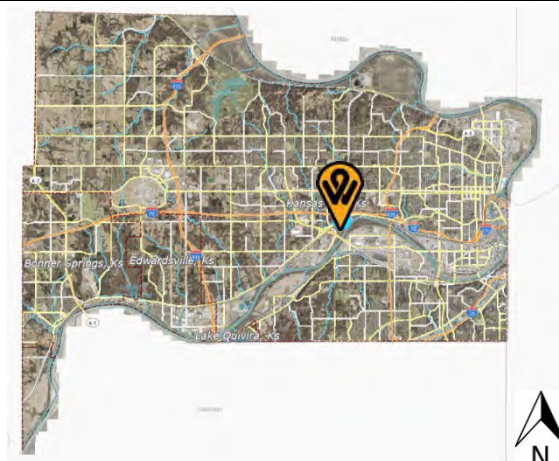
Date of Application:
May 27, 2022

Purpose:
To develop and construct multiple laydown yards
and build three (3) administrative and
maintenance buildings.

Property Location:
11 South 59th Lane, 41 South 59th Lane, and
5701 Kaw Drive

Commission Districts:
Commissioner At-Large, District #1: Melissa
Bynum
District #8 Commissioner: Andrew Davis

Existing Zoning: MP-3 Planned Heavy Industrial District



Adjacent Zoning:	North:	M-2 General Industrial and R-1 Single Family Districts (across Union Pacific Railway and Kaw Drive)
	South:	M-3 Heavy Industrial District
	East:	M-3 Heavy Industrial District
	West:	M-3 Heavy Industrial District
Adjacent Uses:	North:	Undeveloped, wooded land and a single-family residence
	South:	Vacant storage building, wooded land and the Kansas River
	East:	Industrial business and UG owned property
	West:	Industrial businesses
Total Tract Size:	91.14 Acres	
Master Plan Designation:	The City-Wide Master Plan designates this property as Industrial, which allows manufacturing, processing, warehouse, distribution, outdoor storage, salvage, industrial-related office, limited related commercial and service uses such as truck stops, service stations, convenience stores, and mining/mineral extraction.	
Major Street Plan:	The Major Street Plan classifies Kaw Drive as a Class A Thoroughfare and South 59 th Lane as a Local Street.	
Required Parking:	Sec. 27-470(f) One (1) space for each 500 square feet of building area be provided. For buildings larger than 20,000 square feet, only one (1) space for each 1,000 square feet needs to be provided for increments between 20,000 and 50,000 square feet.	
	Nine (9) parking spaces are required. The applicant proposes twelve (12) parking spaces.	
Advertisement:	Property Owner Letters – June 17, 2022 <u>Wyandotte Echo</u> – None Required	
Public Hearings:	July 11, 2022 and July 28, 2022	
Public Support:	None to date.	
Public Opposition:	None to date.	

PROPOSAL

Detailed Outline of Requested Action: The applicant, Lynn Holcomb, with Reclaimed Material Yard, LLC, has filed a Preliminary and Final Development Plan and Preliminary

and Final Plat to plat two (2) industrial lots (approved) to build a large laydown yard and three (3) administrative and maintenance buildings totaling 4,320 square feet on 91.14 acres.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. None

Building, Zoning, or Code Enforcement Complaints:

1. 07212-01166 – August 10, 2007 – Grass and weeds need to be cut.

Outstanding or Related Permits and Cases:

1. None

FACTORS TO BE CONSIDERED

1. Neighborhood character.

The site is set within an industrial area bordered by the Pacific Union Railway and Kaw Drive to the north, the Kansas River to the south and industrial businesses to the west, across South 59th Lane.

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 increase the traffic along South 59th Lane., however South 59th Lane has direct access to Kaw Drive to the north and Turner Diagonal to the south. A Traffic Impact Study has been submitted and will be analyzed by the Public Works Department. Additional comments may follow this draft staff report.

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.

Streets are designed to provide a safe, convenient and function system for vehicular traffic. Truck traffic is designated to travel on South 59th Lane to either Kaw Drive or Turner Diagonal.

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

The proposed use conforms to the City-Wide Master Plans Industrial designation as this is an industrial use.

5. *The capability of the proposed use to meet applicable ordinance and other requirements.*

With revisions to the site and landscape plans, the proposed use is capable of meeting applicable ordinance and other requirements.

6. *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 proposed use can be used safely without danger to health, or peril from fire, erosion because the building is compliant with the zoning district regulations and erosion control measures will be taken during construction.

Future development of the lot will comply with district setback, building code requirements, and the floodplain regulations.

7. *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 West Patrol, #222

e. *Fire*

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

f. Transit

Kansas City ATA does not provide transit service near this property. The closest transit stop is at Turner Diagonal and Orville Avenue, approximately northeast 1.85 miles, Route #106.

g. Schools

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

8. 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 lots 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 with direct access to Kaw Drive and Turner Diagonal via South 59th Lane.

9. 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 designed with due regard to topography, so that the natural features of the land and vegetation is protected and enhanced to the north along Union Pacific Railway and Kaw Drive. The existing tree stand along the north drive shall be preserved to maximize screening of the laydown yard from Kaw Drive and the residences north of Kaw Drive. The existing tree stand along the Kansas River shall be preserved, as access to the river is not necessary for this development.

While relatively flat, the site slopes from north to south towards the Kansas River. The property is within the regulatory floodway and floodplain – FEMA Zone AE, so the site must be raised to elevate the buildings and storage laydown areas out of the floodplain.

10. 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 is an industrial development and as such does not have the amenities stated above.

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting via in-person on June 27, 2022 at The Mason Jar located at 941 North 74th Drive. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Existing Tree Stands
Floodplain Management
Traffic
Stormwater Management
Landscaping and Screening
Buffering

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 5 to 0 to recommend **APPROVAL** of Plan Review Application **PR2022-022**, subject to:

1. The Subject Property has been identified as being within a regulatory floodway and floodplain (Zone AE). The Applicant shall review the Floodplain Management Ordinance and obtain the necessary local, State, and Federal floodplain permits before the construction or alteration of any structure the floodplain prior to obtaining a building permit;
2. The Subject Property is within a 100-year Special Flood Hazard Area (SFHA). A SFHA is defined as the area that would be inundated by the flood event having a one (1) percent chance of being equaled or exceeded in any given year. Before the alteration to or construction of any new structure on the subject property, the applicant shall submit the following required information for review:
 - a. A survey shall be provided showing the properly lines, setbacks, proposed and existing building elevations, 100-year floodplain and/or floodway shall be designated, the base flood elevation provided, FIRM panel number, and effective date shall be included. The Survey is required to be signed and sealed by and Kansas licensed surveyor or engineer;
3. The Subject Property, being within the SFHA, shall comply with the following requirements of the floodplain ordinance for the Storage of Materials and Equipment:
 - a. The storage or processing of materials within the special flood hazard area that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal, or plant life is prohibited.
 - b. Storage of other material or equipment may be allowed if not subject to major damage by floods, if firmly anchored to prevent flotation, or if readily removable from the area within the time available after a flood warning;
4. The Subject Property, being within the SFHA, shall comply with the following requirements of the floodplain ordinance for Construction Elevation Inspections when the project is approved for construction:
 - a. Certificate of elevation shall be provided when the top of the first floor has been constructed.

- b. Final certificate of elevation shall be provided when the structure is completed and prior to the request for a final inspection (TCO/CO);
5. Sec. 27-211(j) In the event that a plan or section thereof is given final approval and thereafter the landowner shall abandon said plan or a section thereof and shall so notify the Unified Government in writing, or in the event the landowner shall fail to commence, as evidenced by receipt of building permits and start of construction, the planned development within eighteen (18) months after final approval has been granted or in the case of subsequent phases each shall be initiated within twenty-four (24) months of issuance of a certificate of occupancy on the entire preceding phase or the plan will be considered abandoned, then in either event such a final approval shall terminate and shall be deemed null and void unless such time period is extended by the Planning Commission upon written application by the landowner. Wherever a final plan or section thereof has been abandoned as provided in this section, no development shall take place on the property until a new development plan has been approved;
 6. The laydown area needs to be further defined with drive aisles spurs leading to the storage pads, as the total storage area utilized for the outside laydown storage area is approximately thirty-nine (39) acres. The site plan is does not accurately reflect how materials will likely be stored within the laydown yard;
 7. The laydown area may be asphalt millings, however the drive aisles to get to the storage pads must be paved with concrete or asphalt. The entire parcel, not including a circular internal road, ground cover and storm water detention cannot be wholly covered with asphalt millings;
 8. Per Sec. 27-574(c)(3) any retaining wall over six (6) feet in height must be terraced. Four (4) feet of terrace is required for every eight (8) feet of wall. The four (4) foot terrace shall be landscaped with shrubs and maintained annually.
 9. Utility easements shall be provided along each side of the lot to form a continuous utility easement. All easements shall be at least ten feet wide. The required ten-foot width may be provided through five-foot easements on either side of lot or parcel lines when lines do not form, in whole or in part, the outside boundaries of the plat;
 10. Utility easements shall connect with easements established in adjoining properties;
 11. Per Sec. 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided.
 12. The exterior portion of the building where the office is located shall comply with the Commercial Design Guidelines;
 13. The existing slope and vegetation on the north property line shall be preserved. Remove the "Existing trees to remain" note and change to "Existing trees to be preserved". This tree line effectively screens the laydown area and future building sites from the single-family homes to the north (across Kaw Drive) and the public along Kaw Drive;
 14. The existing tree stands along the Kansas River shall be preserved. Add a note on the landscape plan;

- 15. Sec. 27-700(b)(4) Trees may be required depending on the particular location and surrounding of the project to a maximum of one (1) tree per 15,000 square feet of site area.**

Based on site area, 91.14 acres, 265 trees are required to be planted. Per Sec. 27-701, existing plan material may be credited toward the minimum number specified for each zoning category. Such existing plan material must, however, be in keeping with the intent of this division. Type, size, and location needs to be noted in the required landscape plan.

As stated previously, preservation of the existing tree stand along Union Pacific Railway and Kaw Drive is of the utmost importance and those trees can count towards the required total;

- 16. One (1) street tree shall be planted per thirty (30) feet of frontage along South 59th Lane;**
- 17. All deciduous and shade trees shall be at least two (2) inch caliper when planted. Evergreens shall be at least six (6) feet in height when planted. Shrubs shall be at least five (5) gallons when planted. Throughout the development, there shall be a variety of deciduous and evergreen trees in addition to native grasses and plants (wildflowers);**
- 18. Fencing along South 59th Lane shall be a privacy fence, up to eight (8) feet in height. The fence may be wood or metal paneling and shall have masonry columns every thirty-two (32) feet running;**
- 19. Sec. 27-470(d)(2) No equipment, material, or vehicles, other than operable motor passenger cars, may be kept, parked, stored or displayed closer than twenty-five (25) feet to a street line unless such area is screened from the street by a solid fence or other obstruction, set back not less than six (6) feet from the street line and not less than three (3) feet in height;**
- 20. Sec. 27-470(d)(3) All accessory materials and products that have been previously used, such as lumber, steel and other metals and concrete products shall be totally screened from view from off the premises. Yards for junk, inoperable vehicles, or salvage storage are not permitted in this district;**
- 21. Mechanical equipment or other utility hardware whether on the ground or on a building shall be screened from public view. Such screening shall be harmonious with building design and materials;**
- 22. All utility connections (including BPU transformer boxes) shall be screened with landscaping. All utilities mounted on the wall shall be painted to match the building.**
- a. BPU transformer pad shall be completely screened on three sides with a privacy fence or 6-foot junipers setback 3 feet from the pad and 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. If this cannot be accomplished, relocation of the transformer may be necessary;**
- 23. Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected**

- glare, from floodlights or commercial operations, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way. Any light or combination of lights that cast light on adjacent residentially zoned property shall not exceed one-foot candle as measured from said property line. All lighting on the property, both on the buildings and in parking lots shall have 90-degree cutoff fixtures;
24. Per Section 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 at (913) 573-5750 or signpermits@wycokck.org to begin this process;
 25. If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division at (913) 573-8780;
 26. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
 27. All existing and future driveways must feature curb cuts that are constructed to UG standards;
 28. A Right-of-Way Permit is Required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;
 29. 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, Sections 8-610 through 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; and,
 30. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements 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 **PR2022-022** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

July 11, 2022 City Planning Commission Minutes
Aerial Map
Zoning Map
Land Use Map
County Surveyor Comment Letter
Applicant Response Letter
Neighborhood Meeting Minutes
Final Plat
Site Plan / Preliminary Plat
Grading Plan
Utility Plan
Landscape Plan
Photometric Plan
Building Elevations

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>Board of Commissioners</u>
Public Hearing Preliminary and Final Plan	July 11, 2022 Approval	July 28, 2022

STAFF CONTACT: **Byron Toy, AICP**

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **PR2022-022** 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 **PR2021-022** 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.

July 11, 2022 City Planning Commission Minutes:

Commissioner Connelly left the meeting at 10:00 a.m.

Hearing starts at 3:58:02:

PLAT2022-017 – LYNN HOLCOMB WITH RECLAIMED MATERIAL YARD LLC - SYNOPSIS: Preliminary and Final Plat (57/70 Development) to construct a lay down yard at 11 and 47 South 59th Lane and 5701 Kaw Drive.

PLAN REVIEW APPLICATION PR2022-022 – LYNN HOLCOMB WITH RECLAIMED MATERIAL YARD LLC – SYNOPSIS: Preliminary and Final Plan Review to construct a lay down yard at 11 and 47 South 59th Lane and 5701 Kaw Drive.

Detailed Outline of Requested Action: The applicant, Lynn Holcomb, with Reclaimed Material Yard, LLC, has filed a Preliminary and Final Development Plan and Preliminary and Final Plat to plat two (2) industrial lots to build a large laydown yard and three (3) administrative and maintenance buildings totaling 4,320 square feet on 91.14 acres.

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 July 11, 2022;
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:

- Lynn Holcomb, applicant, 631 Lake Forrest, Bonner Springs, Kansas 66012
- Lance Scott, civil engineer

Present in Opposition:

➤ No one appeared

Staff Recommendation starts at 4:06:56: Planning Director Hand stated that this request is for a preliminary and final plat and plan review for a lay down yard, three (3) structures; an office, maintenance and storage. This property is in the City-Wide Master Plan in the Riverview neighborhood just south of Kaw Drive adjacent to the Kansas River. Staff has received no letters in support nor opposition. There are some older Notices of Violation related to weeds and such that will be rectified through the development of the property. The office portion of the development needs to meet the Commercial Design Guidelines and the conditions in the staff report cover the other ordinance requirements. Staff recommends approval subject to the conditions in the staff report, including Condition 6 that the applicant requested a deviation from.

Motion starts at 4:08:00:

On motion by Mr. Ward, seconded by Mrs. Jones, the Planning Commission voted as follows to **APPROVE PLAT2022-017:**

Carson	Chairman
Ernst	Aye
Jones	Aye
Miller	Not Present
Mohler	Aye
Pauley	Not Present
Straws	Not Present
Ward	Aye
Armstrong	Not Present
Beth	Aye
Connelly	Not Present

Motion to **APPROVE** Passed: 5 to 0

Subject to:

1. The Subject Property has been identified as being within a regulatory floodway and floodplain (Zone AE). The Applicant shall review the Floodplain Management Ordinance and obtain the necessary local, State, and Federal floodplain permits before the construction or alteration of any structure the floodplain prior to obtaining a building permit;
2. The Subject Property is within a 100-year Special Flood Hazard Area (SFHA). A SFHA is defined as the area that would be inundated by the flood event having a one (1) percent chance of being equaled or exceeded in any given year. Before the alteration to or construction of any new structure on the subject property, the applicant shall submit the following required information for review:
 - a. A survey shall be provided showing the properly lines, setbacks, proposed and existing building elevations, 100-year floodplain and/or floodway shall be designated, the base flood elevation provided, FIRM panel number, and effective date shall be included.

- The Survey is required to be signed and sealed by and Kansas licensed surveyor or engineer;**
- 3. The Subject Property, being within the SFHA, shall comply with the following requirements of the floodplain ordinance for the Storage of Materials and Equipment:**
 - a. The storage or processing of materials within the special flood hazard area that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal, or plant life is prohibited.**
 - b. Storage of other material or equipment may be allowed if not subject to major damage by floods, if firmly anchored to prevent flotation, or if readily removable from the area within the time available after a flood warning;**
 - 4. The Subject Property, being within the SFHA, shall comply with the following requirements of the floodplain ordinance for Construction Elevation Inspections when the project is approved for construction:**
 - a. Certificate of elevation shall be provided when the top of the first floor has been constructed.**
 - b. Final certificate of elevation shall be provided when the structure is completed and prior to the request for a final inspection (TCO/CO);**
 - 5. Sec. 27-211(j) In the event that a plan or section thereof is given final approval and thereafter the landowner shall abandon said plan or a section thereof and shall so notify the Unified Government in writing, or in the event the landowner shall fail to commence, as evidenced by receipt of building permits and start of construction, the planned development within eighteen (18) months after final approval has been granted or in the case of subsequent phases each shall be initiated within twenty-four (24) months of issuance of a certificate of occupancy on the entire preceding phase or the plan will be considered abandoned, then in either event such a final approval shall terminate and shall be deemed null and void unless such time period is extended by the Planning Commission upon written application by the landowner. Wherever a final plan or section thereof has been abandoned as provided in this section, no development shall take place on the property until a new development plan has been approved;**
 - 6. The laydown area needs to be further defined with drive aisles spurs leading to the storage pads, as the total storage area utilized for the outside laydown storage area is approximately thirty-nine (39) acres. The site plan is does not accurately reflect how materials will likely be stored within the laydown yard;**
 - 7. The laydown area may be asphalt millings, however the drive aisles to get to the storage pads must be paved with concrete or asphalt. The entire parcel, not including a circular internal road, ground cover and storm water detention cannot be wholly covered with asphalt millings;**
 - 8. Per Sec. 27-574(c)(3) any retaining wall over six (6) feet in height must be terraced. Four (4) feet of terrace is required for every eight (8) feet of wall. The four (4) foot terrace shall be landscaped with shrubs and maintained annually.**
 - 9. Utility easements shall be provided along each side of the lot to form a continuous utility easement. All easements shall be at least ten feet wide.**

- The required ten-foot width may be provided through five-foot easements on either side of lot or parcel lines when lines do not form, in whole or in part, the outside boundaries of the plat;
10. Utility easements shall connect with easements established in adjoining properties;
 11. Per Sec. 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided.
 12. The exterior portion of the building where the office is located shall comply with the Commercial Design Guidelines;
 13. The existing slope and vegetation on the north property line shall be preserved. Remove the "Existing trees to remain" note and change to "Existing trees to be preserved". This tree line effectively screens the laydown area and future building sites from the single-family homes to the north (across Kaw Drive) and the public along Kaw Drive;
 14. The existing tree stands along the Kansas River shall be preserved. Add a note on the landscape plan;
 15. Sec. 27-700(b)(4) Trees may be required depending on the particular location and surrounding of the project to a maximum of one (1) tree per 15,000 square feet of site area.

Based on site area, 91.14 acres, 265 trees are required to be planted. Per Sec. 27-701, existing plan material may be credited toward the minimum number specified for each zoning category. Such existing plan material must, however, be in keeping with the intent of this division. Type, size, and location needs to be noted in the required landscape plan.

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16. One (1) street tree shall be planted per thirty (30) feet of frontage along South 59th Lane;
17. All deciduous and shade trees shall be at least two (2) inch caliper when planted. Evergreens shall be at least six (6) feet in height when planted. Shrubs shall be at least five (5) gallons when planted. Throughout the development, there shall be a variety of deciduous and evergreen trees in addition to native grasses and plants (wildflowers);
18. Fencing along South 59th Lane shall be a privacy fence, up to eight (8) feet in height. The fence may be wood or metal paneling and shall have masonry columns every thirty-two (32) feet running;
19. Sec. 27-470(d)(2) No equipment, material, or vehicles, other than operable motor passenger cars, may be kept, parked, stored or displayed closer than twenty-five (25) feet to a street line unless such area is screened from the street by a solid fence or other obstruction, set back not less than six (6) feet from the street line and not less than three (3) feet in height;
20. Sec. 27-470(d)(3) All accessory materials and products that have been previously used, such as lumber, steel and other metals and concrete products shall be totally screened from view from off the premises. Yards

- for junk, inoperable vehicles, or salvage storage are not permitted in this district;
21. Mechanical equipment or other utility hardware whether on the ground or on a building shall be screened from public view. Such screening shall be harmonious with building design and materials;
 22. All utility connections (including BPU transformer boxes) shall be screened with landscaping. All utilities mounted on the wall shall be painted to match the building.
 - a. BPU transformer pad shall be completely screened on three sides with a privacy fence or 6-foot junipers setback 3 feet from the pad and 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. If this cannot be accomplished, relocation of the transformer may be necessary;
 23. Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected glare, from floodlights or commercial operations, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way. Any light or combination of lights that cast light on adjacent residentially zoned property shall not exceed one-foot candle as measured from said property line. All lighting on the property, both on the buildings and in parking lots shall have 90-degree cutoff fixtures;
 24. Per Section 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 at (913) 573-5750 or signpermits@wycokck.org to begin this process;
 25. If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division at (913) 573-8780;
 26. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
 27. All existing and future driveways must feature curb cuts that are constructed to UG standards;
 28. A Right-of-Way Permit is Required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;

29. 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, Sections 8-610 through 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; and,
30. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.

On motion by Mr. Ward, seconded by Mrs. Jones, the Planning Commission voted as follows to recommend **APPROVAL** of **PR2022-022**:

Carson	Chairman
Ernst	Aye
Jones	Aye
Miller	Not Present
Mohler	Aye
Pauley	Not Present
Straws	Not Present
Ward	Aye
Armstrong	Not Present
Beth	Aye
Connelly	Not Present

Motion to **APPROVE** Passed: 5 to 0
Subject to the above conditions

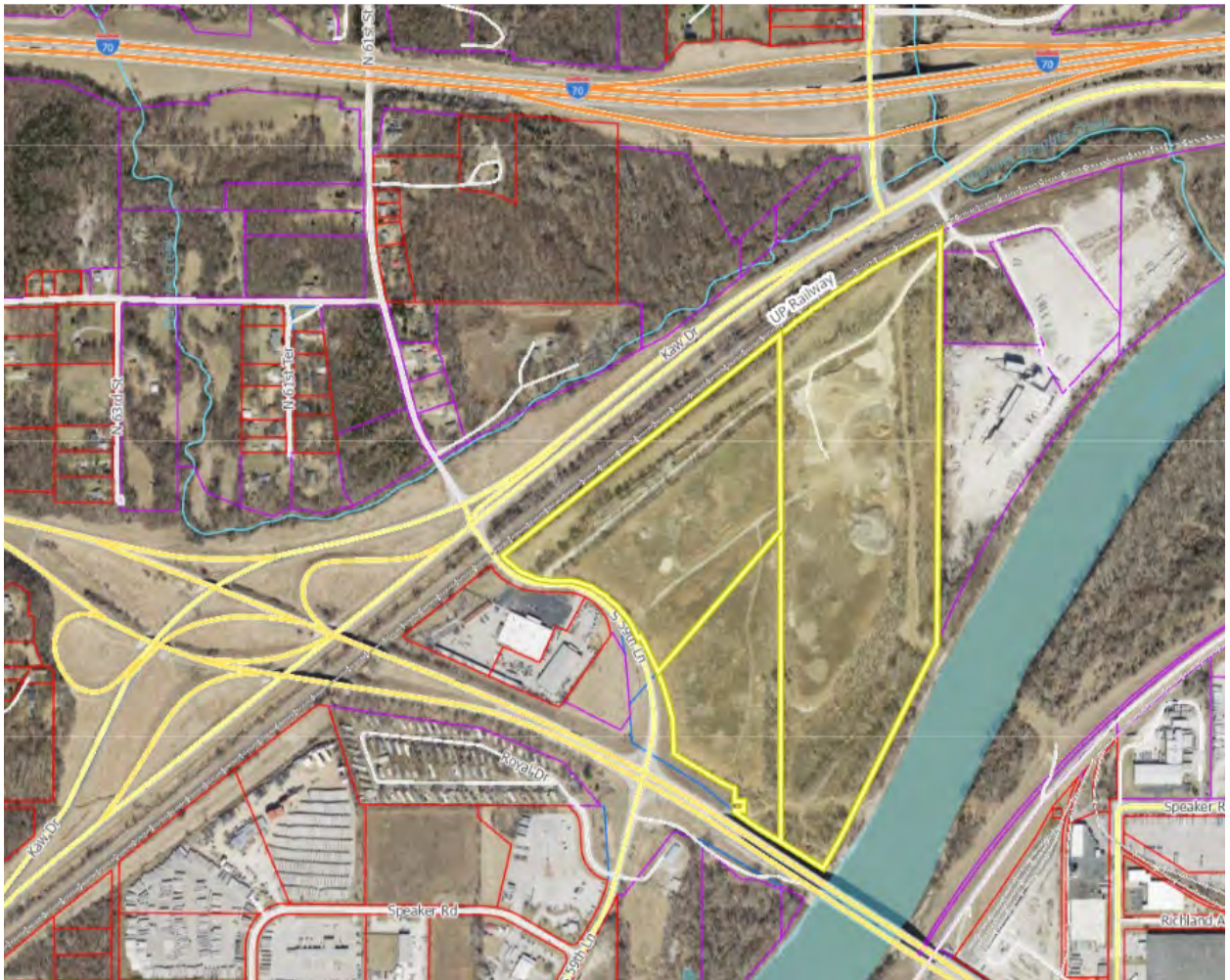


Figure 1. Aerial Map of 11 South 59th Lane, 41 South 59th Lane and 5701 Kaw Drive (provided by UG Maps).

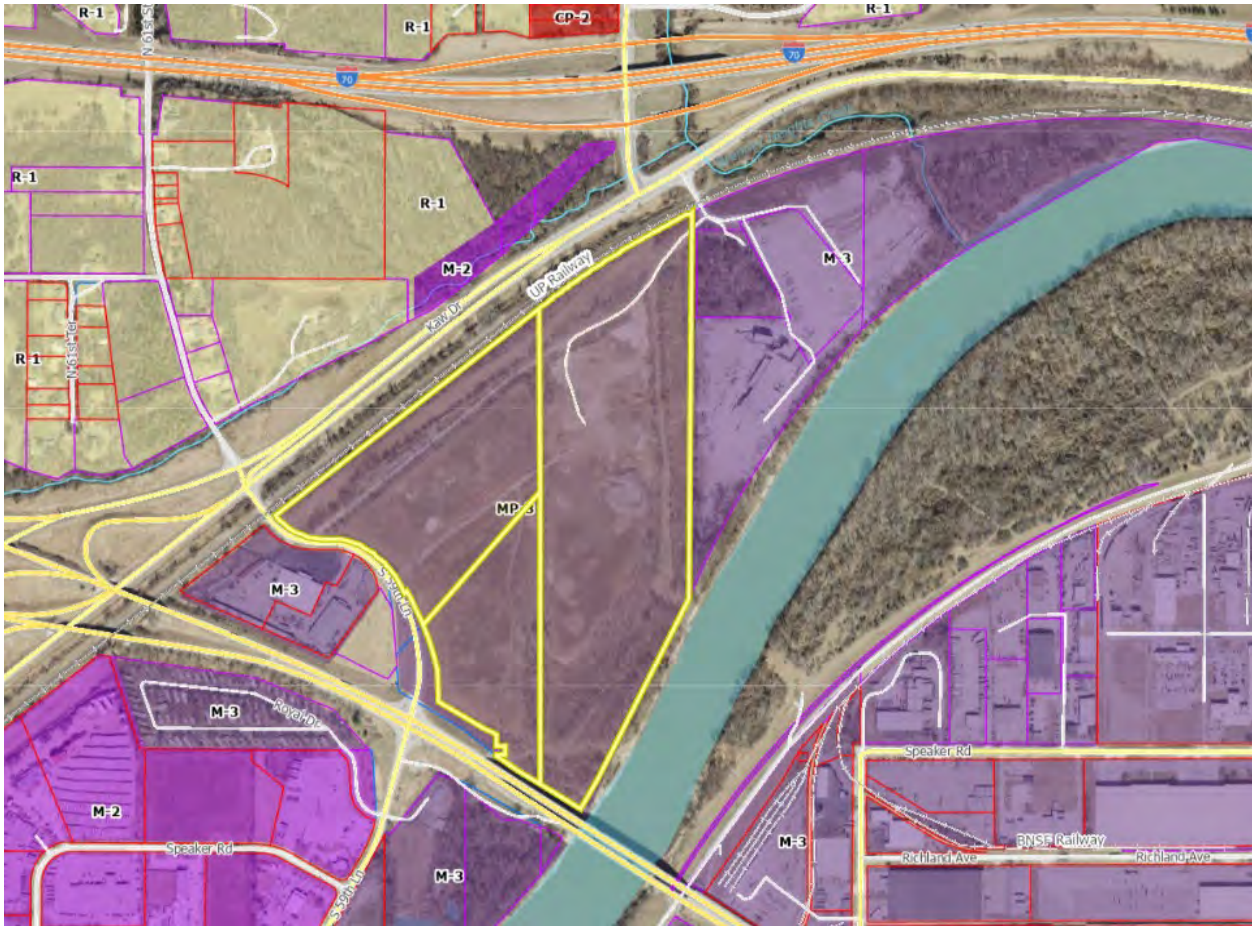


Figure 2. Zoning Map of 11 South 59th Lane, 41 South 59th Lane and 5701 Kaw Drive (provided by UG Maps).

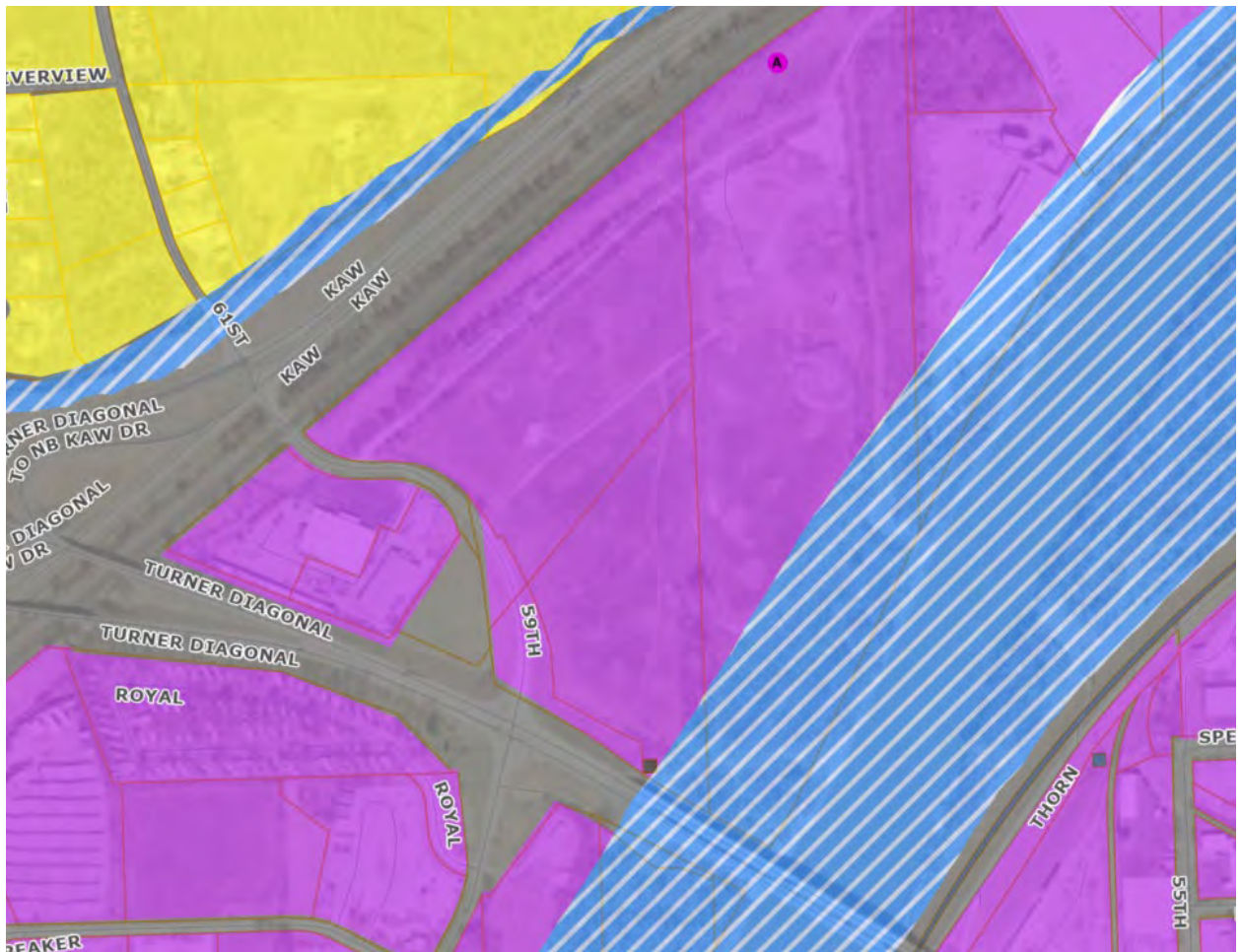


Figure 3. City-Wide Master Plan Land Use Designation Map (provided by ArcMap).



**UNIFIED GOVERNMENT OF WYANDOTTE COUNTY
& KANSAS CITY, KANSAS
PUBLIC WORKS DEPARTMENT**

ONE McDOWELL PLAZA

701 NORTH 7TH STREET, 66101

(913) 573-5700
FAX (913) 573-5727

June 12, 2022

Ron Schroer
CFS
1421 E. 104th Street Ste 100
Kansas City, MO 64131

Re: Final Plat of 57/70 DEVELOPMENT

Dear Mr. Schroer

I have reviewed your submittal of the above captioned plat and have these comments for your review:

- Provide Land Survey Reference Reports and correspondence / proof that reports have been sent to Historical Society.
- Found bars have no description of what was found
- Please show monuments at all principal corners to be set
- Please show the following
 - a. Show the North line of the section called out in the description
 - b. The N/4 corner should be a Stone with bar next to it. Please show on survey
 - c. Show distances called out in the description tying down the permanent survey
 - d. Show the South line of the NE/4
 - e. Show the distance of 122.94 measured and 124.8 deed on the face of the plat in relation to the South line of the NE/4
- Please show Section lines and info on Vicinity Map.

If I can be of any further assistance, please feel free to contact me at your convenience.

Sincerely,

Brent E. Thompson, PS.
County Surveyor

Cc: Janet Parker
Robbie Ringel
Byron Toy

at any one location to 35 days. (See UG checklists, standards and criteria) **We have added a note to limit the time of exposure at one location to 35 days.**

4) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition. **Noted**

NOTE: This project contains land disturbance of 1.0 acre or more (i.e., 46.05 acres), which will require a Land Disturbance permit through the Public Works Department (and KDHE). Contact Mr. Andrew Roddy (913-573-5421) in Public Works to obtain all applicable Public Works permits, prior to obtaining a building permit through the Building Inspections Department. **Noted**

Sanitary Sewer Review

1) Provide UG node number, pipe sizes, and pipe material, for existing public sewer structures and lines, which may be obtained from the Sewer Maintenance Department at 913-573-5535. **Added**

2) Indicate the proposed 8" sanitary service line as private on the plans. **Note Added.**

3) Provide profile for the 8" private sanitary service line. Also, ensure clearances with other utilities are met in accordance with UG checklists, standards and criteria. **Profile added C13 and C14**

4) Private sanitary service line shall comply with the applicable uniform plumbing code. **Noted, and Note Added.**

5) Validate that manhole covers are located away from curb, sidewalk, and drainage swales. **Verified.**

6) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition. **Noted**

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

General:

1. The Subdivision Application was marked as a Preliminary Plat. While Final Plat documents were provided, the check box was not marked for a Final Plat, therefore notices sent to property owners were not accurately notified. **Our understanding is that the Final plat does not require public notification and therefore the final plat can still run concurrently with the other items.**

2. The Subject Property has been identified as being within a regulatory floodway and floodplain (Zone AE). The Applicant shall review the Floodplain Management Ordinance and obtain the necessary local, State, and Federal floodplain permits before the construction or alteration of any structure the floodplain prior to obtaining a building permit. **Noted**

3. The Subject Property is within a 100-year Special Flood Hazard Area (SFHA). A SFHA is defined as the area that would be inundated by the flood event having a one (1) percent chance of being equaled or exceeded in any given year. Before the alteration to or construction of any new structure on the subject property, the applicant shall submit the following required information for review:

• A survey shall be provided showing the properly lines, setbacks, proposed and existing building elevations, 100-year floodplain and/or floodway shall be designated, the base flood elevation provided, FIRM panel number, and effective date shall be included. The Survey is required to be signed and sealed by and Kansas licensed surveyor or engineer. **Noted, the site has been filled and at a minimum a CLOMR has been submitted and approved.**

4. The Subject Property, being within the SFHA, shall comply with the following requirements of the floodplain ordinance for the Storage of Materials and Equipment:

- The storage or processing of materials within the special flood hazard area that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal, or plant life is prohibited.
- Storage of other material or equipment may be allowed if not subject to major damage by floods, if firmly anchored to prevent flotation, or if readily removable from the area within the time available after a flood warning. **Noted**

5. The Subject Property, being within the SFHA, shall comply with the following requirements of the floodplain ordinance for Construction Elevation Inspections when the project is approved for construction:

- Certificate of elevation shall be provided when the top of the first floor has been constructed.
- Final certificate of elevation shall be provided when the structure is completed and prior to the request for a final inspection (TCO/CO). **Noted**

6. What are the proposed square footages of all the proposed buildings between the two lots? **The table on sheet C2 shows the square footages. The PDP shows a total of 56,154 sf and the FDP shows constructing the 3 small buildings totaling 4,320 sf.**

7. What is the anticipated timeline for the laydown area to be used before the individual buildings are constructed? Sec. 27-211(j) In the event that a plan or section thereof is given final approval and thereafter the landowner shall abandon said plan or a section thereof and shall so notify the Unified Government in writing, or in the event the landowner shall fail to commence, as evidenced by receipt of building permits and start of construction, the planned development within eighteen (18) months after final approval has been granted or in the case of subsequent phases each shall be initiated within twenty-four (24) months of issuance of a certificate of occupancy on the entire preceding phase or the plan will be considered abandoned, then in either event such a final approval shall terminate and shall be deemed null and void unless such time period is extended by the Planning Commission upon written application by the landowner. Wherever a final plan or section thereof has been abandoned as provided in this section, no development shall take place on the property until a new development plan has been approved. **The 3 - 1,440 sf buildings will be constructed with the laydown area as shown on the FDP. The larger buildings shown on the PDP will be constructed at a later date, anticipated 5-10 years.**

8. What are the hours of operation? To be determined is not a sufficient answer, as the Traffic Impact Study stated traffic generation calculations during AM Peak Hour (7:00 AM – 9:00 AM) to be thirty-eight (38) vehicles per hour and during the PM Peak Hour (4:00 PM – 6:00 PM) to be sixty-four (64) vehicles per hour for this development. **Normal operation will be 6 a.m. to 9 p.m., with an occasional drop off during nighttime hours.**

9. Will there be secondary access to Kaw Drive near the entrance for Omega Concrete located in the northeast corner of Lot 2? **The access to Kaw Drive is existing, Omega Concrete will have an access easement across the subject property on the existing drive to access S. 59th Lane as the access to Kaw Drive has a lot of train traffic.**
10. The laydown area needs to be further defined with drive aisles spurs leading to the storage pads, as the total storage area utilized for the outside laydown storage area is approximately thirty-nine (39) acres. The site plan is does not accurately reflect how materials will likely be stored within the laydown yard. **We have provided adequate access roads for emergency and delivery vehicles for the laydown storage area. Additional spurs would remove flexibility from the space before knowing the tenant and their needs.**
11. The laydown area may be asphalt millings, however the drive aisles to get to the storage pads must be paved with concrete or asphalt. The entire parcel, not including a circular internal road, ground cover and storm water detention cannot be wholly covered with asphalt millings. **Noted.**
12. Per Sec. 27-574(c)(3) any retaining wall over six (6) feet in height must be terraced. Four (4) feet of terrace is required for every eight (8) feet of wall. The four (4) foot terrace shall be landscaped with shrubs and maintained annually. **Noted, no walls are proposed.**
13. Utility easements shall be provided along each side of the lot to form a continuous utility easement. All easements shall be at least ten feet wide. The required ten-foot width may be provided through five-foot easements on either side of lot or parcel lines when lines do not form, in whole or in part, the outside boundaries of the plat. **Noted, will be added to the plat.**
14. Utility easements shall connect with easements established in adjoining properties. **Noted.**
15. Per Sec. 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided. **Noted**
16. All existing and future driveways must feature curb cuts that are constructed to UG standards. **Noted unless we get a waiver from the county engineer to leave the existing drive on S. 59th Lane as is.**
17. A Right-of-Way Permit is Required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly. **Noted**
18. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly. **Noted**

19. 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, Sections 8-610 through 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. **Noted**

20. If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division at (913) 573-8780. **Noted**

Building Architecture:

1. The exterior portion of the building where the office is located shall comply with the Commercial Design Guidelines. **Noted**

2. Provide a material palette of the exterior building materials. **We propose to provide a digital color board in lieu of a material palette as with current economic/supply climate it is almost impossible to get a timely material palette from the supplier especially with a small project such as this.**

Landscaping and Screening:

1. The existing slope and vegetation on the north property line shall be preserved. Remove the "Existing trees to remain" note and change to "Existing trees to be preserved". This tree line effectively screens the laydown area and future building sites from the single-family homes to the north (across Kaw Drive) and the public along Kaw Drive. **Revised and Noted.**

2. The existing tree stands along the Kansas River shall be preserved. Add a note on the landscape plan. **Added and Noted.**

3. Sec. 27-700(b)(4) Trees may be required depending on the particular location and surrounding of the project to a maximum of one (1) tree per 15,000 square feet of site area. Based on site area, 91.14 acres, 265 trees are required to be planted. Per Sec.27-701, existing plan material may be credited toward the minimum number specified for each zoning category. Such existing plan material must, however, be in keeping with the intent of this division. Type, size, and location needs to be noted in the required landscape plan. As stated previously, preservation of the existing tree stand along Union Pacific Railway and Kaw Drive is of the utmost importance and those trees can count towards the required total. **Noted, there are over 1,500 existing deciduous trees over 2" caliper, conservatively counted, in the areas to be preserved.**

4. One (1) street tree shall be planted per thirty (30) feet of frontage along South 59th Lane. **Noted and revised.**

5. All deciduous and shade trees shall be at least two (2) inch caliper when planted. Evergreens shall be at least six (6) feet in height when planted. Shrubs shall be at least five (5) gallons when planted.

Throughout the development, there shall be a variety of deciduous and evergreen trees in addition to native grasses and plants (wildflowers). **Noted**

6. Fencing along South 59th Lane shall be a privacy fence, up to eight (8) feet in height. The fence may be wood or metal paneling and shall have masonry columns every thirty-two (32) feet running. **Noted**

7. Sec. 27-470(d)(2) No equipment, material, or vehicles, other than operable motor passenger cars, may be kept, parked, stored or displayed closer than twenty-five (25) feet to a street line unless such area is screened from the street by a solid fence or other obstruction, set back not less than six (6) feet from the street line and not less than three (3) feet in height. **Noted.**

8. Sec. 27-470(d)(3) All accessory materials and products that have been previously used, such as lumber, steel and other metals and concrete products shall be totally screened from view from off the premises. Yards for junk, inoperable vehicles, or salvage storage are not permitted in this district. **Noted**

9. Mechanical equipment or other utility hardware whether on the ground or on a building shall be screened from public view. Such screening shall be harmonious with building design and materials. **Noted**

10. All utility connections (including BPU transformer boxes) shall be screened with landscaping. All utilities mounted on the wall shall be painted to match the building. **Noted**

a. BPU transformer pad shall be completely screened on three sides with a privacy fence or 6-foot junipers setback 3 feet from the pad and 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. If this cannot be accomplished, relocation of the transformer may be necessary. **Noted**

11. Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected glare, from floodlights or commercial operations, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way. Any light or combination of lights that cast light on adjacent residentially zoned property shall not exceed one-foot candle as measured from said property line. All lighting on the property, both on the buildings and in parking lots shall have 90-degree cutoff fixtures. **Noted**

Signage:

1. Per Section 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 at (913) 573-5750 or signpermits@wycokck.org to begin this process. **Noted**

MINUTES OF NEIGHBORHOOD MEETING

Application Number: #PR2022-022

Date and Location: June 27, 2022 at The Mason Jar, 941 North 74th Drive,
Kansas City, KS

Meeting called to order at: 5:30 PM

Names of people in attendance:

Lynn Holcomb
Ryan Holcomb

None of the parties notified of the meeting attended. Accordingly, no presentation was given.

Meeting adjourned at: 7:15 PM

Minutes taken by: Ryan Holcomb

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Johnson)

Comes now Philip L Holcomb of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # PR 2022-022
2. That I conducted a neighborhood meeting on 6-27-22.
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.

Philip L Holcomb
Affiant

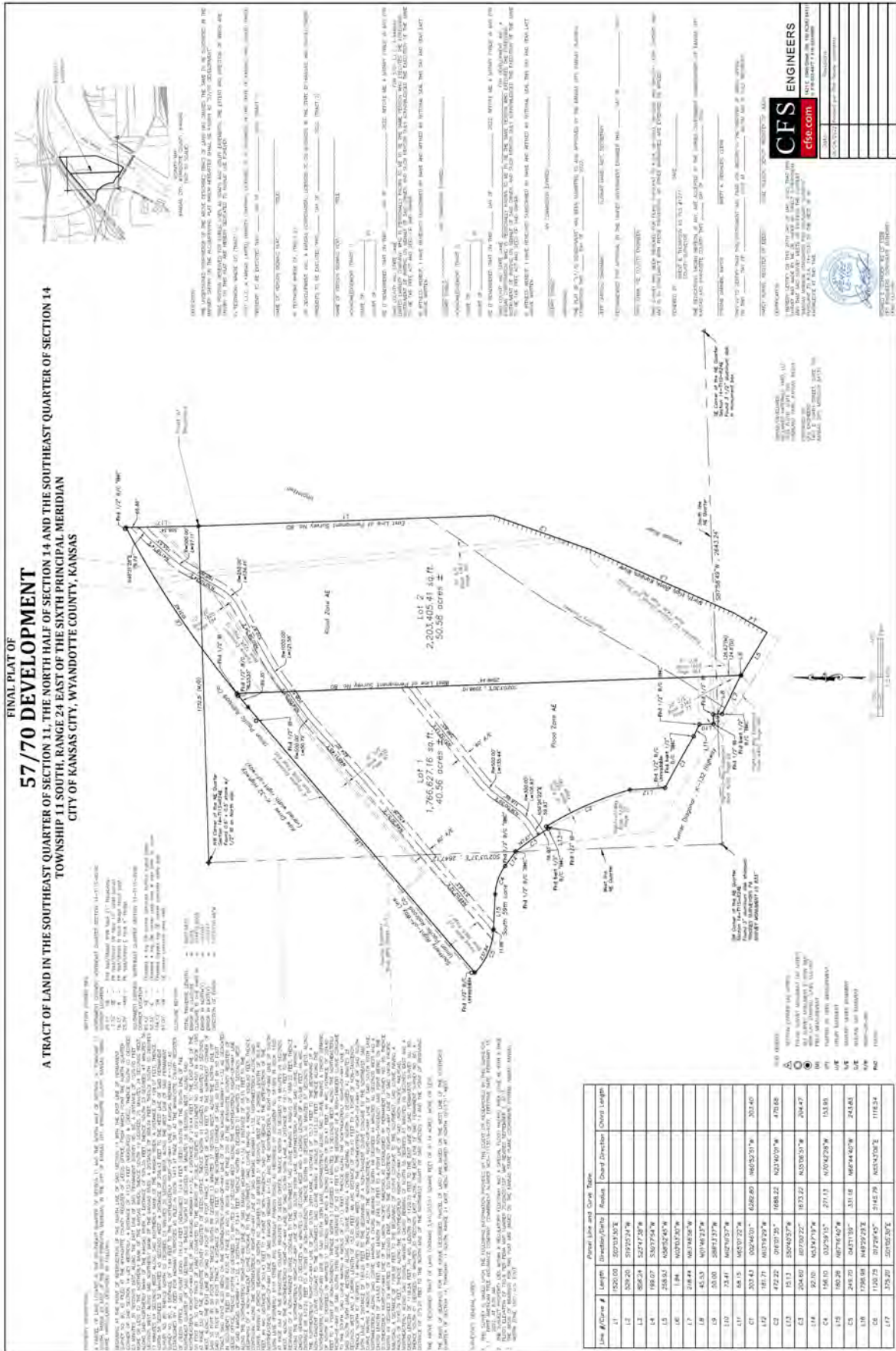
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 28th day of June, 2022.

My commission expires 16th of May, 2024.



Michele L Hart
Notary Public

FINAL PLAT OF
57/70 DEVELOPMENT
A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 11, THE NORTH HALF OF SECTION 14 AND THE SOUTHEAST QUARTER OF SECTION 14
TOWNSHIP 11 SOUTH, RANGE 24 EAST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS

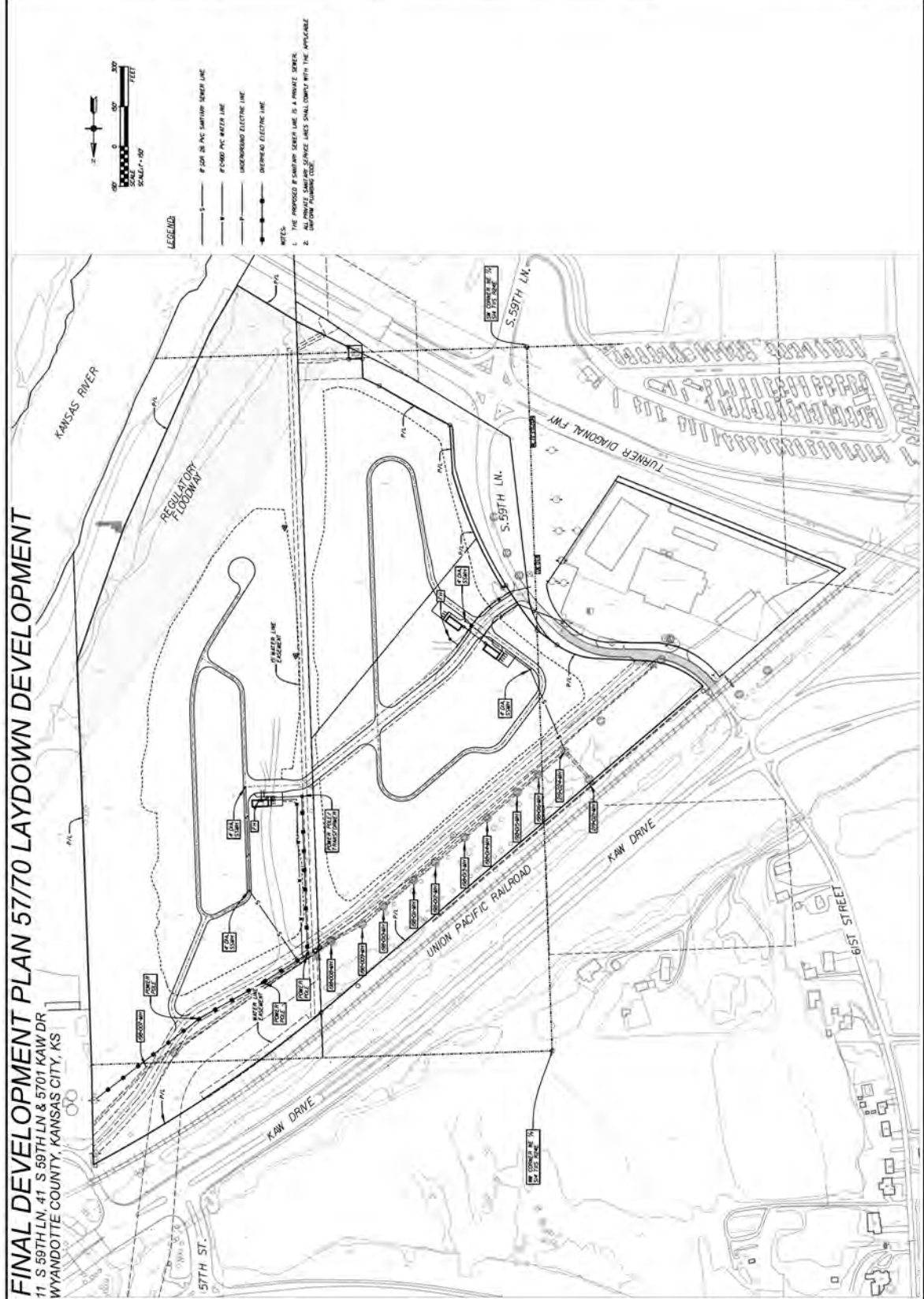






FINAL DEVELOPMENT PLAN 57170 LAYDOWN DEVELOPMENT

11 S 59TH LN, 41 S 59TH LN & 5701 KAW DR
WYANDOTTE COUNTY, KANSAS CITY, KS



LAND DEVELOPMENT & SURVEYING

1101 S. 10TH ST. SUITE 100
WYANDOTTE, KS 66204

PHONE: (913) 331-1111
FAX: (913) 331-1112
WWW.CFS-ENGINEERS.COM

DATE: 07/28/2022

PROJECT: 57170 LAYDOWN DEVELOPMENT

SCALE: 1\"/>

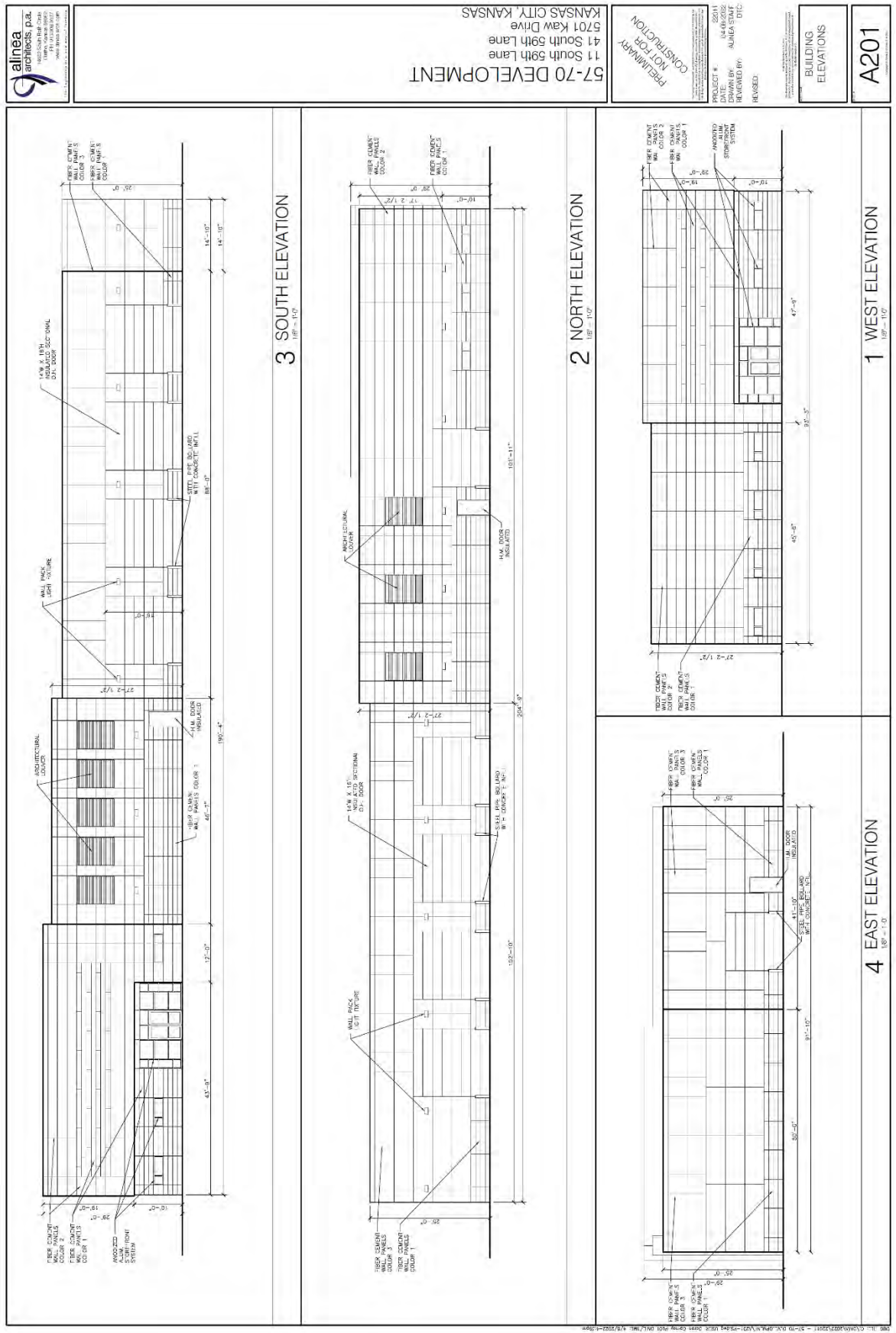
RECLAIMED MATERIALS
YARD, LLC

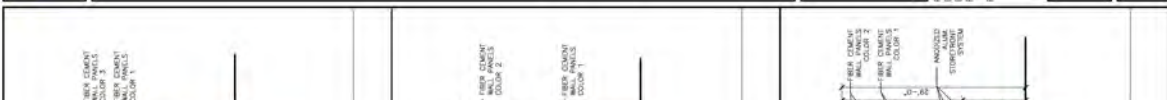
FINAL DEVELOPMENT PLAN
UTILITY PLAN

63

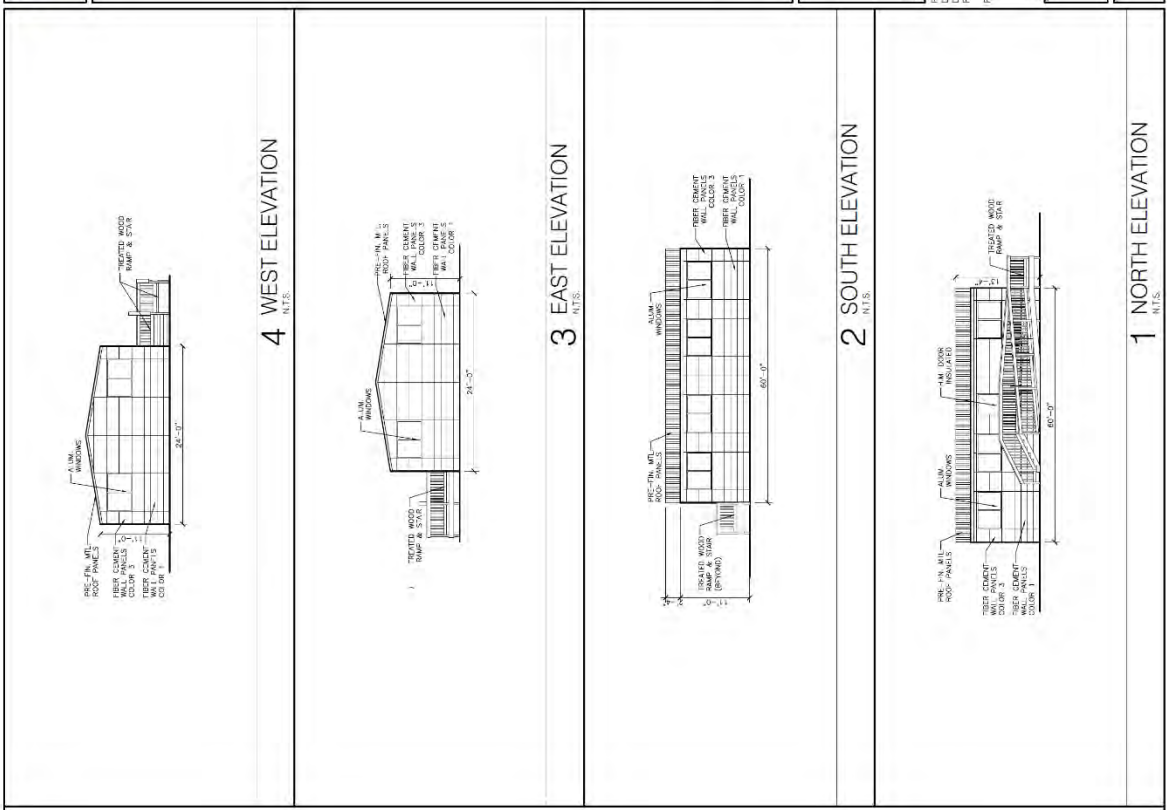
Sheet Reference

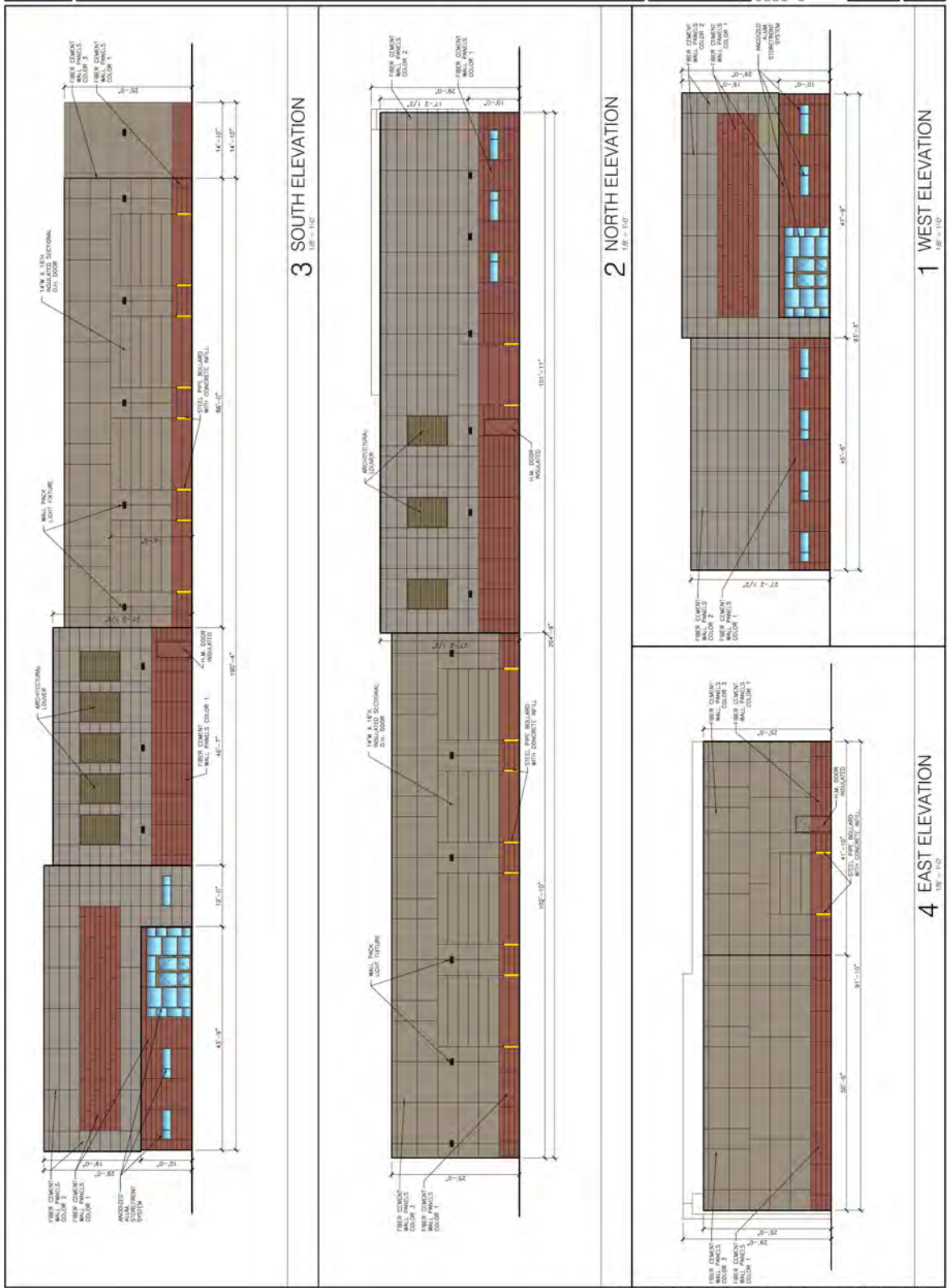






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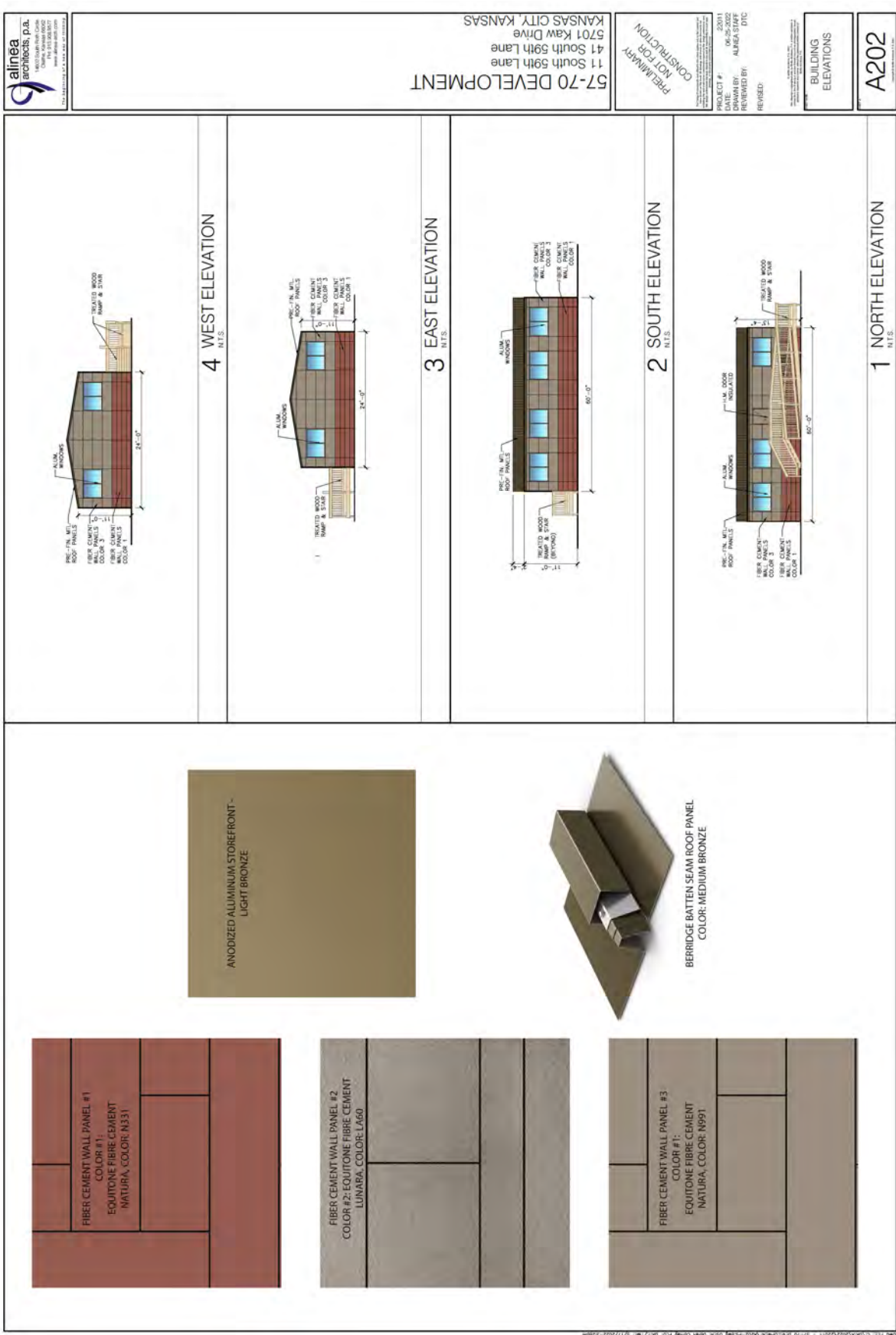




Figure 4. Site Photograph of the proposed site looking northeast from South 59th Lane (provided by Planning Staff).



Figure 5. Site Photograph of the proposed site looking northeast from South 59th Lane (provided by Planning Staff).



Figure 6. Site Photograph of the proposed site looking east from South 59th Lane (provided by Planning Staff).



Figure 7. Site Photograph of the proposed site looking north from South 59th Lane (provided by Planning Staff).

(First published _____)

COZ2022-016

ORDINANCE NO. _____

AN ORDINANCE rezoning property hereinafter described located at approximately 557 River Park Drive (0 Kansas Avenue), in Kansas City, Kansas, by changing the same from its present zoning of No Zoning District to CP-2 Planned General Business 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 March 25, 2022, by the owners of property to have the zoning of said property changed from its present zoning of No Zoning District to CP-2 Planned General Business 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:

A Tract of land in 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 , 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° 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 1/2-inch reinforcing rod with a 3-inch disk on the State Line between Kansas and Missouri; Thence South 1° 56' 53" East, 793.02 feet, on said State Line and the East line of said Fractional Section 14; Thence South 88° 03' 07" 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° 02' 08" East, a chord distance of 139.40 feet; Thence departing said East Harbor Line South 83° 53' 28" West, 119.43 feet; Thence South 81° 14' 26" West, 615.15 feet, to a point on East line of Lot 1A, "RIVER PARK ", a subdivision of land in said city, county, and state, and 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 East line of said Lot 1A, and Lot 1 "RIVER PARK" and the 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° 05' 28" West, a chord distance of 140.42 feet; Thence departing said West Harbor Line, North 81° 14' 26" East, 620.86 feet; Thence North 84° 25' 18" East, 116.38 feet, to the POINT OF BEGINNING, said Tract containing 103,084 square feet or 2.3665 acres. Said Tract description shall be limited in vertical elevation to 757.0 feet, 5.7 feet above the Base Flood Elevation of 751.3 feet. The upper elevation limit shall be 826.0, 10.35 feet above the existing structure elevation of 815.65 feet. Elevations described are based on North American Vertical Datum 1988. Subject to all easements and restrictions of record. Located at approximately 557 River Park Drive (0 Kansas Avenue), Kansas City, Kansas,

be changed from its present zoning of No Zoning District to CP-2 Planned General Business District, as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. Pursuant to the Code of City Ordinances, Section 27-466, the Governing Body approves the preliminary development plans, incorporated herein by reference, marked as the certified preliminary development plan, and maintained in the Planning and Urban Design Department as submitted to the Governing Body and received by the Unified Clerk.

Section 4. The Planning and Urban Design 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-2 Planned General Business 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 _____, 2022.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY,
KANSAS

BY: _____
TYRONE GARNER
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

UNIFIED GOVERNMENT CLERK

APPROVED AS TO FORM:

CHIEF COUNSEL

(Published _____)

SP2022-044

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 SP2022-044, commonly known as 557 River Park Drive (0 Kansas Avenue) Kansas City, Kansas, legally described as:

A Tract of land in 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 , 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° 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 1/2-inch reinforcing rod with a 3-inch disk on the State Line between Kansas and Missouri; Thence South 1° 56' 53" East, 793.02 feet, on said State Line and the East line of said Fractional Section 14; Thence South 88° 03' 07" 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° 02' 08" East, a chord distance of 139.40 feet; Thence departing said East Harbor Line South 83° 53' 28" West, 119.43 feet; Thence South 81° 14' 26" West, 615.15 feet, to a point on East line of Lot 1A, "RIVER PARK ", a subdivision of land in said city, county, and state, and 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 East line of said Lot 1A, and Lot 1 "RIVER PARK" and the 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° 05' 28" West, a chord distance of 140.42 feet; Thence departing said West Harbor Line, North 81° 14' 26" East, 620.86 feet; Thence North 84° 25' 18" East, 116.38 feet, to the POINT OF BEGINNING, said Tract containing 103,084 square feet or 2.3665 acres. Said Tract description shall be limited in vertical elevation to 757.0 feet, 5.7 feet above the Base Flood Elevation of 751.3 feet. The upper elevation limit shall be 826.0, 10.35 feet above the existing structure elevation of 815.65 feet. Elevations described are based on North American Vertical Datum 1988. Subject to all easements and restrictions of record. Located at approximately 557 River Park Drive (0 Kansas Avenue), Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for an entertainment venue for the Rock Island Bridge.

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. **These entitlements are being heard in conjunction with BOZA2022-024, which is seeking a variance for parking reduction for 76 spaces for the overall development, a violation of 106 spaces. This parking total does not include parking provided to the public at the Yards II mixed-use development project and the West Bottoms Garage located in Kansas City, MO;**
2. **A Final Development Plan is required to be submitted for the parking lot, which is being designed by others. A TCO to occupy the bridge will not be issued until the parking lot is completed, as the off-street parking is connected to this development;**
3. **The proposed parcel is over the Kansas River and thereby is within the regulatory floodplain. The parcel must be removed from the regulatory floodplain through FEMA. The applicant shall review the Floodplain Management Ordinance and obtain the necessary local, State, and Federal floodplain permits before the construction or alteration of any structure the floodplain prior to obtaining a building permit;**
4. **Proposed hours are 8:00 AM – 1:00 AM (Friday/Saturday) and 8:00 AM – 9:00 PM (Sunday through Thursday);**

5. There will be security cameras covering all of the bridge included event space with proximity detectors and AI for identifying unwanted behaviors. There will also be professional security personnel throughout the bridge on busy nights. There are chain link gates at the end of the bridge which will be kept open during business hours, but will be shut and locked nightly;
6. The crossing will be open daily (365 days per year) from at least dawn until dusk (during the “off season”. During the open season – the crossing will be open until the bridge closes for the evening;
7. Bikeshare hub will be located on the west bank in the “trailhead amenity zone” as shown on the preliminary design plans attached;
8. Kansas City ATA has a bus route adjacent to the bridge on American Royal Way;
9. Sec. 27-576(e)(2) Exterior building materials shall not include the following f. EIFS at the ground level or comprising more than fifteen (15) percent of any facade. Metal paneling and may only account for 15% of the exterior building material per facade on the exterior buildings. The City Planning Commission must give a deviation from the Commercial Design Guidelines for corrugated metal paneling (similar to Yards II building) and semi-transparent cladding. Staff will not ask for the deviation;
10. Sec. 27-576(g)(3) Sloped roofs or canopies shall be covered with high quality roofing material such as approved by the director. Metal roofing is preferred, especially for small articulations. Asphalt is discouraged and wood roofing materials are prohibited;
11. The western parking lot shall have landscaped islands with at least one (1) shade tree planted within each island;
12. All landscaping must be irrigated;
13. All shade trees shall be at least two (2) inch caliper. All evergreens shall be at least six (6) feet in height. All shrubs shall be three (3) gallons when planted;
14. All disturbed areas within the development shall be brought to finished grade and seeded or sodded. There shall not be any exposed, bare ground unless the lot has an active building permit for building construction;
15. All lighting, whether installed in the parking lot on the exterior of bridge abutments and trusses shall have 90-degree cutoff fixtures. No wall pack lights or flood lights;
16. If applicable, all BPU transformer pads and/or generators shall be completely screened on three (3) sides with 6-foot junipers setback three (3) feet from the pad and ten (10) feet from the door opening. Additionally, if the louvered transformer doors open towards the parking lot, the 10-foot setback is established in the parking lot, therefore the louvered gate/enclosure shall be constructed in front of the transformer. If this cannot be accomplished, relocation of the transformer may be necessary;
17. Per Section 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 at (913) 573-5750 or signpermits@wycokck.org to begin this process;

18. If approved, the applicant may need additional licenses or permits for safe and proper operation (i.e., Wyandotte County Health Department and/or KDHE). The approval of this application does not mitigate the need for additional licenses as this application is for zoning approval only;
19. If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division office. Their number is (913) 573-8780;
20. If approved, the applicant must file and maintained a current business occupation tax application and entertainment license with the Business Licensing Division office. Their number is (913) 573-8780;
21. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
22. 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, Sections 8-610 through 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;
23. A Right-of-Way Permit is Required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;
24. All existing and future driveways must feature curb cuts that are constructed to UG standards;
25. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
26. 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;

27. 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 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;
28. The Special Use Permit shall be valid indefinitely from the publication of the associated Ordinance. Special Use Permits are non-transferable, therefore if there is a new operator, the applicant is solely responsible for obtaining a new Special Use Permit. All operations must cease until such time as a new Special Use Permit is approved; and,
29. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Departments (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 _____, 2022.

TYRONE GARNER
MAYOR/CEO

Attest:

Unified Government Clerk

APPROVED AS TO FORM:

CHIEF COUNSEL

(Published _____)

SP2022-029

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 SP2022-029, commonly known as 6102 State Avenue, Kansas City, Kansas, legally described as:

A square tract 200 x 200 feet in the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 2, Township 11, Range 24, in Wyandotte County, Kansas, except that part taken for public highway, said Quarter measuring 200 feet eastward from the West line of said Southeast Quarter of the Southwest Quarter of Section 2, and measuring 200 feet Northward from the North right-of-way line of State Avenue, located at approximately 6102 State Avenue, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for live entertainment in conjunction with a drinking establishment/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. The applicant shall pave over the unimproved surface on the east side of the property before they can continue to utilize that space as overflow parking, as parking on unimproved surfaces is prohibited per the Code of Ordinances Section 27-675(a);
2. The applicant shall restripe their parking lot and existing parking spaces, as well as add a marking on the pavement for their ADA compliant spaces;
3. The applicant shall not propose any construction or hold any event in the Zone AE floodplain in the rear of the property;
4. All live entertainment must cease by at least 1:30 a.m. indoors and 12:00 Midnight outside.

As a C-1 zone, per code Section 27-464 (c)(9) "Retail businesses with parking areas or other outside customer-oriented areas within 100 feet of any residence shall restrict hours of operation to between 6:00 a.m. and 1:00 a.m. of the following day". Planning and Urban Design staff have determined that this use is beyond the 100-foot threshold, and thus may remain open until 1:30 AM;

5. Doors and windows must stay closed during any entertainment or performance;
6. Must comply with Unified Government Security Ordinance (Chapter 4, Article II Division 1, Sec 4-104,f), including:
 - a. Must have at least one (1) professional security personnel stationed at the door at all times that is able to monitor any required parking area. Additional professional 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. At closing time, all security personnel will begin from a designated area to move patrons towards the exit and then to their vehicles;
7. The Subject Property has been identified as being within a floodplain. The Applicant shall review the Floodplain Management Ordinance and obtain the necessary local, State, and Federal floodplain permits before the construction or alteration of any structure the floodplain prior to obtaining a building permit;
8. The Subject Property, being within the SFHA, shall comply with the following requirements of the floodplain ordinance for the Storage of Materials and Equipment:
 - a. The storage or processing of materials within the special flood hazard area that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal,

- or plant life is prohibited;
- b. Storage of other material or equipment may be allowed if not subject to major damage by floods, if firmly anchored to prevent flotation, or if readily removable from the area within the time available after a flood warning;
9. No amplified speakers are allowed in outdoor spaces, except for times specifically designated for entertainment;
 10. Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;
 11. Per Section 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 at (913) 573-5750 or signpermits@wycokck.org to begin this process;
 12. If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;
 13. If approved, the applicant must file and maintained a current business occupation tax application and entertainment license;
 14. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspecton@wycokck.org to confirm if they need a building permit, and if so must take it upon themselves to initiate the building permit process accordingly;
 15. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
 16. 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, Sections 8-610 through 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;

17. A Right-of-Way Permit is Required. The applicant is required to contact Andrew Roddy with the Public Works Department at (913) 573-5310 or by email at aroddy@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;
18. Section 27-696(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a well-kept manner, such screening need not be provided;
19. 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;
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 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 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,

22. 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 _____, 2022.

TYRONE GARNER
MAYOR/CEO

Attest:

Unified Government Clerk

APPROVED AS TO FORM:

CHIEF COUNSEL

(Published _____)

SP2022-038

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 SP2022-038, commonly known as 3900 Rainbow Boulevard, Kansas City, Kansas, legally described as:

39 Rainbow II, Lot 1, located at approximately 3900 Rainbow Boulevard, 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 existing restaurant/drinking establishment.

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. **All entertainment must cease by at least 1:00AM;**
2. **Doors and windows must stay closed during any live entertainment performance;**

3. **Must comply with Unified Government Security Ordinance (Chapter 4, Article II Division 1, Sec 4-104,f), including:**
 - a. **Must have at least one (1) security personnel 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. **At closing time, all security personnel will begin from a designated area to move patrons towards the exit and then to their vehicles.**
4. **No amplified speakers or entertainment is allowed in outdoor spaces;**
5. **Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;**
6. **If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only.**
7. **Per Section 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 at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
8. **The applicant must file and maintain a current business occupation tax application;**
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. **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;**
11. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all**

covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;

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 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.

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 _____, 2022.

TYRONE GARNER
MAYOR/CEO

Attest:

Unified Government Clerk

APPROVED AS TO FORM:

CHIEF COUNSEL

(Published _____)

SP2022-048

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 SP2022-048, commonly known as 8440 Gibbs Road Kansas City, Kansas, legally described as:

Copart II, a subdivision of land in Kansas City, Wyandotte County, Kansas, Lot 1, located at approximately 8440 Gibbs Road, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit to continue to store boats, trailers, vehicles, construction equipment and farm equipment for retail sales.

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. **Enhanced landscaping along the north property line approved by Staff in lieu of the masonry columns;**
2. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or**

addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;

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. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
5. 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;

6. 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;
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 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,
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.

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 _____, 2022.

TYRONE GARNER
MAYOR/CEO

Attest:

Unified Government Clerk

APPROVED AS TO FORM:

CHIEF COUNSEL

(Published _____)

SP2022-035

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 SP2022-035, commonly known as 10 South James Street, Kansas City, Kansas, legally described as:

ALL THAT PART OF LOTS 85, 87, 89, 91, 93, AND 95 THROUGH 104 INCLUSIVE IN OLD KANSAS CITY, KANSAS, LYING TO THE NORTH AND EAST OF A LINE 5.00 FROM AND PARALLEL TO THE NORTHEASTERLY R.O.W. LINE OF THE CENTRAL AVENUE BRIDGE EASEMENT RECORDED IN BOOK 1095 AT PAGE 357, WYANDOTTE COUNTY RECORDS, AND PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 103, ON JAMES STREET IN OLD KANSAS CITY, KANSAS, JAMES STREET IS 80.00 FEET WIDE; THEN SOUTHEASTERLY ALONG THE LINE OF JAMES STREET, A DISTANCE OF 50.0 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 2.00 FEET OF LOT 99, THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THEN SOUTHEASTERLY ALONG THE LINE OF JAMES STREET, A DISTANCE OF 190.00 FEET TO A POINT ON THE NORTH LINE OF LOT 83. THEN SOUTHEASTERLY ALONG THE NORTH LINE OF LOT 83, A DISTANCE OF 68.16 FEET TO A POINT 5.00 FEET FROM, AS MEASURED RADially, THE NORTHEASTERLY LINE OF THE CENTRAL AVENUE BRIDGE EASEMENT, THE POINT OF CURVE OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 433.00 FEET AND A CENTRAL ANGLE OF 40-35-00, THE INTERIOR ANGLE FROM THE NORTH LINE OF LOT 83 TO THE LONG CHORD IS 126-57-10, 300.33 FEET;

THEN ALONG THE ARC OF THAT CURVE, 5.00 FEET FROM AND PARALLEL TO THE NORTHEASTERLY LINE OF THE CENTRAL AVENUE BRIDGE EASEMENT, A DISTANCE OF 306.70 FEET TO A POINT ON THE NORTH LINE OF LOT 104; THEN NORTH EASTERLY ALONG THE NORTH LINE OF LOTS 104 AND 103, A DISTANCE OF 168.91 FEET TO A POINT 80 FEET FROM THE NORTHEAST CORNER OF LOT 103. THEN SOUTHEASTERLY, PARALLEL WITH THE EAST LINE OF LOTS 103, 101, AND 99, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH LINE 1 OF THE NORTH 2.00 FEET OF LOT 99. THEN NORTHEASTERLY, ALONG THE SOUTH LINE OF THE NORTH 2.00 FEET OF LOT 99, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING. LOCATED AT APPROXIMATELY 10 SOUTH JAMES STREET, KANSAS CITY, KANSAS.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for continuation of a community motorcycle garage with live entertainment and alcohol.

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 are to remain consistent with previously stated operational use;**
2. **All entertainment must cease by 1:30 AM;**
3. **Alcohol consumption must remain on the subject property and not continue onto overflow parking;**
4. **Security and staffing during events must follow the ratios outlined in Section 4-104(f);**
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 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;

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. 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 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 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.

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 _____, 2022.

TYRONE GARNER
MAYOR/CEO

Attest:

Unified Government Clerk

APPROVED AS TO FORM:

CHIEF COUNSEL

(Published_____)

VAC2022-002

ORDINANCE NO. _____

AN ORDINANCE vacating all that part of a 15 foot wide alley adjoining Lot 16, in Block 4, ORCHARD PLACE, a subdivision of land recorded May 23, 1888, in Plat Book 4, Page 25, in the City of Kansas City, Wyandotte County, Kansas, said Tract being more particularly described by Joseph H. McLaughlin, PS 1625, with BHC, CLS 175, by metes and bounds as follows: (Note: For course orientation the bearings in this description are based on the South line of said Lot 16 having a bearing North 87° 35' 22" East, referenced to the Kansas State Plane Coordinate System, North Zone, NAD83.) BEGINNING at the Southwest corner of Lot 16, Block 4, of said ORCHARD PLACE, monumented by a found 1/2-inch reinforcing rod with a cap marked CLS 175; Thence North 87° 35' 22" East, 82.50 feet, on the South line of said Lot 16, to the Southeast corner of said Lot 16; Thence North 14° 24' 51" West, 25.56 feet, on the East line of said Lot 16, to the Northeast corner of said Lot 16; Thence North 87° 35' 22" East, 15.34 feet, to the Northwest corner of Lot 8, of said Block 4; Thence South 14° 24' 51" East, 40.89 feet, on the West line of said Lot 8, and its Southerly prolongation, to the North line of Lot 22, of said Block 4; Thence South 87° 35' 22" West, 94.23 feet, on the North line of said Lot 22 and Lot 17, of said Block 4, to the Northwest corner of said Lot 17; Thence North 26° 47' 23" West, 16.47 feet, to the POINT OF BEGINNING, said Tract containing 1,824 square feet or 0.0419 acres. located at approximately 205 North Orchard, Kansas City, Kansas.

BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. That the following described right-of-way in Kansas City, Kansas be and the same is hereby vacated:

All that part of a 15 foot wide alley adjoining Lot 16, in Block 4, ORCHARD PLACE, a subdivision of land recorded May 23, 1888, in Plat Book 4, Page 25, in the City of Kansas City, Wyandotte County, Kansas, said Tract being more particularly described by Joseph H. McLaughlin, PS 1625, with BHC, CLS 175, by metes and bounds as follows: (Note: For course orientation the bearings in this description are based on the South line of said Lot 16 having a bearing

North 87° 35' 22" East, referenced to the Kansas State Plane Coordinate System, North Zone, NAD83.) BEGINNING at the Southwest corner of Lot 16, Block 4, of said ORCHARD PLACE, monumented by a found 1/2-inch reinforcing rod with a cap marked CLS 175; Thence North 87° 35' 22" East, 82.50 feet, on the South line of said Lot 16, to the Southeast corner of said Lot 16; Thence North 14° 24' 51" West, 25.56 feet, on the East line of said Lot 16, to the Northeast corner of said Lot 16; Thence North 87° 35' 22" East, 15.34 feet, to the Northwest corner of Lot 8, of said Block 4; Thence South 14° 24' 51" East, 40.89 feet, on the West line of said Lot 8, and its Southerly prolongation, to the North line of Lot 22, of said Block 4; Thence South 87° 35' 22" West, 94.23 feet, on the North line of said Lot 22 and Lot 17, of said Block 4, to the Northwest corner of said Lot 17; Thence North 26° 47' 23" West, 16.47 feet, to the POINT OF BEGINNING, said Tract containing 1,824 square feet or 0.0419 acres, located at approximately 205 North Orchard, Kansas City, Kansas.

Section 2. 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, such as sewers, conduits, electric light pole lines, etc. that are now or may hereafter be installed in the tract of land hereby vacated.

Section 3. This ordinance shall take effect and be in force from and after its passage, approval, and publication in the WYANDOTTE COUNTY ECHO.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF
_____, 2022

UNIFIED GOVERNMENT OF WYANDOTTE
COUNTY/KANSAS CITY, KANSAS

BY:

TYRONE GARNER
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

UNIFIED GOVERNMENT CLERK

APPROVED AS TO FORM:

CHIEF COUNSEL

(Published in *The Wyandotte Echo* on August 4, 2022)

ORDINANCE NO. O-____-22

**AN ORDINANCE AUTHORIZING A MASTER PLAN AMENDMENT
PURSUANT TO CHAPTER 27 OF THE UNIFIED GOVERNMENT CODE.**

WHEREAS, pursuant to Section 27-213 of the Unified Government Code, the Governing Body of the Unified Government of Wyandotte County/Kansas City, Kansas (the "UG") has the power to amend the comprehensive plan, neighborhood plans, corridor plans, area plans or other functional plans and relevant maps following receipt of a recommendation by the Planning Commission; and

WHEREAS, Sam Loring, on behalf Gould Evens ("Applicant"), submitted an application to the UG to request the Armourdale Area Master Plan be amended from None to Parks/Open Space, Public/Semi-Public and Regional Commercial (Armourdale Area Master Plan) for property generally located at 557 River Park Drive and 0 Kansas Avenue, in Kansas City, Wyandotte County, Kansas, as shown on Exhibit A attached hereto (the "Property"); and

WHEREAS, on May 9, 2022, the Planning Commission held a properly-noticed public hearing on the Applicant's request for the Master Plan amendment and considered the matters set forth in Section 27-213(g)(5) of the Unified Government Code; and

WHEREAS, the Planning Commission submitted a recommendation of approval of the Applicant's request for the Master Plan amendment and the reasons therefore to the Governing Body; and

WHEREAS, on May 26, 2022, the Governing Body considered the matters set forth in Section 27-213(g)(5) of the Unified Government Code, reviewed all testimony and evidence submitted for the request, and adopted the Planning Commission's recommendation to approve the MPL–2022 -010, Amending the Armourdale Area Master Plan for the Property.

**NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:**

Section 1. Master Plan Amendment. The Governing Body hereby adopts MPL-2022-010 and amends the Armourdale Area Master Plan for the Property from None to Parks/Open Space, Public/Semi-Public and Regional Commercial, subject to the following stipulations:

1. These entitlements are being heard in conjunction with BOZA2022-024, which is seeking a variance for parking reduction for 76 spaces for the overall development, a violation of 106 spaces. This parking total does not include parking provided to the public at the Yards II mixed-use development project and the West Bottoms Garage located in Kansas City, MO;
2. A Final Development Plan is required to be submitted for the parking lot, which is being designed by others. A TCO to occupy the bridge will not be issued until the parking lot is completed, as the off-street parking is connected to this development;
3. The proposed parcel is over the Kansas River and thereby is within the regulatory floodplain. The parcel must be removed from the regulatory floodplain through FEMA.

The applicant shall review the Floodplain Management Ordinance and obtain the necessary local, State, and Federal floodplain permits before the construction or alteration of any structure the floodplain prior to obtaining a building permit;

4. Proposed hours are 8:00 AM – 1:00 AM (Friday/Saturday) and 8:00 AM – 9:00 PM (Sunday through Thursday);
5. There will be security cameras covering all of the bridge included event space with proximity detectors and AI for identifying unwanted behaviors. There will also be professional security personnel throughout the bridge on busy nights. There are chain link gates at the end of the bridge which will be kept open during business hours, but will be shut and locked nightly;
6. The crossing will be open daily (365 days per year) from at least dawn until dusk (during the “off season”. During the open season – the crossing will be open until the bridge closes for the evening;
7. Bikeshare hub will be located on the west bank in the “trailhead amenity zone” as shown on the preliminary design plans attached;
8. Kansas City ATA has a bus route adjacent to the bridge on American Royal Way;

9. Sec. 27-576(e)(2) Exterior building materials shall not include the following:
- f. EIFS at the ground level or comprising more than fifteen (15) percent of any facade.

Metal paneling and may only account for 15% of the exterior building material per facade on the exterior buildings. The City Planning Commission must give a deviation from the Commercial Design Guidelines for corrugated metal paneling (similar to Yards II building) and semi-transparent cladding. Staff will not ask for the deviation;

- 10. Sec. 27-576(g)(3) Sloped roofs or canopies shall be covered with high quality roofing material such as approved by the director. Metal roofing is preferred, especially for small articulations. Asphalt is discouraged and wood roofing materials are prohibited;
- 11. The western parking lot shall have landscaped islands with at least one (1) shade tree planted within each island;
- 12. All landscaping must be irrigated;
- 13. All shade trees shall be at least two (2) inch caliper. All evergreens shall be at least six (6) feet in height. All shrubs shall be three (3) gallons when planted;
- 14. All disturbed areas within the development shall be brought to finished grade and seeded or sodded. There shall not be any exposed, bare ground unless the lot has an active building permit for building construction;
- 15. All lighting, whether installed in the parking lot on the exterior of bridge abutments and trusses shall have 90-degree cutoff fixtures. No wall pack lights or flood lights;
- 16. If applicable, all BPU transformer pads and/or generators shall be completely screened on three (3) sides with 6-foot junipers setback three (3) feet from the pad and ten (10) feet from the door opening. Additionally, if the louvered transformer doors open towards the parking lot, the 10-foot setback is established in the parking lot, therefore the louvered gate/enclosure shall be constructed in front of the transformer. If this cannot be accomplished, relocation of the transformer may be necessary;
- 17. Per Section 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 at (913) 573-5750 or signpermits@wycokck.org to begin this process;

18. If approved, the applicant may need additional licenses or permits for safe and proper operation (i.e., Wyandotte County Health Department and/or KDHE). The approval of this application does not mitigate the need for additional licenses as this application is for zoning approval only;
19. If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division office. Their number is (913) 573-8780;
20. If approved, the applicant must file and maintained a current business occupation tax application and entertainment license with the Business Licensing Division office. Their number is (913) 573-8780;
21. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
22. 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, Sections 8-610 through 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;
23. A Right-of-Way Permit is Required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;
24. All existing and future driveways must feature curb cuts that are constructed to UG standards;
25. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;

- 26. 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;**
- 27. 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 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;**
- 28. The Special Use Permit shall be valid indefinitely from the publication of the associated Ordinance. Special Use Permits are non-transferable, therefore if there is a new operator, the applicant is solely responsible for obtaining a new Special Use Permit. All operations must cease until such time as a new Special Use Permit is approved; and,**
- 29. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Departments (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 2. Take Effect. This Ordinance shall take effect as of the date of its publication as provided by law.

**PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS 28th DAY OF JULY, 2022.**

Tyrone A. Garner, Mayor/CEO

Attest:

Unified Government Clerk

Approved as to Form:

Chief Counsel

EXHIBIT A

Legal Description of the Property

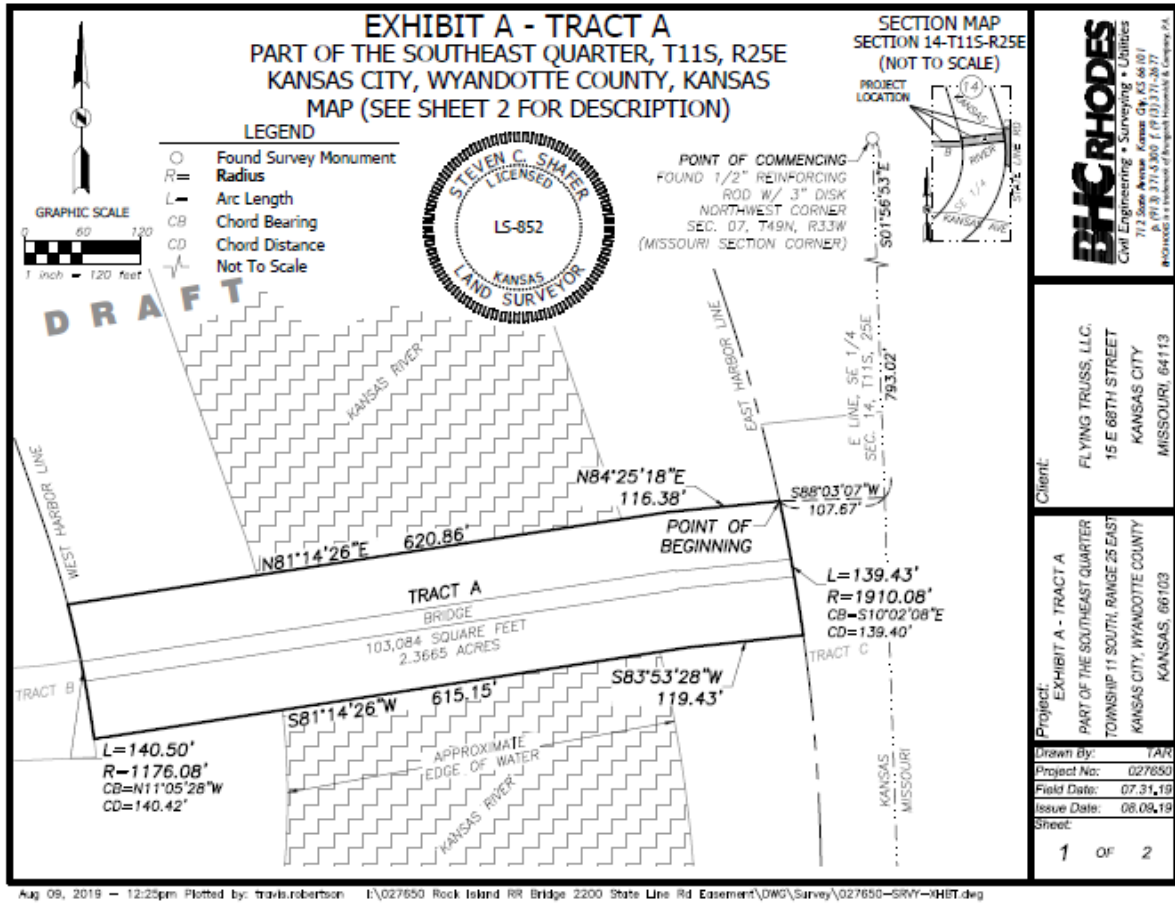


EXHIBIT A - TRACT A
PART OF THE SOUTHEAST QUARTER, T11S, R25E
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
DESCRIPTION (SEE SHEET 2 FOR MAP)

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° 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 1/2-inch reinforcing rod with a 3-inch disk on the State Line between Kansas and Missouri; Thence South 1° 56' 53" East, 793.02 feet, on said State Line and the East line of the Southeast Quarter of said Fractional Section 14; Thence South 88° 03' 07" 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° 02' 08" East, a chord distance of 139.40 feet;

Thence departing said East Harbor Line South 83° 53' 28" West, 119.43 feet;

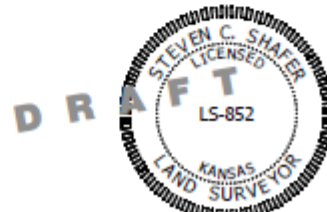
Thence South 81° 14' 26" West, 615.15 feet, to a point on the West Harbor Line of the Kansas River and the beginning of a non-tangent curve, concave to the west, having a radius of 1176.08 feet;

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° 05' 28" West, a chord distance of 140.42 feet;

Thence departing said West Harbor Line, North 81° 14' 26" East, 620.86 feet;

Thence North 84° 25' 18" 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.



BHC RHODES
 Civil Engineering • Surveying • Utilities
 712 State Avenue Kansas City, KS 66101
 P. (913) 371-5300 F. (913) 371-3877
 BHC Rhodes is a licensee of Broughton, Henshaw & Company, P.A.

Client:

FLYING TRUSS, LLC.
 15 E 68TH STREET
 KANSAS CITY
 MISSOURI, 64113

Project:
 EXHIBIT A - TRACT A

PART OF THE SOUTHEAST QUARTER
 TOWNSHIP 11 SOUTH, RANGE 25 EAST
 KANSAS CITY, WYANDOTTE COUNTY
 KANSAS, 66103

Drawn By: YAH
 Project No: 027650
 Field Date: 07.31.19
 Issue Date: 08.08.19
 Sheet:

2 OF 2

Aug 08, 2019 -- 12:25pm Plotted by: travis.robertson I:\027650 Rock Island RR Bridge 2200 State Line Rd Easement\DWG\Survey\027650-SRVY-XHBT.dwg



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: July 28, 2022

Re: Special Use Petition SP2022-059

GENERAL INFORMATION

Applicant:

LaTonya Pegues DBA
KC Cabins LLC

Status of Applicant:

Business Tenant
1611 West Pelham Path
Raymore, MO 64083

Requested Action:

Approval of a Special Use Permit.

Date of Application:

March 25, 2022

Purpose:

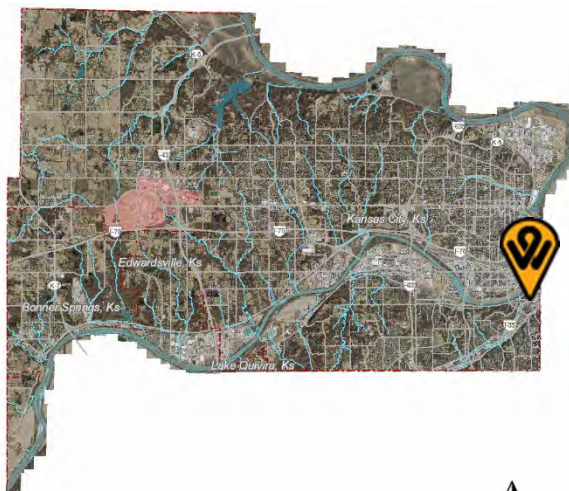
To operate a short-term rental. (This is not the owner's primary residence.)

Property Location:

10 South Hallock
Kansas City, Kansas 66101

Commission Districts:

Commissioner At-Large District #2:
Tom Burroughs
District #2 Commissioner: Brian McKiernan



Existing Zoning:	CP-0 Planned Non-Retail Business and R-1(B) Single Family Districts
	Staff Note: This property has been rezoned RP-6 Planned High-Rise Apartment District for a future apartment development. Staff has represented this property in its existing condition prior to the change of zone to better reflect its existing condition and operations.
Adjacent Zoning:	North: R-1(B) Single Family and C-3 Commercial Districts South: R-1(B) Single Family District East: Interstate I-70 Right of Way West: R-1(B) Single Family and C-3 Commercial Districts
Adjacent Uses:	North: Single Family Residence and Vacant Row Commercial Store and Neighborhood Drinking Establishment South: Single Family Residence East: Single Family Residence West: Single Family Residences and Mixed Neighborhood Commercial
Total Tract Size:	.8205 Acre
Master Plan Area:	Central Area Master Plan
Master Plan Designation:	The Central Area Master Plan designates this property as Urban Density. Urban Density uses include single family homes, attached residences including town homes, duplexes, triplexes, etc., and institutional uses such as schools, churches, and libraries.
Major Street Plan:	The Major Street Plan designates South Hallock as a Local Street.
Advertisement:	<u>The Wyandotte Echo</u> – June 16, 2022 Letters to Property Owner – June 16, 2022
Public Hearings:	July 11, 2022 and July 28, 2022
Public Support:	None to date.
Public Opposition:	One letter of Opposition was received. There were three (3) people present at the July 11, 2022 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant, LaTonya Pegues with KC Cabins LLC, is seeking approval to operate a short-term rental with event space at 10 S. Hallock. The subject property is in the Strawberry Hill neighborhood. The subject property sits on top of a large hillside and was a large single-family residence that was converted into a mixed-use building to accommodate a home office on the lower level for a former owner. The office area of the structure has a kitchenette and office rooms which, the Applicant is proposing to use for small gatherings such as baby showers and birthday parties. The home is set to be demolished as the site is approved for a future high-rise apartment development.

City Ordinance Requirements: Municipal Code Sections 27-592 through 27-606 and 27-593.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. There have been some complaints at the property:
 - a. 2020: 2020-00017867 – Suspicious Vehicle
 - b. 2019: 2019-00091446 – Suspicious Activity
 - c. 2019: 2019-00082240 – Suspicious Activity
 - d. 2019: 2019-00084122 – Suspicious Activity
 - e. 2019: 2019-00059130 – Abandoned Vehicle

Building, Zoning, or Code Enforcement Complaints:

1. The current property owner has received no building enforcement complaints.
2. The subject property has received no code enforcement violations.
3. The subject property has received one zoning enforcement violation:
 - a. 2022: ZONE2022-024 – Operating a Short-Term Rental and Event Space without an Approved Special Use Permit

Outstanding or Related Permits and Cases:

1. The applicant has no building permits within the last ten (10) years.
2. The subject property has two (2) recent Planning and Zoning Cases. These are related to the future demolition of the property and zoning change for the future construction of a new apartment complex.
 - a. 2021: COZ2021-051 – Change of Zone from R-1(B) and C-0 to RP-6 for Apartment Complex

- b. 2021: MPL2021-028 – Master Plan Amendment from Urban Density to High Density Residential for Apartment Complex
- c. 2021: VAC2021-001 – Vacation of Right of Way for new Apartment Complex
- d. 2022: BOZA2022-016 – Variance for Parking Space Requirements

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

This project is in the Strawberry Hill neighborhood. Lots are generally narrow and urban in character with mixed residential and commercial uses. Homes in this area are generally a combination of masonry and siding. Although a mixed-use structure, it retains its previous appearance as a large single-family residence. There are various signs of neighborhood improvements, including repaved streets, pedestrian-scale street lighting, and the brick sidewalks are maintained. This particular mixed-use structure sits on the hill overlook and is relatively secluded from neighbors. The neighborhood lacks sufficient parking, but this particular property has substantial parking as part of its unique occupancy classification. Lots are narrow and homes typically include front-facing garages, steps, porches, and landscaping.

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 surrounding properties are of mixed uses residential and commercial in nature such as a coffee shop, upholstery store, law firm, and drinking establishment. Continuing use as a rental, either short or long term, is consistent with other nearby properties on the adjacent mixed-use Central Avenue corridor. The proposed use is compatible if properly managed. Operating this property as a short-term rental with event space has the potential to create issues related to noise, parking, and other concerns related to overcrowding.

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 single-family home with non-retail commercial uses. The property could be suitable for use as a short-term rental with events if properly managed. 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.

The property has been periodically vacant and was briefly used as a short-term rental without the appropriate permit as the Applicant was under the impression one was not needed with the current zoning. The Applicant ceased using the

property for a short-term rental and the Applicant's son is utilizing the space as a rental and office until the potential approval of the Special Use Permit.

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

Central Area Master Plan classifies the subject property as Urban Density. The Urban Density land use designation allows for primarily single-family homes, attached residences including town homes, duplexes, triplexes, etc., and institutional uses such as schools, churches, and libraries. The proposed use has an average degree of conformance to the plan's designation as the building is a single-family home in structure although its occupancy is mixed use.

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 current design of the neighborhood does not provide sufficient parking for multiple vehicles. There is a small parking lot to the side of the home, which is large enough to accommodate eight (8) vehicles. The size of the parking lot is sufficient to handle the expected number of cars that may visit the property when occupying the home or visiting for an event. Additionally, the property boasts a long driveway providing additional tandem parking.

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 provides a convenience to the public in the form of temporary lodging and event space. If managed properly, the continued use of the property will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property as the proposed use operates entirely within an existing dwelling in a built-out neighborhood.

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.*

Noise is an issue that is related to short-term rentals and events. There have not been any noise complaints to date with the current applicant, as this is a new application that has been up to now operated as proposed, but without any approved entitlements. Vibration, dust, or illumination are not typically related to the use of a residential property as a short-term rental and ostensibly are not considered to be problems for nearby property. The events on the property would be inside the structure and would not include outdoor live entertainment.

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

The proposed use would not pollute air or land as it is located in an existing, permitted structure. If the applicant properly manages the property, trash from guests should be minimal and temporary.

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 it will operate within an existing structure in a built-out, mixed-use 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 lodging and private event gatherings with some economic benefit. If denied, the landowner could not use the property as a short-term rental but may still use the property as a long-term rental or their primary residence, although its use as a long-term rental may be limited as the property is scheduled for demolition as part of the upcoming apartment complex's construction.

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

The proposed use would not result in overcrowding as it operates within an existing structure on the site. The maximum number of overnight guests at one time is six (6) and the maximum number of vehicles for guests is three (3). If the applicant abides by the outlined conditions, undue concentrations of population should not be an issue.

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting by receiving letters, phone calls, and emails through the date of June 27, 2002. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Building Conformance
Noise Concerns
Future Development
Parking
Traffic
Mixed-Use Neighborhood

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 4 to 2 to recommend **APPROVAL** of Special Use Permit Application **SP2022-059** for **one (1) year for the short-term rental**, subject to:

- 1) 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 as both the property owner and the business owner that they 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;
- 2) Maximum number of overnight guests shall be six (6);
- 3) All parking must be off-street, maximum number of overnight guest vehicles is three (3);
- 4) The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;
- 5) Applicant must maintain liability insurance;
- 6) Applicant must maintain the property's physical condition through the duration of the permit;
- 7) All reservations shall be a minimum stay of 24 hours;
- 8) No meals shall be prepared in the dwelling by the owner or owner's agent;
- 9) 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;
- 10) The owner or owner's agent/operator shall provide a guest book with the following information:
 - a) Information within the dwelling unit to inform and assist renters/guests in the event of a natural disaster, power outage, or emergency including but not limited to tornado, severe weather or storm, or flash flooding. Information should contain appropriate designation for shelter in place, evacuation, or utility contact information;
 - b) A lead-based paint notification for any property built before 1978.
 - c) An asbestos notification for any property built before 1981.
 - d) Information for the guest to report any concerns to Host Compliance at 913-246-5133 (phone number) and www.hostcompliance.com/tips (website);
- 11) The property must remain in proper maintenance and free of hazards, pests, or infestations.
- 12) The granting of this Special Use Permit does not transfer with a change of ownership of the property.
- 13) 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;

- 14) Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
- 15) 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.
- 16) 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.

NOTE: Applicant withdrew event space request from the application at the City Planning Commission meeting.

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 **SP2022-059** subject to all comments and suggestions outlined in this staff report, and the conditions of the City Planning Commission.

ATTACHMENTS

July 11, 2022 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Site Plan
Floor Plan
Guest Book
Liability Insurance
Neighborhood Meeting Information
Applicant Photos
Letter of Opposition
Site Photographs taken by Staff on June 25, 2022

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing		
Special Use Permit	July 11, 2022 Approval	July 28, 2022

STAFF CONTACT:

Kallie McLaughlin
kdmclaughlin@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2022-059** 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 **SP2022-059**, 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.

July 11, 2022 City Planning Commission Minutes:

Hearing starts at 2:52:23:

SPECIAL USE PERMIT APPLICATION SP2022-59 – KC CABINS LLC - SYNOPSIS:

Special Use Permit for a Short-Term Rental and event space at 10 South Hallock Street.

Detailed Outline of Requested Action: The applicant, LaTonya Pegues with KC Cabins LLC, is seeking approval to operate a short-term rental with event space at 10 S. Hallock. The subject property is in the Strawberry Hill neighborhood. The subject property sits on top of a large hillside and was a large single-family residence that was converted into a mixed-use building to accommodate a home office on the lower level for a former owner. The office area of the structure has a kitchenette and office rooms which, the Applicant is proposing to use for small gatherings such as baby showers and birthday parties. The home is set to be demolished as the site is approved for a future high-rise apartment development.

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 July 11, 2022;
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:

- LaTonya Pegues, applicant, KC Cabins LLC, 1611 West Pelham Path, Raymore, Missouri 64083
- Brooke Randell, 15025 West 128th Street, Olathe, Kansas 66062

Present in Opposition:

- Rachel McMeachin, 556 Lowell Avenue, Kansas City, Kansas 66101
- Buck Hessel, 31 South Hallock, Kansas City, Kansas 66101
- Rose Eisles, 506 North 4th Street, Kansas City, Kansas 66101

Staff Recommendation starts at 3:06:50: Planning Director Hand stated that this request is for a short-term rental and event space while an additional entitlement for the 505 Central project proceeds through the process. This property is in the Central Area Master Plan. Staff has received no letters in support and one (1) letter in opposition in addition to the comments tonight. A stop work order was issued on the property, but no

Notice of Violations currently exist. The stop work order led to this application. The staff report notes six (6) guests and three (3) cars for all overnight stays. That does not include parking for events. One of the conditions of approval is to limit events to end at 10:00 p.m. Director Hand stated that there is a correction to the staff report. As this application proposes off-site management for the short-term rental, approval is recommended for one (1) year and not two (2) years as stated in the staff report. He further stated that the Staff will begin review of the Short-Term Rental section of the ordinance in the future.

After discussion between the Planning Commission, Director Hand, Assistant Counsel Waters and the applicant, the applicant withdrew the event portion of their application.

Assistant Counsel Waters stated that the portion of the 505 project before the Standing Committee was approved tonight at the Board of Commissioners hearing and construction of that project should begin in a year (2023).

Motions starts at 3:21:50:

On motion by Mrs. Jones, seconded by Mr. Beth, the Planning Commission voted as follows to recommend **APPROVAL of SP2022-059 for one (1) year for the short-term rental:**

Carson	Chairman
Ernst	Aye
Jones	Aye
Miller	Not Present
Mohler	Aye
Pauley	Not Present
Straws	Not Present
Ward	No
Armstrong	Not Present
Beth	Aye
Connelly	No

Motion to recommend **APPROVAL** Passed: 4 to 2

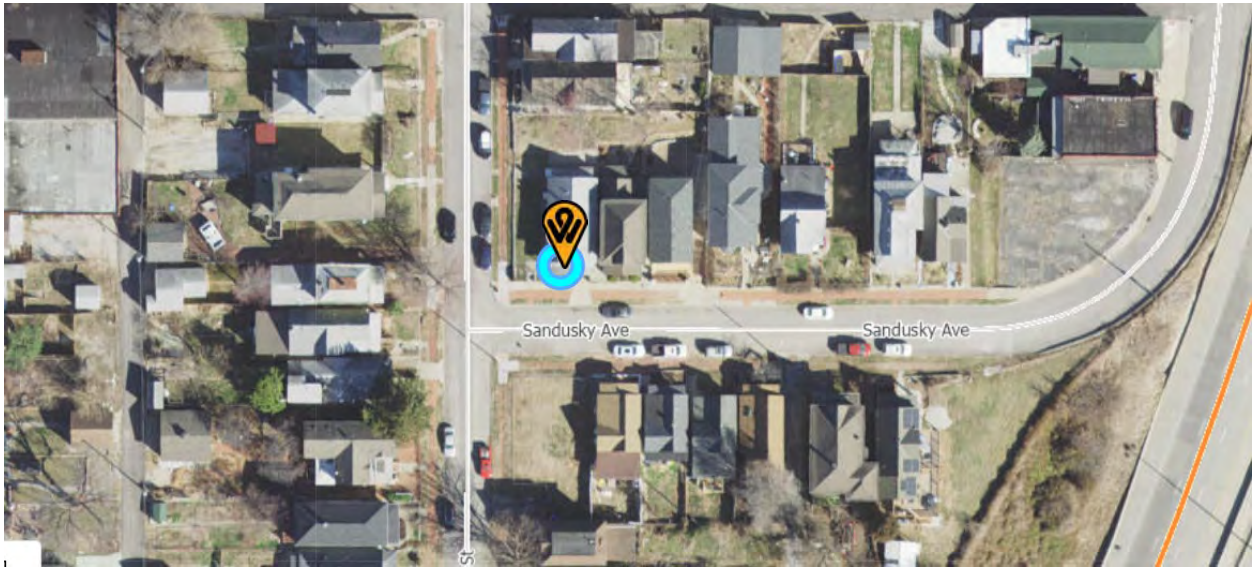
Subject to:

- 1) **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 as both the property owner and the business owner that they 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;**
- 2) **Maximum number of overnight guests shall be six (6);**
- 3) **All parking must be off-street, maximum number of overnight guest vehicles is three (3);**
- 4) **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**

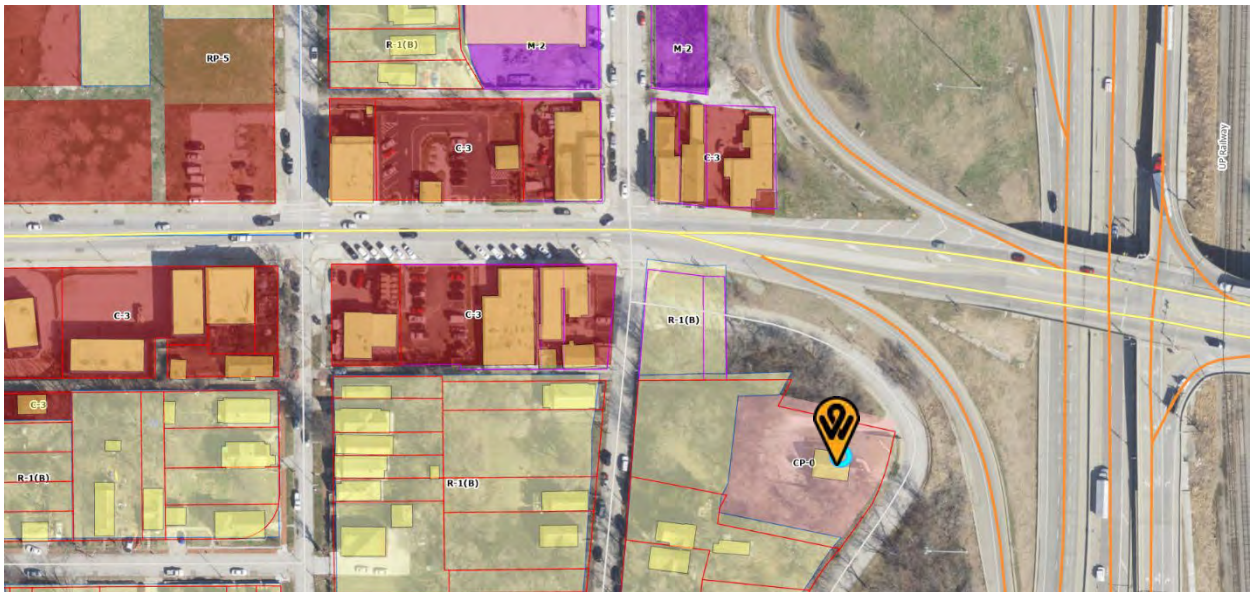
- 5) Applicant must maintain liability insurance;
- 6) Applicant must maintain the property's physical condition through the duration of the permit;
- 7) All reservations shall be a minimum stay of 24 hours;
- 8) No meals shall be prepared in the dwelling by the owner or owner's agent;
- 9) Applicant 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;
- 10) The owner or owner's agent/operator shall provide a guest book with the following information:
 - a) Information within the dwelling unit to inform and assist renters/guests in the event of a natural disaster, power outage, or emergency including but not limited to tornado, severe weather or storm, or flash flooding. Information should contain appropriate designation for shelter in place, evacuation, or utility contact information;
 - b) A lead-based paint notification for any property built before 1978.
 - c) An asbestos notification for any property built before 1981.
 - d) Information for the guest to report any concerns to Host Compliance at 913-246-5133 (phone number) and www.hostcompliance.com/tips (website);
- 11) The property must remain in proper maintenance and free of hazards, pests, or infestations.
- 12) The granting of this Special Use Permit does not transfer with a change of ownership of the property.
- 13) 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;
- 14) Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
- 15) 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.
- 16) 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.

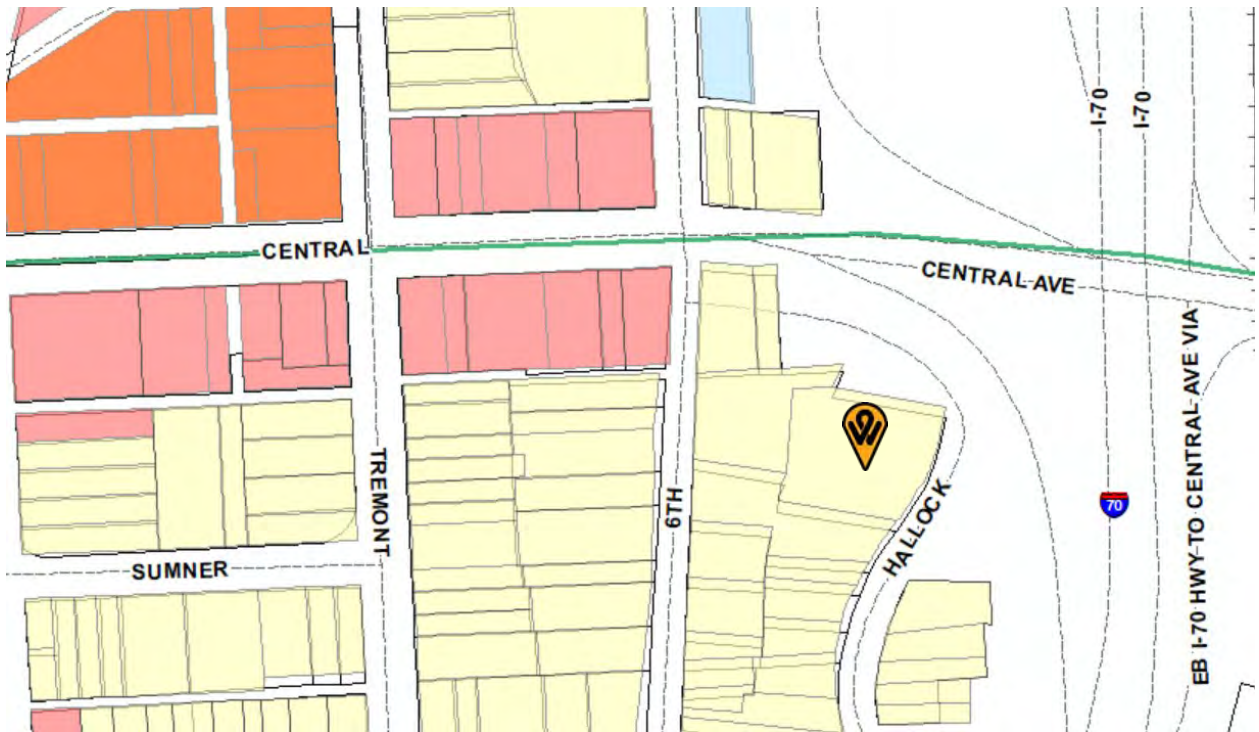
AERIAL MAP

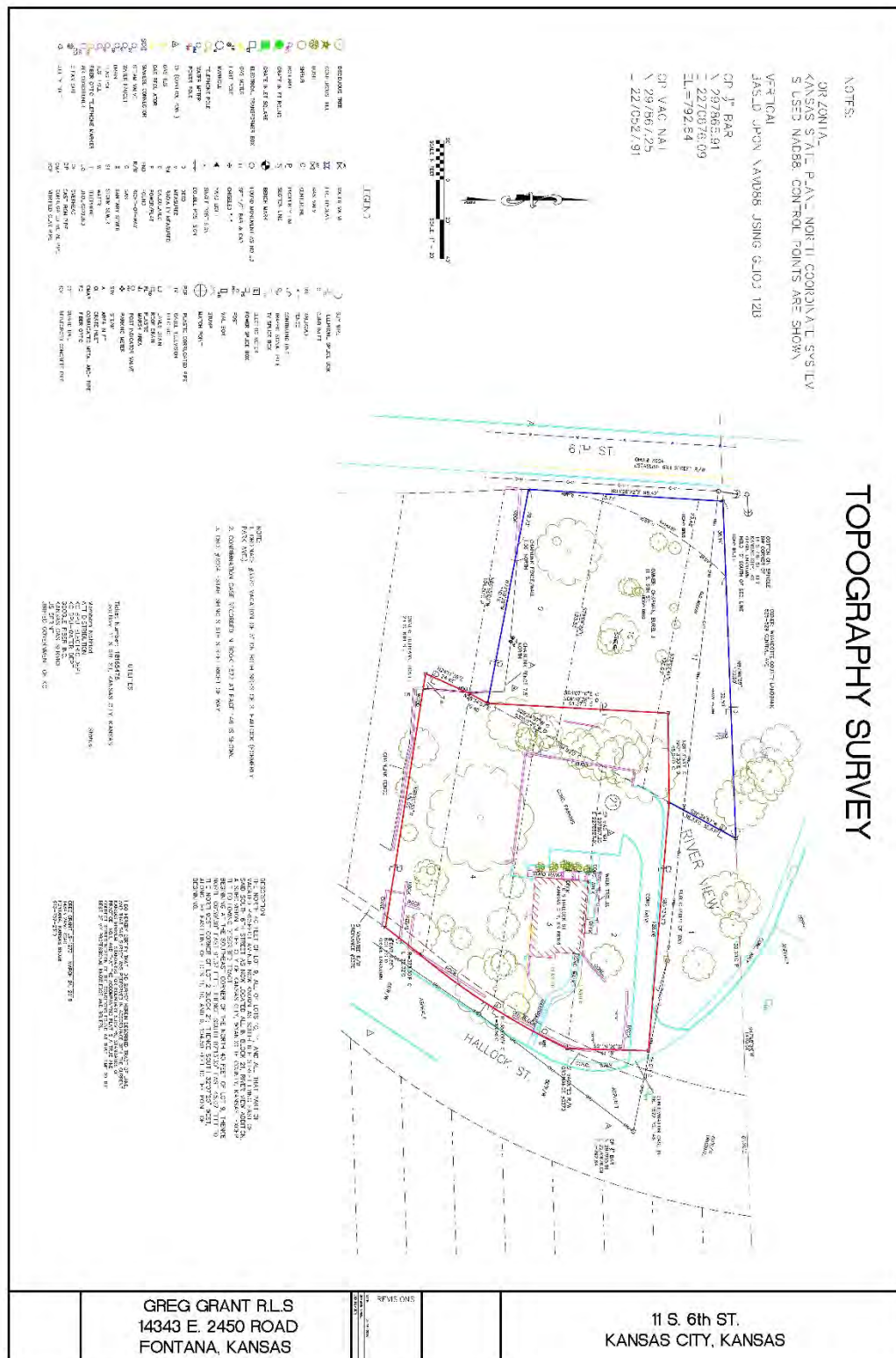


ZONING MAP

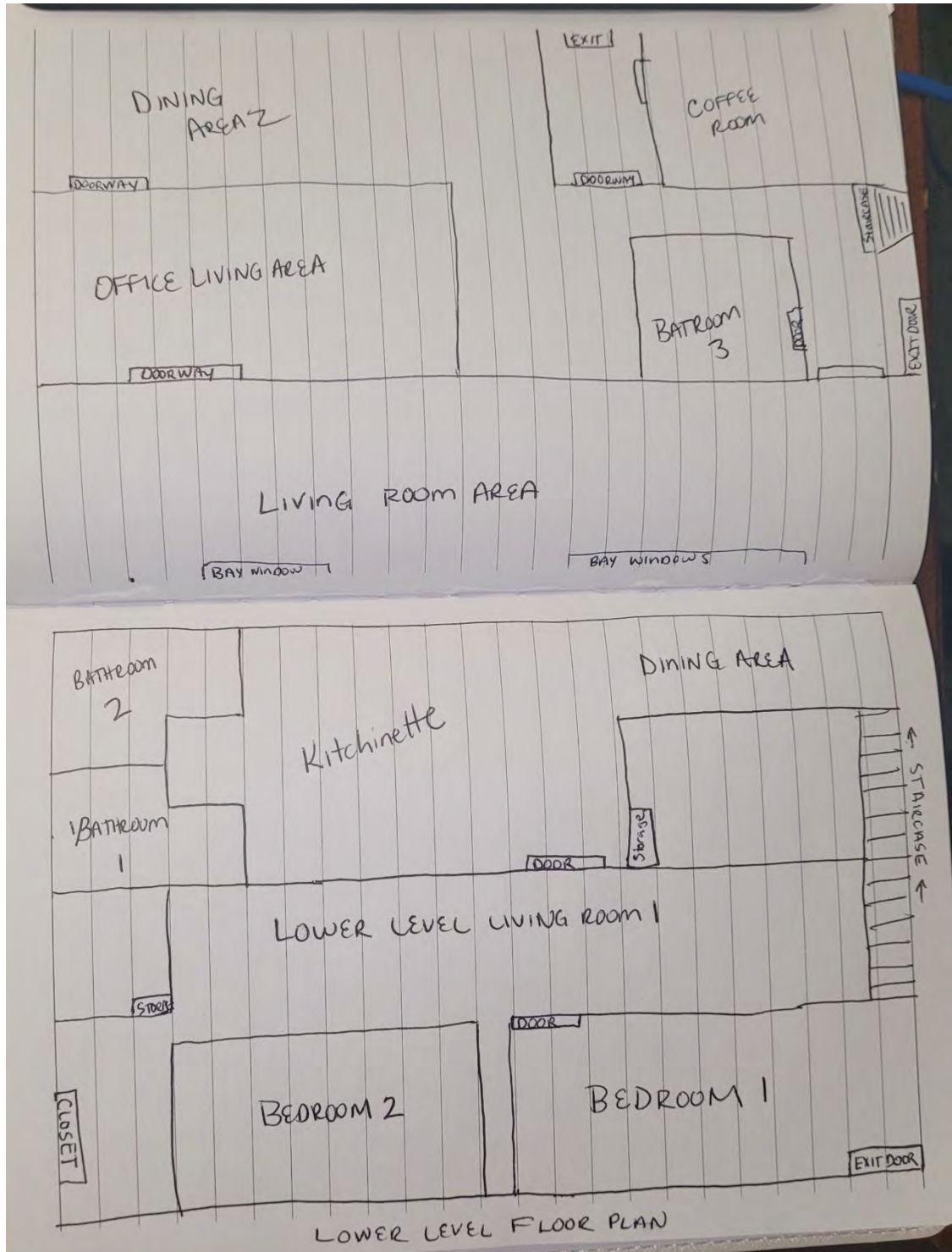


LAND USE MAP





FLOOR PLAN



GUEST BOOK

Thanks again for choosing KC Cabin for your overnight stay in the area! To prepare for arrival, read the below **Welcome Information/Reminders**.

Property Address:

10 S. Hallock St, Kansas City, KS.

DOOR CODES and ENTRY:

Your personal code to the front and side doors is **XXXX** (the last four digits of the phone number from your Airbnb profile). That code will be active only during your stay. Please do not share the code with anyone outside of the guests in your party.

CHECK IN

3:00 pm

CHECK OUT:

10:00 am

WI-FI NETWORK:

kccabins

WI-FI PASSWORD:

tensouthhallock

PARKING:

There is a parking lot in the back of the location, up the inclined driveway. To respect the privacy of the neighbors, please do not park in front of their homes.

EXITING THE PROPERTY:

For the safety of the property, be certain all doors are locked as you leave. Pressing the "lock" symbol at the top of the keypad locks the door from the outside.

*****Please do NOT turn the lock outward to prop the door open as this may cause the lock to malfunction.**

CONVENIENCE ITEMS PROVIDED:

Additional trash bags are in the bottom of the trash bins. Dish soap, dishcloths, paper towels, salt, pepper, and paperware is in the kitchenette. Shampoo and conditioner,

hand lotion and hand soap can be found in bathrooms, and bath soap is in the shower stall. Towels are located on the cabinet outside the shower room.

Reminder: Our Airbnb is a self-catering accommodation. Items will not be replaced during your stay.

CLEANING INSTRUCTIONS:

Towels - Collect all used towels and leave them by the shower room before final departure.

Trash – Take the trash out to the trash bin in the back of the building, on the side before checking out. Breakdown all pizza or food boxes and tightly pack into the bags. Please double bag glass, loose food, or metal cans. Be sure not to leave trash on the ground to prevent critters from tearing into the bags.

FRIENDLY REMINDERS:

ABSOLUTELY NO SMOKING or VAPING

NO PARTIES

NO UNAUTHORIZED GUEST(S)

NO PETS ALLOWED

ADDITIONAL NOTES:

For the safety of our guests, the property, and the neighborhood, we have Ring and Eufy security doorbells and alarm systems. There are no cameras inside.

The upstairs living room and the mancave/she cave den have sound bars perfect for blue tooting music (return them to their original locations before leaving)! To help with IG/FB photos, we have created the KC Cabin Memory wall perfect for taking selfies!

Just around the corner is Splitlog Coffee Shop and award-winning Slaps BBQ! Also, Chicago's Bar is right down the street. Be sure to try them out while you're in the area to help support the eclectic Strawberry Hill neighborhood.

Thanks again for choosing to stay with us! We trust you will do your absolute best to help us maintain the property and protect the neighborhood during your stay.

LIABILITY INSURANCE

HERE TO HELP YOUR BUSINESS!

We help business owners save time, money and energy by providing access to free and discounted services including a free human resources helpline and valuable information from the Centers for Disease Control and Prevention, the Red Cross and OSHA. [LEARN MORE >>](#) [Got questions? Chat live!](#)

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GL 1117172 - ACTIVE

Premium: \$609

Insurance Coverage

Summary Only - this reflects the most recent changes to this policy processed by us.

Commercial General Liability

Premium: \$609

Limits of Insurance

Description	Amount
Each Occurrence Limit	\$1,000,000
Personal & Advertising Injury Limit (Any One Person/Organization)	\$1,000,000
Medical Expense (Any One Person)	\$5,000
Damages To Premises Rented To You (Any One Premises)	\$300,000
Products/Completed Operations Aggregate Limit	Included
General Aggregate Limit	\$2,000,000

[edit personal info](#) KC Cabins LLC
1611 W. Pelham Path
Raymore, MO 64083
anewlatonya@gmail.com

LIABILITY INSURANCE

Location of All Premises You Own, Rent or Occupy

Loc.	Street	City	State/Province/Region	Zip/Postal Code	Territory
1	10 S Hallock	Kansas City	KS	66101	001

For billing, user registration and payment assistance, please call:

1-866-632-2003 (USA) or 1-866-539-2150 (Canada)

For non-billing questions and assistance, please contact your local agent

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NEIGHBORHOOD MEETING INFORMATION

June 14, 2022

ABOGADOS KANSAS CITY LLC
535 CENTRAL AVE.
KANSAS CITY, KS 66101

SUBJECT: Neighborhood Meeting

I have filed an application with the Department of Urban Planning and Land Use #SP2022-059.

The purpose of this Special Use Permit is for a short-term rental and event space at the following address: 10 South Hallock, Kansas City, KS 66101.

I'm inviting members of the neighborhood to contact me via email or by phone from the date of receipt of this letter until June 27, 2022, to discuss the pending application as well as any concerns related to the space:

kccabinsllc@gmail.com or (816) 694-4146

The above contact methods are available in lieu of the in-person neighborhood meeting.

For additional informational purposes, I'm proposing utilizing the space using the VRBO or Airbnb platforms for overnight stays. In situations where someone is interested in renting the space for a bridal shower, baby shower, or similar event, the end time will be no later than 11 pm, thus reducing the likelihood of late-night noise in the neighborhood.

I look forward to communicating with anyone interested in learning more about the proposed use of the space.

Sincerely,
KC Cabins LLC
816-694-4146

NEIGHBORHOOD MEETING INFORMATION

Meeting Minutes for SP2022-059 – 10 South Hallock

Application Number: **SP2022-059**

Date and Location: **Email and phone options between June 17 and June 27**

Meeting called to order at: **June 17 -27**

Names of people in attendance: **Gerry Moulder from Gerry Moulder Trust contacted me via phone**

Introductions: **Gerry explained who she was and I did the same**

Presentation by applicant and/or team (explain what information was given

to those in attendance and a summary of what the speaker said): **N/A for in person but mailed letter explained intent of using the space.**

Questions and answers (include the following):

☐ Who asked question or gave comment: **Gerry Moulder**

☐ What was the question or comment: **No question from Gerry but highly charged commentary about me having used the space prior to a permit; the lack of neighborhood accountability from the developers/landlords and the fact they should've told me I needed a permit (she mentioned she was a real estate agent and most agreements would allow me to get out of the contract due to landlord not telling me I needed a permit); told me I should sue landlord for fraud; the city's tendency to lean into developer plans due to capitalistic greed from both; emails distributed throughout the neighborhood about my intent for using the space; concern about noise and marijuana smoking; me not living in the neighborhood and having a 30 min lead time for getting to the property; her intent to have a short term rental on the block across the street from the her house and across from 10 South Hallock**

☐ Who answered the question/comment: **I addressed her concerns as best possible given the charged emotional tone during of the conversation |**

☐ What was the answer given: **Told her I had no plan to withdraw the application and would respect the city's decision without malice.**

Meeting adjourned at: **Conversation with Gerry occurred during week of June 20th**

Minutes taken by: **LaTonya Pegues**

NEIGHBORHOOD MEETING INFORMATION

AFFIDAVIT - NEIGHBORHOOD MEETING

STATE OF Missouri)
COUNTY OF Cass) SS:

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

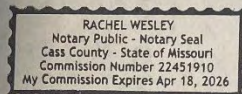
1. That I am the petitioner for Petition #SP2022 - 059.
2. That I conducted a neighborhood meeting between June 17 and June 27, 2022, in the form of email and phone.
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Urban Planning and Land Use Department.

Further affiant saith not.

LaTonya Pegues
Affiant

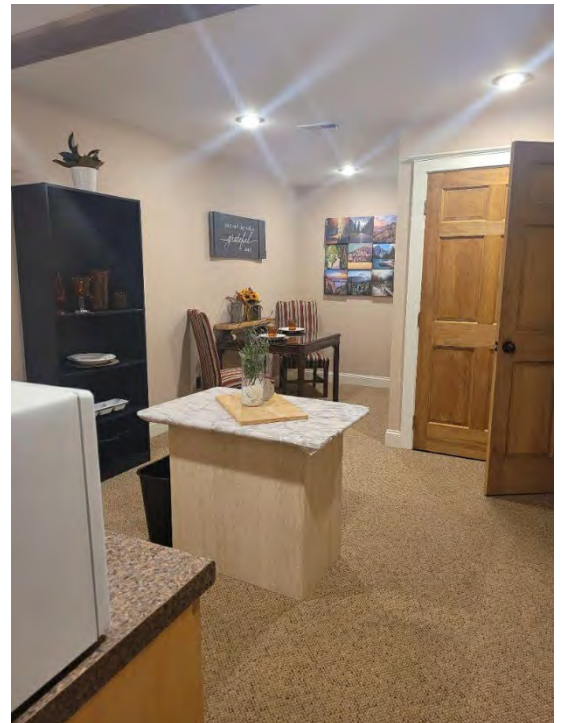
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 28 day of June, ~~200~~ 2022

My commission expires 18 of April, ~~200~~ 2026



Rachel Wesley
Notary Public

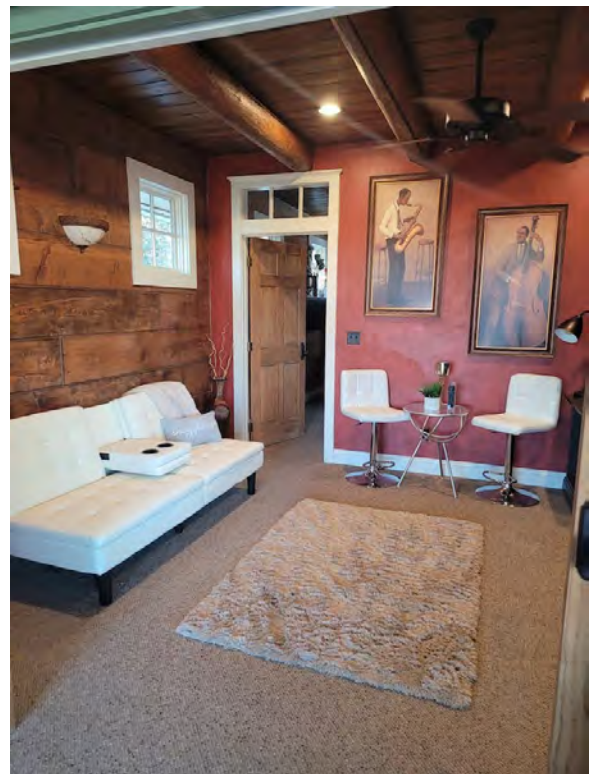
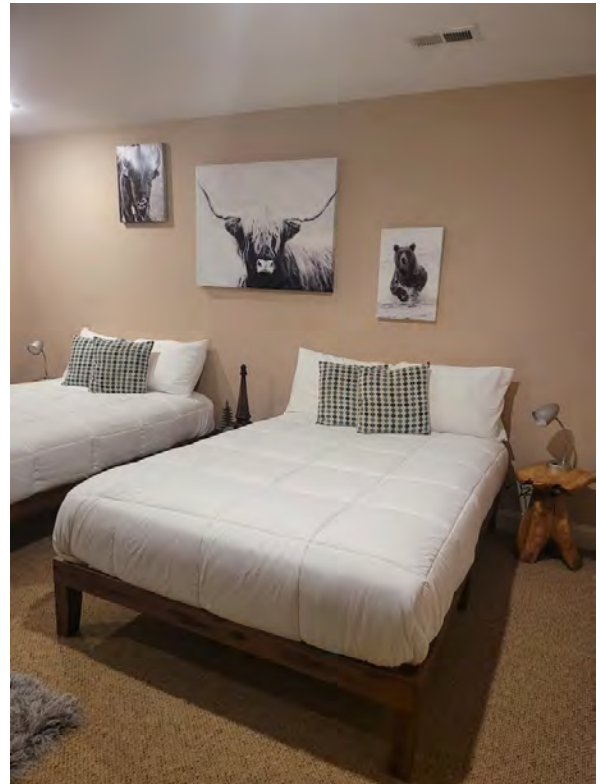
APPLICANT PHOTOS



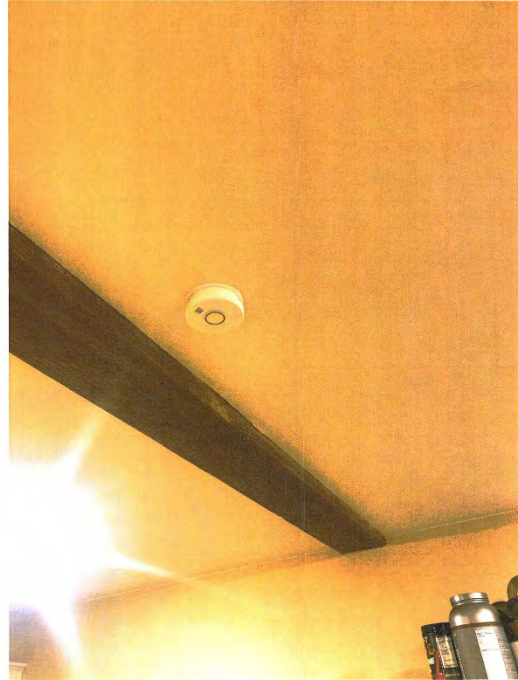
APPLICANT PHOTOS



APPLICANT PHOTOS



APPLICANT PHOTOS



APPLICANT PHOTOS



LETTER OF OPPOSITION

Department of Urban Planning and Land Use

RE: SPECIAL USE PETITION SP2022-059

SYNOPSIS: Special Use Permit to operate a short-term rental and event space at 10 S Hallock St, KCKS 66101

We, Buck Hessel and Jerri Moulder Hessel, stand in opposition to this Special Use Petition SP2022-059.

We live at 31 S Hallock ST, KCKS 66101 and own 30 S Hallock ST located directly south of 10 S Hallock St, KCKS 66101.

The property at 10 S Hallock street is owned by the Skyline Property Development, LLC and Sunflower Development Group and is currently slated to be developed into an 8 story, high rise luxury apartment complex aka 505 Central.

The petitioner is LaTonya Pegues of Raymore, MO (located 30 to 45 minutes from subject property). She is the commercial tenant of the Skyline Property Development, LLC and Sunflower Development Group. She refers to her established Airbnb and event space as KC Cabin.

The petitioner, LaTonya Pegues, signed a commercial lease with Skyline Property Development, LLC and Sunflower Development Group. The owner/developers leased this property knowing the tenant intended use and allowed this tenant to operate without filing a SUP. For that reason alone, the owner/developer should be denied via the tenant application, and they (owner/developer)

LETTER OF OPPOSITION

should terminate the lease and refund to tenant all monies (deposit, rents and business establishment expenses) to the tenant.

After approximately 3 to 4 months of observing the activity around the property, Buck Hessel, I, and surrounding neighbors, reported the use of this property to our Commissioner, Brian Mckiernan. This is the reason she is now filing for a SUP.

We oppose for the following reasons:

1. Crowded, dangerous parking up and down our street.
2. Noise pollution.
3. Drug usage in cars outside our home.
4. Trash and debris thrown in our neighborhood.

We ask the Department of Urban Planning and Land to deny this petition.

See Attachment: The Airbnb ad for the property and see recent ban by Airbnb regarding parties and events at their properties as reported by the BBC.

Thank you for your consideration,

Jerri Moulder Hessel and Buck Hessel

LETTER OF OPPOSITION





Staff Request for Commission Action

Tracking No. 211857

Full Commission Meeting Date: 7/28/22

Committee: Full Commission

Date of Standing Committee Action:
(If none, please explain):

Publication Required: No 8/11/2022

<u>Date:</u> 07/22/2022	<u>Contact Name:</u> Patrick Waters	<u>Contact Phone:</u> x5079	<u>Contact Email:</u> patrickwaters@wycokck.org	<u>Department/Division:</u> Legal
<u>Item Description:</u> A Resolution Calling and Providing Notice of a Public Hearing Regarding Adoption of the Proposed 2023 Budget and Proposed Amended 2022 Budget of the Unified Government of Wyandotte County/Kansas City, Kansas, submitted by Patrick Waters, Deputy Chief Counsel.				
<u>Action Requested:</u> To adopt the resolution.				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u> Notice of Public Hearing - 2023 and Amended 2022 Budgets				

(Published in the *Wyandotte Echo* on August 11, 2022)

RESOLUTION NO. _____

A RESOLUTION CALLING AND PROVIDING NOTICE OF A PUBLIC HEARING REGARDING ADOPTION OF THE PROPOSED 2023 BUDGET AND PROPOSED AMENDED 2022 BUDGET OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS.

WHEREAS, the Unified Government of Wyandotte County/ Kansas City, Kansas is the consolidated government for Wyandotte County, Kansas and Kansas City, Kansas; and

WHEREAS, the Unified Government is statutorily required to notify taxpayers of the date, time, and location of the public hearing to adopt its annual budget, and any amendments thereto; and

WHEREAS, the Governing Body intends to hold a public hearing and hear testimony from all interested taxpayers desiring to be heard on the date, time and location set forth in this Resolution to discuss adoption of the proposed 2023 Budget and proposed 2022 Amended Budget.

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

Section 1. Public Hearing. It is hereby authorized, ordered, and directed that the Board of Commissioners shall hold a public hearing on **August 22, 2022, at 7:00 p.m.** or as soon thereafter as the matter can be heard, to hear comments regarding the proposed 2023 Budget and proposed 2022 Amended Budget. The public hearing will be held in the Commission Chambers, lobby level of the Municipal Office Building located at 701 N. 7th Street, Kansas City, Kansas, and may also be accessed virtually via Zoom web conference or toll free via telephone by dialing (877) 853-5257 or (888) 475-4499. Public hearing access information is available at www.wycokck.org/Departments/Clerks-Office/Engage-in-Public-Commission-Meeting or by contacting the Clerk's office via phone at (913) 573-5206 or via email at ugclerkrequest@wycokck.org. Public comment may also be submitted in advance of the public hearing by email to ugclerkrequest@wycokck.org, fax to (913) 573-5299, or mail to Unified Government Clerk's Office, 701 N. 7th Street, Suite 323, Kansas City, Kansas 66101.

Section 2. Notices. The Unified Government Clerk is hereby authorized and directed to publish this Resolution and a copy of the proposed 2023 Budget and proposed 2022 Amended Budget once in the *Wyandotte Echo* on August 11, 2022.

Section 3. Further Action. 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 Resolution.

Section 4. Effective Date. This resolution shall take effect and be in force immediately upon its adoption by the Governing Body.

**ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED
GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS
28TH DAY OF JULY 2022.**

Tyrone A. Garner, Mayor/CEO

ATTEST:

Monica Sparks
Interim Unified Government Clerk

APPROVED AS TO FORM:

Chief Counsel



Staff Request for Commission Action

Tracking No. 211827

Full Commission Meeting Date:

Committee: Full Commission

Date of Standing Committee Action:
(If none, please explain):

Publication Required: No

<u>Date:</u> 07/20/2022	<u>Contact Name:</u>	<u>Contact Phone:</u>	<u>Contact Email:</u>	<u>Department/Division:</u> Mayor's Office
<u>Item Description:</u> An update regarding the Opioid crisis from the UGHealth Department in coordination with KCK EMS, KCKPD, District Attorney's Office, and the UG Legal Department, submitted by Juliann VanLiew, Director of Health Department.				
<i>For information only</i>				
<u>Action Requested:</u>				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u>				



Staff Request for Commission Action

Tracking No. 211828

Full Commission Meeting Date: 7/28/2022

Committee: Full Commission

Date of Standing Committee Action: N/A
(If none, please explain):

Publication Required: No

<u>Date:</u> 07/20/2022	<u>Contact Name:</u> Kathleen VonAchen, Debbie Jonscher, Pamela Kahao	<u>Contact Phone:</u> x5186, x5847	<u>Contact Email:</u> kvonachen@wycokck.org, djonscher@wycokck.org	<u>Department/Division:</u> Administrator's Office
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Item Description:

Presentation of the Unified Government's Annual Comprehensive Financial Report for the Fiscal Year ended December 31, 2021. ACFR was submitted by Kathleen VonAchen, Chief Financial Officer, Debbie Jonscher, Deputy Chief Financial Officer, and Pamela Kahao, Accounting Manager.

For information only

Action Requested:

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

C2021 ACFR stack final, GL 21 Final



2021 ANNUAL COMPREHENSIVE FINANCIAL REPORT

**Unified Government of Wyandotte County
and Kansas City, Kansas
For the Fiscal Year Ended December 31, 2021**

Annual Comprehensive Financial Report

Year Ended December 31, 2021

Unified Government of Wyandotte
County and Kansas City, Kansas



prepared by

Department of Finance
Accounting Division

Kathleen VonAchen, Chief Financial Officer
Deborah Jonscher, Deputy Chief Financial Officer
Pamela Kahao, Accounting Manager

Available online at www.wycokck.org/finance

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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



July 22, 2022

Citizens of the Unified Government
Honorable Mayor and
Honorable Members of the Board of Commissioners:



Kathleen VonAchen
Chief Financial Officer

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 Office of the Chief Financial Officer is pleased to submit to you the Unified Government of Wyandotte County and Kansas City, Kansas's 2021 Annual Comprehensive Financial Report (ACFR) 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.

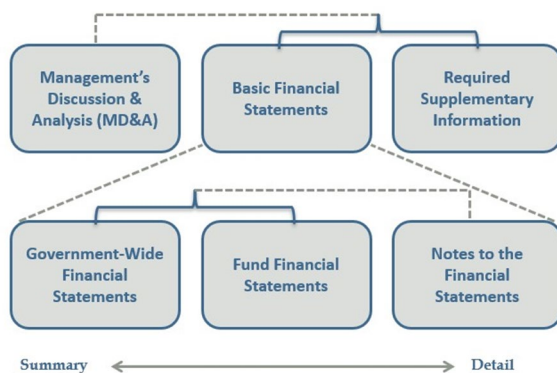
Allen, Gibbs & Houlik, L.C., a firm of licensed certified public accountants, has audited the Government's financial statements. The goal of the independent audit is to provide reasonable assurance that the financial statements of the Government for the fiscal year ended December 31, 2021 are free of 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, 2021. The independent auditors' report is presented as the first component of the financial section of this report.

Department of Finance, Office of the Chief Financial Officer
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The Report

The ACFR 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 ACFR includes all funds of the Unified Government (the Government), and includes the Government's component units, which are a legally separate organizations 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 they 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.

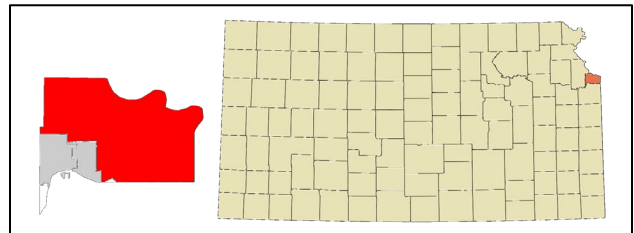
Unified Government Profile



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 130 businesses, employs over 10,000 people and generates over \$5 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 169,245 in 2021 for Wyandotte County, Kansas, a growth of over 9,800 residents since the 2012 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 2,363 employees in 2021 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, 2,400 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 and 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 2021 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 87,000 employed. Our top ten employers are:

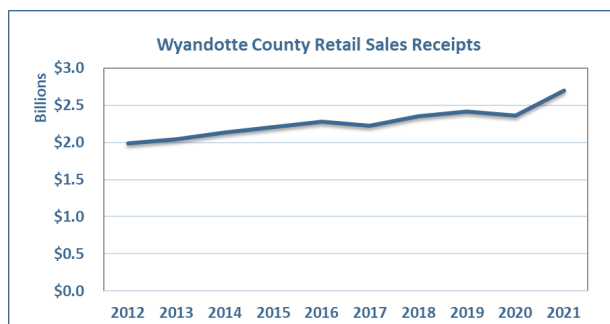
- University of Kansas Hospital/ Medical Center
- Kansas City, KS School District #500
- Amazon Fulfillment Center
- General Motors Corporation
- Associated Wholesale Grocers
- Providence Medical Center
- Nebraska Furniture Mart
- Burlington Northern/Santa Fe Railroad
- Hollywood Casino

UNEMPLOYMENT

Regionally, economic conditions were challenging due to the pandemic. The Bureau of Labor Statistics unemployment rate for 2021 in Kansas was 3.2% compared with 5.3% nationally. The unemployment rate for the County was 4.7%, down from 7.8% for 2020.

PERSONAL INCOME / CONSUMER SPENDING

An estimate based on U.S. Bureau of Economic Analysis data shows that County personal income increased by 3.8% in 2021. Consumer spending was higher in 2021 as well. The County's retail sales receipts increased from the prior year, totaling \$2.7 billion in 2021 which was 14% higher than in 2020.

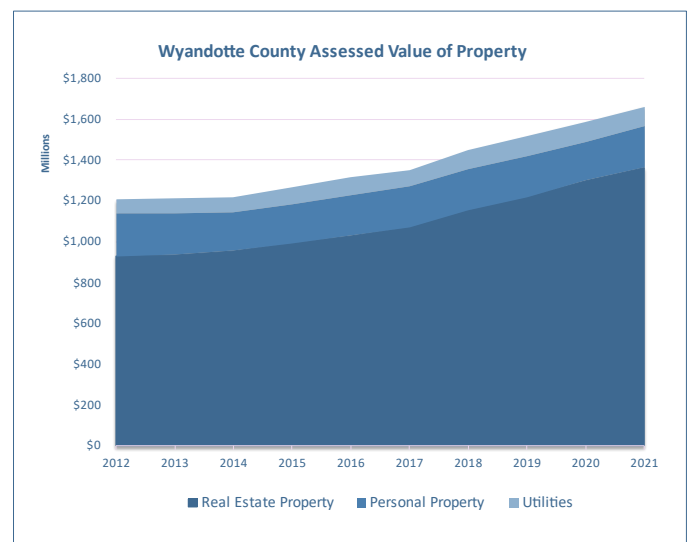


CONSTRUCTION

Commercial/ industrial construction values totaled \$264.5 million in 2021, down from a decade high of \$293 million in 2016. New residential construction value in 2021 totaled \$65.8 million. Residential single-family permits totaled 146 in 2021 which is down from 2020 (208 permits).

PROPERTY VALUES

The local real estate market saw a steady increase in values over the year. Overall, Wyandotte County's assessed value for 2021 was \$1.66 billion, a 4.7% increase over the 2020 assessed value and a 37.3% increase since 2012.



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, and several have been revised since then. 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 63% of total 2021 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 \$5.8 million less than the revised 2021 budget (adjusted to exclude the budgeted \$10.3 million annual debt appropriation

reserve). Unspent budgets were due to not fully expending contractual services and capital outlay.

RESERVES

The Government has multiple reserves in its various operating 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 of the General Fund at the end of 2021 is 28.4% 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, 2021, the Government's (not including BPU) general obligation bonded debt of \$268.9 million, subject to this statutory debt limit, amounted to 54% of the \$497.4 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, 2021, 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 sunseting 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.

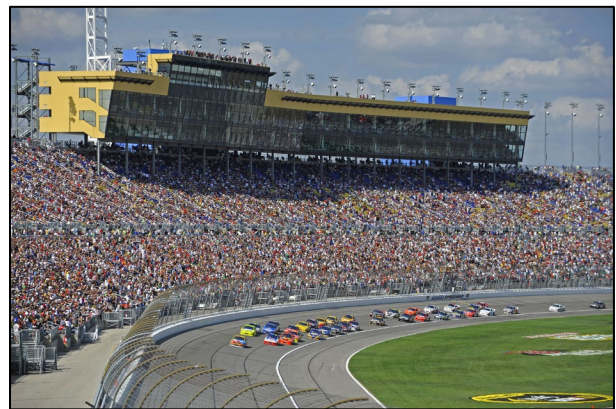
Each year, an Economic Development Incentives Report is presented to the Board of Commissioners that outlines the financial performance of the Government's economic development projects, both past and current.

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 2021 races occurred with limited attendance to comply with social distancing guidelines in place due to COVID-19. For the races occurring in October 2021, the speedway removed the limited attendance restriction.



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, 116 businesses, including 28 restaurants, were open in Village West, employing over 5,700 people. In 2021, businesses generated over \$726 million in retail sales with local and state sales tax, use tax, and transient guest tax collections of over \$66 million. The real and personal property taxes levied for this development area were approximately \$18 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 eleventh successful season in 2021. The stadium held a total of 19 games during the season; the first three months were at limited capacity per the health department.



U.S. Soccer National Training & Coaching Development Center

Just east of the Village West/Legends tourism district, an \$80 million Compass Minerals Soccer National Training and Coaching Development Center was constructed and opened in early 2018. 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.

A Fairfield Inn & Suites is to be constructed near the Compass Minerals Soccer Training Facility. The hotel is anticipated to have 108 rooms and an approximate \$10,700,000 investment. The hotel will have meeting space with conferencing services connected to the training facility.

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.

Additional medical service and retail development occurred in this area, including a Menard's home improvement store which opened in the spring of 2020.

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. STAR Bond financing has been secured and the project is scheduled to begin in 2022.

OTHER TOURISM DEVELOPMENT



Rock Island Bridge, Kansas City, Kansas

Rock Island Bridge

In 2021, 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 2023, with the first phase opening July 1, 2023.

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 cost 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 was completed in 2021. The \$110 million, 1.08 million square-foot logistics facility houses a new Amazon fulfillment center that employs 1,000 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 development plan.



Scavuzzo's Foodie Park, Midtown, Kansas City, Kansas

Midtown

The Unified Government completed the demolition of the Indian Springs mall in 2016. A mixed used development brought forward by Scavuzzo's Foodservice Co. was approved in September of 2019. The \$140 million project is located at the intersection of Interstate 635 and State Avenue and is to consist of four phases which include a 266,000 square-foot Food Service Center and a 60,000 square-foot headquarters for Scavuzzo's along with additional retail. Site work, consisting of erosion control and asphalt removal, commenced September 2021.

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. Operations began in early 2022 with estimated completion Q4 2023.



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, the I-635 Industrial Park at I-635 and Metropolitan, and the Turner Logistics Park at I-70 and Turner Diagonal. 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 completed in 2018.



General Motors manufacturing plant, Kansas City, Kansas

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 \$155 million Turner Logistics Industrial Park on a site adjacent to the new interchange. The development will create 1,800 new jobs and include approximately 7 buildings consisting of 2.7 million square feet of distribution/warehouse space. The total investment as of December 2021 amounts to \$100.6 million with 3 buildings, constituting 1.3 million square feet completed. Of that, 830,000 square feet is currently leased. The development of this area helped prioritize and initiate the redevelopment of the Turner Diagonal Interchange. The interchange was originally built in the 1960s and the design was based on the premise

that tollbooths would be installed, which never occurred. Through the redesign of the interchange, which was completed in December 2020, land was made available for development, travel is safer, and there is more transit access. The project earned 4 awards including both the 2021 APWA National and Regional Project of the Year Awards, the 2021 AASHTO America's Transportation Award, and the 2021 NSPE-KS Outstanding Engineering Achievement.

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 provides food education classes. 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***

In October 2020, a development agreement was approved for the construction of a new Menards home improvements store and related infrastructure at the southwest corner of 18th Street Expressway and I-35. The new Menards would be an approximately 209,000 square foot prototype building with a 156,000 square-foot outdoor sales area and a 42,000 square-foot warehouse. The total estimated project cost is \$34 million.

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. Phase III is to be located adjacent to the first two phases and is to be a \$49 million, 330-unit Class A luxury apartment building with a projected completion date of August 1, 2024.

The Legends Apartments and West Lawn Upgrade projects were proposed in 2018 as a development located adjacent to the Legends Shopping Center on the south side of Parallel Parkway, east of 110th Street as well as various improvements to the Legends Outlets shopping area. The West Lawn Upgrade was completed in 2019 and included façade improvements, a 40' LED video board and a redesign of the areas hardscaping and

landscaping to include shade structures, signage, and new legends monuments. 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, 2023.



Legends Apartments project to be constructed in 2023

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 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 2022.

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.



Milhaus Apartments project to be constructed in 2023

The Milhaus Apartments are to be built in the Village East area as one of the components of the Homefield development agreement. They are a \$45 million investment and are to be located on the northwest corner of 94th street and State Avenue. The project is a 274-unit, garden-style, luxury apartment development that contains 9 buildings, and a clubhouse on an 18.34-acre site. 7 acres will remain untouched to keep an existing natural forested area. Construction commenced August 2021 and is expected to be completed by April 2023.

The Hudson Apartments project includes demolition and construction of a new \$48,000,000 5-story multifamily housing complex to be built at 3600 Rainbow Boulevard near the KU medical campus. It will consist of 228 1–2-bedroom units and studios with amenities, including a pool, fitness center and rooftop social area. This development will provide much needed housing space in this area, is consistent with the Rosedale Master Plan, and will offer proximity for workers and students at the medical campus. It is a joint effort with Lane 4, Hunt Midwest, and KU Endowment. Construction is expected to be completed by fall 2024.

Progress has been made on several other housing developments within the community. The Boulevard Lofts apartments, located at 8th & Washington Boulevard, will contain up to 92 units with a value of \$10.5 million, and will be built in 2 or more phases. The first phase, currently under construction,

consists of 50 units (38 apartments and 2 six-plexes). Also under construction are the YMCA Lofts located at 900 N 8th Street, which are valued at \$8,900,000. In May 2021 Eileen's Place opened. Eileen's Place is an affordable mixed-use 60-unit community located at 74th & Armstrong, offering fully furnished 1, 2 & 3 bedroom apartments.

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 quality housing development, homeownership & financial empowerment services, and community building. CHWC focuses its programs in the urban core neighborhoods of Kansas City, Kansas/Wyandotte County. To date, CHWC has built, renovated, or repaired over 600 homes and provided over \$3 million in purchase assistance and home repair funding for Wyandotte County families.

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.

EDUCATION

Investment in primary schools remains strong among the four school districts in Wyandotte County. In the past five years six new schools have been built (either new or rebuilt) totaling \$122 million in value. In addition to new construction, remodeling of existing schools is ongoing. In November of 2016, Unified School District #500 residents approved a \$235 million no tax increase bond issue which extended the period of the current bond. construction projects will largely be completed over

a five-year period and will include safety and security upgrades to all buildings, replacement of four outdated schools, the repurposing of two buildings, new playgrounds and kitchens for buildings that need them, and the completion of critical maintenance projects. Also in the pipeline is the \$2M redevelopment of a former elementary school into a preschool which is to be constructed in early 2022.



KCKCC Student Housing Facility to be constructed in 2022

The Kansas City Kansas Community College (KCKCC) held a groundbreaking ceremony in February 2021 for a new student housing facility. Scheduled to be completed in fall 2022, the new 105,000 square-foot four-story facility will include 73 total units, with a mixture of two and four bedroom units, ADA mobility units, and space for a housing specialist and housing supervisor. In addition, other amenities include a group study hall, study spaces, multi-purpose room, an outdoor patio/grilling area, and more.



KCKCC Downtown Community Education Center

KCKCC has also proposed the development of a \$70M, 130,000 square-foot downtown campus which would provide technical and academic

programming to meet the needs of the local and surrounding workforce. The campus will focus on automation engineering, commercial construction technology, counseling and support services, English as a second language (ESL), general education diplomas (GED), a health clinic, youth activities, and youth enrichment and leadership. Kansas City Kansas Public Schools, Wyandot Behavioral Health, YMCA of Greater Kansas City, Swope Health, High Aspirations Youth Mentorship, and Community America Credit Union have partnered with KCKCC on this proposal. Estimated groundbreaking is to occur in the 4th quarter of 2022 with a grand opening in the 3rd quarter of 2024.

responsiveness to the financial concerns of the Government.

Respectfully submitted,



Kathleen VonAchen
Chief Financial Officer

Acknowledgements

The preparation of this ACFR 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, Lacey Russell and Angie Maxville of the Accounting Division, Deputy Chief Financial Officer Deborah Jonscher, Research Manager Mike Grimm, Debt Coordinator Alyse Villarreal, Deputy Treasurer Andrea Vinyard, 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

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. Some elected officials changed on December 14, 2021 but were not part of the operations for the larger part of the year.



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

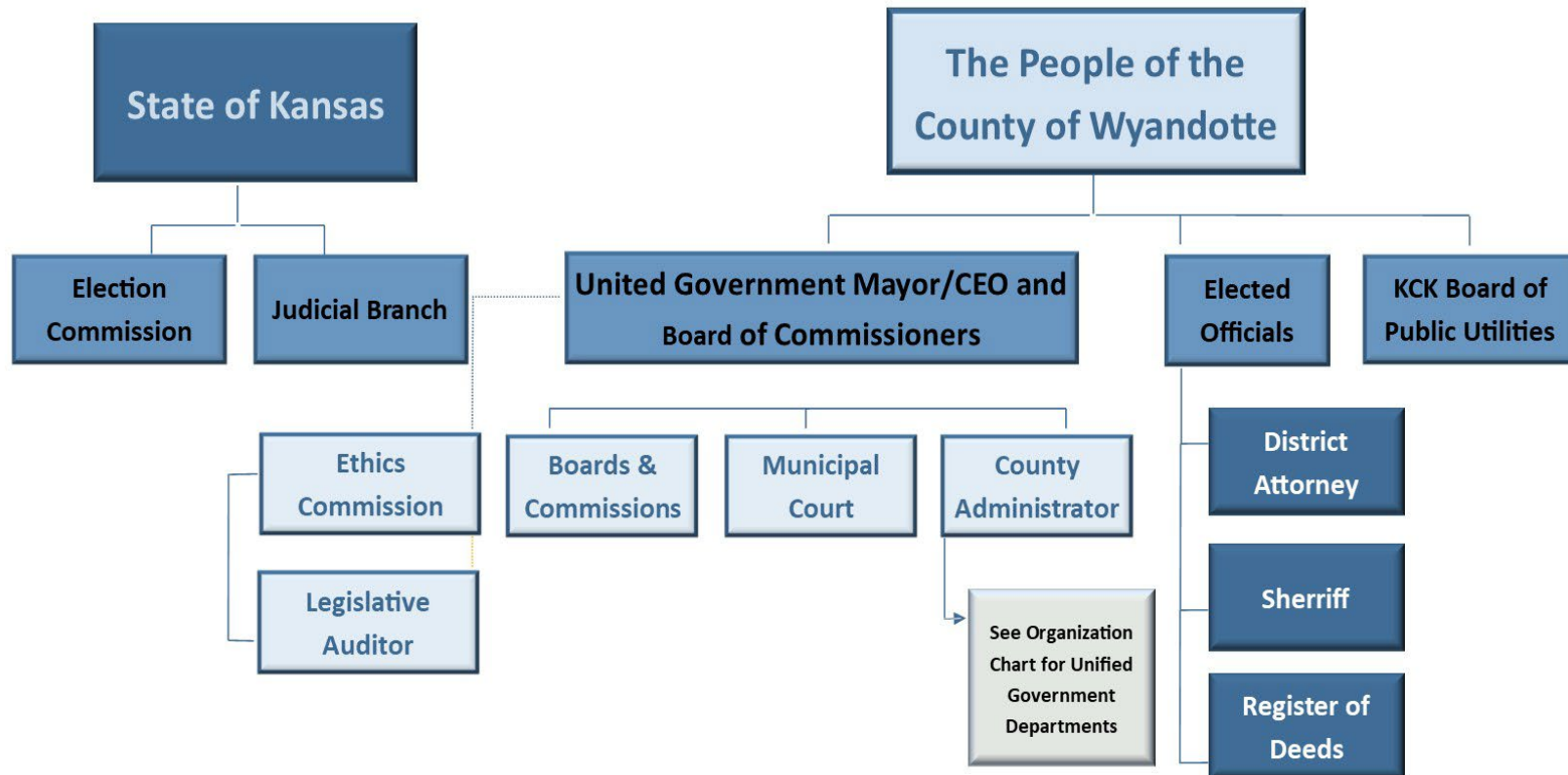


Honorable Dr. Jane Winkler
Philbrook District 8

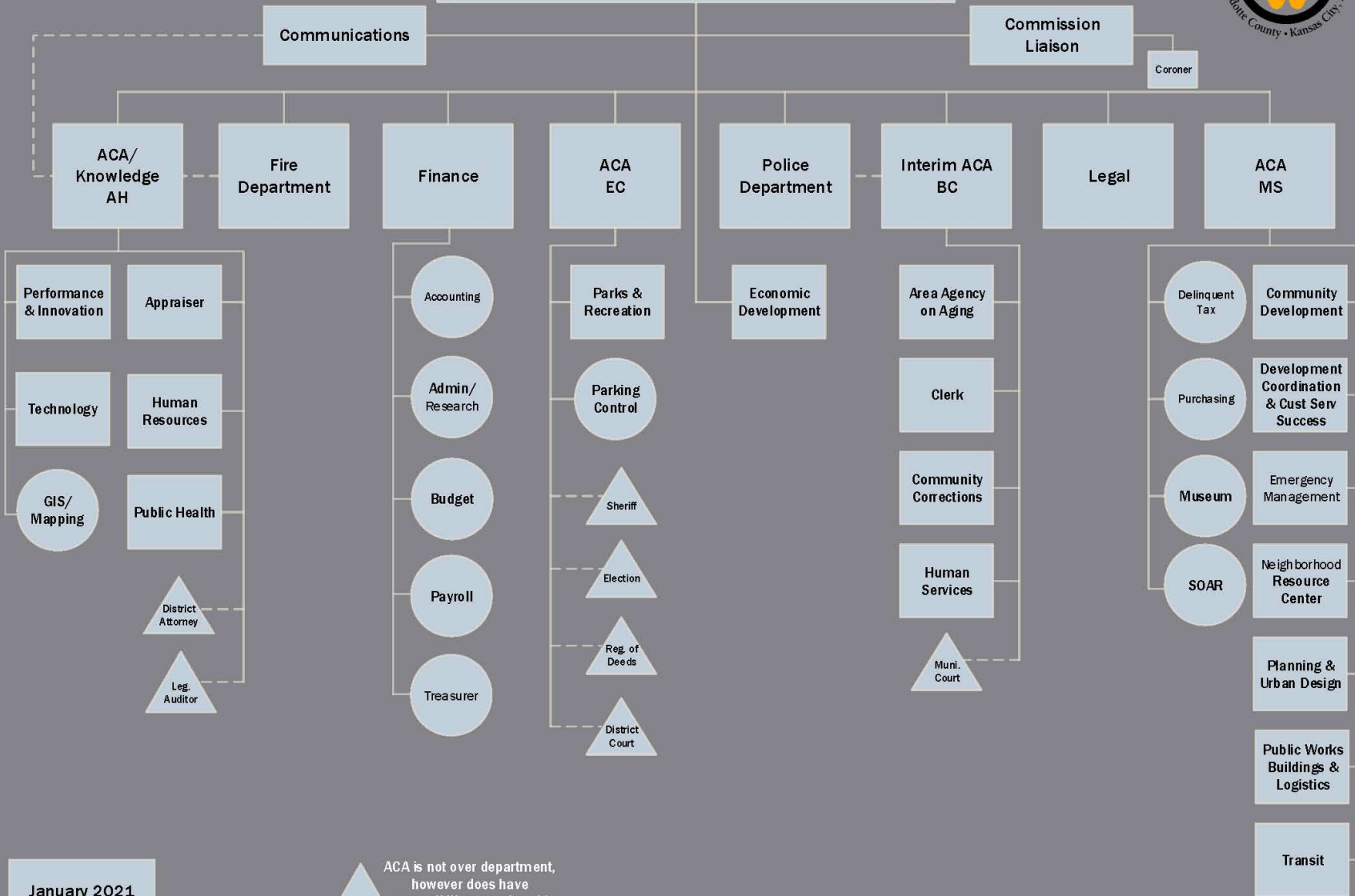
Unified Government of Wyandotte County/Kansas City, Kansas

Organizational Chart

Elected and Appointed Officials

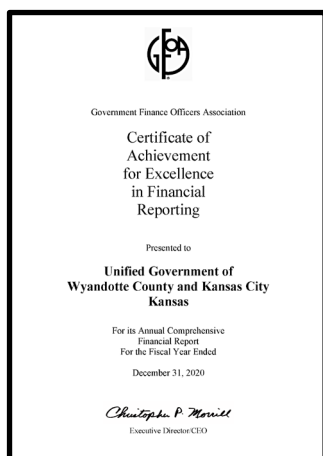


County Administrator



January 2021

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, 2020. This is the 21st 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.

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.

Outstanding Achievement in Popular Annual Financial Reporting

The GFOA has given an Award for Outstanding Achievement in Popular Annual Financial Reporting to the Unified Government of Wyandotte County and Kansas City, Kansas for the fiscal year ended December 31, 2020. The Award for Outstanding Achievement in popular Annual Financial Reporting is a prestigious national award recognizing conformance with the highest standards for preparation of state and local governments popular reports.

In order to receive an Award for Outstanding Achievement in Popular Annual Financial Reporting, a government unit must publish a Popular Annual Financial Report, whose contents conform to program standards of creativity, presentation, understandability, and reader appeal. An Award for outstanding in popular Annual Financial Reporting 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 6th 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

INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and Board of Commissioners
Unified Government of Wyandotte County / Kansas City, Kansas

Report on the Audit of the Financial Statements

Opinions

We have audited the 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, 2021, 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.

In our opinion, based on our audit and the report of other auditors, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the Unified Government of Wyandotte County / Kansas City, Kansas, as of December 31, 2021, 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.

We did not audit the financial statements of the Board of Public Utilities, which is both a major fund and 79 percent, 81 percent, and 85 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 opinions, insofar as it relates to the amounts included for the Board of Public Utilities, are based solely on the report of the other auditors.

Basis for Opinions

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 (Government Auditing Standards)*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Unified Government, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions. The financial statements of KCK ALL, Inc. and KCK 501, inc. were not audited in accordance with *Government Auditing Standards*.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Unified Government's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- obtain an understanding of internal control relevant to the audit 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 Unified Government's internal control. Accordingly, no such opinion is expressed.
- evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Unified Government's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

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 is the responsibility of management and, 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 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 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. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The 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, the combining and individual nonmajor fund financial statements and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections as listed in the table of contents but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated July 22, 2022 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

Wichita, Kansas
July 22, 2022

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, 2021. Readers are encouraged to consider the information presented here in conjunction with the additional information provided in the letter of transmittal.

Financial Highlights

- The Unified Government's assets and deferred outflows of resources exceeds its liabilities and deferred inflows of resources at the close of the fiscal year by \$637,165,000 (net position).
- The Unified Government's total net position increased by \$59,187,000 or 10.2% over the prior year. Net position increased in governmental activities by \$1,432,000 and increased for the business-type activities by \$57,755,000. Governmental activities net position increased from a deficit net position of (\$2,341,000) to a deficit net position of (\$909,000).
- The Unified Government's long-term liabilities as of December 31, 2021 are \$1,696,047,000, consisting of \$810,009,000 for governmental activities and \$886,038,000 for business-type activities. Governmental activities long-term liabilities decreased by (\$52,371,000) compared with the prior year, or by (6.1%).
- Of the \$810,009,000 in governmental activities long-term liabilities, \$307,745,000 or 38.0% are for employee and retiree benefits and \$482,001,000 or 59.5% for debt-financed capital and economic development investments, with the remaining portion for various claims liabilities.
- Total net pension liability of \$161,232,000 declined by (\$54,037,000) or (25.1%). Other post-employment benefits (OPEB retiree healthcare) total liability of \$124,664,000 declined by (\$9,944,000) or (7.4%).
- Governmental funds combined ending fund balances of \$168,291,000 reflect an increase of \$3,146,000 or 1.9% from the prior year. Of that total, 33.2% or \$55,805,000 is unassigned fund balance available for future spending at the discretion of the Unified Government's Board of Commissioners.
- General Fund's total fund balance is \$64,871,000 or 28.4% of expenditures and transfers-out totaling \$228,089,000. Fund balance increased by \$19,217,000, or 42.1%, from the prior year.
- The Unified Government's (excluding the Kansas City, Kansas Board of Public Utilities or BPU) total bonded indebtedness increased by \$3,176,000 in 2021. General obligation bonds indebtedness increased by \$14,499,000, Public Building Commission (PBC) bonds decreased by (\$688,000), economic development related indebtedness decreased by (\$9,496,000), and capital leases and loans decreased by (\$1,139,000).
- After many years in a deficit position, the Self-Insured Health Care and Worker's Compensation Internal Service Funds both posted positive net positions, at \$1,715,000 and \$1,716,000, respectively.

General Fund reserves are 28.4% of total expenditures and transfers at the end of 2021.

Overview of the Financial Statements

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 Unified 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 affect 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 Baseball 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), KCK ALL, Inc. and KCK 501, Inc., blended component units. 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 Unified Government, like other municipal governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the 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 Unified 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, Debt Service Economic Development Fund and Special Grants Fund, which are considered major funds. Data from the 27 Other Governmental Funds are combined into a single, aggregated presentation. Combining and individual fund statements for each of these non-major governmental funds is provided in the latter portion 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 and Recreation (Consolidated City/County) 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 Unified 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 Unified Government's various functions. The Unified Government uses internal services funds to account for its employee and retiree health benefits, workers' compensation, and fleet services. 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. Custodial funds generally are used to account for assets the Government holds on behalf of others as their agent, such as in fulfilling the Unified 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 general, special revenue 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 \$637,165,000 at the close of the fiscal year. Net position of \$799,665,000 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 Unified 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 Unified Government also include \$101,214,000 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 (\$263,714,000). Table 1 reflects the Government's net position (amounts in thousands) as of December 31, 2021 and 2020:

Table 1

Amounts in thousands

	Governmental		Business-type		Total	
	Activities		Activities			
	2021	2020	2021	2020	2021	2020
Current and other assets	\$ 382,110	\$ 352,211	\$ 275,188	\$ 286,588	\$ 657,298	\$ 638,799
Capital assets	593,536	587,891	1,351,794	1,308,099	1,945,330	1,895,990
Total assets	975,646	940,102	1,626,982	1,594,687	2,602,628	2,534,789
Deferred outflows	81,270	89,244	73,126	40,748	154,396	129,992
Noncurrent liabilities	\$ 810,009	\$ 862,380	\$ 886,038	\$ 918,666	\$ 1,696,047	\$ 1,781,046
Other liabilities	63,084	49,412	97,014	83,455	160,098	132,867
Total liabilities	873,093	911,792	983,052	1,002,121	1,856,145	1,913,913
Deferred inflows	184,732	119,895	78,982	52,995	263,714	172,890
Net position						
Net investment						
in capital assets	\$ 265,519	\$ 259,604	\$ 534,146	\$ 485,463	\$ 799,665	\$ 745,067
Restricted	76,871	81,556	24,343	31,293	101,214	112,849
Unrestricted	(343,299)	(343,501)	79,585	63,563	(263,714)	(279,938)
Total net position (deficit)	\$ (909)	\$ (2,341)	\$ 638,074	\$ 580,319	\$ 637,165	\$ 577,978

The governmental activities' deficit net position of (\$909,000) for December 31, 2021 increased by \$1,432,000 compared to 2020. Net position of business-type activities totaling \$638,074,000 increased by \$57,755,000 or 10%. The government-wide change in net position increased by \$59,187,000. Table 2 reflects the Government's changes in net position (amounts in thousands) for the years ended December 31, 2021 and 2020:

Table 2

Amounts in thousands

	Governmental Activities		Business-type Activities		Total	
	2021	2020	2021	2020	2021	2020
Revenues						
Program revenues:						
Charges for services	\$ 31,331	\$ 25,523	\$ 399,816	\$ 362,780	\$ 431,147	\$ 388,303
Operating grants & contributions	66,933	60,609	2,373	-	69,306	60,609
Capital grants & contributions	5,841	1,210	952	1,075	6,793	2,285
General revenues:						
Property taxes	127,351	118,166	-	-	127,351	118,166
Other taxes	107,789	93,656	8,178	7,009	115,967	100,665
Unrestricted investment earnings	5,125	9,650	848	1,083	5,973	10,733
Miscellaneous	9,765	12,921	658	215	10,423	13,136
Total revenues	354,135	321,735	412,825	372,162	766,960	693,897
Expenses						
General government	51,106	46,082	-	-	51,106	46,082
Health and welfare	27,011	19,560	-	-	27,011	19,560
Public safety	173,451	168,659	-	-	173,451	168,659
Public works	65,973	71,656	-	-	65,973	71,656
Parks and recreation	8,887	7,478	-	-	8,887	7,478
Planning and development	30,562	20,881	-	-	30,562	20,881
Interest on long-term debt	19,056	23,537	-	-	19,056	23,537
Electric and water systems	-	-	284,436	271,086	284,436	271,086
Public levee	-	-	96	103	96	103
Stormwater	-	-	3,790	4,012	3,790	4,012
Emergency medical services	-	-	10,361	9,365	10,361	9,365
Sewer system	-	-	31,296	32,882	31,296	32,882
Sunflower Hills golf course	-	-	920	790	920	790
Stadium	-	-	828	601	828	601
Total expenses	376,046	357,853	331,727	318,839	707,773	676,692
Net position before transfers	(21,911)	(36,118)	81,098	53,323	59,187	17,205
Transfers	23,343	18,365	(23,343)	(18,365)	-	-
Changes in net position	1,432	(17,753)	57,755	34,958	59,187	17,205
Net position (deficit) - January 1	(2,341)	15,412	580,319	545,361	577,978	560,773
Net position (deficit) - December 31	\$ (909)	\$ (2,341)	\$ 638,074	\$ 580,319	\$ 637,165	\$ 577,978

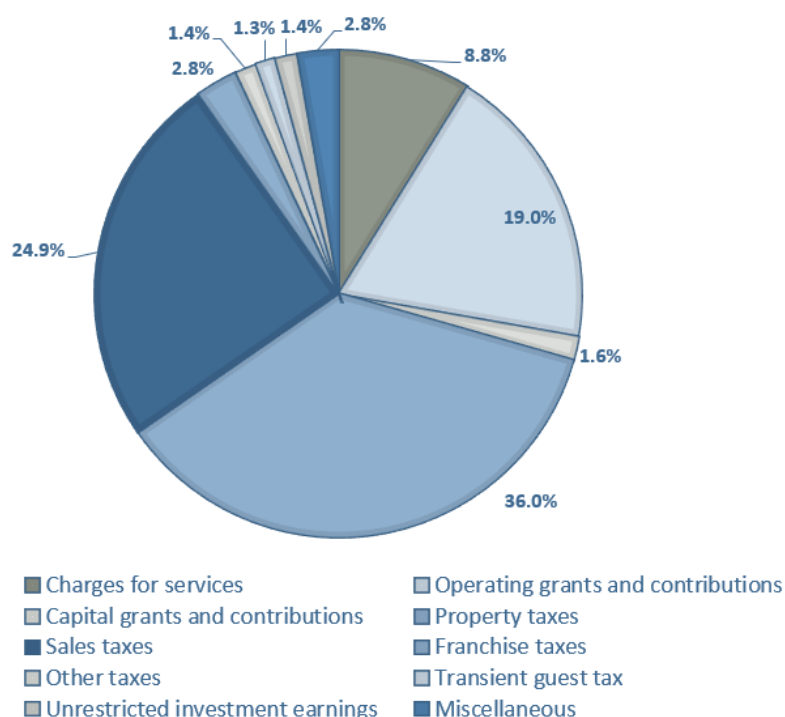
Governmental activities' net position increased by \$1,432,000 to a total deficit net position of (\$909,000) for the year ended December 31, 2021. A key element of the increase in governmental activities' is due to an increase of \$32,400,000 in governmental activities' revenues as follow:

- Property tax and sales tax comprise 91.6% of all tax revenues and 57.1% of all governmental activities' revenues including transfers-in. Property tax revenue totals \$127,351,000, an increase of \$9,185,000 or 7.8%. Sales tax revenue of \$88,113,000, recorded in governmental activities, increased \$11,227,000 or

14.6% compared to 2020, reflecting a rebound to prior level strong retail sales and compensating use growth following the declines experienced in most of 2020 due to the COVID-19 pandemic.

- Operating grants and contributions program revenue increased \$6,324,000 or 10.4% above the prior year primarily due to the 2021 allocation of \$43,758,000 in American Rescue Plan Act (ARPA) funds from the US Treasury. Comparatively in 2020, operating grants and contributions increased \$32,007,000 or 111.9% because of the one-time allocation of CARES Act pass-through revenue from the State of Kansas. The Unified Government will receive a second and final installment of \$43,758,000 in ARPA funds in 2022.

Chart 1
Revenues by Source – Governmental Activities -- 2021



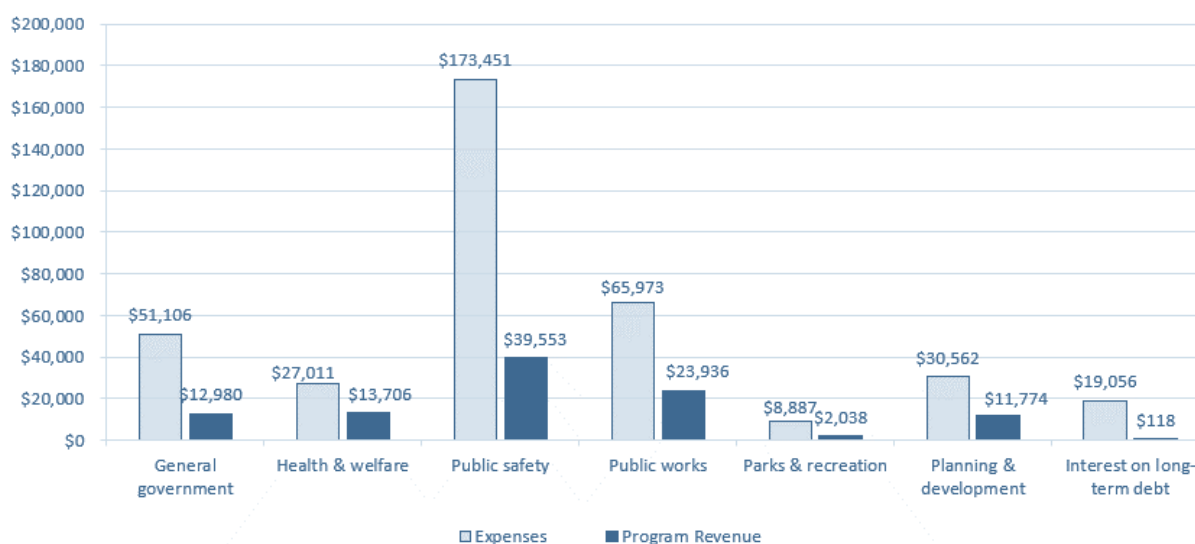
Governmental activities' expenses increased by \$18,193,000, or by 5.1%, as follow:

- Health and welfare program expenses grew by \$7,451,000 or 38.1% due to the County Public Health Department's programs to mitigate the effects of the pandemic through the operation of several vaccination and testing centers and providing housing and other assistance to impacted households.
- Planning and development program services increased \$9,681,000 or 46.4%. This increase is due to \$13,990,000 in 2021 construction costs associated with the Legends Apartments Garage and West Lawn Improvement Project financed by the Community Improvement District Sales Tax Revenue Bonds of \$26,805,000 issued in May of 2018. On December 31, 2021, approximately \$303,000 remains in bond proceeds for the final completion of these CID public improvements.
- Public safety program expenses increased \$4,792,000 or a modest 2.8%.

These governmental activities program expense increases were offset by decreases in other functions.

- General government program expenses increased \$5,024,000 or 10.9% mainly due to an additional claims accrual of \$12,500,000 offset by reduced one-time CARES Act grant assistance pandemic-related spending in the prior year.
- Interest in long-term debt expenses decreased (\$4,481,000) or (19.0%) due to continuing to follow Commission-directive to maintain general obligation governmental debt issuance at a minimum. It is also due the Series 2020-B general obligation refunding bonds in the fall of 2020 that refinanced Series 2010-C, 2010-D, 2010-F, 2010-H, and 2011-A. Based on debt schedules at the time of these refundings in the fall of 2020, the total debt service payments over the term of the refunded bonds would decrease debt payments by (\$6,037,000) or realize a present value savings on future debt service of (\$5,975,000).
- Public works program expenses decreased (\$5,683,000) or (7.9%) mainly due to reduced investments in neighborhood improvements and capital project activities.

Chart 2
Expenses and Program Revenues – Governmental Activities -- 2021
(dollars in thousands)



Governmental program expenses during the year of \$376,046,000 are partially offset by \$104,105,000 in charges for services and operating and capital grants and contributions program revenues. The net difference of \$271,941,000 is funded by governmental tax revenue of \$235,140,000, miscellaneous revenues, investment earnings, and a transfer-in of \$23,343,000 of which the BPU payment-in-lieu of taxes (PILOT) made to the Unified Government's City General Fund is the primary component. As the graph displays, public safety programs are the most reliant on non-program revenues and taxes at \$133,898,000 or 77.2% of their total expenses, followed by public works at \$42,037,000 or 63.7% of their total expenses.

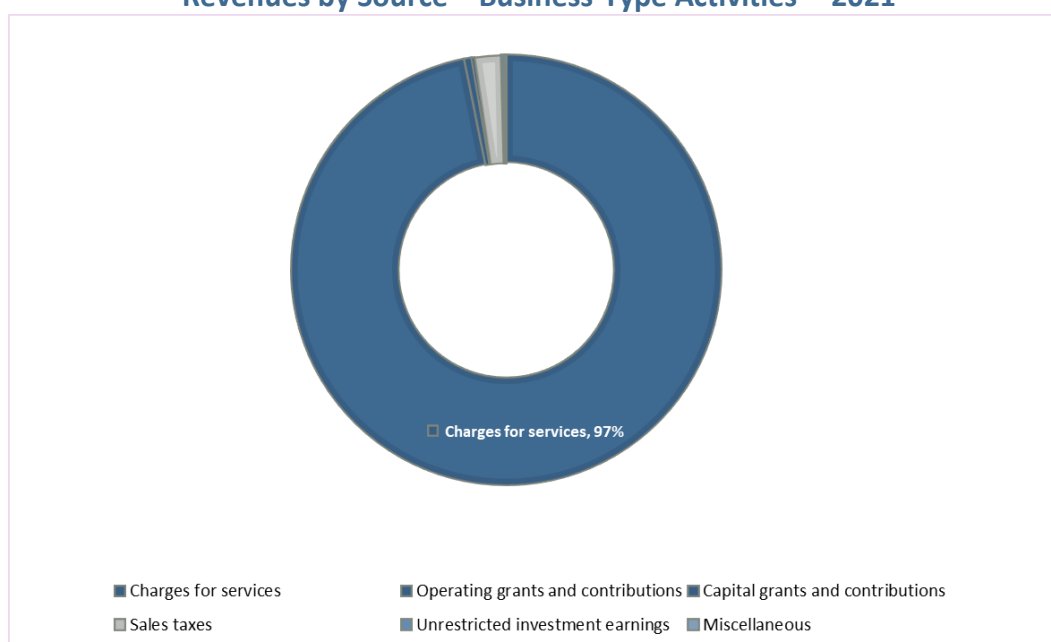
Business-type activities net position increased the Government's net position by \$57,755,000 to a total net position of \$638,074,000 for the year ended December 31, 2021. Total business-type activities revenues of

\$412,825,000 are \$40,663,000 greater, or an increase of 10.9% compared with prior year revenues. A key element contributing to the change in net position was the revenue growth, as follows:

- The Kansas City, Kansas Board of Public Utilities (BPU) operating revenue for both electric and water public utilities is the largest revenue source of business-type activities, totaling \$350,317,000 or 84.9% of the Unified Government's total business-type activities revenue. BPU charges for services program revenues totaling \$349,365,000 increased by \$31,473,000 or 9.9% compared to the prior year as residential and commercial usage began to recover after the pandemic-related temporary closures.
- The Unified Government's sewer system enterprise operating revenue is the second largest business-type activities revenue source, amounting to \$42,175,000 or 10.2% of the total. Sewer charges for services increased by \$5,028,000 or 13.8% over the prior year. In 2021 there was an approved rate adjustment to accumulate resources for capital infrastructure investment required by the Federal consent decree (refer to Footnote IV.B.).

Chart 3

Revenues by Source – Business-Type Activities -- 2021



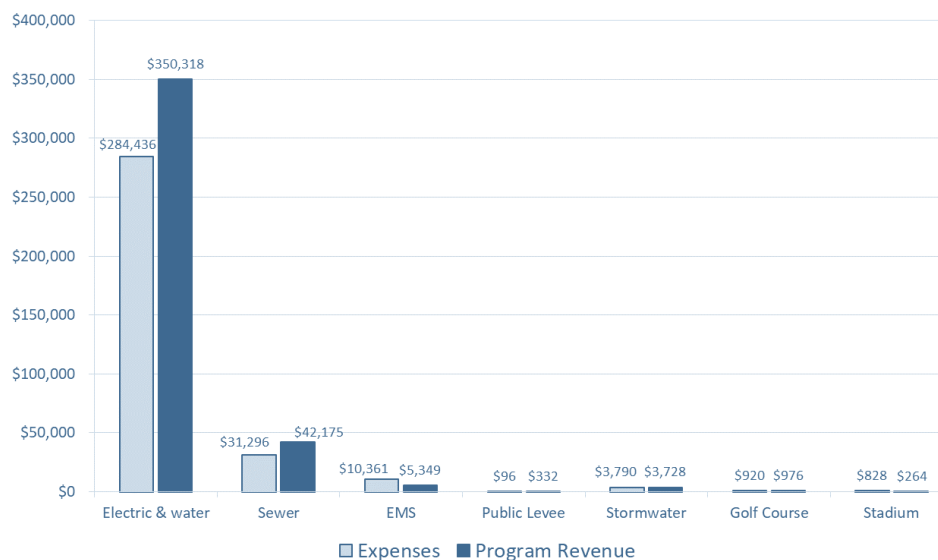
- The Unified Government's stormwater enterprise operating revenues were \$3,728,000 or 0.9% of the total business-type activities. Stormwater charges for services increased by \$49,300 or 1.4% over the prior year. In 2021 for the 2022 Budget, the Commission adopted a new stormwater rate structure to provide resources to address stormwater runoff and flooding issues in the community.

Total business-type activities' expenses of \$331,727,000 increased by \$12,888,000 or 4.0% due to greater costs for goods, depreciation expense, offset by lower debt interest expenses compared with the prior year.

- BPU electric and water utilities' total expenses of \$284,436,000 increased by \$13,350,000 or a 4.9% over the prior year. The change is due increases in operating expenses of \$17,724,000 to meet greater service-level demand given the resumption of operations by various large industrial and commercial customers that temporary closes during the peak of the pandemic. These increased operating costs are offset by a reduction of (\$4,375,000) in interest debt expense.

- Sewer system total expenses of \$31,296,000 decreased (\$1,586,000) or (4.8%) compared to the prior year. The change in expenses is due to a decrease in operating expenses for costs for goods for service delivery. The Sewer system debt interest expense on outstanding debt of \$3,574,000 remained consistent with prior year level.
- Emergency medical services total expenses of \$10,361,000 increased \$996,000 or 10.6% from the prior year due to increased operating expenses and equipment acquisition. The EMS fund's deficit net position (\$9,350,000) improved by \$963,000 due to the American Rescue Plan Act (ARPA) "revenue replacement" operating grant of \$1,309,000. This fund's projected ARPA revenue replacement allocation for 2022 is expected to be minimal.

Chart 4
Expenses and Program Revenues – Business-Type Activities
(dollars in thousands)



Business-type program expenses during 2021 of \$331,727,000 are supported by \$403,141,000 in charges for services and operating and capital grants and contributions program revenue. The net difference of \$71,414,000 is further augmented by \$8,178,000 in sales tax revenue (dedicated to emergency medical services), miscellaneous revenues and investment earnings less a \$23,343,000 net transfer-out, of which the BPU payment-in-lieu of taxes (PILOT) made to the Government's City General Fund is the primary component.

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. 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, 2021, the Unified Government's governmental funds financial statements report a combined ending fund balance of \$168,291,000, an increase of \$3,146,000 or 1.9% from the prior year. Of the change in fund balance, the General Fund increased by \$19,217,000 or 42.1% and the Other Governmental Funds increased \$10,790,000 or 27.4%. These increases were offset with negative net changes to fund balance including (\$8,232,000) in the Capital Projects Fund as large capital projects made progress towards completion, (\$13,177,000) in the Debt Service Economic Development Fund and (\$5,452,000) in Special Grants Fund. Unassigned fund balance constitutes 33.2% or \$55,805,000 of the total fund balance, which is available for future spending at the Unified Government Board of Commissioner's discretion. The following information outlines in more detail the financial performance of the governmental funds.

The **General Fund** is the chief operating fund of the Unified Government. 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. At the end of the current fiscal year, unassigned fund balance was \$59,674,000 while total fund balance was \$64,871,000. Unassigned fund balance represents 26.2% of total General Fund expenditures and transfers out of \$228,089,000, while total fund balance represents 28.4% of the same amount.

Key elements of the General Fund's increased total fund balance are as follows:

Many of the revenue categories showed strong growth for the year. Total General Fund revenues, transfers in and other financing sources, are \$247,306,000, an increase of \$39,127,000 or 18.8% compared to the prior year. Comparatively during 2020 when the pandemic first began, revenues decreased (\$4,860,000) or (2.3%).

Certain major revenue changes in the General Fund from 2020 to 2021 include:

- General Fund sales and use tax revenues totaling \$62,426,000 increased by \$10,694,000 or 20.7% in 2021, after having modestly grown by \$371,000 in 2020. Compensating use taxes reflecting e-commerce gained more of the retail market share since the pandemic.
- The combined General Fund mill levy rate in 2021 remained consistent with the prior year at 54.29 mills. The total assessed valuation of the County increased 4.6% from 2020 to 2021 for taxes supporting operations in budget year 2022. Ad valorem real estate property tax revenues, personal property and motor vehicle registration tax revenue of the General Fund, including collection of delinquent taxes, totaled \$83,693,000, an increase of 8.1% or \$6,297,000.

Table 3

Amounts in thousands

	General Fund		Variance	% change
	2021	2020		
Revenues				
Taxes				
Property	\$ 83,693	\$ 77,396	\$ 6,297	8.1%
Sales and use	62,426	51,732	10,694	20.7%
Other taxes	14,611	13,446	1,165	8.7%
Intergovernmental revenues - ARPA	19,248	-	19,248	--
Intergovernmental revenues - other	2,904	945	1,959	207.3%
Licenses, permits and fees	2,398	2,050	348	17.0%
Charges for services	13,792	13,310	482	3.6%
Fines, forfeitures and penalties	5,733	4,620	1,113	24.1%
Interest income	3,549	2,879	670	23.3%
Miscellaneous	4,590	4,143	447	10.8%
Total revenues	212,944	170,521	42,423	24.9%
Expenses				
Current:				
General government	28,284	25,524	2,760	10.8%
Public works	24,834	23,384	1,450	6.2%
Public safety	133,893	121,009	12,884	10.6%
Judicial	9,885	10,110	(225)	-2.2%
Health and welfare	5,526	812	4,714	580.5%
Planning and development	9,347	8,756	591	6.7%
Parks and recreation	7,616	6,499	1,117	17.2%
Capital Outlay	1,339	1,745	(406)	-23.3%
Debt service	1,329	1,234	95	7.7%
Total expenditures	222,053	199,073	22,980	11.5%
Other Financing Sources (Uses)				
Transfer in - BPU PILOT	31,715	32,687	(972)	-3.0%
Transfer in - other	2,256	2,756	(500)	-18.1%
Transfer out	(6,036)	(5,810)	(226)	3.9%
Proceeds from sale of capital assets	391	2,215	(1,824)	-82.3%
Total Other Financing Sources (Uses)	28,326	31,848	(3,522)	-11.1%
Net Change in Fund Balance	19,217	3,297	15,920	482.9%
Fund Balance, Jan. 1st	45,654	42,357	3,297	7.8%
Fund Balance, Dec. 31st	\$ 64,871	\$ 45,654	\$ 19,217	42.1%

- The influx of resources from the federal American Rescue Plan Act (ARPA) of \$19,248,000 in 2021 to replace shortfalls in prior year revenue represented 8.4% of the total 2021 General Fund expenditures and transfers out of \$228,089,000. It is estimated based on ARPA revenue replacement calculations that an additional \$6 million will be deposited in 2022. For more information on the Unified Government's \$87.5 million ARPA allocation, go to the Economic Condition section of the Notes, or go to our website at www.wycokck.org/ARPA.
- 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 2021. PILOT payments to the Unified Government of \$31,715,000 decreased

(\$972,000) in 2021 or (3.0%), compounding the 2020 decrease in collections of (\$1,429,000) or (4.2%). This BPU PILOT payment is reflected in the respective financial statements as a transfer into the City General Fund and a transfer out of the BPU.

- Charges for services totaling \$13,792,000 increased \$482,000 or 3.6%, which fell slightly short of offsetting the 2020 decreased of (\$506,000) or (3.8%) caused by the shutdowns during the shelter in place order in response to the COVID-19 pandemic. Fines, forfeitures and penalties increased \$1,113,000 or 24.1% primarily due to the opening of municipal court after its closure during the pandemic.

The Government continued to closely monitor the cost of its operations during 2021 as it continued to respond to the needs of residents impacted by the pandemic. Total General Fund expenditures, including transfers out, of \$228,089,000 increased \$23,206,000 or 11.3%. In 2020 these costs decreased by (\$5,789,000) or (2.7%).

Major expenditure changes in the General Fund from 2020 to 2021 include the following items.

It is important to note for the reader of this report that the spending in functions, for example in public safety, public works, or public health, are not wholly reported in the General Fund. The expenditures discussed below are only those supported by the unrestricted resources of the General Fund. The special revenue funds that have dedicated resources for similar functions' expenditures are reported Other Governmental Funds financial statements of this report.

- Public safety expenditures totaling \$133,893,000 are 58.7% of total General Fund expenditures, including transfers out. In 2021, these costs increased by \$12,884,000 or 10.6% due to the prior year's lower level of costs in personnel that were reimbursed by a grant from the CARES Act Covid Relief Fund through the State of Kansas SPARK Task Force. Public safety expenditures decreased in 2020 by (\$1,280,000) or (1.0%) because these grant resources of approximately \$6.5 million were recorded as a reduction to public safety personnel costs.
- Public works expenditures totaling \$24,834,000 are 10.9% of total expenditures, including transfers out, and increased by \$1,450,000 or 6.2% due to resuming operations after the pandemic. In 2020 during the height of the pandemic, public works expenditures decreased (\$3,413,000) or (12.7%).
- Parks and recreation expenditures totaling \$7,616,000 are 3.3% of total expenditures, including transfers out, and increased by \$1,117,000 or 17.2% because of resuming recreation activities that were shut down in 2020 during the peak of the pandemic. In 2020 this functions' costs decreased by (\$715,000) or (10.0%).
- Health and welfare expenditures totaling \$5,526,000 were 2.4% of total expenditures, including transfers out, and increased by \$4,714,000 or 580.5%. This substantial one-time increase is due to spending down approximately \$2.0 million in resources received by the Federal Emergency Management Agency (FEMA) for pandemic-response related costs incurred in 2020 and the approved appropriation of \$2.7 million in available General Fund reserves for various Public Health Department pandemic-related costs.

- General government expenditures totaling \$28,284,000 are 12.4% of total expenditures, including transfers out, and increased \$2,760,000, or 10.8%. In 2020 during the pandemic, these expenditures decreased by (\$381,000) or (1.5%).
- Capital outlay spending totaling \$1,339,000 comprising 0.6% of total expenditures, including transfers out, decreased by (\$406,000) or (23.3%). Comparatively in 2020, capital outlay expenditures decreased by (\$2,294,000) or (56.8%) compared to 2019. The capital outlay expenditure declines in both two years is due to the Commissioner supported action to temporarily shift the funding for replacement of equipment and other capital outlay from operations to shorter-term debt instruments in order to diminish operating costs low during the pandemic years.

On the balance sheet, the General Fund has \$63,566,000 in cash and investments and \$14,586,000 in other taxes receivable, offset by \$24,391,000 total current liabilities. Comparatively in 2020, the General Fund had \$38,064,000 in cash and investments and \$12,330,000 in other taxes receivable, offset by \$12,723,000 total current liabilities.

The increase in cash and investments between 2020 and 2021 of \$25,502,000 is due to unspent funds received as revenue replacement from the federal American Rescue Plan Act (ARPA), resumption of revenue performance to pre-pandemic levels for sales/use taxes that was not matched by increased spending patterns, and \$5,933,000 in remittances due to the State of Kansas by the Unified Government for sales tax and automobile license fees collected from motor vehicle customers during 2021 which is offset by due to other governments in the liability section of the General Fund balance sheet.

Capital Projects Fund accounts for the net resources to support the Unified Government's five-year Capital Maintenance and Improvement Program (CMIP). The fund balance of \$41,283,000 decreased by (\$8,232,000) or (16.6%) compared to 2020.

Total revenues and other financing sources of \$125,779,000 decreased by (\$51,260,000) or a decrease of (29.0%). Total expenditures and other financing uses totaling \$134,011,000 decreased by (\$79,412,000) or (37.2%) due to high level of spending in 2020 for the completion of various large capital projects including the Juvenile Center and lower other financing source/uses activity of (\$36,059,000) in 2021 compared with 2020.

On the balance sheet, the Capital Projects Fund has \$53,267,000 in cash and investments, \$4,512,000 in restricted cash and investments and \$2,022,000 in other taxes receivable, offset by \$10,218,000 due to other funds and temporary notes payable of \$2,192,000 due in March 2022.

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 \$14,927,000, which was a decrease in fund balance of (\$13,177,000) or a decrease of (46.9%) compared to 2020.

Revenues, including transfers in, totaling \$13,287,000 increased by \$1,629,000 or 14% due partly to improved sales tax performance in 2021 compared to the peak of the pandemic in the prior year. Total expenditures of \$26,464,000 increased \$12,953,000. This 2021 expenditure increase is due to \$13,286,000 in additional construction costs compared with 2020 for the Legends Apartments Garage and West Lawn Improvement Project financed by the Community Improvement District Sales Tax Revenue Bonds of \$26,805,000 issued in May of 2018. On December 31, 2021, approximately \$303,000 remains in bond proceeds for the final completion of these CID public improvements.

Debt service payments of \$12,473,000 in 2021 are supported by \$1,984,000 in taxes, State of Kansas intergovernmental revenues and a \$8,873,000 transfers in from the Capital Project Fund. All of the fund 13 economic development-related bond issues accounted for in this Fund met debt service and continuing disclosure requirements during 2021. For more information on the economic development debt liabilities, refer to the long-term liabilities section of the notes to the financial statements. On the balance sheet, the Debt Service Economic Development Fund has restricted cash and investments of \$15,102,000 joined by an intergovernmental receivable of \$19,914,000 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 Grants Fund is a special revenue funds that reports the financial activity on a consolidated basis of 26 sub-funds that account for restricted grant revenues and related expenditures. Fund balance of the Special Grants Funds totals a deficit (\$2,922,000), a decrease of (\$5,452,000).

Table 4

Amounts in thousands

	Special Grants Fund			
	2021	2020	Variance	% change
Revenues				
Taxes	\$ -	\$ 6	\$ (6)	-100.0%
Intergovernmental revenues - ARPA	3,692	-	3,692	100.0%
Intergovernmental revenues - CARES	8,230	29,109	(20,879)	-71.7%
Intergovernmental revenues - other	18,996	19,763	(767)	-3.9%
Licenses, permits and fees	94	93	1	1.1%
Miscellaneous	2,569	2,915	(346)	-11.9%
Total revenues	33,581	51,886	(18,305)	-35.3%
Expenses				
Current:				
General government	1,290	10,779	(9,489)	-88.0%
Public works	1,200	3,192	(1,992)	-62.4%
Public safety	7,043	10,684	(3,641)	-34.1%
Judicial	2,929	3,243	(314)	-9.7%
Health and welfare	16,384	14,520	1,864	12.8%
Planning and development	1,897	1,777	120	6.8%
Parks and recreation	2	-	2	100.0%
Capital Outlay	8,291	8,196	95	1.2%
Total expenditures	39,036	52,391	(13,355)	-25.5%
Other Financing Sources (Uses)				
Transfer in	3	26	(23)	-88.5%
Transfer out	-	(57)	57	-100.0%
Total Other Financing Sources (Uses)	3	(31)	34	-109.7%
Net Change in Fund Balance	(5,452)	(536)	(4,916)	917.2%
Fund Balance - Jan 1st	2,530	3,066	(536)	-17.5%
Fund Balance - Dec 31st	\$ (2,922)	\$ 2,530	\$ (5,452)	-215.5%

Revenue, including transfers in, totaled \$33,584,000 in 2021, a decrease of (\$18,328,000) or (35.3%), primarily due to COVID -19 CARES Act funds received by the State of Kansas SPARK Task Force in 2020 being greater than the 2021 allocation of American Rescue Plan Act (ARPA) that was expended and recognized as revenue in 2021. The 2021 ARPA allocation allotted to the Special Grants fund was \$20,362,000 net of the revenue replacement

resources of \$23,397,000 that are deposited to each respective operating fund that experienced a 2020 revenue shortfall, as calculated by the methodology directed in the US Treasury Department Interim Rule Guidelines. Of the \$20,362,000 allotted to the Special Grants fund, \$3,692,000 is recorded as revenue and \$16,670,000 is recorded unearned revenue

Additional intergovernmental revenues of \$18,996,000 were recorded in 2021, made up of FEMA reimbursements related to the pandemic response and various other reoccurring grants supporting operations and projects.

Expenditures in grant funds vary greatly between years since the grant resources are not awarded at a consistent amount each year. Total expenditures, including transfers out, of \$39,036,000 was a decrease of (\$13,412,000) or (25.6%). The 2021 reduction is primarily due to the requirements by the CARES Act funds received in 2020 required a more immediate draw-down of grant funds compared with the current year's ARPA funds. Only 18%, or \$3,692,000, of the \$20,362,000 in 2021 available ARPA funds (net of revenue replacement) was spent during 2021, a majority of which are in the health and welfare function.

Health and welfare expenditures increased by \$1,864,000 to total \$16,384,000 representing 42.0% of the total expenditures in 2021. Capital outlay expenditures of \$8,291,000 were the second highest expenditure category at 21.2% and this level is consistent with the prior year level of expenditures for this function category. The third largest was public safety representing 18.0% of the total at \$7,043,000 in public safety expenditures, down by (\$3,641,000) or (34.1%) compared to the prior year.

On the balance sheet, the Special Grants Fund has \$18,327,000 in restricted cash and investments, \$1,149,000 in accounts receivable, and \$5,037,000 in resources due from other governments and funds. These assets are partially offset by \$16,670,000 in unearned revenue, which includes the remaining unspent proceeds of the non-revenue replacement ARPA 2021 allocation, \$4,567,000 in resources due from other funds. Additionally, an unavailable deferred revenue intergovernmental receivable of \$4,500,000 for Kansas City Levees Argentine Betterments reimbursement is reflected as a drawdown on fund balance due to the timing of the receipt of the revenue fell outside the 60-day revenue recognition accounting policy, although this reimbursement was received on March 29, 2022.

Other Governmental Funds combines all the 27 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 Grants Fund. Fund balance of the Other Governmental Funds totals \$50,133,000, an increase of \$10,790,000 or 27.4%. Out of the 27 total nonmajor governmental funds, 16 had increases or no change in fund balances during the year and the remaining 11 had slight decreases.

Total revenue, including transfers in, of \$78,269,000 increased by \$9,053,000 or 13.1% compared to the prior year primarily due to higher tax revenue of \$5,614,000 and increased intergovernmental revenues of \$2,750,000. Total expenditures, including transfers out, of \$69,388,000 was a decline of (\$21,427,000) or (23.6%) compared to the prior year, primarily due to declines of (\$7,295,000) in capital outlay, (\$3,600,000) in debt service payments partially due to the payoff in late 2020 of a short-term note for \$5,258,000 or financing the Workday financial and human resources ERP system conversion, and a reduced level of transfers out of (\$12,055,000) related to transferring in 2020 bond proceeds to the Capital Projects Funds related to the ERP conversion project and for \$10,225,000 for Public Building Commission (PBC) for facility improvements to the County Courthouse, Juvenile Center and Public Health Department.

On the balance sheet, the Other Governmental Fund had \$45,900,000 cash and investments and \$5,032,000 in notes receivable partially offset by \$4,740,000 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 2021 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 2021, sales tax collections from this dedicated tax total \$12,210,000 compared to \$10,508,000 in 2020, or a 16.2% increase. Comparatively in 2020, sales tax revenue grew by a modest 0.9%.

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 \$95,968,000 and for the Kansas City, Kansas Board of Public Utilities the net position is \$518,799,000. Net position for all enterprise funds increased \$57,744,000 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 67.8% of all governmental taxes collected in 2021.

The 2021 budgets for both revenues and expenditures in the City General Fund include an "annual debt appropriation" \$10,305,000. The annual debt appropriation is required by the Unified Government's various economic development bond covenants as additional security should the pledged revenues of the development project financed by the bonds become insufficient to meet certain debt service payments. The appropriation includes the debt service payments for the following economic development related bonds:

Bond Issues	District/Project	2021 Debt Service	
			Reserve
1999 KISC STAR Capital Appreciation Bonds	Kansas International Speedway	\$	1,249,000
2014 KISC Refunding STAR Bonds	Kansas International Speedway		1,268,000
1999 KISC Taxable STAR Bonds	Kansas International Speedway		6,857,000
2015-B STAR Bonds	Vacation Village Project Areas 1 & 2A		931,000
Total 2021 Annual Debt Appropriation:		\$	10,305,000

Because these projects are generating sufficient revenues to pay debt service, these annual debt appropriations were not spent. In table 5 and 6, these debt appropriations are separately presented to isolate the variances for better clarity of the amounts estimated compared with actuals.

Changes in Budget Estimates

Differences between the General Fund original budget and the final amended budget include revisions to both revenue estimates and expenditure appropriations. Original revenue estimates for 2021, prepared in the summer of 2020, assumed a continued slowdown in the local and national economies retail activity due to the pandemic. General Fund total taxes were originally projected to grow by 7.2% over the 2020 revised budget forecast due to expected growth County assessed value increase of 3.9%. The total revenue including transfers in were increased by 9.3% over 2020 revised budget figures. In the summer of 2021, the original General Fund revenue forecast, including transfers in, was revised upward by \$30,040,000 or 13.1% over the original budget due to strong YTD revenue performance and the receipt of American Rescue Plan Act (ARPA) revenue replacement grant funds calculated at \$20,982,000. At the same time, original General Fund expenditure budgets, including transfers out, were revised upward by \$14,442,000 or 6.2%. Table 5 details the Combined General Fund's revenue estimates performance during 2021.

Table 5

Amounts in thousands

Revenue Sources	General Fund Revenue Estimates			Actual Revenues ¹	Variance
	Original Estimates	Final Estimates	Variance		
Tax revenue ²	\$ 181,330	\$ 187,831	\$ 6,501	\$ 189,633	\$ 1,802
Annual debt appropriation ²	10,305	10,305	-	-	(10,305)
Intergovernmental revenue - ARPA	-	20,982	20,982	19,248	(1,734)
Intergovernmental revenue - other	4,071	7,655	3,584	6,174	(1,481)
Charges for services	14,275	14,262	(13)	13,792	(470)
Fines, forfeitures and penalties	6,002	5,758	(244)	5,733	(25)
Interest earnings	3,465	2,830	(635)	3,549	719
Licenses and permits	2,503	2,318	(185)	2,399	81
Miscellaneous revenues	4,555	4,605	50	4,802	197
Transfers and other financing sources	2,337	2,337	-	2,647	310
Total revenues and other financing sources	\$ 228,843	\$ 258,883	\$ 30,040	\$ 247,977	\$ (10,906)
Annual debt appropriation	(10,305)	(10,305)	-	-	10,305
Total net revenues and other financing sources after annual debt appropriation	\$ 218,538	\$ 248,578	\$ 30,040	\$ 247,977	\$ (601)

¹ Utilizes the modified cash basis of accounting. Refer to Note to RSI Budgetary Comparison Schedule

² Annual debt appropriation budgeted in the tax revenue has been separately presented for comparative purposes.

Major factors contributing to the changes between original and final revenue estimates for 2021 include:

- Tax revenue was revised upward by \$6,501,000 from the original estimate based on several factors:
 - Retail sales and use tax estimate was revised upward by \$6,943,000 or 19.1% to a total of \$55,826,000 due to strong retail sales growth based on performance through the first half of 2021 after minimal growth in the prior year.
 - The estimate for ad valorem real estate property tax revenues was increased by \$1,840,000 or 2.7% to a total of \$70,437,000, due to a lower delinquency non-collection discount factor of

- 6.75% than the 8.0% used for computing the original budget estimate. Enhanced collection procedures as part of the SOAR initiative continue to positively impact current levy collections.
- Franchise tax payments associated with the public electric and water utility (BPU PILOT) were revised downward by (\$2,850,000) or (7.8%) to a total of \$31,460,000 based on lower commercial and industrial consumption trends from 2020 actuals.

Table 6 details the Combined General Fund's expenditure budget performance during 2021. Major factors contributing to the changes between original and final expenditure budgets for 2021 include:

- Personnel expenditures final budget increased by \$3,381,000 compared to the original to adjust for adopted union contracts.
- Contractual services expenditures final budget increased by \$7,475,000.
- Capital outlay increased by \$2,769,000 due to increased cash-funded investments to address aging infrastructure and equipment.

Table 6

Amounts in thousands

Expenditure Categories	General Fund Appropriations			Actual Expenditures ¹	Variance
	Original Budget	Final Budget	Variance		
Personnel	\$ 163,526	\$ 166,907	\$ 3,381	\$ 167,031	\$ (124)
Contractual services	41,485	48,960	7,475	44,970	3,990
Commodities	6,445	6,787	342	5,917	870
Capital outlay	3,148	5,917	2,769	3,260	2,657
Grants, claims, shared revenue	5,799	6,315	516	5,143	1,172
Debt service ²	639	104	(535)	104	-
Annual debt appropriation ²	10,305	10,305	-	-	10,305
Other	574	680	106	-	680
Transfers	2,080	2,468	388	5,962	(3,494)
Total expenditures and other financing uses	\$ 234,001	\$ 248,443	\$ 14,442	\$ 232,387	\$ 16,056
Annual debt appropriation	(10,305)	(10,305)	-	-	(10,305)
Total net expenditures and other financing uses after annual debt appropriation	\$ 223,696	\$ 238,138	\$ 14,442	\$ 232,387	\$ 5,751

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

Budgetary Performance Compared with Actuals

Excluding the annual debt appropriation from the budgets, actual General Fund revenues, including transfers in, were below the final budget by \$601,000 or 0.2%, while actual General Fund expenditures, including transfers out, were below final budget by \$5,751,000 or 2.4%.

Differences between the final budget and actuals are summarized as follows:

- Actual tax revenue of \$189,633,000 exceeded final budget tax estimates by \$1,802,000 or 1.0% due to stronger sales and use tax revenue.

- The calculated estimate for ARPA revenue replacement was \$1,734,000 lower than final budget due to an adjustments required by the revenue loss calculation US Treasury Interim Rule Guidelines.
- Intergovernmental revenues – other category was \$1,481,000 lower than the budgeted estimate due to recording \$1.5 million in 2020 FEMA reimbursement in the Public Health Department's Special Grants Fund instead of the City General Fund.
- Investment income exceeded the final budgeted estimate by \$719,000 due to increases in the interest rate for fixed income securities.
- Actual contractual services and claims expenditures were below the final budget by \$3,990,000 and \$1,172,000, respectively, due to savings in these areas such as legal settlements.
- Actual capital outlay expenditures were below the final budget by \$2,657,000 due to delays in project start-ups and planned equipment acquisitions, many of which was transferred to the Capital Projects Fund to support the continuation of certain projects beyond 2021.

Capital Assets and Bonded Debt Administration

Capital Assets

The Government's capital assets for its governmental and business-type activities as of December 31, 2021, are \$1,945,330,000 (net of accumulated depreciation), an increase of \$49,340,000 or 2.6%. 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 \$593,536,000 grew by \$5,645,000 or 1.0%, while total business-type activities capital assets of \$1,351,794,000 increased by \$43,695,000 or 3.3%. Of the total business-type activities, \$1,072,433,000 or 79.3% are capital assets supporting services by the BPU to its 65,000 electric power customers and 53,000 water customers. The Government's (excluding BPU) business-type activities' capital assets total \$279,361,000 an increase of \$41,111,000 or 17.3%. Of the Government's (non-BPU) total business-type capital assets, \$203,939,000 or 73.0% support sewer system conveyance and treatment services for its 44,000 customers and \$60,651,000 or 21.7% support stormwater conveyance systems.

The Government's capital assets by type at December 31, 2021 and 2020 are shown below:

Table 7

Amounts in thousands

	Governmental Activities		Business-type Activities		Total	
	2021	2020	2021	2020	2021	2020
Land	\$ 27,082	\$ 27,082	\$ 4,652	\$ 4,746	\$ 31,734	\$ 31,828
Buildings	229,724	220,104	2,015,255	1,979,682	2,244,979	2,199,786
Improvements					-	
other than buildings	44,602	43,673	3,839	3,839	48,441	47,512
Machinery and equipment	80,074	74,257	56,507	54,768	136,581	129,025
Infrastructure	691,336	679,203	203,657	201,729	894,993	880,932
Construction in progress	27,735	23,932	183,915	136,739	211,650	160,671
Accumulated depreciation	(507,017)	(480,360)	(1,116,031)	(1,073,404)	(1,623,048)	(1,553,764)
Total capital assets	\$ 593,536	\$ 587,891	\$ 1,351,794	\$ 1,308,099	\$ 1,945,330	\$ 1,895,990

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: \$13,260,000 or 3.9% increase in infrastructure, buildings, and improvements, \$34,270,000 or 75.3% in construction in progress, an increase \$1,739,000 in machinery and equipment offset by an increase in accumulated depreciation of \$8,063,000 or 3.9%.

BPU enterprise electric power and water treatment system capital assets increased \$2,584,000 or 0.2% over the prior year with an increase to BPU plant and equipment of \$24,242,000 primarily for plant improvements, an increase in construction in progress of \$12,907,000, offset by an increase to accumulated depreciation of \$34,565,000.

The Government's capital assets (non-enterprise fund) improved its total capital asset value of \$593,536,000 by \$32,302,000 increase in cost and an increase in accumulated depreciation of \$26,657,000. The primary changes in capital project completions during 2021 by asset category include an increase of \$9,620,000 in buildings for the youth services building, the Health Department roof and elevator upgrades and various other building improvements, and \$12,133,000 for infrastructure improvements primarily related to the I-70 Turner Diagonal exchange and Leavenworth Road project from 38th to 63rd streets among other 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

As of December 31, 2021, the Unified Government general obligation debt is rated A1 by Moody's Investor Service and AA by Standard and Poor's. As of December 31, 2021, the Government had total bonded indebtedness of \$1,221,342,000 excluding premiums and discounts which are netted against bond proceeds at the time of issuance.

Outstanding bonded debt at December 31, 2021 and 2020, for both the Unified Government and the Kansas City Board of Public Utilities (BPU) is reflected in Table 8:

Table 8

Amounts in thousands

	Governmental Activities		Business-type Activities		Total	
	2021	2020	2021	2020	2021	2020
General obligation bonds	\$ 248,198	\$ 245,896	\$ 119,274	\$ 106,881	\$ 367,472	\$ 352,777
Tax increment financed GO bonds	18,081	19,054	-	-	18,081	19,054
BPU revenue bonds	-	-	592,810	618,205	592,810	618,205
Revolving loans	-	-	39,666	43,674	39,666	43,674
Intergovernmental loan	-	-	3,870	4,567	3,870	4,567
Capital lease	11,538	10,771	4,698	5,272	16,236	16,043
Accreted interest on bonds	13,249	12,334	-	-	13,249	12,334
Notes payable	6,860	6,860	-	-	6,860	6,860
Special obligation bonds	55,066	61,361	-	-	55,066	61,361
Revenue bonds	47,945	48,560	-	-	47,945	48,560
Sales tax obligation bonds	46,632	48,931	-	-	46,632	48,931
Transportation district bonds	13,455	15,175	-	-	13,455	15,175
Total bonded indebtedness	\$ 461,024	\$ 468,942	\$ 760,318	\$ 778,599	\$ 1,221,342	\$ 1,247,541

**Refer to Note III.F. Excludes premiums and discounts.*

Governmental Activities Debt Outstanding

Governmental activities bonded indebtedness, not including the Unified Government's enterprises and the BPU, totaled \$461,024,000, and is used to support a variety of governmental capital needs as adopted in the Capital Maintenance and Improvements Program (CMIP). Of this total, \$266,279,000 or 57.8%, is general obligation (GO) debt backed by the full faith and credit of the Government. The remainder of the governmental activities bonded debt includes \$128,402,000 or 27.9%, issued as economic development special obligation, Sales Tax and Revenue (STAR) bonds and Transportation Development District (TDD) bonds. During 2021, governmental activities debt outstanding decreased by (\$7,918,000) or (1.7%) compared to the prior year.

Governmental activities GO debt increased by \$2,302,000 compared to the prior year, or 0.9%. This change in indebtedness is a net of new debt less the retirement of prior year outstanding indebtedness. Tax Increment Financed bonds (TIF or special assessment also backed by the full faith and credit of the Unified Government) totaling \$18,081,000 decreased by (\$973,000) or (5.1%). The outstanding STAR bonds and associated accreted interest totaled \$59,881,000, which is offset by a corresponding intergovernmental receivable of \$19,914,000 contractually pledged by the State of Kansas for the estimated State share of associated project generated sales and transient guest tax revenue. Various other economic development project related indebtedness, such as special obligations and transportation development district bonds, totaling \$68,521,000 decreased by (\$4,786,000) or (7.5%) from the prior year due to scheduled principal payments.

The Public Building Commission (PBC) has outstanding revenues bonds of \$47,945,000, a decrease of (\$615,000) from the prior year due to scheduled debt service payments. The PBC has the statutory authority to issue revenue bonds to finance the cost of acquiring and/or constructing land and facilities operated for a public purpose. The PBC finances the debt service of the revenue bonds by leasing the land and facilities to the Unified Government, which operates it. This financing method has been used for improvements to the Courthouse, County jail, construction of the new Juvenile Center and other Unified Government facilities.

Business-Type Activities Debt Outstanding

Of the total, \$760,318,000 or 62.3% supports business-type activities, including BPU debt outstanding of \$620,868,000 for electric and water infrastructure investment and \$139,450,000 for Unified Government enterprise fund capital financing for sewer and stormwater services. BPU total bonded indebtedness decreased by (\$28,767,000) or (4.4%) compared to the prior year, while Unified Government enterprise funds' indebtedness increased by \$10,486,000 or 8.1%.

Of the total \$139,450,000 in Unified Government enterprise funds' indebtedness, \$119,274,000 or 85.5% are general obligation bonds although enterprise charges for services revenue are dedicated to the annual debt service payments. The remaining enterprise debt is \$15,478,000 in revolving loans thru the State of Kansas Department of Health and Environment for sewer system capital improvements and \$4,698,000 in capital equipment leases.

Temporary General Obligation Notes

Additionally, the Unified Government (excluding the BPU) has temporary notes outstanding of \$38,717,000 as of December 31, 2021. This outstanding liability is not reflected in the long-term debt obligations table above due to their short-term nature. These notes mature April 1, 2022. In March of 2022, the portion of the note proceeds associated with capital improvement projects that are not completed will be refinanced into a new temporary note. Note proceeds associated with completed capital projects become part of the GO bond permanent financing also issued in March of 2022.

Kansas Statutory Debt Limit

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, 2021, is \$497,391,000 with outstanding indebtedness applicable to the debt limit per State law of \$268,885,000 leaving a legal debt margin of \$228,506,000. The total net debt outstanding applicable to the debt limit as a percentage of the Government's calculated debt limit is 54.0%.

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 2022 budget assumes a resumption of economic activity after the prior two years of revenue challenges due to lower economic activities while the COVID-19 vaccine was being distributed to residents the latter half of 2021. The challenges were also diminished due to the influx of American Rescue Plan Act (ARPA) revenue replacement resources to the various funds experiencing revenue loss because of the pandemic.

The 2022 General Fund original budget revenues, including transfers in and adjusting for the annual debt appropriation, was projected to decrease (1.7%) compared to budgetary basis actual revenues in 2021. The estimated decrease is primarily due to a lower calculated level of ARPA revenue replacement resources compared with 2021. With the adopted 2022 original budgeted expenditures of \$247,374,000, excluding the annual debt appropriation, the General Fund anticipated utilizing available reserves of (\$3,521,000).

Despite the COVID-19 pandemic, sales and use tax revenues did not drop significantly, as was anticipated, but held steady in 2020 and grew substantially in 2021. It is anticipated that 2022 General Fund tax revenues, excluding the annual debt appropriation, will be revised upward by 3% to 5% compared with 2021 budgetary basis actuals based on 2022 year-to-date economic performance. Austerity measures were undertaken to reduce expenditures in 2020 and 2021, and many of those same measures are encouraged to continue through 2022 as the organization cautiously phases into a post-pandemic environment. Keeping costs low is being challenged by a higher inflation and personnel cost pressures. It is not anticipated that the operating/ budgetary uncertainty reserves will be utilized during 2022 despite the inflationary conditions. The Government remains committed to maintaining a minimum reserve of two-months of operating expenses and growing the General Fund reserves in the future.

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, 2021

	Governmental Activities	Business-type Activities	Totals
ASSETS			
Cash and temporary investments	\$ 162,018,199	\$ 75,965,281	\$ 237,983,480
Restricted cash and investments	49,785,299	31,522,999	81,308,298
Receivables (net of uncollectible amounts)			
Taxes	132,929,354	1,498,115	134,427,469
Accounts	7,738,700	51,686,664	59,425,364
Notes	5,090,919	-	5,090,919
Intergovernmental	19,913,966	-	19,913,966
Interest	1,935,438	297,966	2,233,404
Due from other governments	5,797,199	-	5,797,199
Special assessments	5,073,078	126,389	5,199,467
Internal balances	(8,373,794)	8,373,794	-
Inventories	-	24,645,614	24,645,614
Prepayments and other current assets	201,806	1,967,758	2,169,564
Regulatory asset - current	-	2,312,998	2,312,998
Other assets	-	561,973	561,973
Restricted cash and investments	-	10,023,250	10,023,250
Regulatory asset	-	66,205,022	66,205,022
Capital assets:			
Land and construction in progress	54,817,144	188,566,764	243,383,908
Other capital assets, net of depreciation	538,718,466	1,163,227,708	1,701,946,174
Total Assets	975,645,774	1,626,982,295	2,602,628,069
DEFERRED OUTFLOWS OF RESOURCES			
Deferred refunding	1,380,785	6,343,896	7,724,681
Deferred outflows - pensions	42,997,446	63,455,137	106,452,583
Deferred outflows - OPEB	36,891,924	3,327,293	40,219,217
Total Deferred Outflows of Resources	81,270,155	73,126,326	154,396,481
LIABILITIES			
Accounts and contracts payable	14,970,526	35,345,364	50,315,890
Accrued wages and expense	13,029,954	3,994,715	17,024,669
Accrued interest payable	5,897,392	9,193,048	15,090,440
Unearned revenue	16,669,551	-	16,669,551
Due to others	2,834,611	9,446,790	12,281,401
Due to other governments	7,490,176	-	7,490,176
Temporary notes payable	2,192,045	36,524,955	38,717,000
Regulatory and other liabilities	-	2,510,289	2,510,289
Long-term liabilities:			
Due within one year	65,509,956	39,942,426	105,452,382
Due in more than one year	744,499,040	846,095,132	1,590,594,172
Total Liabilities	873,093,251	983,052,719	1,856,145,970
DEFERRED INFLOWS OF RESOURCES			
Deferred property tax receivable	113,951,988	-	113,951,988
Deferred refunding	-	830,608	830,608
Deferred inflows - pensions	46,247,781	64,403,259	110,651,040
Deferred inflows - OPEB	24,531,717	13,747,966	38,279,683
Total Deferred Inflows of Resources	184,731,486	78,981,833	263,713,319
NET POSITION			
Net investment in capital assets	265,518,821	534,145,757	799,664,578
Restricted for:			
Debt service	43,560,827	22,594,388	66,155,215
Revenue bond reserves	-	1,749,410	1,749,410
Capital projects	14,453,623	-	14,453,623
Federal/State assistance	4,097,069	-	4,097,069
Community services	14,759,129	-	14,759,129
Unrestricted (deficit)	(343,298,277)	79,584,514	(263,713,763)
Total net position	\$ (908,808)	\$ 638,074,069	\$ 637,165,261

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, 2021

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position		
		Charges for Services	Operating	Capital Grants and	Governmental Activities	Business-type	Total
			Grants and Contributions	and Contributions		Activities	
Primary government:							
Governmental Activities:							
General government	\$ 51,105,899	\$ 11,569,789	\$ 1,410,501	\$ -	\$ (38,125,609)		\$ (38,125,609)
Health and welfare	27,011,034	797,364	12,908,179	-	(13,305,491)		(13,305,491)
Public safety	173,450,714	3,632,334	35,920,243	-	(133,898,137)		(133,898,137)
Public works	65,973,222	9,661,213	9,368,383	4,906,884	(42,036,742)		(42,036,742)
Parks and recreation	8,886,854	765,715	1,272,207	-	(6,848,932)		(6,848,932)
Planning and development	30,562,069	4,904,724	5,935,441	933,873	(18,788,031)		(18,788,031)
Interest on long-term debt	19,055,772	-	117,540	-	(18,938,232)		(18,938,232)
Total governmental activities	376,045,564	31,331,139	66,932,494	5,840,757	(271,941,174)		(271,941,174)
Business-type activities:							
Electric and Water systems	284,436,297	349,364,924	-	952,442		65,881,069	65,881,069
Sewer System	31,296,078	41,471,826	702,712	-		10,878,460	10,878,460
EMS	10,361,190	4,039,818	1,309,241	-		(5,012,131)	(5,012,131)
Public Levee	96,167	332,114	-	-		235,947	235,947
Stormwater	3,790,095	3,559,075	169,079	-		(61,941)	(61,941)
Sunflower Hills Golf Course	919,431	975,791	-	-		56,360	56,360
Stadium	828,080	72,407	192,316	-		(563,357)	(563,357)
Total business-type activities	331,727,338	399,815,955	2,373,348	952,442	-	71,414,407	71,414,407
Total primary government	\$ 707,772,902	\$ 431,147,094	\$ 69,305,842	\$ 6,793,199	\$ (271,941,174)	\$ 71,414,407	\$ (200,526,767)
General revenues:							
Taxes:							
Property taxes, general purpose					127,351,048	-	127,351,048
Sales taxes					88,112,826	8,176,848	96,289,674
Franchise taxes					9,958,685	-	9,958,685
Other taxes					5,058,376	-	5,058,376
Transient guest tax					4,660,106	-	4,660,106
Unrestricted investment earnings					5,125,105	847,716	5,972,821
Miscellaneous					9,764,718	658,510	10,423,228
Transfers					23,342,741	(23,342,741)	-
Total general revenues and transfers					273,373,605	(13,659,667)	259,713,938
Change in net position					1,432,431	57,754,740	59,187,171
Net position - beginning					(2,341,239)	580,319,329	577,978,090
Net position - ending					\$ (908,808)	\$ 638,074,069	\$ 637,165,261

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, 2021

	General	Capital Projects	Debt Service: Economic Development	Special Revenue: Special Grants	Other Governmental	Totals 2021
ASSETS						
Cash and temporary investments	\$ 62,897,655	\$ 53,267,227	\$ -	\$ -	\$ 44,946,591	\$ 161,111,473
Restricted cash and temporary investments	668,521	4,511,620	15,102,377	18,326,909	953,577	39,563,004
Prepaid assets	-	201,806	-	-	-	201,806
Receivables (net of uncollectible amounts)						
Taxes:						
Property taxes	78,149,888	-	-	-	35,802,100	113,951,988
Other taxes	14,585,796	2,022,345	-	-	2,369,225	18,977,366
Accounts	5,121,074	-	-	1,148,944	561,283	6,831,301
Notes	59,311	-	-	-	5,031,608	5,090,919
Intergovernmental	-	-	19,913,966	-	-	19,913,966
Interest	1,363,598	431,385	-	-	99,943	1,894,926
Special assessments	4,605,790	-	-	-	467,288	5,073,078
Due from other funds	5,929,984	1,731,288	-	16,460	233,932	7,911,664
Due from other governments	-	-	-	5,020,493	776,706	5,797,199
Total Assets	\$ 173,381,617	\$ 62,165,671	\$ 35,016,343	\$ 24,512,806	\$ 91,242,253	\$ 386,318,690
BALANCES						
Liabilities:						
Accounts and contracts payable	\$ 2,795,390	\$ 7,982,062	\$ -	\$ 1,402,296	\$ 2,310,524	\$ 14,490,272
Accrued wages and other	11,545,178	33,853	-	296,223	1,104,571	12,979,825
Unearned revenue	-	-	-	16,669,551	-	16,669,551
Due to others	2,388,974	25,738	-	-	322,971	2,737,683
Due to other funds	186,245	10,218,037	175,725	4,566,793	987,052	16,133,852
Due to other governments	7,475,604	-	-	-	14,572	7,490,176
Temporary notes payable	-	2,192,045	-	-	-	2,192,045
Total Liabilities	24,391,391	20,451,735	175,725	22,934,863	4,739,690	72,693,404
Deferred inflows of resources:						
Deferred property tax receivable	78,149,888	-	-	-	35,802,100	113,951,988
Unavailable revenue - intergovernmental receivable	-	-	19,913,966	-	-	19,913,966
Unavailable revenue - interest	1,363,598	431,385	-	-	99,943	1,894,926
Unavailable revenue - grants	-	-	-	4,500,000	-	4,500,000
Unavailable revenue - special assessments	4,605,790	-	-	-	467,288	5,073,078
Total Deferred inflows of resources	84,119,276	431,385	19,913,966	4,500,000	36,369,331	145,333,958
Fund balances						
Restricted	95,443	41,282,551	14,926,652	391,233	43,794,248	100,490,127
Committed	-	-	-	-	5,151,945	5,151,945
Assigned	5,101,326	-	-	-	1,742,931	6,844,257
Unassigned	59,674,181	-	-	(3,313,290)	(555,892)	55,804,999
Total Fund Balances	64,870,950	41,282,551	14,926,652	(2,922,057)	50,133,232	168,291,328
Balances	\$ 173,381,617	\$ 62,165,671	\$ 35,016,343	\$ 24,512,806	\$ 91,242,253	\$ 386,318,690

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, 2021

Amounts reported for governmental activities in the statement of net position are different because:

Total fund balance - governmental funds **168,291,328**

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.

Cost	1,100,552,802	
Accumulated depreciation	(507,017,192)	593,535,610

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	255,091,269	
Special obligation bonds payable	55,066,000	
Public Building Commission revenue bonds payable	47,945,000	
Sales tax obligation bonds payable	46,631,681	
Transportation development bonds	13,455,000	
Premium on bonds payable	21,550,596	
Discount on bonds payable	(573,019)	
Accrued interest payable on the bonds	5,897,392	
Bond anticipation notes	11,188,000	
Notes payable	6,860,000	
Capital lease	11,538,239	
Accreted interest	13,248,545	
Compensated absences	45,396,662	
Claims and judgments	13,100,000	
Total OPEB liability	114,271,586	
Landfill closure / postclosure care	216,000	
Net pension liability	147,883,447	
Total pension liability	192,990	(808,959,388)

Other deferred outflows of resources are not due and payable in the current period and therefore are not reported in the funds.

Deferred refunding	1,380,785	
Deferred outflows - OPEB	36,891,924	
Deferred outflows - pensions	42,997,446	81,270,155

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	(46,247,781)	
Deferred inflows - OPEB	(24,531,717)	(70,779,498)

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.

40,512

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.

19,913,966

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.

6,394,926

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.

5,073,078

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.

4,310,503

Total net position - governmental activities

(908,808)

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, 2021**

	General	Capital Projects	Debt Service: Economic Development	Special Revenue: Special Grants	Other Governmental	Totals 2021
REVENUES						
Taxes	\$ 160,730,096	\$ 16,240,546	\$ 1,984,191	\$ -	\$ 58,262,245	\$ 237,217,078
Intergovernmental	22,151,525	24,631	2,109,571	30,918,406	11,654,682	66,858,815
Licenses, permits and fees	2,398,332	-	-	94,427	450,912	2,943,671
Charges for services	13,792,376	18,875	-	-	1,897,046	15,708,297
Fines, forfeitures and penalties	5,733,191	-	-	-	515,530	6,248,721
Interest income	3,548,930	1,071,368	27,825	-	436,034	5,084,157
Miscellaneous	4,589,650	1,395,230	-	2,568,470	1,049,483	9,602,833
TOTAL REVENUES	212,944,100	18,750,650	4,121,587	33,581,303	74,265,932	343,663,572
EXPENDITURES						
Current:						
General government	28,284,108	1,061,765	-	1,289,450	5,985,047	36,620,370
Public works	24,834,038	4,918,474	-	1,200,412	7,395,875	38,348,799
Public safety	133,892,820	-	-	7,043,098	7,025,671	147,961,589
Judicial	9,884,834	-	-	2,929,425	439,394	13,253,653
Health and welfare	5,526,158	-	-	16,384,058	4,633,991	26,544,207
Planning and development	9,347,263	-	13,990,155	1,896,457	3,263,235	28,497,110
Parks and recreation	7,615,951	-	-	2,331	461,330	8,079,612
Capital outlay	1,339,259	66,653,084	-	8,290,964	2,870,421	79,153,728
Debt service						
Principal	1,086,795	22,639,101	8,297,143	-	19,587,798	51,610,837
Interest	242,017	2,163,228	4,149,721	-	10,956,001	17,510,967
Other	-	515,677	26,484	-	93,652	635,813
TOTAL EXPENDITURES	222,053,243	97,951,329	26,463,503	39,036,195	62,712,415	448,216,685
OTHER FINANCING SOURCES (USES)						
Transfers in	33,971,220	64,015,659	9,165,324	2,707	4,002,851	111,157,761
Transfers out	(6,035,902)	(36,059,443)	-	-	(6,675,465)	(48,770,810)
Issuance of bonds	-	37,963,000	-	-	1,830,000	39,793,000
Premium from issuance of bonds	-	2,065,071	-	-	79,001	2,144,072
Proceeds from sale of capital assets	391,091	-	-	-	-	391,091
Issuance of capital lease	-	2,984,042	-	-	-	2,984,042
TOTAL OTHER FINANCING SOURCES (USES)	28,326,409	70,968,329	9,165,324	2,707	(763,613)	107,699,156
NET CHANGE IN FUND BALANCE	19,217,266	(8,232,350)	(13,176,592)	(5,452,185)	10,789,904	3,146,043
FUND BALANCES (DEFICITS)						
Beginning of year	45,653,684	49,514,901	28,103,244	2,530,128	39,343,328	165,145,285
End of year	\$ 64,870,950	\$ 41,282,551	\$ 14,926,652	\$ (2,922,057)	\$ 50,133,232	168,291,328

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, 2021

Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balances - total governmental funds **\$3,146,043**

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	(28,294,567)	
Capitalized assets acquired	<u>33,498,077</u>	5,203,510

Capital asset contributions from other governments increases net position 467,296

The net effect of various transactions involving capital assets (i.e., sales and trade-ins) is to decrease net position. (25,953)

Bond, note 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	(26,775,000)	
Public building commission bonds	(1,830,000)	
Bond anticipation notes	(11,188,000)	
Capital leases	(2,984,042)	
Premium	<u>(2,144,072)</u>	(44,921,114)

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	16,012,791	
Special obligation bonds	6,295,000	
Public building commission bonds	2,445,000	
Sales tax obligation bonds	2,299,693	
Transportation development bonds	1,720,000	
Bond anticipation notes	20,621,551	
Capital leases	<u>2,216,802</u>	51,610,837

In the statement of activities, interest is accrued on outstanding bonds, whereas in governmental funds, an interest expenditure is reported when due. 327,849

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. 1,987,940

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 earned that exceeded amounts paid	(2,847,259)	
Pension benefits paid that exceeded amounts earned	15,256	
Legal claims accrued	(12,500,000)	
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. (9,091,272)

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. 2,042,904

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. 5,781,339

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. 341,227

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. (159,794)

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. (1,527,252)

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. 2,441,067

In the statement of activities, interest is accreted on outstanding bonds, whereas in governmental funds, interest is accreted when interest payments are due. (914,193)

Change in net position of governmental activities **\$1,432,431**

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, 2021

	Business-type Activities - Enterprise Funds				Governmental Activities - Internal Service
	Sewer System	Board of Public Utilities	NonMajor Business-type	Totals 2021	
ASSETS					
Current Assets:					
Cash and temporary investments	\$ 25,326,007	\$ 44,337,909	\$ 6,301,365	\$ 75,965,281	\$ 906,726
Restricted cash and temporary investments	4,349,410	27,173,589	-	31,522,999	10,222,295
Receivables (net of uncollectible amounts)					
Taxes	11,799	-	1,486,316	1,498,115	-
Accounts and other receivables	9,510,893	40,748,422	1,725,315	51,984,630	907,399
Inventories	-	24,645,614	-	24,645,614	-
Prepayments and other current assets	-	1,967,758	-	1,967,758	-
Regulatory assets	-	2,312,998	-	2,312,998	-
Due from other funds	9,283,819	-	1,074,556	10,358,375	-
Total current assets	48,481,928	141,186,290	10,587,552	200,255,770	12,036,420
Noncurrent Assets:					
Restricted cash and investments	-	10,023,250	-	10,023,250	-
Capital assets	337,621,438	1,870,778,928	75,510,128	2,283,910,494	-
Accumulated depreciation	(198,464,912)	(902,505,513)	(15,060,850)	(1,116,031,275)	-
Construction in progress	64,782,098	104,159,689	14,973,466	183,915,253	-
Other assets	126,389	561,973	-	688,362	-
Regulatory assets	-	66,205,022	-	66,205,022	-
Total noncurrent assets	204,065,013	1,149,223,349	75,422,744	1,428,711,106	-
TOTAL ASSETS	252,546,941	1,290,409,639	86,010,296	1,628,966,876	12,036,420
DEFERRED OUTFLOWS OF RESOURCES					
Deferred refunding	197,720	6,126,495	19,681	6,343,896	-
Deferred outflows - pensions	1,420,297	59,559,734	2,475,106	63,455,137	-
Deferred outflows - OPEB	1,947,240	-	1,380,053	3,327,293	-
TOTAL DEFERRED OUTFLOWS OF RESOURCES	3,565,257	65,686,229	3,874,840	73,126,326	-
LIABILITIES					
Current liabilities:					
Accounts and contracts payable	1,536,868	33,446,106	362,390	35,345,364	480,254
Accrued wages and expenses	236,165	2,408,451	1,350,099	3,994,715	50,129
Accrued interest payable	1,496,347	7,208,432	488,269	9,193,048	-
Due to others	62,224	9,372,241	12,325	9,446,790	96,928
Due to other funds	1,769,451	-	215,130	1,984,581	151,606
Regulatory and other liabilities	-	2,510,289	-	2,510,289	-
Claims incurred but not reported	-	-	-	-	4,740,908
Temporary notes payable	36,524,955	-	-	36,524,955	-
Compensated absences payable	96,725	1,404,602	347,729	1,849,056	-
Current maturities of long-term debt	6,113,027	29,486,120	2,494,223	38,093,370	-
Total current liabilities	47,835,762	85,836,241	5,270,165	138,942,168	5,519,825
Long-term liabilities:					
Revenue bonds payable, less current maturities	14,019,719	628,566,022	-	642,585,741	-
General obligation bonds payable (net of unamortized premiums)	83,510,877	-	36,727,513	120,238,390	-
Advance from other funds	-	-	-	-	-
Claims incurred but not reported	-	-	-	-	2,206,092
Compensated absences payable	1,134,089	7,205,898	4,077,073	12,417,060	-
Capital leases payable	-	-	4,087,857	4,087,857	-
Total OPEB liability	6,159,423	42,856,226	4,232,797	53,248,446	-
Net pension liability	4,399,853	361,568	8,756,217	13,517,638	-
Total long-term liabilities	109,223,961	678,989,714	57,881,457	846,095,132	2,206,092
TOTAL LIABILITIES	157,059,723	764,825,955	63,151,622	985,037,300	7,725,917
DEFERRED INFLOWS OF RESOURCES					
Deferred refunding	-	830,608	-	830,608	-
Deferred inflows - pensions	1,729,646	60,145,000	2,528,613	64,403,259	-
Deferred inflows - OPEB	1,354,907	11,495,040	898,019	13,747,966	-
TOTAL DEFERRED INFLOWS OF RESOURCES	3,084,553	72,470,648	3,426,632	78,981,833	-
NET POSITION					
Net investment in capital assets	73,233,841	427,959,301	32,952,615	534,145,757	-
Restricted for debt service	-	22,594,388	-	22,594,388	-
Restricted for revenue bond reserves	1,749,410	-	-	1,749,410	-
Unrestricted	20,984,671	68,245,576	(9,645,733)	79,584,514	4,310,503
TOTAL NET POSITION	\$ 95,967,922	\$ 518,799,265	\$ 23,306,882	\$ 638,074,069	\$ 4,310,503

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, 2021

	Business-type Activities - Enterprise Funds				Governmental Activities - Internal Service
	Sewer System	Board of Public Utilities	NonMajor Business-type	Totals 2021	
OPERATING REVENUES					
Charges for service	\$ 40,322,753	\$ 317,649,704	\$ 5,015,609	\$ 362,988,066	\$ 46,777,200
Fines/forfeits/fees	-	-	3,547,659	3,547,659	-
Earned lease income	-	-	404,521	404,521	-
Permits and licenses	786,951	-	-	786,951	-
Miscellaneous revenues	362,122	-	11,416	373,538	6,430,450
Payment-in-lieu of taxes	-	31,715,220	-	31,715,220	-
TOTAL OPERATING REVENUES	41,471,826	349,364,924	8,979,205	399,815,955	53,207,650
OPERATING EXPENSES					
Cost of sales and service	21,944,058	221,866,477	12,153,006	255,963,541	47,780,163
Depreciation and amortization	5,777,305	39,056,593	2,478,324	47,312,222	-
TOTAL OPERATING EXPENSES	27,721,363	260,923,070	14,631,330	303,275,763	47,780,163
Operating income (loss)	13,750,463	88,441,854	(5,652,125)	96,540,192	5,427,487
NON-OPERATING REVENUES (EXPENSES)					
Tax revenue	-	-	8,176,848	8,176,848	-
Intergovernmental revenue	702,712	-	1,670,636	2,373,348	-
Interest earnings	674,123	-	173,593	847,716	6,215
Interest expense	(3,574,715)	(23,513,227)	(1,363,633)	(28,451,575)	-
Other	99,430	559,080	-	658,510	-
TOTAL NON-OPERATING REVENUES (EXPENSES)	(2,098,450)	(22,954,147)	8,657,444	(16,395,153)	6,215
Income (loss) before contributions and transfers	11,652,013	65,487,707	3,005,319	80,145,039	5,433,702
Capital contributions-local government	33,501,262	-	5,890,585	39,391,847	-
Transfer in	25,403,980	-	1,851,288	27,255,268	347,637
Transfer out	(55,121,069)	(31,715,220)	(3,153,567)	(89,989,856)	-
Contributions from developers and others	-	952,442	-	952,442	-
Change in net position	15,436,186	34,724,929	7,593,625	57,754,740	5,781,339
TOTAL NET POSITION					
Beginning of year	80,531,736	484,074,336	15,713,257	580,319,329	(1,470,836)
End of year	\$ 95,967,922	\$ 518,799,265	\$ 23,306,882	\$ 638,074,069	\$ 4,310,503

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, 2021

	Business-type Activities - Enterprise Funds				Governmental Activities - Internal Service
	Sewer System	Board of Public Utilities	NonMajor Business-type	Totals 2021	
CASH FLOWS FROM OPERATING ACTIVITIES					
Receipts from customers	\$ 41,732,789	\$ 349,147,862	\$ 9,243,576	\$ 400,124,227	\$ 53,520,256
Payments to suppliers	(11,536,510)	(172,460,652)	(4,762,038)	(188,759,200)	-
Payments to employees	(10,638,667)	(64,175,861)	(6,645,799)	(81,460,327)	(48,606,423)
NET CASH FLOW FROM OPERATING ACTIVITIES	19,557,612	112,511,349	(2,164,261)	129,904,700	4,913,833
CASH FLOW FROM NON-CAPITAL FINANCING ACTIVITIES					
Receipts from taxes	-	-	7,971,589	7,971,589	-
Receipts from operating grants	702,712	-	1,670,636	2,373,348	-
Transfers out	(55,121,069)	-	(3,153,567)	(58,274,636)	-
Transfers in	25,403,980	-	1,851,288	27,255,268	347,637
Payment -in-lieu of taxes	-	(31,618,335)	-	(31,618,335)	-
NET CASH FLOW FROM NON-CAPITAL FINANCING ACTIVITIES	(29,014,377)	(31,618,335)	8,339,946	(52,292,766)	347,637
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES					
Principal paid on bonds	(5,085,484)	(28,767,051)	(1,441,987)	(35,294,522)	-
Principal paid on temporary notes	(22,712,244)	-	(837,962)	(23,550,206)	-
Interest paid on bonds and capital leases	(3,550,644)	(23,618,590)	(1,598,628)	(28,767,862)	-
Issuance of bonds	16,090,826	-	800,000	16,890,826	-
Issuance of temporary notes	36,524,955	-	-	36,524,955	-
Proceeds from disposal of capital assets	99,430	-	-	99,430	-
Acquisition of capital assets	(9,091,978)	(34,918,561)	(801,493)	(44,812,032)	-
Payments on capital leases	-	-	(655,011)	(655,011)	-
Acquisition of intangible assets	-	(306,218)	-	(306,218)	-
Special assessment taxes	19,559	-	-	19,559	-
Payment on advance for capital assets	-	-	-	-	-
Payments for debt issuance costs	(295,004)	-	(13,138)	(308,142)	-
NET CASH FLOW FROM CAPITAL RELATED FINANCING ACTIVITIES	11,999,416	(87,610,420)	(4,548,219)	(80,159,223)	-
CASH FLOWS FROM INVESTING ACTIVITIES					
Interest on investments	960,174	92,941	212,215	1,265,330	6,215
Purchases of investments	-	(14,111,977)	-	(14,111,977)	-
Proceeds from maturity or sale of investments	-	27,813,000	-	27,813,000	-
NET CASH FLOW FROM INVESTING ACTIVITIES	960,174	13,793,964	212,215	14,966,353	6,215
NET INCREASE (DECREASE) IN CASH AND INVESTMENTS	3,502,825	7,076,558	1,839,681	12,419,064	5,267,685
CASH AND CASH EQUIVALENTS					
Beginning of year	26,172,592	74,209,190	4,461,684	104,843,466	5,861,336
End of year	\$ 29,675,417	\$ 81,285,748	\$ 6,301,365	\$ 117,262,530	\$ 11,129,021
Cash and temporary investments	\$ 25,326,007	\$ 44,337,909	\$ 6,301,365	\$ 75,965,281	\$ 906,726
Cash and cash equivalents, reported as restricted cash	4,349,410	36,947,839	-	41,297,249	10,222,295
	\$ 29,675,417	\$ 81,285,748	\$ 6,301,365	\$ 117,262,530	\$ 11,129,021

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, 2021

	Business-type Activities - Enterprise Funds				Governmental Activities - Internal Service
	Sewer System	Board of Public Utilities	Nonmajor Business-type	Totals 2021	
RECONCILIATION OF OPERATING INCOME TO CASH FLOWS FROM OPERATING ACTIVITIES					
Operating income	\$ 13,750,463	\$ 88,441,854	\$ (5,652,125)	\$ 96,540,192	\$ 5,427,487
Adjustments to reconcile operating income to cash flow from operating activities					
Depreciation and amortization	5,777,305	39,056,593	2,478,324	47,312,222	-
Changes in assets and liabilities					
Accounts receivable	260,963	(178,656)	(83,955)	(1,648)	312,607
Inventories and prepaid assets	-	3,044,291	-	3,044,291	-
Deferred outflows - pensions	250,138	24,735,723	349,746	25,335,607	-
Deferred outflows - OPEB	56,297	-	39,646	95,943	-
Accrued wages and expenses	40,552	(1,008,433)	1,108,333	140,452	50,129
Accounts payable	(327,080)	(1,921,857)	(235,730)	(2,484,667)	293,074
Accrued vacation and sick pay	(150,255)	-	(463,004)	(613,259)	-
Claims incurred but not reported	-	-	-	-	(1,122,000)
Due to others	-	912,990	9,310	922,300	59,322
Due to / from other funds	(9,181)	-	349,733	340,552	(106,786)
Unearned revenue	-	(13,975,719)	-	(13,975,719)	-
OPEB liability	-	-	-	-	-
Total OPEB liability	(477,826)	(8,069,316)	(342,523)	(8,889,665)	-
Net pension liability	(2,106,210)	7,567,390	(2,545,960)	2,915,220	-
Deferred inflows - pensions	1,599,818	(34,249,752)	2,178,115	(30,471,819)	-
Deferred inflows - OPEB	892,628	7,690,105	645,829	9,228,562	-
Other non-current assets	-	466,136	-	466,136	-
NET CASH FROM OPERATING ACTIVITIES	\$ 19,557,612	\$ 112,511,349	\$ (2,164,261)	\$ 129,904,700	\$ 4,913,833
SUPPLEMENTAL DISCLOSURE OF NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES					
Capital contributions-local government	\$ 33,501,262	\$ -	\$ 5,890,585	\$ 39,391,847	\$ -
Contributions of capital assets from developers		952,442		952,442	-
Accounts payable incurred for purchase of capital assets	-	2,546,793	-	2,546,793	-
Property, plant and equipment acquired with capital leases	-	-	81,266	81,266	-

The notes to the financial statements are an integral part of this statement.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

STATEMENT OF FIDUCIARY NET POSITION

CUSTODIAL FUNDS

As of December 31, 2021

	Custodial Funds
ASSETS	
Restricted cash	\$ 155,860,479
Accounts receivable	518,676
TOTAL ASSETS	\$ 156,379,155
LIABILITIES	
Accounts payable	\$ 55,390
Due to other governments	155,808,426
TOTAL LIABILITIES	155,863,816
NET POSITION	
Restricted for individuals, organizations and other governments	515,339
TOTAL NET POSITION	\$ 515,339

The notes to the financial statements are an integral part of this statement.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

STATEMENT OF CHANGES IN FIDUCIARY NET POSITION

CUSTODIAL FUNDS

Year ended December 31, 2021

	Totals
	Custodial
ADDITION	
Property tax collections for other governments	\$ 456,722,838
Miscellaneous revenues	2,233,588
TOTAL ADDITIONS	458,956,426
DEDUCTIONS	
Payments to individuals	2,261,547
Payments of property tax to other governments	456,722,838
TOTAL DEDUCTIONS	458,984,385
NET INCREASE (DECREASE) IN	
FIDUCIARY NET POSITION	(27,959)
NET POSITON	
Beginning of year	543,298
End of year	\$ 515,339

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 a not a 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, and cafeteria plan reserves 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.

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 6.45% percent of outstanding property taxes at December 31, 2021.

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 aged accounts receivable and historical write-offs, net of recoveries. Additional amounts may be included based upon management’s evaluation of customer credit risks. Allowances for doubtful accounts totaled \$325,091 in fiscal year 2021. 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	\$4,493,362
Material and supplies	20,152,252
Total	<u>\$24,645,614</u>

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-term 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 payables 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 three sources: intergovernmental 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 \$31,715,220 during 2021. 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 electricity, water, street lighting, fire hydrant services, traffic signals, and billing and collection of sewer, stormwater and refuse collection service charges at no charge. These service contributions are approximated at \$10,039,263 or 3.18% of the BPU's total operating revenue for 2021.

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 31, 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, 2022 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.

GASB Statement No. 99, *Omnibus 2022*, 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: 1) classification and reporting of derivative instruments within the scope of Statement No. 53 that do not meet the definition of either an investment derivative instrument or a hedging derivative instrument; 2) clarification of certain provisions in Statement No. 87, Statement No. 94 and Statement No. 96; 3) extension of the period during which the London Interbank offered Rate (LIBOR) is considered an appropriate benchmark interest rate of the qualitative evaluation of the effectiveness of an interest rate swap that hedges the interest rate risk of taxable debt; 4) accounting for the distribution of benefits as part of the Supplemental Nutrition Assistance Program; 5) disclosures related to nonmonetary transactions; 6) pledges of future revenues when resources are not received by the pledging government; 7) clarification of provisions in Statement No. 34 related to the focus of the government-wide financial statements; terminology updates related to certain provisions of Statement No. 63; and 8) terminology used in Statement No. 53 to refer to resource flows statements. The provisions of this statement for items 1 and 2 are effective for financial statements for the Unified Government's fiscal year ending December 31, 2024, and December 31, 2023, respectively. All other provisions of this statement are effective upon issuance.

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.

If the municipality is holding a revenue neutral rate hearing the budget timeline for adoption of the final budget has been adjusted to on or before September 20th. The municipality did hold a revenue neutral rate hearing this year.

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/Budget Deficit

At December 31, 2021, the Special Grants Fund had a deficit fund balance of \$2,922,057 which will be recovered next year when receivables become available. Community Development Fund had a deficit fund balance of \$555,892 which will be recovered from future intergovernmental revenues. The Emergency Medical Services Fund had a deficit fund balance of \$9,350,299 which will be recovered from future charges for services. The Public Levee Fund had a deficit fund balance of \$380,466 which will be recovered from future earned lease income.

For the period ending December 31, 2021, the Emergency Medical Services Fund actual expenditures exceeded budgeted expenditures by \$17,979.

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 counterparty, 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, 2021, except as noted below, the market value of assets pledged to the Unified Government as collateral exceeded amounts on deposit.

At December 31, 2021, 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, 2021, KCK 501's deposits exceeded FDIC Coverage by \$130,888 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, 2021, the Unified

Government had no 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, 2021, 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 25% of the total investment portfolio. The following maximum limits, by investment type, are also established:

<u>Investment Type</u>	<u>Maximum % of Portfolio</u>
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, 2021, the Unified Government did not hold more than 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 investments 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, 2021, the Unified Government (excluding the BPU) had the following investments:

	<u>Investment Maturities (in Years)</u>			Fair Value Hierarchy
	Fair Value	Less Than 1	1-5	
Repurchase Agreements	\$ 287,903,000	\$ 287,903,000	\$ -	N/A
Certificates of Deposit	73,705,000	23,705,000	50,000,000	N/A
Subtotal general operating portfolio	361,608,000	311,608,000	50,000,000	
Assets held by trustee:				
U.S. Treasuries	398,119	398,119	-	Level 2
Money Market Mutual Funds	17,310,328	17,310,328	-	Level 1
U.S. government agencies	1,879,815	1,879,815	-	Level 2
Subtotal assets held by trustee	19,588,262	19,588,262	-	
Total Investments	\$ 381,196,262	\$ 331,196,262	\$ 50,000,000	

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, 2021, the bank balance and certificates of deposit were \$523,308 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 BPU did not hold more than 5% of its investment portfolio in any one security issuer as of December 31, 2021.

The fair values, as determined by market prices, of the BPU's investments at December 31, 2021 are as follows:

	Investment maturities			Fair Value Hierarchy
	Fair Value	Less Than 6 months	6-12 months	
Cash and CD's	\$ 523,308	\$ 523,308	\$ -	N/A
Repurchase Agreements	52,493,802	52,493,802	-	N/A
Money market funds	<u>28,517,638</u>	<u>28,517,638</u>	-	N/A
Total Investments	<u>\$ 81,534,748</u>	<u>\$ 81,534,748</u>	<u>\$ -</u>	

A reconciliation of cash and investments are as follows:

	<u>Unified Government</u>	<u>BPU</u>	<u>Total</u>
Cash on hand	\$ 23,688	\$ -	\$ 23,688
Carrying amount of deposits	20,649,027	523,308	21,172,335
Cash with others	1,771,782	-	1,771,782
Investments	361,608,000	81,011,440	442,619,440
Investments, assets held by trustee	19,588,262	-	19,588,262
Total	<u>\$ 403,640,759</u>	<u>\$ 81,534,748</u>	<u>\$ 485,175,507</u>
	<u>Unified Government</u>	<u>BPU</u>	<u>Total</u>
Cash and temporary investments	\$ 193,645,571	\$ 44,337,909	\$ 237,983,480
Restricted cash and investments	209,995,188	37,196,839	247,192,027
Total	<u>\$ 403,640,759</u>	<u>\$ 81,534,748</u>	<u>\$ 485,175,507</u>

B. Capital Assets

Capital asset activity for the year ended December 31, 2021, was as follows:

Governmental activities:	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets, not being depreciated:				
Land	\$ 27,081,958	\$ -	\$ -	\$ 27,081,958
Construction in progress	23,931,437	26,484,365	22,680,616	27,735,186
Total capital assets, not being depreciated	51,013,395	26,484,365	22,680,616	54,817,144
Capital assets, being depreciated:				
Buildings	220,103,700	9,619,900	-	229,723,600
Improvements other than buildings	43,673,072	928,970	-	44,602,042
Machinery and equipment	74,257,387	7,479,883	1,662,935	80,074,335
Infrastructure	679,202,810	12,132,871	-	691,335,681
Total capital assets, being depreciated	1,017,236,969	30,161,624	1,662,935	1,045,735,658
Less accumulated depreciation for:				
Buildings	106,993,133	4,651,943	-	111,645,076
Improvements other than buildings	22,653,509	905,019	-	23,558,528
Machinery and equipment	53,225,416	4,691,693	1,636,982	56,280,127
Infrastructure	297,487,549	18,045,912	-	315,533,461
Total accumulated depreciation	480,359,607	28,294,567	1,636,982	507,017,192
Total capital assets, being depreciated, net	536,877,362	1,867,057	25,953	538,718,466
Governmental activities capital assets, net	\$ 587,890,757	\$ 28,351,422	\$ 22,706,569	\$ 593,535,610

Business-type activities	Beginning			Ending
	Balance	Increases	Decreases	Balance
Capital assets, not being depreciated:				
Land	\$ 4,745,576	\$ -	\$ 94,065	\$ 4,651,511
Sewer-Construction in progress	32,598,632	34,111,866	1,928,400	64,782,098
Stormwater -Construction in progress	12,887,152	5,291,118	3,204,804	14,973,466
BPU-Construction in progress	91,252,887	38,379,394	25,472,592	104,159,689
Total capital assets, not being depreciated	141,484,247	77,782,378	30,699,861	188,566,764
Capital assets, being depreciated:				
Buildings and improvements	4,453,927	1,408,394	-	5,862,321
Improvements other than buildings	3,838,706	-	-	3,838,706
Sewer lines	201,729,240	1,928,400	-	203,657,640
Treatment plants and facilities	128,691,282	9,922,764	-	138,614,046
Machinery and equipment	54,768,817	1,931,311	192,786	56,507,342
BPU Plant and equipment	1,846,536,883	24,499,799	257,754	1,870,778,928
Total capital assets, being depreciated	2,240,018,855	39,690,668	450,540	2,279,258,983
Less accumulated depreciation for:				
Buildings and improvements	1,257,981	147,215	-	1,405,196
Improvements other than buildings	2,763,721	82,594	-	2,846,315
Sewer lines	97,407,980	3,610,270	-	101,018,250
Treatment plants and facilities	62,249,616	2,042,771	-	64,292,387
Machinery and equipment	41,783,621	2,372,779	192,786	43,963,614
BPU Plant and equipment	867,940,972	34,587,303	22,762	902,505,513
Total accumulated depreciation	1,073,403,891	42,842,932	215,548	1,116,031,275
Total capital assets, being depreciated, net	1,166,614,964	(3,152,264)	234,992	1,163,227,708
Business-type activities capital assets, net	\$ 1,308,099,211	\$ 74,630,114	\$ 30,934,853	\$ 1,351,794,472

Certain reclassifications were done to beginning balances to correspond with current year presentation.

Depreciation expense was charged to functions/programs of the primary government as follows:

Governmental activities:	
General government	\$ 1,113,554
Health and welfare	94,931
Public safety	3,373,829
Judicial	46,174
Highways and streets, including depreciation of general infrastructure assets	21,204,896
Planning and development	1,954,037
Culture and recreation	507,146
Total depreciation expense - governmental activities	<u>\$ 28,294,567</u>
Business-type activities:	
Sewer system	\$ 5,777,305
Sunflower Hills Golf Course	96,196
EMS	1,262,254
Stormwater Enterprise	986,599
Stadium	133,275
BPU	34,587,303
Total depreciation expense - business-type activities	<u>\$ 42,842,932</u>

C. Interfund Receivables, Payables and Transfers

The composition of interfund balances as of December 31, 2021, is as follows:

Interfund receivables and payables:		
	Interfund Receivables	Interfund Payables
General	\$ 5,929,984	\$ 186,245
Capital Projects	1,731,288	10,218,037
Economic Development fund	-	175,725
Special grants fund	16,460	4,566,793
Nonmajor governmental funds	233,932	987,052
Sewer System enterprise fund	9,283,819	1,769,451
Non-major internal service	-	151,606
Nonmajor enterprise funds	1,074,556	215,130
Total	\$ 18,270,039	\$ 18,270,039

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, 2021, is as follows:

	Transfers In:							
	General	Capital Projects	Economic Development	Special Grants	Non-Major Governmental	Non-Major Internal Service	Sewer	Non-Major Enterprise
Transfers Out:								
General	\$ -	\$ 3,234,148	\$ -	\$ 2,707	\$ 2,055,840	\$ 298,207	\$ 430,000	\$ 15,000
Capital Projects	-	-	8,873,826	-	1,708,933	-	24,973,980	502,704
Nonmajor Governmental	-	5,050,383	291,498	-	-	-	-	1,333,584
Sewer	-	54,851,964	-	-	219,675	49,430	-	-
BPU	31,715,220	-	-	-	-	-	-	-
Nonmajor Enterprise fund	2,256,000	879,164	-	-	18,403	-	-	-
	\$33,971,220	\$64,015,659	\$ 9,165,324	\$ 2,707	\$ 4,002,851	\$ 347,637	\$25,403,980	\$ 1,851,288
								\$138,760,666

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 2021, PILOT revenues and expenses of \$31,715,220 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 \$33,501,262, \$4,811,132 and \$1,079,453 to the Sewer System Fund, Stormwater Fund and Stadium Fund, respectively. This activity is shown as an expenditure from the capital project fund and capital contribution revenue to the Sewer System Fund, Stormwater Fund and Stadium 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 \$375,594. 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 2021. 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, 2021:

Year ending December 31	Public Levee	Rent Payments
	Lease	for Parking
2022	\$327,878	\$375,594
2023	327,878	375,594
2024	327,878	375,594
2025	254,282	375,594
2026	266,451	375,594
Thereafter	9,562,385	1,877,970
Total	\$11,066,752	\$3,755,940

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	Sunflower Hills Golf Course
Machinery and equipment	<u>\$ 20,012,642</u>	<u>\$ 6,459,211</u>	<u>\$ 81,266</u>

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, 2021, were as follows:

Year ended December 31,	Governmental Activities	Business-type Activities	
		EMS	Sunflower Hills Golf Course
2022	\$ 2,783,349	\$ 742,888	\$ 16,951
2023	2,421,335	742,888	16,951
2024	1,830,805	742,888	16,951
2025	1,830,805	742,888	16,951
2026	1,202,237	956,756	16,951
2027-2031	2,478,156	1,279,535	-
Total minimum lease payments	\$ 12,546,687	\$ 5,207,843	\$ 84,755
Less: Amount representing interest	(1,008,448)	(591,024)	(3,489)
Present value of minimum lease payments	\$ 11,538,239	\$ 4,616,819	\$ 81,266

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, 2021, the Unified Government had \$38,717,000 outstanding in temporary notes.

All temporary notes at December 31, 2021, have a maturity of no later than April 1, 2022. The interest rate of the 2021-1 temporary notes is 0.20%.

Temporary note activity for the year ended December 31, 2021 was as follows:

Outstanding Jan. 1, 2021	Issued	Redeemed	Outstanding Dec. 31, 2021
\$ 29,773,449	\$ 38,717,000	\$ (29,773,449)	\$ 38,717,000

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, 2021:

	Outstanding January 1, 2021	Additions	Deletions	Outstanding December 31, 2021	Due Within 1 Year
Governmental activities:					
General Obligation:					
Private Placement:					
General obligation bonds	\$ 1,300,000	\$ -	\$ 130,000	\$ 1,170,000	\$ 130,000
Public Placement:					
General obligation bonds	223,974,868	26,775,000	14,909,375	235,840,493	18,433,562
Tax Increment Financed GO bonds	19,054,192	-	973,416	18,080,776	1,087,837
Unamortized premium	20,639,062	2,144,072	2,164,311	20,618,823	-
Unamortized discount	(6,302)	-	(736)	(5,566)	-
Bond anticipation notes	20,621,551	11,188,000	20,621,551	11,188,000	11,188,000
Notes Payable from direct placement	6,860,000	-	-	6,860,000	-
Compensated absences	42,549,403	7,401,142	4,553,883	45,396,662	3,567,559
Capital leases	10,770,999	2,984,042	2,216,802	11,538,239	2,512,862
Claims and judgments	600,000	12,998,518	498,518	13,100,000	13,100,000
Total pension liability	208,246	-	15,256	192,990	-
Claims incurred but not reported	8,069,000	34,732,052	35,854,052	6,947,000	4,740,908
Total OPEB liability	123,395,260	11,818,996	20,942,670	114,271,586	-
Net pension liability	197,252,831	44,892,306	94,261,690	147,883,447	-
Landfill closure/post-closure	270,000	-	54,000	216,000	54,000
Total - General obligation	675,559,110	154,934,128	197,194,788	633,298,450	54,814,728
Limited Obligation:					
Private Placement:					
Special obligation bonds	19,576,000	-	3,975,000	15,601,000	3,018,000
Revenue bonds	415,000	-	75,000	340,000	80,000
Transportation development bonds	5,910,000	-	835,000	5,075,000	430,000
Public Placement:					
Special obligation bonds	41,785,000	-	2,320,000	39,465,000	430,000
Revenue bonds	48,145,000	1,830,000	2,370,000	47,605,000	2,625,000
Transportation development bonds	9,265,000	-	885,000	8,380,000	715,000
Sales tax obligation bonds	48,931,374	-	2,299,693	46,631,681	2,485,475
Accreted interest on bonds	12,334,352	1,781,403	867,210	13,248,545	911,753
Unamortized premium	1,078,050	-	146,277	931,773	-
Unamortized discount	(618,457)	-	(51,004)	(567,453)	-
Total - Limited obligation	186,821,319	3,611,403	13,722,176	176,710,546	10,695,228
Total	\$ 862,380,429	\$ 158,545,531	\$ 210,916,964	\$ 810,008,996	\$ 65,509,956
	Outstanding January 1, 2021	Additions	Deletions	Outstanding December 31, 2021	Due Within 1 Year
Business-type activities:					
General obligation bonds	\$ 106,880,940	\$ 17,470,000	\$ 5,077,209	\$ 119,273,731	\$ 6,538,601
Unamortized premium	6,779,249	1,330,800	606,789	7,503,260	-
Capital leases	5,271,831	81,266	655,012	4,698,085	610,228
Sewer state revolving loan from direct placement	16,810,706	117,696	1,450,262	15,478,140	1,458,421
Compensated absences	6,268,875	422,431	1,035,690	5,655,616	444,454
Total OPEB liability	11,212,569	1,078,762	1,899,111	10,392,220	-
Net pension liability	17,808,240	3,966,833	8,619,003	13,156,070	-
Subtotal	171,032,410	24,467,788	19,343,076	176,157,122	9,051,704
BPU revenue bonds	618,205,000	-	25,395,000	592,810,000	26,360,000
Unamortized premium	38,964,165	-	1,780,199	37,183,966	-
State revolving loan	26,863,549	-	2,675,586	24,187,963	2,762,824
Intergovernmental loan	4,566,680	-	696,467	3,870,213	363,296
Compensated absences	8,108,600	1,404,600	902,700	8,610,500	1,404,602
Net pension liability	-	102,870,351	102,508,783	361,568	-
Total OPEB Liability	50,925,542	4,610,388	12,679,704	42,856,226	-
Subtotal	747,633,536	108,885,339	146,638,439	709,880,436	30,890,722
Total	\$ 918,665,946	\$ 133,353,127	\$ 165,981,515	\$ 886,037,558	\$ 39,942,426

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, 2021, 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, 2021
2009 GO Bonds	\$ 23,515,000	2009-2029	3.00-6.00%	\$ 625,000
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%	1,750,000
2012 GO Bonds	15,975,000	2013-2022	1.00-4.00%	9,695,000
2013 GO Bonds	34,685,000	2013-2033	2.00-4.00%	14,560,000
2014 GO Bonds	34,865,000	2014-2034	2.00-4.00%	18,030,000
2015 GO Bonds	59,140,000	2015-2035	2.00-5.00%	35,085,000
2016 GO Bonds	49,370,000	2016-2036	2.00-5.00%	36,770,000
2017 GO Bonds	76,925,000	2017-2037	2.60-5.00%	70,360,000
2018 GO Bonds	35,475,000	2018-2038	3.125-5.00%	31,695,000
2019 GO Bonds	29,290,000	2020-2039	3.00-5.00%	26,425,000
2019 GO Bonds – direct placement	1,420,000	2020-2029	3.00%	1,170,000
2020 GO Bonds	83,130,000	2021-2040	0.57-4.00%	81,425,000
2021 GO Bonds	44,245,000	2022-2041	2.00-4.00%	44,245,000
Total	\$632,850,000			\$374,365,000

Annual debt service requirements to maturity for bonds outstanding of the Unified Government are as follows:

Year	Governmental Activities Public Placement		Governmental Activities Direct Placement	
	Principal	Interest	Principal	Interest
2022	\$19,521,399	\$9,868,110	\$130,000	\$35,100
2023	21,221,972	7,670,539	135,000	31,200
2024	20,671,455	6,880,669	140,000	27,150
2025	21,368,425	6,103,365	145,000	22,950
2026	21,335,445	5,290,927	150,000	18,600
2027-2031	89,828,725	15,051,353	470,000	28,350
2032-2036	41,163,848	4,777,790	-	-
2037-2041	18,810,000	629,753	-	-
Total	\$253,921,269	\$56,272,506	\$1,170,000	\$163,350

Business-Type Activities		
Year	Principal	Interest
2022	\$6,538,601	\$4,155,236
2023	6,968,029	3,718,074
2024	7,168,545	3,449,032
2025	7,456,575	3,167,829
2026	7,509,555	2,872,123
2027-2031	38,216,275	9,785,028
2032-2036	29,391,151	3,435,606
2037-2041	16,025,000	634,063
Total	\$119,273,731	\$31,216,991

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 2021, the Unified Government received \$277,334 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
<i>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.</i>					
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
<i>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.</i>					
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
<i>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.</i>					

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 \$26,942,348 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 \$19,913,966 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, 2021, STAR bonds outstanding with annual appropriation consisted of the following:

Description and Purpose	Amount of Original Issue	Range of Final Maturity Dates	Range of Interest Rates	Recorded with Unified Government Long-Term Liabilities				
				Local Pledge	Local Accreted Interest	State Pledge	State Accreted Interest	Total Accreted Value December 31, 2021
1999 KISC Bonds	\$ 24,300,413	2007-2027	4.20-5.25%	\$ 874,197	\$ 1,983,861	\$ 2,247,934	\$ 5,101,356	\$ 10,207,348
2014 KISC Refunding Bonds	10,885,000	2014-2027	2.00-5.00%	1,799,000	-	4,626,000	-	6,425,000
2015B Vacation Village Bonds	12,260,000	2015-2035	3.125-4.00%	2,371,300	-	7,938,700	-	10,310,000
Total	\$ 47,445,413			\$ 5,044,497	\$ 1,983,861	\$ 14,812,634	\$ 5,101,356	\$ 26,942,348

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, 2021, 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 Liabilities		State Pledge	State Accreted Interest	Total Accreted Value December 31, 2021
				Local Pledge	Local Accreted Interest			
2015 US Soccer Bonds	\$ 65,229,560	2034	6.75%	\$ 12,560,550	\$ 6,163,328	\$ 50,242,199	\$ 24,653,314	\$ 93,619,391
2015A Vacation Village Bonds	72,900,000	2015-2035	5.00-6.00%	14,214,000	-	47,586,000	-	61,800,000
Total	<u>\$ 138,129,560</u>			<u>\$ 26,774,550</u>	<u>\$ 6,163,328</u>	<u>\$ 97,828,199</u>	<u>\$ 24,653,314</u>	<u>\$ 155,419,391</u>

Annual debt service requirements to maturity for these bonds are as follows:

Governmental Activities		
Year	Principal	Interest
2022	\$ 2,485,475	\$ 2,426,464
2023	2,670,423	2,384,116
2024	2,872,728	2,326,962
2025	3,090,753	2,262,887
2026	3,317,229	2,188,906
2027-2031	10,074,923	8,348,561
2032-2036	22,120,150	33,051,857
Total	<u>\$ 46,631,681</u>	<u>\$ 52,989,753</u>

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, 2021 is \$35,085,000. 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 December 31, 2021
2006 The Legends	\$17,520,000	2006-2028	4.60-4.875%	\$8,380,000
2013 Plaza at the Speedway – direct placement	9,975,000	2013-2032	4.75-5.75%	5,075,000
Total	<u>\$27,495,000</u>			<u>\$13,455,000</u>

Annual debt service requirements to maturity for these bonds are as follows:

Year	Public Placement		Direct Placement	
	Principal	Interest	Principal	Interest
2022	\$ 715,000	\$ 408,525	\$ 430,000	\$ 291,813
2023	1,110,000	373,669	470,000	267,088
2024	1,195,000	319,556	510,000	240,063
2025	1,285,000	261,300	550,000	210,738
2026	1,380,000	198,656	590,000	179,113
2027-2031	2,695,000	190,613	2,525,000	348,163
Total	\$8,380,000	\$1,752,319	\$5,075,000	\$1,536,978

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 December 31, 2021
2012 39 th and Rainbow – direct placement	6,445,000	2012-2027	4.19%	3,655,000
2013 Plaza at the Speedway – direct placement	38,055,000	2013-2027	4.25%	9,190,000
2016A 39 th and Rainbow – direct placement	2,615,000	2016-2030	3.30%	1,990,000
2016B 39 th and Rainbow – direct placement	1,578,000	2016-2026	Variable	766,000
2016 Wyandotte Plaza	14,550,000	2028-2034	4.0-5.0%	10,975,000
2018 Legends CID Parking	26,805,000	2040	4.5%	22,790,000
2020 City General Fund	5,700,000	2022-2031	0.75-2.14%	5,700,000
Total	\$ 95,748,000			\$ 55,066,000

Annual debt service requirements to maturity for these bonds are as follows:

Year	Public Placement		Direct Placement	
	Principal	Interest	Principal	Interest
2022	\$ 430,000	\$ 1,631,002	\$ 3,018,000	\$ 708,942
2023	555,000	1,627,777	3,188,000	561,941
2024	560,000	1,623,337	3,021,000	407,250
2025	565,000	1,617,457	3,156,000	262,290
2026	575,000	1,610,677	1,130,000	110,131
2027-2031	5,990,000	7,548,905	2,088,000	100,143
2032-2036	8,000,000	6,327,750	-	-
2037-2041	22,790,000	3,589,425	-	-
Total	\$39,465,000	\$25,576,330	\$15,601,000	\$2,150,697

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 2021	Pledged revenues recognized in 2021
STAR bonds *	Sales and transient guest tax	\$ 385,484,645	Through 2035	100%	\$ 9,193,581	\$ 10,607,633
TDD bonds	Transportation development district sales tax	16,744,294	Through 2032	100%	2,505,839	2,663,406
TIF GO bonds	Incremental increase in property tax	22,626,805	Through 2033	100%	1,799,989	2,530,345
Special Obligation bonds (TIF)	Incremental increase in property tax	76,522,373	Through 2040	100%	8,827,195	10,186,006

* 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 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%. In 2021, the PBC issued Series 2021A bonds for \$1,830,000 with interest rates ranging from 2.00% - 3.00%.

Annual debt service requirements to maturity for these bonds is as follows:

Year	Public Placement		Direct Placement	
	Principal	Interest	Principal	Interest
2022	\$ 2,625,000	\$ 1,571,270	\$ 80,000	\$ 11,220
2023	2,735,000	1,466,325	85,000	8,580
2024	2,815,000	1,365,160	85,000	5,775
2025	2,920,000	1,261,590	90,000	2,970
2026	3,025,000	1,161,150	-	-
2027-2031	13,140,000	4,282,519	-	-
2032-2036	13,435,000	2,340,856	-	-
2037-2041	6,910,000	378,006	-	-
Total	\$47,605,000	\$13,826,876	\$ 340,000	\$ 28,545

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 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. The 2021 A bond issuances were to pay for improvements to the courthouse and adult jail facility.

Bond Anticipation Notes. The Unified Government long-termed financed \$11,188,000 of 2021 bond anticipation note in March of 2022. These notes are recorded in the governmental activities' column as long-term liabilities as of December 31, 2021.

Proprietary Fund Revenue Bonds. At December 31, 2021, 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, 2021
Sewer Sytem State Revolving Loan	\$ 40,046,592	2035	3.39-3.44%	\$ 15,478,140
Subtotal	40,046,592			15,478,140
BPU revenue bonds:				
2012 Refunding	110,830,000	2032	3.12-5.00%	1,195,000
2012B	79,540,000	2037	2.00-5.00%	2,030,000
2014 Refunding and improvement	190,620,000	2044	3.00-5.00%	133,380,000
2016A	114,165,000	2045	3.00-5.00%	114,165,000
2016B Refunding	42,545,000	2034	3.25-5.00%	39,150,000
2016C	56,265,000	2046	5.00%	56,265,000
2020A	17,010,000	2045	3.00%	16,525,000
2020B	231,535,000	2037	0.69-2.55%	230,100,000
Subtotal	842,510,000			592,810,000
Total	\$882,556,592			\$608,288,140

The utility system revenue bond debt service and reserve account is 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.

The amount of BPU outstanding advance refunding of in substance defeased debt was \$155,755,000 as of December 31, 2021.

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, 2021.

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 loans with the Kansas Department of Health and Environment for the purpose of water capital improvements to be repaid over 33 years ending 2054.

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	
Year	Principal	Interest	Principal	Interest	Principal	Interest
2022	\$ 1,458,421	\$ 419,796	\$ 3,126,120	\$ 702,004	\$ 26,360,000	\$ 21,625,296
2023	1,579,858	376,760	3,226,196	610,180	27,500,000	20,484,483
2024	1,624,099	332,519	3,334,588	514,650	28,560,000	19,422,217
2025	908,864	292,384	2,211,933	427,284	29,275,000	18,713,426
2026	933,937	267,310	2,274,066	369,151	30,050,000	17,935,888
2027-2031	5,070,678	935,559	8,362,692	1,128,249	161,765,000	75,949,986
2032-2036	3,983,123	221,245	5,322,581	311,151	137,005,000	50,379,583
2037-2041	-	-	200,000	10,588	81,350,000	28,966,364
2042-2046	-	-	-	-	70,945,000	8,889,350
Total	\$ 15,558,980	\$ 2,845,573	\$ 28,058,176	\$ 4,073,257	\$ 592,810,000	\$ 262,366,593

In August 2021, the BPU entered into a Kansas Public Water Supply loan fund agreement, for which the amount is not to exceed \$25,000,000. The projects to be funded by this loan consist of construction of ground water storage at Argentine Pump Station, construction of a water transmission main from 90th and Parallel to I-435 and France Family drive, electrical improvements at the Nearman Water Treatment Plant, Parallel Pump Station and Milan Pump Station, and replacement of deteriorated water lines throughout the distribution system. As of December 31, 2021, the BPU has not drawn down on the loan.

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 2021	Pledged revenues recognized in 2021
Sewer State Revolving Loan	Net operating revenue of the Sewer Fund	\$ 18,404,553	Through 2035	100%	\$ 1,902,435	\$ 21,215,760
BPU debt issues	Electric and Water operating revenues	\$855,176,594	Through 2046	13.7%	\$ 47,982,646	\$ 57,579,175

Refunding's of Long-Term Debt

As of December 31, 2021, the Unified Government had \$1,420,000 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
2022	13,100,000	40,284
2023	-	37,464
2024	-	34,842
2025	-	32,403
2026	-	30,135
2027-2031	-	17,862
Total	\$ 13,100,000	\$ 192,990

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, 2021.

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, 2021 was \$596,837,890 for the Industrial Revenue Bonds, \$124,602,749 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 2021 was \$8,173,748 (\$4,825,667 by Wyandotte County and \$3,348,081 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 \$216,000 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	\$ 668,521
Capital projects fund:	
Debt service accounts	1,547,282
Capital projects fund:	
STAR bonds	2,964,338
Economic development Fund:	
STAR/TDD/TIF/SO bonds	15,102,377
Special grants:	
Restricted grants	18,326,909
Other governmental:	
Revolving loan fund	22,919
Special alcohol programs	38,135
Special asset	390,000
KCK ALL	121,635
KCK 501	380,888
Sewer revenue bonds:	
Debt service accounts	3,504,834
State Revolving Loan	844,576
Customer deposits - BPU	7,179,201
BPU Revenue bonds:	
Debt service accounts	19,994,388
Improvement and emergency account	1,500,000
Construction funds	8,523,250
Internal service funds:	
Workers' compensation	5,109,451
Self-insured health care	5,112,844
Total restricted assets	<u>\$ 91,331,548</u>

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, 2021						
	Major			Nonmajor	Total	
	General	Capital Projects	Debt Service Economic Development	Special Revenue Special Grants	Other Governmental Funds	Governmental Funds
Fund Balances:						
Non Spendable:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Restricted for:						
Elections	-	-	-	-	265,009	265,009
Library	-	-	-	-	1,736,607	1,736,607
Register of Deeds - Technology	-	-	-	-	166,468	166,468
Clerk's Office - Technology	-	-	-	-	163,638	163,638
Treasurer's Office - Technology	-	-	-	-	107,874	107,874
Alcohol abuse, prevention, treatment programs	-	-	-	-	1,118,232	1,118,232
Community Corrections	-	-	-	93,896	-	93,896
Community Development	-	-	-	39,123	-	39,123
Road improvements and development	-	-	-	15,649	4,198,805	4,214,454
Road improvements and development - Debt Service	-	-	-	-	217,029	217,029
Police Department	-	-	-	15,649	5,043,455	5,059,104
Fire Department	-	-	-	3,912	3,800,456	3,804,368
Neighborhood Infrastructure	-	-	-	-	4,181,344	4,181,344
Enhancement of 911 System	-	-	-	-	443,270	443,270
Emergency Management	-	-	-	3,912	-	3,912
Sheriff Department	-	-	-	3,912	57,632	61,544
Public Safety	-	-	-	15,649	-	15,649
District Attorney	-	-	-	-	74,825	74,825
Child Support Enforcement	-	-	-	-	755,248	755,248
Mental Health Services	-	-	-	-	486,337	486,337
County Health Services	-	-	-	101,723	2,049,272	2,150,995
Senior Citizen Services	-	-	-	54,773	655,495	710,268
Development - Gap Financing	-	-	-	-	5,575,411	5,575,411
Transit	-	-	-	39,123	-	39,123
Parks and Recreation - Operations	-	-	-	3,912	274,179	278,091
Parks and Recreations - Capital Improvements	-	-	-	-	48,384	48,384
Development	27,713	-	-	-	-	27,713
Debt Service - General	-	41,282,551	-	-	12,375,278	53,657,829
Debt Service - Development	67,730	-	14,926,652	-	-	14,994,382
Total	\$ 95,443	\$ 41,282,551	\$ 14,926,652	\$ 391,233	\$ 43,794,248	\$ 100,490,127
Committed to:						
Promote Tourism and Convention	-	-	-	-	1,221,812	1,221,812
Promote Tourism and Convention - Capital Improvements	-	-	-	-	2,943,489	2,943,489
Inmate services	-	-	-	-	358,216	358,216
Future landfill remediation	-	-	-	-	628,428	628,428
Total	\$ -	\$ -	\$ -	\$ -	\$ 5,151,945	\$ 5,151,945
Assigned to:						
Subsequent years budget: appropriation of fund balance	5,101,326	-	-	-	-	5,101,326
Asset Acquisition	-	-	-	-	1,742,931	1,742,931
Total	\$ 5,101,326	\$ -	\$ -	\$ -	\$ 1,742,931	\$ 6,844,257
Unassigned:	59,674,181	-	-	(3,313,290)	(555,892)	55,804,999
Total fund balances:	\$ 64,870,950	\$ 41,282,551	\$ 14,926,652	\$ (2,922,057)	\$ 50,133,232	\$ 168,291,328

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 \$3,569,000 have been accrued as a liability. In 2021, \$32,519,340 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 \$3,378,000 have been accrued as a liability. During 2021, a total of \$3,334,712 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 \$750,000 and up to \$35,000,000 per employee/per occurrence 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, 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
Claims and changes in estimates	1,442,712	33,289,340	12,998,518	12,445,000
Claim payments	(3,334,712)	(32,519,340)	(498,518)	(12,066,000)
December 31, 2021 Liability Balances	\$ 3,378,000	\$ 3,569,000	\$ 13,100,000	\$ 2,193,000

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.

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 2021, payments made under these agreements amounted to \$2,298,897 and the remaining certified project costs to be repaid as of December 31, 2021 totals \$275,175,590.

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 our stipulation of settlement on May 20, 2020. The negotiated plan 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 near billion-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. Both funds have strengthened fund balances in anticipation of future debt issuances. The Sewer System and Stormwater enterprise funds ended 2021 with a combined budgetary fund balance of \$14,281,176 or 36% of their total 2021 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 15 years, federal, state and local agencies have continued to issue regulations applicable to electric generating utilities. The BPU participates in the rulemaking process, including providing comments on rules to assist the agency in identifying areas for improvement and challenging rules, if necessary. The BPU continues to review and evaluate regulations and implement changes to its processes, if necessary, to maintain compliance.

Over the last 15 years, the BPU has been involved in limited enforcement matters with governmental agencies or citizens related to environmental compliance. The instances that have not been formally closed are discussed below.

Nationwide, starting in the 1990s and early 2000s, utilities with coal-fired generating units came 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. Since that time, court decisions 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 Station 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 .

Encumbrances. At December 31, 2021, the Unified Government had the following outstanding encumbrances:

General Fund	\$ 5,101,326
Capital Projects	26,759,703
Special Grants	6,549,247
Sewer System	13,705,745
Nonmajor Governmental	10,142,209
Nonmajor Enterprise	1,644,339
Nonmajor Internal Service Funds	3,724,369
Total	\$ 67,626,938

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 \$2,913,394 in 2021.

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 \$2,642,673 in 2021.

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 \$3,390,209 in 2021.

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 \$3,690,349 in 2021. 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 \$468,979 in 2021.

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 \$17,723,388 in 2021.

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 \$142,340 in 2021.

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 \$23,000,000 annually for 2022, 2023 and 2024. Any additional coal required will be bought on the spot market.

The BPU purchased approximately 671,300 tons of coal for approximately \$19,400,000 for the Nearman Station in 2021.

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 in both BCCC and Liberty 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 year ended December 31, 2021. 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, 2021 the BPU has recorded an estimated liability of \$1,000,000, within accrued claims payable for its estimated remaining share of these obligations. Funding provided for these obligations was \$240,000 in 2021.

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 imposed obligations regarding construction of the office project and the creation of jobs. During 2021, Cerner closed this office building and were not required to make any payments to the Unified Government under this agreement and therefore, no receivable is record for potential payments under this agreement.

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 2021, BPU's portion of fuel expense and operating and maintenance expense were \$15,154,453 and \$3,121,315 respectively. BPU also receives a portion of the wholesale sales generated by the Dogwood plant. BPU received \$27,008,279 in wholesale sales from Dogwood during 2021. 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, 2021, the BPU's ownership interest in Dogwood's capital assets consisted of \$45,517,494 in Plant in Service Facility, \$11,446,031 of accumulated depreciation and \$379,701 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 Annual Comprehensive 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 firefighters) with ten or more years of credited service, may retire as early as age 55 (police and firefighters 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 8.87% for KPERS and 22.80% for KP&F for the fiscal year ended December 31, 2021. Contributions to the pension plan from the Unified Government were \$6,073,829 for KPERS and \$16,247,977 for KP&F for the year ended December 31, 2021.

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, 2021, the Unified Government reported a liability of \$42,455,082 for KPERS and \$118,584,435 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, 2021, and the total pension liability used to calculate the collective net pension liability was determined by an actuarial valuation as of December 31, 2020, which was rolled forward to June 30, 2021. 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, 2021. The contributions used exclude contributions made for prior service, excess benefits and irregular payments. At June 30, 2021, the Unified Government proportion and change from its proportion measured as of June 30, 2020 was as follows:

Net pension liability as of December 31, 2021					
	Governmental Activities	Business-Type Activities	Total	Proportion as of June 30, 2021	Decrease in proportion from June 30, 2020
KPERS (local)	\$ 37,762,218	\$ 4,692,864	\$ 42,455,082	3.538%	-0.083%
KP&F	110,121,229	8,463,206	118,584,435	12.427%	0.078%
	<u>\$ 147,883,447</u>	<u>\$ 13,156,070</u>	<u>\$ 161,039,517</u>		

For the year ended December 31, 2021, the Unified Government recognized pension expense of \$3,699,261 for KPERS and \$16,694,398 for KP&F. At December 31, 2021, the Unified Government reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Governmental Activities					
	KPERS		KP&F		Total	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	\$ 1,490,492	\$ (341,904)	\$ 8,689,707	\$ -	\$ 10,180,199	\$ (341,904)
Net difference between projected and actual earnings on pension plan investments	-	(13,408,630)	-	(28,891,504)	-	(42,300,134)
Changes in proportionate share	411,112	(1,093,646)	581,254	(2,512,097)	992,366	(3,605,743)
Changes in assumptions	7,433,188	-	14,008,086	-	21,441,274	-
Contributions subsequent to measurement date	2,687,315	-	7,696,292	-	10,383,607	-
Total	<u>\$ 12,022,107</u>	<u>\$ (14,844,180)</u>	<u>\$ 30,975,339</u>	<u>\$ (31,403,601)</u>	<u>\$ 42,997,446</u>	<u>\$ (46,247,781)</u>

	Business-Type Activities					
	KPERS		KP&F		Total	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	\$ 185,239	\$ (42,493)	\$ 667,811	\$ -	\$ 853,050	\$ (42,493)
Net difference between projected and actual earnings on pension plan investments	-	(1,666,424)	-	(2,220,333)	-	(3,886,757)
Changes in proportionate share	51,091	(135,918)	44,713	(193,091)	95,804	(329,009)
Changes in assumptions	944,571	-	1,076,531	-	2,021,102	-
Contributions subsequent to measurement date	333,981	-	591,466	-	925,447	-
Total	\$ 1,514,882	\$ (1,844,835)	\$ 2,380,521	\$ (2,413,424)	\$ 3,895,403	\$ (4,258,259)

Deferred outflows of resources of \$11,309,054 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, 2022. 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:

Governmental Activities			
Year ended December 31:	KPERS	KP&F	Total
	Deferred Outflows (Inflows) of Resources	Deferred Outflows (Inflows) of Resources	Deferred Outflows (Inflows) of Resources
2022	\$ (631,434)	\$ (10,615)	\$ (642,049)
2023	(763,829)	(525,276)	(1,289,105)
2024	(1,006,507)	(1,772,161)	(2,778,668)
2025	(3,332,257)	(6,455,305)	(9,787,562)
2026	224,639	638,803	863,442
	\$ (5,509,388)	\$ (8,124,554)	\$ (13,633,942)

Business-Type Activities			
Year ended December 31:	KPERS	KP&F	Total
	Deferred Outflows (Inflows) of Resources	Deferred Outflows (Inflows) of Resources	Deferred Outflows (Inflows) of Resources
2022	\$ (78,840)	\$ (816)	\$ (79,656)
2023	(95,371)	(40,388)	(135,759)
2024	(125,672)	(136,261)	(261,933)
2025	(416,064)	(496,348)	(912,412)
2026	52,013	49,444	101,457
	\$ (663,934)	\$ (624,369)	\$ (1,288,303)

Actuarial assumptions. The total pension liability for KPERS in the December 31, 2020 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Price inflation	2.75%
Wage inflation	3.50%
Salary increases, including wage increases	3.50% to 12.00%, including inflation
Long-term rate of return, net of investment expense, and including price inflation	7.25%

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, 2020 valuation was 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 7.50% to 7.25%
- General wage growth assumption was lowered from 3.25% to 3.50%
- Payroll growth assumption was lowered from 3.25% to 3.50%

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	<u>100%</u>	

Discount rate. The discount rate used by KPERS to measure the total pension liability at June 30, 2021 was 7.25%. The discount rate used to measure the total pension liability at the prior measurement date of June 30, 2020 was 7.50%. 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 2021 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 7.25%, 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 (6.25%) or 1-percentage-point higher (8.25%) than the current rate:

	1% Decrease (6.25%)	Current Discount Rate (7.25%)	1% Increase (8.25%)
Unified Government's KPERS proportionate share of the net pension liability	\$ 69,831,574	\$ 42,455,082	\$ 19,493,167
Unified Government's KP&F proportionate share of the net pension liability	177,989,955	118,584,435	68,899,116
	<u>\$ 247,821,529</u>	<u>\$ 161,039,517</u>	<u>\$ 88,392,283</u>

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, 2020, the Valuation date.

Inactive Members or Beneficiaries Currently Receiving Benefits	811
Disabled Members	7
Inactive member Entitled To But Not Yet Receiving Benefits	24
Inactive Non-vested Members Entitled to a Refund of Member Contributions	1
Active Members	525
Total	1,368

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 \$4,547,136 to the Plan for the year ended December 31, 2021.

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, 2020 and rolled forward to the measurement date. As of December 31, 2021, the Plan reported a net pension liability of \$361,568.

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 (Assets) (a) - (b)
Balance at 1/1/2021	\$ 531,708,609	\$ 538,914,431	\$ (7,205,822)
Changes for the year:			
Service cost	7,280,467	-	7,280,467
Interest	38,648,801	-	38,648,801
Differences between actual and expected experience	(8,333,009)	-	(8,333,009)
Changes in assumptions	56,495,556	-	56,495,556
Employer contributions	-	4,491,136	(4,491,136)
Employee contributions	-	4,491,136	(4,491,136)
Net investment income	-	77,987,680	(77,987,680)
Benefit payments, including member refunds	(33,386,080)	(33,386,080)	-
Administrative expenses	-	(445,527)	445,527
Net changes	60,705,735	53,138,345	7,567,390
Balance at 12/31/21	\$ 592,414,344	\$ 592,052,776	\$ 361,568

Within the January 1, 2020 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 2020 and 3% thereafter to 1% through 2022 and 3% thereafter, for TPL purposes only.
- The inflation assumption was decreased from 2.60% to 2.35%.
- The investment return assumption was decreased from 7.50% to 6.75%.
- The general wage growth assumption was decreased from 3.35% to 3.10%.
- The covered payroll growth assumption was decreased from 3.25% to 3.00%.
- The interest crediting rate assumption for contribution account balances was decreased from 3.50% to 3.35%.

- The mortality assumption was changed to the Pub-2010 General Median Mortality Tables with future mortality improvements modeled using Scale MP-2020.
- The individual salary increase assumption was modified to reflect the lower general wage increase assumption of 3.10%. In addition, the merit salary increase assumption was changed to a service-based table.
- The asset smoothing method was modified to use a closed 5-year smoothing period instead of a closed 8-year period. The corridor was eliminated.

Actuarial Assumptions. The total pension liability based on the January 1, 2020 actuarial valuations were determined using the following actuarial assumptions, and applied to all periods included in the respective measurement:

Price inflation	2.35%
Salary inflation	3.10% - 6.10%
Long-term rate of return, net of investment expenses; and including inflation rate assumption	6.75%

Cost of living adjustment: retired before January 1, 1993: 3.0% for all years. Retired on/after January 1, 1993: 1.0% through 2022 and 3.0% for 2023 and later. Pre-retirement mortality rates were based on the Pub-2010 General Employees Median Mortality Table with generational mortality projections using Scale MP-2020. Post-retirement mortality rates were based on the Pub-2010 General Employees Median Mortality Table with generational mortality projections using Scale MP-2020.

The actuarial assumptions used in the 2012 valuation were based on the results of an assumption review completed in 2021.

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 of 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%	7.1%
Domestic Small Cap Equity	17.5%	8.5%
International Developed Equity	17.0%	8.0%
Emerging Market Equity	3.0%	9.1%
Long/Short Equity	5.0%	5.7%
Core Bonds	21.0%	2.6%
Core Plus	5.0%	2.9%
Core Real Estate	7.0%	6.7%
Opportunistic Added Real Estate	7.0%	9.7%
	100%	

Discount Rate.

The discount rate used to measure the total pension liability at December 31, 2020, was 6.75%. The discount rate used to measure the total pension liability at December 31, 2019, was 7.50%. 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% of annual compensation
- ii. BPU contribution rate: Same as member contributions (8.5% of annual compensation)
- iii. Administrative expenses for the current and future years were assumed to be .70% 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 6.75% was applied to all periods of projected benefit payments to determine the total pension liability, within the January 1, 2020 valuation.

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 6.75%, as well as the Plan's net pension liability (asset) calculated using a discount rate that is 1-percentage point lower (5.75%) or 1-percentage-point higher (7.75%) than the current rate.

	2021		
	1% Decrease (5.75%)	Current Discount Rate (6.75%)	1% Increase (7.75%)
Net pension liability (asset)	73,030,146	361,568	(60,087,961)

Pension Expense. For the fiscal year ended December 31, 2021, the BPU recognized pension expense of \$2,600,497. 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, 2021, the BPU reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Difference between expected and actual experience	\$ -	\$ (11,521,639)
Difference between projected and actual earnings on pension plan investments	-	(48,623,361)
Changes in assumptions	55,012,598	-
Contributions subsequent to measurement date	4,547,136	-
Total	<u>\$ 59,559,734</u>	<u>\$ (60,145,000)</u>

The amount reported as deferred outflows of resources as of December 31, 2021 resulting from contributions subsequent to the measurement date of \$4,547,136 will be recognized as a reduction in the net pension liability for the year ended December 31, 2022. Other amounts reported as deferred outflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31:	<u>Deferred Outflows (Inflows) of Resources</u>
2022	\$ (889,291)
2023	6,721,525
2024	(5,886,581)
2025	(5,078,055)
	<u>\$ (5,132,402)</u>

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 2021 through 2031 to be approximately \$192,990. 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, 2021 were \$40,284. This future payable is included with long-term debt.

F. Other Postemployment 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, 2021, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefit payments	658
Active employees	1,946
	<u>2,604</u>

Total Unified Government OPEB Liability

The Unified Government’s total OPEB liability of \$121,892,113 was measured as of December 31, 2021 and was determined by an actuarial valuation as of January 1, 2022, which was rolled back to December 31, 2021.

Actuarial Assumptions and other inputs. The total OPEB liability in the January 1, 2022 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise noted:

Inflation	2.50%
Salary increases	3.00%
Discount rate	2.04%
Healthcare cost trend rates	7.5% for 2022, decreasing by 0.25% per year to an ultimate rate of 4.50% for 2034 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-2021 Full Generational Improvement.

The actuarial assumptions used in the January 1, 2022 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	Business-Type	Total
	Activities	Activities	
Balance at 12/31/20	\$ 120,952,468	\$ 10,861,469	\$ 131,813,937
Changes for the year:			
Service cost	5,087,450	456,849	5,544,299
Interest	2,458,508	220,773	2,679,281
Differences between actual and expected experience	(21,066,095)	(1,891,724)	(22,957,819)
Changes in assumptions	5,627,539	505,350	6,132,889
Net benefits paid by employer	(1,211,667)	(108,807)	(1,320,474)
Net changes	(9,104,265)	(817,559)	(9,921,824)
Balance at 12/31/21	\$ 111,848,203	\$ 10,043,910	\$ 121,892,113

Changes in assumptions reflect:

- A change in the discount rate from 1.96% in 2020 to 2.04% in 2021.
- The assumed salary scale was changed from 2% to 3%.
- Mortality improvement scale was changed from Society of Actuaries MP-2020 Full Generational Improvement to the Society of Actuaries MP-2021 Full Generational Improvement.
- The assumed enrollment rate for future retiring employees was changed from 60% to 55% for pre-65 retirees, and from 25% to 20% for post-65 retirees.
- The drop rate when pre-65 covered retirees attain age 65 was changed from 60% to 65%.
- Per capital costs, retiree contribution premiums and trend rates were updated as part of the evaluation.

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 (1.04%) or 1-percentage-point higher (3.04%) than the current discount rate:

	1% Decrease 1.04%	Discount Rate 2.04%	1% Increase 3.04%
Total OPEB liability	\$ 154,040,527	\$ 121,892,113	\$ 98,011,164

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 3.5%) or 1-percentage-point higher (8.5% decreasing to 5.5%) than the current healthcare cost trend rates:

	1% Decrease (6.5% to 3.5%)	Healthcare Cost Trend Rates (7.5% decreased to 4.5%)	1% Increase (8.5% to 5.5%)
Total OPEB liability	\$ 95,390,853	\$ 121,892,113	\$ 158,888,122

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended December 31, 2021, the Unified Government recognized OPEB expense of \$11,275,384. At December 31, 2021, 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	Primary Government	Governmental Activities	Business-Type Activities	Primary Government
Differences between expected and actual experience	\$ 1,824,022	\$ 163,797	\$ 1,987,819	\$ (19,006,302)	\$ (1,706,756)	\$ (20,713,058)
Changes in assumptions	34,800,607	3,125,077	37,925,684	(4,598,440)	(412,936)	(5,011,376)
Total	\$ 36,624,629	\$ 3,288,874	\$ 39,913,503	\$ (23,604,742)	\$ (2,119,692)	\$ (25,724,434)

Amounts reported as deferred outflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year ended December 31:	Governmental Activities	Business-Type Activities	Total Primary Government
	Deferred Outflows (Inflows) of Resources	Deferred Outflows (Inflows) of Resources	Deferred Outflows (Inflows) of Resources
2022	\$ 2,800,335	\$ 251,469	\$ 3,051,804
2023	2,800,335	251,469	3,051,804
2024	2,800,335	251,469	3,051,804
2025	2,302,246	206,740	2,508,986
2026	3,105,715	278,892	3,384,607
Thereafter	(789,079)	(70,857)	(859,936)
	\$ 13,019,887	\$ 1,169,182	\$ 14,189,069

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, 2021, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefit payments	20
Active employees	<u>1,225</u>
	<u>1,245</u>

Total OPEB Liability

The Unified Government's total OPEB liability of \$2,771,693 was measured as of June 30, 2021 and was determined by an actuarial valuation as of December 31, 2020, which was rolled forward to June 30, 2021.

Actuarial assumptions and other inputs. The total OPEB liability in the December 31, 2020 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%
Payroll growth	3.00%
Salary increases, including inflation	3.50 to 10%, including price inflation
Discount rate	2.16%
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-2021.

The actuarial assumptions used in the June 30, 2021 valuation was based on the results of an actuarial experience study conducted for the period beginning January 1, 2016. Other demographic assumptions are set to be consistent with the actuarial assumptions reflected in the December 31, 2020 KPERS pension valuation.

Changes in the Total OPEB Liability

Total KPERS D&D OPEB Liability December 31, 2021			
	Governmental Activities	Business-Type Activities	Total
Balance at fiscal year-end 12/31/20	\$ 2,442,792	\$ 351,100	\$ 2,793,892
Changes for the year:			
Service cost	239,975	34,490	274,465
Interest	56,896	8,178	65,074
Effect of economic/demographic gains or losses	(103,262)	(14,842)	(118,104)
Effect of assumptions changes or inputs	4,763	685	5,448
Benefit payments	(217,781)	(31,301)	(249,082)
Net changes	(19,409)	(2,790)	(22,199)
Balance at fiscal year-end 12/31/21	\$ 2,423,383	\$ 348,310	\$ 2,771,693

Changes of assumptions. Changes of assumptions and other inputs reflect the effects of changes in the discount rate each period and demographic assumption updates based on the most recent KPERS experience study. The discount rate decreased from 2.21% on June 30, 2020 to 2.16% on June 30, 2021.

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 (1.16%) or 1-percentage-point higher (3.16%) than the current discount rate:

	1% Decrease (1.16%)	Current Discount Rate (2.16%)	1% Increase (3.16%)
Total OPEB liability	\$ 2,876,961	\$ 2,771,693	\$ 2,660,783

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, 2021, the Unified Government recognized OPEB expense of \$205,319. At December 31, 2021, 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	Primary Government	Governmental Activities	Business-Type Activities	Primary Government
Differences between expected and actual experience	\$ -	\$ -	\$ -	\$ (851,999)	\$ (122,457)	\$ (974,456)
Changes in assumptions	158,406	22,767	181,173	(74,976)	(10,777)	(85,753)
Benefit payments subsequent to the measurement date	108,889	15,652	124,541	-	-	-
Total	\$ 267,295	\$ 38,419	\$ 305,714	\$ (926,975)	\$ (133,234)	\$ (1,060,209)

The \$124,541 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, 2022. 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	Total Primary Government
Year ended December 31:	Deferred Outflows (Inflows) of Resources	Deferred Outflows (Inflows) of Resources	Deferred Outflows (Inflows) of Resources
2022	\$ (117,353)	\$ (16,867)	\$ (134,220)
2023	(117,353)	(16,867)	(134,220)
2024	(117,353)	(16,867)	(134,220)
2025	(117,353)	(16,867)	(134,220)
2026	(113,789)	(16,355)	(130,144)
Thereafter	(185,368)	(26,644)	(212,012)
	<u>\$ (768,569)</u>	<u>\$ (110,467)</u>	<u>\$ (879,036)</u>

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 January 1, 2022 (the actuarial valuation date), the OPEB plan had 185 participants eligible to receive benefits under this plan, 110 retirees with medical coverage and 75 retiree spouses with medical coverage.

Total BPU OPEB Liability

The total OPEB liability of \$42,856,226 was measured as of December 31, 2021 and was determined by an actuarial valuation as of January 1, 2022.

The total OPEB liability in the January 1, 2022 actuarial valuation was determined using the following actuarial assumptions:

Salary increases, including inflation	2.50% per annum
Discount rate	2.26%
Healthcare cost trend rates	7.50% graded down to 4.50% over 13 years

The discount rate used for the plan was the S&P Municipal Bond 20-Year High Grade Index as of January 1, 2022.

Mortality rates were based on the Pub-2010 Amount Weighted Mortality Table base rates projected generationally with scale MP-2021.

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 liability for December 31 are as follows:

Changes in Total OPEB Liability

Balance at fiscal year-end 12/31/20	<u>\$ 50,925,542</u>
Changes for the year:	
Service cost	2,978,629
Interest	1,631,759
Experience losses (gains)	(8,065,304)
Change of assumptions	(2,080,843)
Benefit payments	<u>(2,533,557)</u>
Net changes	<u>(8,069,316)</u>
Balance at fiscal year-end 12/31/21	<u>\$ 42,856,226</u>

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 (6.5% to 3.5%)	Healthcare Cost Trend Rates (7.5% decrease to 4.5%)	1% Increase (8.5% to 5.5%)
Total OPEB liability \$	38,776,315	\$ 42,856,226	\$ 47,609,477

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 1.26%	Discount Rate 2.26%	1% Increase 3.26%
Total OPEB liability \$	45,942,601	\$ 42,856,226	\$ 39,980,855

OPEB Expense and Deferred Inflows of Resources Related to OPEB

For the year ended December 31, 2020, the BPU recognized OPEB expense of \$2,154,346. At December 31, 2021, the BPU reported deferred inflows related to OPEB of \$11,495,040 in 2021.

Year ended December 31:	Deferred Outflows (Inflows) of Resources
2022 \$	(2,090,007)
2023	(2,090,007)
2024	(2,090,007)
2025	(2,090,007)
2026	(2,090,007)
Thereafter	<u>(1,045,005)</u>
	<u>\$ (11,495,040)</u>

Summary of OPEB Plans

As of December 31, 2021, the Unified Government's total OPEB liability, deferred inflows of resources and OPEB expense associated with the two OPEB plans and the BPU plan are summarized as follows:

	Unified Government Plans		BPU Plan	Total Primary Government
Total OPEB liability	\$	(124,663,806)	\$ (42,856,226)	\$ (167,520,032)
Deferred outflows of resources		40,219,217	-	40,219,217
Deferred inflows of resources		(26,784,643)	(11,495,040)	(38,279,683)
OPEB expense		11,480,703	2,154,346	13,635,049

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 diminish the financial outlook for governmental activities reflected on the Statement of Net Position. For governmental activities, total long-term liabilities for pensions totaled \$147,883,447, for OPEB were \$114,271,586, and for compensated absences were \$45,396,662.

The deficit unrestricted net position of \$330,798,277 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, 2021, General Fund revenues accounted for 63% of all governmental fund revenues, excluding the Economic Development Debt Service Fund which is restricted for sales tax obligation and economic development bond repayment. 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 and most recently from the COVID-19 pandemic. There is a reasonable possibility that the current level of net pension, OPEB obligations and compensated absences will continue, or may grow, without interventions by the Board of Commissioners. These continued liability levels are expected to 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 2017 employee deductibles were set to \$700 single/\$1,400 family to reduce the Unified Government's total contributions. Further, management negotiated and implemented employee contributions of \$12.36, \$24.74 and \$37.10 per month depending on salary level towards the employee's and family health care coverage, which was previously paid 100% by the Government. These employee health care contribution rates were effective in 2022 for all employees. Additionally, the number of members covered by the high deductible health savings plan enrollment has increased since it began to be offered in 2010. Overall in 2021, 70% of covered employees elected the high deductible health savings plan. All of these actions attribute to the improvement in the Health Benefits Internal Service Fund net position over the past several years.

In January 2014, the Unified Government established a new "employee class" for new and future hires to address leave accrual liability balances at separation. Sick leave accruals, and the payout of accrued vacation and sick leave at separation and retirement, have been significantly reduced for this employee class. This change in accrued leave balances has been implemented for all new employees in KPERS.

The Government expects continued positive sales and compensating use tax revenue performance in General Fund. The performance of these revenues were impacted by the effects of the COVID-19 pandemic, with very modest growth in 2020 and a substantial rebound in 2021. Continued modest growth in other revenue areas are expected to cover anticipated growth in future operating expenditures.

The Hollywood Casino opened in February of 2012 and generated in 2021 approximately \$4 million gaming revenue and over \$7 million 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 2021 was \$1.4 million. The development agreement also 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 \$1.3 million in 2021. 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 was impacted by the effects of the COVID-19 pandemic. During 2021, Wyandotte County lost 344 jobs compared to 2020, compounding the 3,360 jobs lost in 2020. Notable industries losing jobs since 2019 were in professional/technical services (-2,620) and the retail/food/ accommodations (-997) industries. Business classifications that had job increases in 2021 from 2020 were administration & waste services (+617), retail/food/ accommodations (+446), and construction (+347).

In 2021, Wyandotte County saw a variety 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 2021, there were 146 single-family permits issued in Kansas City, Kansas, while 209 were issued in 2020 and 126 permits in 2019.

The closure of most nonessential businesses in the spring of 2020 to mitigate the spread of the Coronavirus resulted in unemployment rates significantly dropping to 15% in April 2020 compared to 3.8% in May 2020. With the lifting of the shelter-in-place order from the Governor and Wyandotte County Health Department at the beginning of June 2020, the unemployment rate and the general economy rebounded to prior levels. The unemployment rate for 2021 was 5.3% for the County, compared to 3.7% in Kansas. As of March 2022, the County unemployment rate was 2.9% compared to 2.1% in Kansas. Overall economic activity during 2022 is anticipated to continue to be strong.

The Government is not able to predict and makes no representation as to the continued economic impact of the COVID-19 pandemic on the organization. The full extent to which the COVID-19 pandemic impacts the Government's financial condition is still undetermined and any forward-looking assessments contained herein are based on the Government's current expectations.

American Rescue Plan Act (ARPA)

On March 11, 2021, President Joseph R. Biden signed the \$1.9 trillion American Rescue Plan Act of 2021 (ARPA). ARPA is an ambitious initiative to stimulate the American economy, support residents, and curb the spread of the COVID-19 virus. As the Government navigates through the COVID-19 pandemic and rebuild the local economy, ARPA has provided much-needed relief to American families and businesses, including those in Wyandotte County. The Unified Government of Wyandotte County and Kansas City, Kansas was allocated \$87.52 million in federal aid to be paid in 2021 and 2022, with \$55.38 million allocated to the City of Kansas City, KS and \$32.13 million for Wyandotte County. Half of the funding was received in mid-2021 and the remainder was made available in mid-2022.

Of the total \$55.38 million allocated to Kansas City, Kansas, \$41.59 million has been budgeted as of the end of 2nd quarter by the Board of Commissioners for ARPA eligible programs and uses. Of the budgeted \$41.59 million, 21 programs or projects were approved totaling \$19.8 million. As of March 31, 2022, \$956,000 was reported to the US Department of Treasury as having been spent. The remaining approved budget of \$21.79 million was for revenue replacement, all of which has been reflected as spent and allocated to the various Kansas City, Kansas operating funds that demonstrated a loss of revenue in 2020 and 2021 due to the pandemic.

Of the total \$32.13 million allocated to Wyandotte County, Kansas, \$29.52 million has been budgeted as of the end of 2nd quarter by the Board of Commissioners for ARPA eligible programs and uses. Of the budgeted \$29.52 million, 60 programs or projects were approved totaling \$20.15 million. As of March 31, 2022, \$4.45 million was reported to the US Department of Treasury as having been spent. The remaining approved budget of \$9.37 million was for revenue replacement, all of which has been reflected as spent and allocated to the various Wyandotte County, Kansas operating funds that demonstrated a loss of revenue in 2020 and 2021 due to the pandemic.

Following work in the summer of 2021 by the entire Board of Commissioners related to the allocation of immediate needs for combating the spread of COVID-19, a Commission-appointed ARPA Subcommittee was established in October 2021 to oversee and make recommendations on the allocation of the remaining available ARPA funds. The ARPA Subcommittee's work has included recommendations for additional needs of the Wyandotte County Public Health Department to continue their efforts against the disease, a review of eligible uses and adopted recommendations for the improvement of municipal facilities, stormwater, and wastewater projects, and the launch of a small business resiliency grant program application web-based portal to offer a total of \$500,000 in assistance to local small businesses. Additionally, a non-profit agencies/Unified Government departments proposals web-based application portal was launched in the spring of 2022 to provide an equitable means for entities' projects to be competitively evaluated. The Subcommittee's efforts have also included a strategic planning, visioning and public engagement and outreach effort.

More information on the Unified Government's ARPA allocation and detailed information on the specific approved program/project objectives and performance can be found at:

<https://www.wycokck.org/Departments/County-Administrators-Office/Board-of-Commissioners/American-Rescue-Plan-Act>

Federal Emergency Management Agency (FEMA) Reimbursements

In a memo released by the White House on March 1, President Joseph Biden announced that the Federal Emergency Management Agency (FEMA) would continue to fully cover 100% eligible costs related to COVID-19-mitigation activities through July 1, 2022, to support efforts like vaccination clinics, mass testing sites and surging hospital resources to deal with local case spikes. In March 2020, FEMA activated its Public Assistance (PA) grant program to aid state, territorial, tribal, and local government entities and certain private non-profit organizations as they responded to the pandemic.

The Government anticipates submitting two FEMA Public Assistance Program reimbursement applications in the later half of 2022. The first application is to seek reimbursement of eligible costs incurred by the Wyandotte County Public Health Department totaling an estimated \$2.4 million, of which a substantial portion of these costs were paid for from approved ARPA allocations to the Department. If this application is approved by FEMA, ARPA funds initially used will be reallocated for the ARPA Subcommittee's future consideration. A second FEMA PA program reimbursement application is anticipated to be submitted at the estimated amount of \$1 million for costs incurred since the beginning of the pandemic related public safety personnel overtime and other eligible costs related to the Government's response to mitigate the impacts to residents of the COVID-19 disease.

H. Subsequent Events

Bond Issuances

Since January of 2022, the Unified Government has issued three financings for bonds and temporary notes. No other financings are expected to be completed by June 30th of 2022. The table below provides a summary of these issuances.

Issue	Month	Tax Status	Term	Amount	True Interest Cost
2022-I	March	Tax-Exempt Municipal Temporary Notes	1	\$ 49,035,000	1.2450%
2022-A	March	Tax-Exempt GO Bonds	20	\$ 44,885,000	2.5603%
Series 2022	May	Tax-Exempt Sales Tax Special Obligation Revenue Bonds	19	\$ 145,275,000	5.9345%

Cyberattack

On Saturday, April 16, 2022, the Unified Government of Wyandotte County and Kansas City, Kansas discovered a cybersecurity attack to its data centers during routine maintenance of its systems. This did not impact online or cloud-based services as it targeted on-premises servers. Out of an abundance of caution, many UG servers were shut down to isolate the issue during an assessment of the impact.

The rapid response of the Department of Technology Services quickly contained the attack. Federal cybersecurity authorities were notified within hours of the attack's discovery. The Unified Government brought in additional private sector cybersecurity resources to assist with preventing repeat attacks, identifying and removing any malicious software, and strengthening cybersecurity posture of the UG. No additional attacks have been identified since the April 16 event.

The Unified Government has been moving to replace on-premises systems with Software-as-a-Service (SAS) solutions for several years. As a result, many of the systems that residents utilize for information and transactions remained functional during the attack, as did internal functions such as email. Departments that work closely with the State of Kansas, such as motor vehicle registration, had to delay services as connections to State databases were temporarily shut down to protect data. Services that were impacted were brought back online over a three-week period in a safe and secure manner.

In partnership with federal and state authorities and technology partners, the Department of Technology Services completed a thorough investigation of the areas impacted by the attack. The Unified Government sought to be transparent with the public about the attack while also protecting the organization from additional threats.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

REQUIRED SUPPLEMENTARY INFORMATION

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	\$ 247,306,411
Revenue adjustments	(2,811,935)
Intra-fund appropriations and transfers	3,270,170
Cancellation of prior year encumbrances	212,307
Budgetary basis revenue	\$ 247,976,953
 Expenditures and other uses:	
GAAP basis expenditures	\$ 225,089,145
Expenditure adjustments	294,704
Intra-fund appropriations	3,270,170
Change in reserve for encumbrances	520,275
Cancellation of prior year encumbrances	212,307
Budgetary basis expenditures	\$ 229,386,601

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

REQUIRED SUPPLEMENTARY INFORMATION

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

GENERAL FUND - COMBINED Year Ended December 31, 2021

	2020	2021			
	Actual	Budget Amounts		Actual	Variance with
	Amounts	Original	Final	Amounts	Final Budget- Positive (Negative)
REVENUES					
Tax revenue	\$ 175,223,192	\$ 191,634,872	\$ 198,136,227	\$ 189,633,430	\$ (8,502,797)
Intergovernmental revenues	4,344,655	4,070,650	28,637,453	25,421,525	(3,215,928)
Charges for services	13,309,933	14,275,113	14,261,800	13,792,329	(469,471)
Fines, forfeitures and penalties	4,619,989	6,002,404	5,757,514	5,733,188	(24,326)
Interest earnings	2,878,792	3,464,988	2,830,000	3,548,930	718,930
Licenses and permits	2,050,306	2,503,397	2,317,720	2,398,332	80,612
Miscellaneous revenues	4,188,824	4,554,711	4,604,983	4,801,958	196,975
TOTAL REVENUES	206,615,691	226,506,135	256,545,697	245,329,692	(11,216,005)
EXPENDITURES					
Personnel	154,072,912	163,526,180	166,906,388	167,031,534	(125,146)
Contractual services	34,734,215	41,485,405	48,959,838	44,969,555	3,990,283
Commodities	5,898,664	6,445,327	6,786,618	5,917,324	869,294
Capital outlay	2,219,603	3,147,447	5,916,398	3,259,568	2,656,830
Grants, claims, shared revenue	5,600,814	5,798,931	6,315,373	5,142,788	1,172,585
Debt service	154,625	10,944,382	10,409,204	104,222	10,304,982
Other	(160)	573,627	680,295	-	680,295
TOTAL EXPENDITURES	202,680,673	231,921,299	245,974,114	226,424,991	19,549,123
OTHER FINANCING SOURCES(USES)					
Transfers in	6,276,000	2,256,000	2,256,000	2,256,170	170
Transfers out	(9,202,708)	(2,080,181)	(2,468,481)	(5,961,610)	(3,493,129)
Proceeds from sale of capital assets	2,034,496	81,000	81,200	391,091	309,891
TOTAL OTHER FINANCING SOURCES (USES)	(892,212)	256,819	(131,281)	(3,314,349)	(3,183,068)
NET CHANGE IN FUND BALANCE	3,042,806	(5,158,345)	10,440,302	15,590,352	5,150,050
UNENCUMBERED FUND BALANCE					
Beginning of year	27,962,809	31,005,615	31,005,615	31,005,615	-
End of year	\$ 31,005,615	\$ 25,847,270	\$ 41,445,917	\$ 46,595,967	\$ 5,150,050

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

REQUIRED SUPPLEMENTARY INFORMATION

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES

BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

GENERAL FUND - CITY

Year Ended December 31, 2021

	2020	2021			
		Budget Amounts			Variance with Final Budget-
	Actual Amounts	Original	Final Amended	Actual Amounts	Positive (Negative)
REVENUES					
Tax revenue	\$ 117,820,060	\$ 131,712,868	\$ 135,907,147	\$ 126,651,142	\$ (9,256,005)
Intergovernmental revenues	886,540	735,000	18,964,100	15,762,575	(3,201,525)
Charges for services	11,606,813	11,691,032	12,318,350	11,681,312	(637,038)
Fines, forfeitures and penalties	2,057,472	3,171,846	2,598,000	2,376,984	(221,016)
Interest earnings	464,942	480,729	480,000	627,145	147,145
Licenses and permits	1,136,610	1,319,803	1,201,720	1,383,982	182,262
Miscellaneous revenues	2,983,876	3,340,706	3,318,428	3,514,385	195,957
TOTAL REVENUES	136,956,313	152,451,984	174,787,745	161,997,525	(12,790,220)
EXPENDITURES					
Personnel	105,395,157	110,810,078	114,104,866	115,317,064	(1,212,198)
Contractual services	20,468,106	24,587,396	31,058,388	29,551,588	1,506,800
Commodities	4,087,426	4,126,792	4,164,114	3,637,256	526,858
Capital outlay	1,342,769	1,421,667	3,301,267	1,667,052	1,634,215
Grants, claims, shared revenue	4,511,366	4,616,786	5,113,906	4,291,756	822,150
Debt service	154,625	10,944,382	10,409,204	104,222	10,304,982
Other	-	499,040	553,300	-	553,300
TOTAL EXPENDITURES	135,959,449	157,006,141	168,705,045	154,568,938	14,136,107
OTHER FINANCING SOURCES(USES)					
Transfers in	6,276,000	2,256,000	2,256,000	2,256,000	-
Transfers out	(3,408,708)	(250,000)	(680,000)	(3,398,900)	(2,718,900)
Proceeds from sale of capital assets	2,034,496	80,000	80,000	375,229	295,229
TOTAL OTHER FINANCING (USES)	4,901,788	2,086,000	1,656,000	(767,671)	(2,423,671)
NET CHANGE IN FUND BALANCE	5,898,652	(2,468,157)	7,738,700	6,660,916	(1,077,784)
UNENCUMBERED FUND BALANCE					
Beginning of year	18,420,032	24,318,684	24,318,684	24,318,684	-
End of year	\$ 24,318,684	\$ 21,850,527	\$ 32,057,384	\$ 30,979,600	\$ (1,077,784)

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

REQUIRED SUPPLEMENTARY INFORMATION

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES

BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

GENERAL FUND - COUNTY

Year Ended December 31, 2021

	2020		2021		
	Actual Amounts	Budget Amounts Original	Final Amended	Actual Amounts	Variance with Final Budget- Positive (Negative)
REVENUES					
Tax revenue	\$ 55,317,224	\$ 57,745,117	\$ 60,012,353	\$ 60,731,730	\$ 719,377
Intergovernmental revenues	58,115	65,650	6,199,944	6,185,541	(14,403)
Charges for services	1,220,048	1,899,432	1,185,350	1,346,376	161,026
Fines, forfeitures and penalties	2,562,517	2,830,558	3,159,514	3,356,204	196,690
Interest earnings	2,413,850	2,984,259	2,350,000	2,921,785	571,785
Licenses and permits	913,696	1,183,594	1,116,000	1,014,350	(101,650)
Miscellaneous revenues	1,080,893	1,113,155	1,176,805	1,175,380	(1,425)
TOTAL REVENUES	63,566,343	67,821,765	75,199,966	76,731,366	1,531,400
EXPENDITURES					
Personnel	44,591,255	48,166,102	48,587,803	47,674,031	913,772
Contractual services	13,660,212	15,673,573	16,614,157	14,195,454	2,418,703
Commodities	1,316,958	1,748,174	2,050,000	1,729,569	320,431
Capital outlay	863,911	1,610,780	2,315,131	1,323,007	992,124
Grants, claims, shared revenue	1,089,448	1,176,752	1,191,806	843,391	348,415
Other	(160)	18,477	70,885	-	70,885
TOTAL EXPENDITURES	61,521,624	68,393,858	70,829,782	65,765,452	5,064,330
OTHER FINANCING SOURCES(USES)					
Transfers in	-	-	-	170	170
Transfers out	(5,794,000)	(1,666,800)	(1,666,800)	(2,410,538)	(743,738)
Proceeds of sale of capital assets	-	1,000	1,200	15,862	14,662
TOTAL OTHER FINANCING (USES)	(5,794,000)	(1,665,800)	(1,665,600)	(2,394,506)	(728,906)
NET CHANGE IN FUND BALANCE	(3,749,281)	(2,237,893)	2,704,584	8,571,408	5,866,824
UNENCUMBERED FUND BALANCE					
Beginning of year	9,089,711	5,340,430	5,340,430	5,340,430	-
End of year	\$ 5,340,430	\$ 3,102,537	\$ 8,045,014	\$ 13,911,838	\$ 5,866,824

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

REQUIRED SUPPLEMENTARY INFORMATION

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES

BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

GENERAL FUND - PARKS

Year Ended December 31, 2021

	2020	2021			
	Actual Amounts	Budget Amounts		Actual Amounts	Variance with Final Budget- Positive (Negative)
		Original	Amended		
REVENUES					
Tax revenue	\$ 2,085,908	\$ 2,176,887	\$ 2,216,727	\$ 2,250,558	\$ 33,831
Intergovernmental revenues	3,400,000	3,270,000	3,473,409	3,473,409	-
Charges for services	483,072	684,649	758,100	764,641	6,541
Miscellaneous revenues	124,055	100,850	109,750	112,193	2,443
TOTAL REVENUES	6,093,035	6,232,386	6,557,986	6,600,801	42,815
EXPENDITURES					
Personnel	4,086,500	4,550,000	4,213,719	4,040,439	173,280
Contractual services	605,897	1,224,436	1,287,293	1,222,513	64,780
Commodities	494,280	570,361	572,504	550,499	22,005
Capital outlay	12,923	115,000	300,000	269,509	30,491
Grants, claims, shared revenue	-	5,393	9,661	7,641	2,020
Other	-	56,110	56,110	-	56,110
TOTAL EXPENDITURES	5,199,600	6,521,300	6,439,287	6,090,601	348,686
OTHER FINANCING SOURCES(USES)					
Transfers out	-	(163,381)	(121,681)	(152,172)	(30,491)
TOTAL OTHER FINANCING (USES)	-	(163,381)	(121,681)	(152,172)	(30,491)
NET CHANGE IN FUND BALANCE	893,435	(452,295)	(2,982)	358,028	361,010
UNENCUMBERED FUND BALANCE					
Beginning of year	453,066	1,346,501	1,346,501	1,346,501	-
End of year	\$ 1,346,501	\$ 894,206	\$ 1,343,519	\$ 1,704,529	\$ 361,010

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

REQUIRED SUPPLEMENTARY INFORMATION

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 Nine Fiscal Years*				
	2021	2020	2019	2018	2017
Unified Government's proportion of the collective net pension liability:					
KPERS (local group)	3.538%	3.621%	3.602%	3.648%	3.555%
KP&F (police & firemen)	12.427%	12.349%	12.637%	12.724%	13.001%
Unified Government's proportionate share of the collective net pension liability	\$161,039,517	\$215,061,071	\$178,229,836	\$173,265,380	\$173,425,551
Unified Government's covered payroll ^	\$140,048,272	\$138,727,290	\$136,987,470	\$132,412,973	\$128,258,175
Unified Government's proportionate share of the collective net pension liability as a percentage of its covered payroll	115%	155%	130%	131%	135%
Plan fiduciary net position as a percentage of the total pension liability	76.40%	66.30%	69.88%	68.88%	67.12%
	2016	2015	2014	2013	
Unified Government's proportion of the collective net pension liability:					
KPERS (local group)	3.574%	3.576%	3.766%	3.725%	
KP&F (police & firemen)	13.503%	13.892%	14.190%	13.807%	
Unified Government's proportionate share of the collective net pension liability	\$180,695,602	\$147,823,146	\$139,414,084	\$168,946,370	
Unified Government's covered payroll ^	\$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	144%	118%	110%	137%	
Plan fiduciary net position as a percentage of the total pension liability	65.10%	64.95%	66.60%	59.94%	

* GASB 68 requires presentation of ten years. As of December 31, 2021, only nine years of information is available.

^ Covered payroll is measured as of the measurement date ending June 30.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

REQUIRED SUPPLEMENTARY INFORMATION

Kansas Public Employees Retirement System including Kansas Police and Firemen's Retirement System Last Nine Fiscal Years*

	2021	2020	2019	2018	2017
Contractually required contribution	\$ 22,321,806	\$ 21,384,810	\$ 20,992,486	\$ 19,024,867	\$ 17,613,229
Contributions in relation to the contractually required contribution	(22,321,806)	(21,384,810)	(20,992,486)	(19,024,867)	(17,613,229)
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -
Unified Government's covered payroll ^	\$143,436,693	\$137,696,033	\$138,099,731	\$135,895,482	\$130,414,240
Contributions as a percentage of covered payroll	15.56%	15.53%	15.20%	14.00%	13.51%
	2016	2015	2014	2013	
Contractually required contribution	\$ 18,275,310	\$ 19,104,856	\$ 23,246,022	\$ 19,435,537	
Contributions in relation to the contractually required contribution	(18,275,310)	(19,104,856)	(23,246,022)	(19,435,537)	
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	
Unified Government's covered payroll ^	\$125,904,379	\$125,104,747	\$126,562,034	\$126,122,490	
Contributions as a percentage of covered payroll	14.52%	15.27%	18.37%	15.41%	

* GASB 68 requires presentation of ten years. As of December 31, 2021, only nine 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.

REQUIRED SUPPLEMENTARY INFORMATION

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.

For the state fiscal year 2021, the Legislature provided an increased benefit for disabled members who pass away prior to retirement if the disability was service connected. The monthly benefit is equal to 50% of the member's final average salary at disability plus 10% for each dependent child up to a maximum of 75% or the reinterment benefit the member would have received if the member had retired on the date of death if there are no dependent children.

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%.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

REQUIRED SUPPLEMENTARY INFORMATION

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%.

Changes from the January 2020 experience study that impacted individual groups are listed below:

KPERS:

- Retirement rates were adjusted to partially reflect observed experience
- Termination rates were increased for most KPERS groups.
- Disability rates were reduced.
- Factors for the State group that are used to anticipate higher liabilities due to higher final average salary at retirement for pre-1993 hires were modified to better reflect actual experience.
- The administrative expense load for contributions rates were increased from 0.16% to 0.18%.

KP&F:

- Retirement rates were adjusted to partially reflect observed experience
- Factors for the KP&F group that are used to anticipate higher liabilities due to higher final average salary at retirement for pre-1993 hires were modified to better reflect actual experience.
- The administrative expense load for contributions rates were increased from 0.16% to 0.18%.

December 31, 2020 assumption changes included a decrease of the investment return assumption from 7.75% to 7.25% and increase in general wage growth assumption from 3.25% to 3.50%.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

REQUIRED SUPPLEMENTARY INFORMATION

Schedule of Kansas City, Kansas Board of Public Utilities Retirement System's Net Pension Liability and Related Ratios

Fiscal Year Ended December 31, 2021

	2021	2020	2019	2018	2017	2016	2015
Total Pension Liability							
Service cost	\$ 7,280,467	\$ 7,289,384	\$ 7,201,941	\$ 7,440,404	\$ 7,297,782	\$ 7,339,629	\$ 7,560,923
Interest on total pension liability	38,648,801	37,017,215	38,047,652	37,460,630	36,679,579	38,033,409	36,958,626
Difference between expected and actual experience	(8,333,009)	(2,307,726)	(7,318,385)	(10,311,840)	(14,572,637)	(9,622,386)	-
Assumption changes	56,495,556	13,177,439	13,089,347	5,161,410	12,331,048	(21,130,167)	-
Benefit payments, including member refunds	(33,386,080)	(33,456,312)	(32,627,516)	(32,206,227)	(31,747,866)	(31,346,590)	(30,832,788)
Net change in total pension liability	60,705,735	21,720,000	18,393,039	7,544,377	9,987,906	(16,726,105)	13,686,761
Total pension liability, beginning	531,708,609	509,988,609	491,595,570	484,051,193	474,063,287	490,789,392	477,102,631
Total pension liability, ending (a)	\$ 592,414,344	\$ 531,708,609	\$ 509,988,609	\$ 491,595,570	\$ 484,051,193	\$ 474,063,287	\$ 490,789,392
Plan Fiduciary Net Position							
Employer contributions	4,491,136	4,349,056	4,398,226	4,250,560	4,252,025	4,172,968	4,278,318
Employee contributions	4,491,136	4,349,056	4,398,226	4,250,560	4,252,025	4,172,968	4,278,318
Net investment income	77,987,680	86,777,876	(12,362,654)	74,677,580	27,612,362	3,875,505	27,423,709
Benefit payments, including member refunds	(33,386,080)	(33,456,312)	(32,627,516)	(32,206,227)	(31,747,866)	(31,346,590)	(30,832,788)
Administrative expenses	(445,527)	(472,985)	(550,640)	(461,577)	(371,417)	(332,625)	(338,801)
Net change in plan fiduciary net position	53,138,345	61,546,691	(36,744,358)	50,510,896	3,997,129	(19,457,774)	4,808,756
Plan fiduciary net position, beginning	538,914,431	477,367,740	514,112,098	463,601,202	459,604,073	479,061,847	474,253,091
Plan fiduciary net position, ending (b)	\$ 592,052,776	\$ 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)	\$ 361,568	\$ (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	99.94%	101.36%	93.60%	104.58%	95.78%	96.95%	97.61%
Covered payroll	\$ 52,836,899	\$ 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	0.68%	-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 seven years are presented herein. Additional years will be added as they become available.

Changes of actuarial assumptions and methods:

- In 2021, the assumed COLA for post January 1, 1993 retirees was changed from 1% through 2020 and 3% thereafter to 1% through 2022 and 3% thereafter, for TPL purpose only.
- In 2021, the inflation assumption was decreased from 2.60% to 2.35%.
- In 2021, the investment return assumption was decreased from 7.5% to 6.75%.
- In 2021, the general wage growth assumption was decreased from 3.35% to 3.10%.
- In 2021, the covered payroll growth assumption was decreased from 3.25% to 3.00%.
- In 2021, the interest crediting rate assumption for contribution account balances was decreased from 3.5% to 3.35%.
- In 2021, the mortality assumption was changed to the Pub-2010 General Median Mortality Tables with future mortality improvements modeled using Scale MP-2020.
- In 2021, the individual salary increase assumption was modified to reflect the lower general wage increase assumption of 3.10%. In addition, the merit salary increase assumption was changed to a service-based table.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

REQUIRED SUPPLEMENTARY INFORMATION

- In 2021, the asset smoothing method was modified to use a closed 5-year smoothing period instead of a closed 8-year period. The corridor was eliminated.
- 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.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

REQUIRED SUPPLEMENTARY INFORMATION

Schedule of Kansas City, Kansas Board of Public Utilities Retirement System Pension Contributions

Schedule of Employer Ten Year Contributions

Fiscal Year Ended December 31, 2021

(Dollar amounts in thousands)

	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Actuarially determined contribution	\$8,030	\$4,084	\$5,561	\$6,458	\$5,789	\$7,263	\$7,428	\$7,887	\$8,398	\$7,257
Actual employer contributions	4,547	4,491	4,462	4,398	4,257	4,251	4,173	4,278	4,269	4,332
Contribution deficiency (excess)	\$3,483	(\$407)	\$1,099	\$2,060	\$1,532	\$3,012	\$3,255	\$3,609	\$4,129	\$2,925
Covered payroll	\$53,496	\$52,837	\$52,494	\$51,910	\$50,273	\$50,070	\$49,091	\$50,128	\$50,792	\$51,357
Contribution as a percentage of covered payroll	8.50%	8.50%	8.50%	8.47%	8.47%	8.49%	8.50%	8.53%	8.41%	8.43%

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, 2021):

Actuarial cost method Entry age normal cost

Amortization method Level percentage of payroll, closed,

Remaining amortization period Layered bases with both bases having 18-20 years remaining

Asset valuation method 5-year smoothed market

Inflation 2.35%

Salary increases 3.10% to 6.10%

Investment rate of return 6.75%

Cost-of-living adjustments 3.00%

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.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

REQUIRED SUPPLEMENTARY INFORMATION

Schedule of Changes in the Unified Government's Total OPEB Liability and Related Ratios

Last Five Fiscal Years*

	2021	2020	2019	2018	2017
Total OPEB liability					
Service cost	\$ 5,544,299	\$ 3,894,743	\$ 2,810,322	\$ 3,112,838	\$ 2,514,400
Interest	2,679,281	3,083,159	2,951,747	2,800,778	2,826,283
Difference in experience	(22,957,819)	(833,288)	3,180,510	-	-
Change in assumptions	6,132,889	27,603,635	13,950,951	(10,022,757)	7,737,530
Net benefits paid by employer	(1,320,474)	(1,623,044)	(1,209,981)	(2,433,208)	(2,366,801)
Net change in total OPEB liability	(9,921,824)	32,125,205	21,683,549	(6,542,349)	10,711,412
Total OPEB liability - beginning	131,813,937	99,688,732	78,005,183	84,547,532	73,836,120
Total OPEB liability - ending	\$ 121,892,113	\$ 131,813,937	\$ 99,688,732	\$ 78,005,183	\$ 84,547,532
Covered-employee payroll	\$ 143,436,693	\$ 137,696,033	\$ 138,099,731	\$ 135,895,482	\$ 130,414,240

Total OPEB liability as a percentage of covered-employee payroll

84.98% 95.73% 72.19% 57.40% 64.83%

* GASB 75 requires presentation of ten years. As of December 31, 2021, only five 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 – 2.04%
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 from 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 2021, additional changes in assumptions consisted of:

- The assumed salary scale as changed from 25 to 3%.
- Mortality improvement scale was changed from Society of Actuaries MP-2020 Full Generational Improvement to the Society of Actuaries MP-2021 Full Generational Improvement.
- The assumed enrollment rate for future retiring employees was changed from 60% to 55% for pre-65 retirees and from 25 to 20% for post-65 retirees.
- The drop rate when pre-65 covered retirees attain age 65 was changed from 60% to 65%.
- Per capital costs, retiree contribution premiums and trend rates were updated as part of the evaluation.

For all years presented, amounts reflect difference in actual versus expected employer contributions.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

REQUIRED SUPPLEMENTARY INFORMATION

Schedule of Changes in the Unified Government's Death & Disability Total OPEB Liability and Related Ratios

	Last Five Fiscal Years*				
Measurement Date	2021 June 30, 2021	2020 June 30, 2020	2019 June 30, 2019	2018 June 30, 2018	2017 30-Jun-17
Total OPEB liability					
Service cost	\$ 274,465	\$ 240,485	\$ 228,688	\$ 227,109	\$ 232,454
Interest	65,074	99,499	134,993	130,353	106,909
Effect of economic/demographic gains or losses	(118,104)	(211,151)	(830,919)	(212,732)	-
Effect of assumptions changes or inputs	5,448	182,476	44,372	(44,555)	(123,254)
Benefit payments	(249,082)	(237,434)	(231,049)	(278,094)	(363,462)
Net change in total OPEB liability	(22,199)	73,875	(653,915)	(177,919)	(147,353)
Total OPEB liability - beginning	\$ 2,793,892	2,720,017	3,373,932	3,551,851	3,699,204
Total OPEB liability - ending	<u>\$ 2,771,693</u>	<u>\$ 2,793,892</u>	<u>\$ 2,720,017</u>	<u>\$ 3,373,932</u>	<u>\$ 3,551,851</u>
Covered payroll	\$76,760,643	\$74,427,862	\$75,871,588	\$74,543,922	\$71,961,956
Total OPEB liability as a percentage of covered payroll	3.61%	3.75%	3.59%	4.53%	4.94%

* GASB 75 requires presentation of ten years. As of December 31, 2021, only five 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.
- The discount rate increased from 2.21% on June 30, 2020 to 2.16% on June 30, 2021.

For all years presented, the mortality projection scale is updated to the most recent table published by the Society of Actuaries for each respective year.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

REQUIRED SUPPLEMENTARY INFORMATION

Schedule of Changes of Kansas City, Kansas Board of Public Utilities Total OPEB Liability and Related Ratios

Last Four Fiscal Years*

	2021	2020	2019	2018
Total OPEB liability				
Service cost	\$ 2,978,629	\$ 2,864,066	\$ 2,777,950	\$ 2,689,238
Interest	1,631,759	1,531,224	1,677,527	1,617,127
Experience losses (gains)	(8,065,304)	-	(294,584)	-
Change of assumptions	(2,080,843)	-	(5,201,435)	-
Net benefits paid by employer	(2,533,557)	(3,765,029)	(3,651,823)	(3,825,597)
Net change in total OPEB liability	(8,069,316)	630,261	(4,692,365)	480,768
Total OPEB liability - beginning	50,925,542	50,295,281	54,987,646	54,506,878
Total OPEB liability - ending	\$ 42,856,226	\$ 50,925,542	\$ 50,295,281	\$ 54,987,646
Covered-employee payroll	\$ 43,728,195	\$ 48,912,628	\$ 47,719,637	\$ 48,709,400
Total OPEB liability as a percentage of covered-employee payroll	98.01%	104.12%	105.40%	112.89%

* GASB 75 requires presentation of ten years. As of December 31, 2021, only four 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 2021:

- The discount rate decreased to 2.26% from 3.10%.
- The mortality improvement rates were updated to the PUB-2010 Amount Weighted Mortality table base rates with scale MP-2021.
- The medical trend was updated to 7.50% graded uniformly to 4.50% over 13 years.

Changes of plan provisions, actuarial assumptions and actuarial methods in 2019:

- None 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.



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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 program'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 distributed 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 acquired 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, 2021

	Special Revenue				
	Clerk's Technology	Community Development	Court Trustee	Dedicated Sales Tax	Developmental Disability
ASSETS					
Cash and investments	\$ 163,638	\$ -	\$ 765,387	\$ 10,977,001	\$ 469,369
Restricted cash and investments	-	-	-	-	-
Receivables (net of uncollectible)					
Property taxes	-	-	-	-	523,839
Other taxes	-	-	-	2,174,505	-
Accounts	-	124,913	-	-	-
Notes	-	-	-	-	-
Interest	-	-	-	-	-
Special assessments	-	8,408	-	-	-
Due from other funds	-	-	-	53,600	475
Due from other governments	-	-	-	-	-
TOTAL ASSETS	\$ 163,638	\$ 133,321	\$ 765,387	\$ 13,205,106	\$ 993,683
LIABILITIES					
Accounts and contracts payable	\$ -	\$ 53,084	\$ 104	\$ 1,096,260	\$ 57,292
Accrued wages and other	-	19,796	10,035	608,622	4,519
Due to others	-	14,212	-	-	-
Due to other funds	-	579,141	-	98,855	-
Due to other governments	-	14,572	-	-	-
TOTAL LIABILITIES	-	680,805	10,139	1,803,737	61,811
DEFERRED INFLOWS OF RESOURCES					
Deferred property tax receivable	-	-	-	-	523,839
Unavailable revenue - interest	-	-	-	-	-
Unavailable revenue - special assessments	-	8,408	-	-	-
TOTAL DEFERRED INFLOWS OF RESOURCES	-	8,408	-	-	523,839
FUND BALANCE					
Restricted	163,638	-	755,248	11,401,369	408,033
Committed	-	-	-	-	-
Assigned	-	-	-	-	-
Unassigned	-	(555,892)	-	-	-
TOTAL FUND BALANCE	163,638	(555,892)	755,248	11,401,369	408,033
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE	\$ 163,638	\$ 133,321	\$ 765,387	\$ 13,205,106	\$ 993,683

continued

Special Revenue						
Elections	Environmental Trust	Health Department	Jail Commissary	KCK ALL, Inc.	Library	
\$ 301,872	\$ 958,835	\$ 2,117,538	\$ 361,100	\$ -	\$ 1,736,607	
-	-	-	-	121,635	-	
1,327,627	-	2,371,277	-	-	3,250,614	
-	-	447	-	-	-	
-	275,129	-	-	-	-	
-	-	-	-	4,998,700	-	
-	-	-	-	-	14,731	
-	-	-	-	-	-	
-	-	7,069	-	-	-	
-	-	-	-	-	-	
\$ 1,629,499	\$ 1,233,964	\$ 4,496,331	\$ 361,100	\$ 5,120,335	\$ 5,001,952	
\$ 20,546	\$ 605,536	\$ 19,805	\$ 2,884	\$ -	\$ -	
16,317	-	55,900	-	-	-	
-	-	77	-	-	-	
-	-	-	-	14,778	-	
-	-	-	-	-	-	
36,863	605,536	75,782	2,884	14,778	-	
1,327,627	-	2,371,277	-	-	3,250,614	
-	-	-	-	-	14,731	
-	-	-	-	-	-	
1,327,627	-	2,371,277	-	-	3,265,345	
265,009	-	2,049,272	-	5,105,557	1,736,607	
-	628,428	-	358,216	-	-	
-	-	-	-	-	-	
-	-	-	-	-	-	
265,009	628,428	2,049,272	358,216	5,105,557	1,736,607	
\$ 1,629,499	\$ 1,233,964	\$ 4,496,331	\$ 361,100	\$ 5,120,335	\$ 5,001,952	

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

COMBINING BALANCE SHEET

NONMAJOR GOVERNMENTAL FUNDS - continued

As of December 31, 2021

	Special Revenue			
	Mental Health	Register of Deeds Tech	Revolving Loan	Service Program for the Elderly
ASSETS				
Cash and investments	\$ 78,304	\$ 166,468	\$ 414,177	\$ 707,118
Restricted cash and investments	-	-	22,919	-
Receivables (net of uncollectible)				
Property taxes	646,245	-	-	1,561,376
Other taxes	-	-	-	-
Accounts	-	-	-	239
Notes	-	-	32,908	-
Interest	-	-	-	-
Special assessments	-	-	-	-
Due from other funds	-	-	-	2,294
Due from other governments	-	-	-	-
TOTAL ASSETS	\$ 724,549	\$ 166,468	\$ 470,004	\$ 2,271,027
LIABILITIES				
Accounts and contracts payable	\$ -	\$ -	\$ 150	\$ 23,323
Accrued wages and other	-	-	-	30,833
Due to others	-	-	-	-
Due to other funds	-	-	-	-
Due to other governments	-	-	-	-
TOTAL LIABILITIES	-	-	150	54,156
DEFERRED INFLOWS OF RESOURCES				
Deferred property tax receivable	646,245	-	-	1,561,376
Unavailable revenue - interest	-	-	-	-
Unavailable revenue - special assessments	-	-	-	-
TOTAL DEFERRED INFLOWS OF RESOURCES	646,245	-	-	1,561,376
FUND BALANCE				
Restricted	78,304	166,468	469,854	655,495
Committed	-	-	-	-
Assigned	-	-	-	-
Unassigned	-	-	-	-
TOTAL FUND BALANCE	78,304	166,468	469,854	655,495
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE	\$ 724,549	\$ 166,468	\$ 470,004	\$ 2,271,027

continued

Special Revenue				
Special 911 Tax Wyandotte County	Special Alcohol Programs	Special Asset	Special Law Enforcement Program	
\$ 373,230	\$ 1,096,297	\$ 1,579,251	\$ 1,695,380	
-	38,135	390,000	-	
-	-	-	-	
131,804	-	-	-	
-	-	5,812	-	
-	-	-	-	
-	-	-	-	
-	-	-	-	
-	108	14,778	-	
-	-	-	-	
\$ 505,034	\$ 1,134,540	\$ 1,989,841	\$ 1,695,380	
\$ 61,764	\$ 9,296	\$ -	\$ 11,243	
-	7,012	-	-	
-	-	-	308,682	
-	-	246,910	-	
-	-	-	-	
61,764	16,308	246,910	319,925	
-	-	-	-	
-	-	-	-	
-	-	-	-	
443,270	1,118,232	-	1,375,455	
-	-	-	-	
-	-	1,742,931	-	
-	-	-	-	
443,270	1,118,232	1,742,931	1,375,455	
\$ 505,034	\$ 1,134,540	\$ 1,989,841	\$ 1,695,380	

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

COMBINING BALANCE SHEET

NONMAJOR GOVERNMENTAL FUNDS - continued

As of December 31, 2021

	Special Revenue				
	Special Parks and Recreation	Special Street and Highway	Tourism and Convention Program	Treasurer's Technology	Total
ASSETS					
Cash and investments	\$ 415,254	\$ 4,602,414	\$ 3,252,283	\$ 107,874	\$ 32,339,397
Restricted cash and investments	-	-	-	-	572,689
Receivables (net of uncollectible)					
Property taxes	-	-	-	-	9,680,978
Other taxes	-	-	-	-	2,306,756
Accounts	-	-	-	-	406,093
Notes	-	-	-	-	5,031,608
Interest	-	-	-	-	14,731
Special assessments	-	-	-	-	8,408
Due from other funds	385	-	147,466	-	226,175
Due from other governments	-	-	776,706	-	776,706
TOTAL ASSETS	\$ 415,639	\$ 4,602,414	\$ 4,176,455	\$ 107,874	\$ 51,363,541
LIABILITIES					
Accounts and contracts payable	\$ 88,578	\$ 108,302	\$ 10,202	\$ -	\$ 2,168,369
Accrued wages and other	4,498	65,175	952	-	823,659
Due to others	-	-	-	-	322,971
Due to other funds	-	13,103	-	-	952,787
Due to other governments	-	-	-	-	14,572
TOTAL LIABILITIES	93,076	186,580	11,154	-	4,282,358
DEFERRED INFLOWS OF RESOURCES					
Deferred property tax receivable	-	-	-	-	9,680,978
Unavailable revenue - interest	-	-	-	-	14,731
Unavailable revenue - special assessments	-	-	-	-	8,408
TOTAL DEFERRED INFLOWS OF RESOURCES	-	-	-	-	9,704,117
FUND BALANCE					
Restricted	322,563	4,415,834	-	107,874	31,038,082
Committed	-	-	4,165,301	-	5,151,945
Assigned	-	-	-	-	1,742,931
Unassigned	-	-	-	-	(555,892)
TOTAL FUND BALANCE	322,563	4,415,834	4,165,301	107,874	37,377,066
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE	\$ 415,639	\$ 4,602,414	\$ 4,176,455	\$ 107,874	\$ 51,363,541

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

COMBINING BALANCE SHEET

NONMAJOR GOVERNMENTAL FUNDS - continued

As of December 31, 2021

	Debt Service		Capital Projects		Total Nonmajor Governmental Funds
	Debt Service Fund	County Initiative To Fund Infrastructure	KCK 501, Inc.	Public Building Commission	2021
ASSETS					
Cash and investments	\$ 12,606,711	\$ 483	\$ -	\$ -	\$ 44,946,591
Restricted cash and investments	-	-	380,888	-	953,577
Receivables (net of uncollectible)					
Property taxes	26,121,122	-	-	-	35,802,100
Other taxes	62,469	-	-	-	2,369,225
Accounts	155,190	-	-	-	561,283
Notes	-	-	-	-	5,031,608
Interest	85,212	-	-	-	99,943
Special assessments	458,880	-	-	-	467,288
Due from other funds	7,757	-	-	-	233,932
Due from other governments	-	-	-	-	776,706
TOTAL ASSETS	\$ 39,497,341	\$ 483	\$ 380,888	\$ -	\$ 91,242,253
LIABILITIES					
Accounts and contracts payable	\$ 142,155	\$ -	\$ -	\$ -	\$ 2,310,524
Accrued wages and other	280,912	-	-	-	1,104,571
Due to others	-	-	-	-	322,971
Due to other funds	33,782	483	-	-	987,052
Due to other governments	-	-	-	-	14,572
TOTAL LIABILITIES	456,849	483	-	-	4,739,690
DEFERRED INFLOWS OF RESOURCES					
Deferred property tax receivable	26,121,122	-	-	-	35,802,100
Unavailable revenue - interest	85,212	-	-	-	99,943
Unavailable revenue - special assessments	458,880	-	-	-	467,288
TOTAL DEFERRED INFLOWS OF RESOURCES	26,665,214	-	-	-	36,369,331
FUND BALANCE					
Restricted	12,375,278	-	380,888	-	43,794,248
Committed	-	-	-	-	5,151,945
Assigned	-	-	-	-	1,742,931
Unassigned	-	-	-	-	(555,892)
TOTAL FUND BALANCE	12,375,278	-	380,888	-	50,133,232
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE	\$ 39,497,341	\$ 483	\$ 380,888	\$ -	\$ 91,242,253

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, 2021

	Special Revenue				
	Clerk's Technology	Community Development	Court Trustee	Dedicated Sales Tax	Developmental Disability
REVENUES					
Taxes	\$ -	\$ -	\$ -	\$ 12,210,331	\$ 338,170
Intergovernmental revenue	-	2,416,088	51,729	475,518	14,462
Charges for services	-	-	-	48,401	-
Fines, forfeitures and penalties	-	-	477,009	-	-
Interest income	-	-	-	-	-
Licenses, permits and fees	61,909	-	-	-	-
Miscellaneous revenues	-	14,700	-	-	49,500
TOTAL REVENUES	61,909	2,430,788	528,738	12,734,250	402,132
EXPENDITURES					
General government	34,306	145,674	1,435	614	1,406
Public works	-	-	-	1,500	-
Public safety	-	-	-	6,071,961	-
Judicial	-	-	439,011	-	-
Health and welfare	-	-	-	-	432,275
Planning and development	-	1,431,374	-	-	-
Parks and recreation	-	-	-	-	-
Capital outlay	41,097	24,532	-	2,063,803	-
Debt service					
Principal	-	-	-	167,580	-
Interest	-	-	-	3,376	-
Other	-	-	-	-	-
TOTAL EXPENDITURES	75,403	1,601,580	440,446	8,308,834	433,681
OTHER FINANCING SOURCES (USES)					
Issuance of refunding bonds	-	-	-	-	-
Premium from issuance of refunding bonds	-	-	-	-	-
Transfers in	-	-	-	-	-
Transfers out	-	-	(27,335)	(120,000)	(3,721)
TOTAL OTHER FINANCING SOURCES (USES)	-	-	(27,335)	(120,000)	(3,721)
NET CHANGE IN FUND BALANCE	(13,494)	829,208	60,957	4,305,416	(35,270)
FUND BALANCE					
Beginning of year	177,132	(1,385,100)	694,291	7,095,953	443,303
End of year	\$ 163,638	\$ (555,892)	\$ 755,248	\$ 11,401,369	\$ 408,033

continued

Special Revenue						
Elections	Environmental Trust	Health Department	Jail Commissary	KCK ALL, Inc.	Library	
\$ 1,412,897	\$ -	\$ 2,742,979	\$ -	\$ -	\$ 3,508,007	
37,857	15,170	142,130	17,337	-	1,134	
1,605	1,128,331	718,709	-	-	-	
-	-	-	-	-	-	
-	-	-	-	49,987	21,287	
-	-	78,655	-	-	-	
1,500	1,870	368,989	65,450	-	-	
1,453,859	1,145,371	4,051,462	82,787	49,987	3,530,428	
1,454,648	-	10,698	-	-	3,316,614	
-	1,309,843	-	-	-	-	
-	-	-	26,531	-	-	
-	-	-	-	-	-	
-	-	3,156,317	-	-	-	
-	-	-	-	6,000	-	
-	-	-	-	-	-	
-	77,325	-	-	-	-	
-	-	-	-	-	-	
-	-	-	-	-	-	
-	-	-	-	-	-	
1,454,648	1,387,168	3,167,015	26,531	6,000	3,316,614	
-	-	-	-	-	-	
-	-	-	-	-	-	
-	-	-	-	-	7,239	
(29,233)	-	(58,238)	-	-	-	
(29,233)	-	(58,238)	-	-	7,239	
(30,022)	(241,797)	826,209	56,256	43,987	221,053	
295,031	870,225	1,223,063	301,960	5,061,570	1,515,554	
\$ 265,009	\$ 628,428	\$ 2,049,272	\$ 358,216	\$ 5,105,557	\$ 1,736,607	

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, 2021

	Special Revenue			
	Mental Health	Register of Deeds Tech	Revolving Loan	Service Program for the Elderly
REVENUES				
Taxes	\$ 687,801	\$ -	\$ -	\$ 1,661,563
Intergovernmental revenue	-	-	-	69,097
Charges for services	-	-	-	-
Fines, forfeitures and penalties	-	-	-	-
Interest income	-	-	638	-
Licenses, permits and fees	-	247,636	-	-
Miscellaneous revenues	-	-	605	15
TOTAL REVENUES	687,801	247,636	1,243	1,730,675
EXPENDITURES				
General government	-	398,935	4,508	3,827
Public works	-	-	-	1,292,426
Public safety	-	-	-	-
Judicial	-	-	-	-
Health and welfare	664,000	-	-	381,399
Planning and development	-	-	-	-
Parks and recreation	-	-	-	-
Capital Outlay	-	-	-	-
Debt service				
Principal	-	-	-	75,191
Interest	-	-	-	5,072
Other	-	-	-	-
TOTAL EXPENDITURES	664,000	398,935	4,508	1,757,915
OTHER FINANCING SOURCES (USES)				
Issuance of refunding bonds	-	-	-	-
Premium from issuance of refunding bonds	-	-	-	-
Transfers in	22,576	-	-	416,800
Transfers out	-	-	-	(33,819)
TOTAL OTHER FINANCING SOURCES (USES)	22,576	-	-	382,981
NET CHANGE IN FUND BALANCE	46,377	(151,299)	(3,265)	355,741
FUND BALANCE				
Beginning of year	31,927	317,767	473,119	299,754
End of year	\$ 78,304	\$ 166,468	\$ 469,854	\$ 655,495

continued

Special Revenue				
Special 911 Tax Wyandotte County	Special Alcohol Programs	Special Asset	Special Law Enforcement Program	
\$ 913,516	\$ 492,943	\$ -	\$ 28,387	
-	161,844	-	-	
-	-	-	-	
-	-	-	38,521	
-	-	-	20	
-	-	-	-	
-	-	-	55,754	
913,516	654,787	-	122,682	
-	546,173	-	-	
-	-	-	-	
709,352	-	-	217,827	
-	-	-	383	
-	-	-	-	
-	-	301,637	-	
-	-	-	-	
-	-	-	71,967	
-	-	-	-	
-	-	-	-	
-	-	-	-	
709,352	546,173	301,637	290,177	
-	-	-	-	
-	-	-	-	
-	33,025	-	-	
-	-	-	-	
-	33,025	-	-	
204,164	141,639	(301,637)	(167,495)	
239,106	976,593	2,044,568	1,542,950	
\$ 443,270	\$ 1,118,232	\$ 1,742,931	\$ 1,375,455	

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, 2021

	Special Revenue				
	Special Parks and Recreation	Special Street and Highway	Tourism and Convention Program	Treasurer's Technology	Total
REVENUES					
Taxes	\$ 499,237	\$ -	\$ 3,304,298	\$ -	\$ 27,800,129
Intergovernmental revenue	191,940	8,060,376	-	-	11,654,682
Charges for services	-	-	-	-	1,897,046
Fines, forfeitures and penalties	-	-	-	-	515,530
Interest income	-	-	-	-	71,932
Licenses, permits and fees	-	-	803	61,909	450,912
Miscellaneous revenues	-	-	-	-	558,383
TOTAL REVENUES	691,177	8,060,376	3,305,101	61,909	42,948,614
EXPENDITURES					
General government	37	614	12	65,546	5,985,047
Public works	-	4,740,700	51,406	-	7,395,875
Public safety	-	-	-	-	7,025,671
Judicial	-	-	-	-	439,394
Health and welfare	-	-	-	-	4,633,991
Planning and development	-	-	1,489,724	-	3,228,735
Parks and recreation	456,830	-	4,500	-	461,330
Capital Outlay	88,139	113,113	295,596	11,099	2,786,671
Debt service					
Principal	-	697,001	-	-	939,772
Interest	-	89,478	-	-	97,926
Other	-	-	-	-	-
TOTAL EXPENDITURES	545,006	5,640,906	1,841,238	76,645	32,994,412
OTHER FINANCING SOURCES (USES)					
Issuance of bonds	-	-	-	-	-
Premium from issuance of bonds	-	-	-	-	-
Transfers in	1,739	-	-	-	481,379
Transfers out	-	-	(3,428,037)	-	(3,700,383)
TOTAL OTHER FINANCING SOURCES (USES)	1,739	-	(3,428,037)	-	(3,219,004)
NET CHANGE IN FUND BALANCE	147,910	2,419,470	(1,964,174)	(14,736)	6,735,198
FUND BALANCE					
Beginning of year	174,653	1,996,364	6,129,475	122,610	30,641,868
End of year	\$ 322,563	\$ 4,415,834	\$ 4,165,301	\$ 107,874	\$ 37,377,066

Debt Service		Capital Projects			Total Nonmajor Governmental Funds
Debt Service Fund	County Initiative To Fund Infrastructure	KCK 501, Inc.	Public Building Commission	2021	
\$ 30,462,116	\$ -	\$ -	\$ -	\$ -	58,262,245
-	-	-	-	-	11,654,682
-	-	-	-	-	1,897,046
-	-	-	-	-	515,530
364,102	-	-	-	-	436,034
-	-	-	-	-	450,912
491,100	-	-	-	-	1,049,483
31,317,318	-	-	-	-	74,265,932
-	-	-	-	-	5,985,047
-	-	-	-	-	7,395,875
-	-	-	-	-	7,025,671
-	-	-	-	-	439,394
-	-	-	-	-	4,633,991
-	-	34,500	-	-	3,263,235
-	-	-	-	-	461,330
-	-	83,750	-	-	2,870,421
18,648,026	-	-	-	-	19,587,798
10,765,083	-	92,992	-	-	10,956,001
34,651	-	-	59,001	-	93,652
29,447,760	-	211,242	59,001	-	62,712,415
-	-	-	1,830,000	-	1,830,000
-	-	-	79,001	-	79,001
3,447,010	-	74,462	-	-	4,002,851
(1,125,082)	-	-	(1,850,000)	-	(6,675,465)
2,321,928	-	74,462	59,001	-	(763,613)
4,191,486	-	(136,780)	-	-	10,789,904
8,183,792	-	517,668	-	-	39,343,328
\$ 12,375,278	\$ -	\$ 380,888	\$ -	\$ -	50,133,232

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, 2021

	2020	2021			
	Actual Amounts	Budget Amounts		Actual Amounts	Variance with Final Budget- Positive (Negative)
		Original	Final Amended		
REVENUES					
Fines, fees, forfeitures	\$ 50,074	\$ 50,000	\$ 55,000	\$ 61,909	\$ 6,909
Miscellaneous revenue	-	-	-	63,000	63,000
TOTAL REVENUES	50,074	50,000	55,000	124,909	69,909
EXPENDITURES					
Contractual services	31,994	76,000	41,000	34,306	6,694
Commodities	1,336	7,000	9,000	8,800	200
Capital Outlay	65,177	-	33,000	63,000	(30,000)
TOTAL EXPENDITURES	98,507	83,000	83,000	106,106	(23,106)
NET CHANGE IN FUND BALANCE	(48,433)	(33,000)	(28,000)	18,803	46,803
UNENCUMBERED FUND BALANCE					
Beginning of year	161,805	113,372	113,372	113,372	-
End of year	\$ 113,372	\$ 80,372	\$ 85,372	\$ 132,175	\$ 46,803

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, 2021

	2020	2021			
	Actual Amounts	Budget Amounts		Actual Amounts	Variance with Final Budget- Positive (Negative)
		Original	Final Amended		
REVENUES					
Intergovernmental	\$ -	\$ -	\$ 51,729	\$ 51,729	\$ -
Fines, fees, forfeitures	393,055	440,000	435,000	477,009	42,009
Miscellaneous revenue	90	-	-	-	-
TOTAL REVENUES	393,145	440,000	486,729	528,738	42,009
EXPENDITURES					
Personnel	320,800	450,223	491,253	379,004	112,249
Contractual services	60,355	99,208	99,208	56,361	42,847
Commodities	6,091	7,792	7,792	5,081	2,711
Other	-	35,400	35,400	-	35,400
TOTAL EXPENDITURES	387,246	592,623	633,653	440,446	193,207
OTHER FINANCING SOURCES (USES)					
Transfers out	-	(27,335)	(27,335)	(27,335)	-
TOTAL OTHER FINANCING SOURCES (USES)	-	(27,335)	(27,335)	(27,335)	-
NET CHANGE IN FUND BALANCE	5,899	(179,958)	(174,259)	60,957	235,216
UNENCUMBERED FUND BALANCE					
Beginning of year	688,491	694,390	694,390	694,390	-
End of year	\$ 694,390	\$ 514,432	\$ 520,131	\$ 755,347	\$ 235,216

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, 2021

	2020	2021			
	Actual Amounts	Budget Amounts		Actual Amounts	Variance with Final Budget- Positive (Negative)
		Original	Final Amended		
REVENUES					
Tax revenue	\$ 10,522,089	\$ 9,744,441	\$ 11,597,328	\$ 11,957,412	\$ 360,084
Intergovernmental	-	40,000	475,518	475,518	-
Fines, fees, forfeitures	54,504	-	153,000	48,401	(104,599)
Miscellaneous revenue	18,280	10,000	10,000	131,589	121,589
TOTAL REVENUES	10,594,873	9,794,441	12,235,846	12,612,920	377,074
EXPENDITURES					
Personnel	4,571,872	5,089,965	5,305,266	5,060,490	244,776
Contractual services	599,305	1,167,322	934,924	836,097	98,827
Commodities	161,102	349,939	360,905	360,476	429
Capital outlay	2,771,392	3,206,000	4,388,000	3,897,473	490,527
Other	-	-	-	-	-
TOTAL EXPENDITURES	8,103,671	9,813,226	10,989,095	10,154,536	834,559
OTHER FINANCING SOURCES (USES)					
Transfers out	-	-	-	(120,000)	(120,000)
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	(120,000)	(120,000)
NET CHANGE IN FUND BALANCE	2,491,202	(18,785)	1,246,751	2,338,384	1,091,633
UNENCUMBERED FUND BALANCE					
Beginning of year	320,515	2,811,717	2,811,717	2,811,717	-
End of year	<u>\$ 2,811,717</u>	<u>\$ 2,792,932</u>	<u>\$ 4,058,468</u>	<u>\$ 5,150,101</u>	<u>\$ 1,091,633</u>

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, 2021

	2020	2021			
	Actual Amounts	Budget Amounts		Actual Amounts	Variance with Final Budget- Positive (Negative)
		Original	Final Amended		
REVENUES					
Tax revenue	\$ 331,817	\$ 332,021	\$ 327,664	\$ 338,171	\$ 10,507
Intergovernmental	-	-	14,462	14,462	-
Miscellaneous revenue	65,140	40,000	40,000	49,500	9,500
TOTAL REVENUES	396,957	372,021	382,126	402,133	20,007
EXPENDITURES					
Personnel	182,413	200,962	212,949	181,730	31,219
Contractual services	232,151	264,971	268,971	241,439	27,532
Commodities	5,805	17,500	13,500	7,347	6,153
Other	-	85,000	88,721	-	88,721
TOTAL EXPENDITURES	420,369	568,433	584,141	430,516	153,625
OTHER FINANCING SOURCES (USES)					
Transfers out	-	(3,721)	(3,721)	(3,721)	-
TOTAL OTHER FINANCING SOURCES (USES)	-	(3,721)	(3,721)	(3,721)	-
NET CHANGE IN FUND BALANCE	(23,412)	(200,133)	(205,736)	(32,104)	173,632
UNENCUMBERED FUND BALANCE					
Beginning of year	463,630	440,218	440,218	440,218	-
End of year	<u>\$ 440,218</u>	<u>\$ 240,085</u>	<u>\$ 234,482</u>	<u>\$ 408,114</u>	<u>\$ 173,632</u>

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, 2021

	2020	2021			
	Actual Amounts	Budget Amounts		Actual Amounts	Variance with Final Budget- Positive (Negative)
		Original	Final Amended		
REVENUES					
Tax revenue	\$ 1,309,466	\$ 1,366,267	\$ 1,391,695	\$ 1,412,896	\$ 21,201
Intergovernmental	-	-	37,857	37,857	-
Charges for services	479	3,000	4,500	1,605	(2,895)
Miscellaneous revenue	42,980	50,000	50,000	1,599	(48,401)
TOTAL REVENUES	1,352,925	1,419,267	1,484,052	1,453,957	(30,095)
EXPENDITURES					
Personnel	870,274	910,000	940,000	896,480	43,520
Contractual services	476,205	492,087	461,785	435,821	25,964
Commodities	121,719	109,400	124,702	122,344	2,358
Other	-	20,000	45,000	-	45,000
TOTAL EXPENDITURES	1,468,198	1,531,487	1,571,487	1,454,645	116,842
OTHER FINANCING SOURCES (USES)					
Transfers out	-	(29,233)	(29,233)	(29,233)	-
TOTAL OTHER FINANCING SOURCES (USES)	-	(29,233)	(29,233)	(29,233)	-
NET CHANGE IN FUND BALANCE	(115,273)	(141,453)	(116,668)	(29,921)	86,747
UNENCUMBERED FUND BALANCE					
Beginning of year	410,675	295,402	295,402	295,402	-
End of year	\$ 295,402	\$ 153,949	\$ 178,734	\$ 265,481	\$ 86,747

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, 2021

	2020	2021			
	Actual Amounts	Budget Amounts		Actual Amounts	Variance with Final Budget- Positive (Negative)
		Original	Final Amended		
REVENUES					
Intergovernmental	\$ -	\$ -	\$ 15,170	\$ 15,170	\$ -
Charges for services	1,103,340	1,070,000	1,141,949	1,124,468	(17,481)
Miscellaneous revenue	9,999	18,000	18,000	28,833	10,833
TOTAL REVENUES	1,113,339	1,088,000	1,175,119	1,168,471	(6,648)
EXPENDITURES					
Contractual services	1,036,708	1,100,000	1,500,000	1,400,251	99,749
Capital outlay	247,646	150,000	164,520	96,704	67,816
Other	-	80,000	80,000	-	80,000
TOTAL EXPENDITURES	1,284,354	1,330,000	1,744,520	1,496,955	247,565
OTHER FINANCING SOURCES (USES)					
Transfers out	(500,000)	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	(500,000)	-	-	-	-
NET CHANGE IN FUND BALANCE	(671,015)	(242,000)	(569,401)	(328,484)	240,917
UNENCUMBERED FUND BALANCE					
Beginning of year	1,326,057	655,042	655,042	655,042	-
End of year	\$ 655,042	\$ 413,042	\$ 85,641	\$ 326,558	\$ 240,917

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, 2021

	2020	2021			
	Actual Amounts	Budget Amounts		Actual Amounts	Variance with Final Budget- Positive (Negative)
		Original	Final Amended		
REVENUES					
Tax revenue	\$ 2,524,654	\$ 2,647,636	\$ 2,708,146	\$ 2,742,979	\$ 34,833
Intergovernmental revenue	30,400	3,000	599,380	142,130	(457,250)
Charges for services	82,190	358,200	285,200	718,709	433,509
Licenses and permits	84,460	80,000	79,300	78,655	(645)
Miscellaneous revenue	494,361	445,000	445,000	383,334	(61,666)
TOTAL REVENUES	3,216,065	3,533,836	4,117,026	4,065,807	(51,219)
EXPENDITURES					
Personnel	1,859,807	2,703,281	2,495,000	2,307,665	187,335
Contractual services	146,038	370,292	1,180,049	738,852	441,197
Commodities	45,175	120,909	466,152	108,981	357,171
Capital outlay	-	40,000	-	-	-
Grants, claims, shared revenue	200,000	200,000	200,000	200,000	-
Other	-	100,000	100,000	-	100,000
TOTAL EXPENDITURES	2,251,020	3,534,482	4,441,201	3,355,498	1,085,703
OTHER FINANCING SOURCES (USES)					
Transfers out	-	(58,238)	(58,238)	(58,238)	-
TOTAL OTHER FINANCING SOURCES (USES)	-	(58,238)	(58,238)	(58,238)	-
NET CHANGE IN FUND BALANCE	965,045	(58,884)	(382,413)	652,071	1,034,484
UNENCUMBERED FUND BALANCE					
Beginning of year	239,979	1,205,024	1,205,024	1,205,024	-
End of year	\$ 1,205,024	\$ 1,146,140	\$ 822,611	\$ 1,857,095	\$ 1,034,484

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, 2021

	2020	2021			
	Actual Amounts	Budget Amounts		Actual Amounts	Variance with Final Budget- Positive (Negative)
		Original	Final Amended		
REVENUES					
Intergovernmental	\$ -	\$ -	\$ 17,337	\$ 17,337	\$ -
Miscellaneous revenue	36,480	55,000	45,000	65,450	20,450
TOTAL REVENUES	<u>36,480</u>	<u>55,000</u>	<u>62,337</u>	<u>82,787</u>	<u>20,450</u>
EXPENDITURES					
Contractual	222	500	500	-	500
Commodities	22,328	99,500	99,500	26,530	72,970
TOTAL EXPENDITURES	<u>22,550</u>	<u>100,000</u>	<u>100,000</u>	<u>26,530</u>	<u>73,470</u>
NET CHANGE IN FUND BALANCE	13,930	(45,000)	(37,663)	56,257	93,920
UNENCUMBERED FUND BALANCE					
Beginning of year	277,622	291,552	291,552	291,552	-
End of year	<u>\$ 291,552</u>	<u>\$ 246,552</u>	<u>\$ 253,889</u>	<u>\$ 347,809</u>	<u>\$ 93,920</u>

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, 2021

	2020	2021			
	Actual Amounts	Budget Amounts		Actual Amounts	Variance with Final Budget- Positive (Negative)
		Original	Final Amended		
REVENUES					
Tax revenue	\$ 3,278,458	\$ 3,451,781	\$ 3,482,661	\$ 3,508,007	\$ 25,346
Intergovernmental	-	-	8,373	1,134	(7,239)
Interest income	16,940	18,000	16,000	21,288	5,288
TOTAL REVENUES	3,295,398	3,469,781	3,507,034	3,530,429	23,395
EXPENDITURES					
Contractual services	1,821	1,650	1,650	1,134	516
Other	3,069,889	3,633,222	3,633,222	3,315,480	317,742
TOTAL EXPENDITURES	3,071,710	3,634,872	3,634,872	3,316,614	318,258
OTHER FINANCING SOURCES (USES)					
Transfers in	-	-	-	7,239	7,239
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	7,239	7,239
NET CHANGE IN FUND BALANCE	223,688	(165,091)	(127,838)	221,054	348,892
UNENCUMBERED FUND BALANCE					
Beginning of year	1,291,868	1,515,556	1,515,556	1,515,556	-
End of year	<u>\$ 1,515,556</u>	<u>\$ 1,350,465</u>	<u>\$ 1,387,718</u>	<u>\$ 1,736,610</u>	<u>\$ 348,892</u>

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, 2021

	2020	2021			
	Actual Amounts	Budget Amounts		Actual Amounts	Variance with Final Budget- Positive (Negative)
		Original	Final Amended		
REVENUES					
Tax revenue	\$ 632,307	\$ 665,133	\$ 671,943	\$ 687,801	\$ 15,858
Intergovernmental	-	-	22,576	-	(22,576)
TOTAL REVENUES	<u>632,307</u>	<u>665,133</u>	<u>694,519</u>	<u>687,801</u>	<u>(6,718)</u>
EXPENDITURES					
Grants, claims, shared revenue	664,000	664,000	684,519	664,000	20,519
Other	-	10,000	10,000	-	10,000
TOTAL EXPENDITURES	<u>664,000</u>	<u>674,000</u>	<u>694,519</u>	<u>664,000</u>	<u>30,519</u>
OTHER FINANCING SOURCES (USES)					
Transfers in	-	-	-	22,576	22,576
TOTAL OTHER FINANCING SOURCES (USES)	<u>-</u>	<u>-</u>	<u>-</u>	<u>22,576</u>	<u>22,576</u>
NET CHANGE IN FUND BALANCE	(31,693)	(8,867)	-	46,377	46,377
UNENCUMBERED FUND BALANCE					
Beginning of year	63,618	31,925	31,925	31,925	-
End of year	<u>\$ 31,925</u>	<u>\$ 23,058</u>	<u>\$ 31,925</u>	<u>\$ 78,302</u>	<u>\$ 46,377</u>

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: REGISTER OF DEEDS TECHNOLOGY FUND

Year Ended December 31, 2021

	2020	2021			
	Actual Amounts	Budget Amounts		Actual Amounts	Variance with Final Budget- Positive (Negative)
		Original	Final Amended		
REVENUES					
Fines/fees/forfeitures	\$ 200,294	\$ 190,000	\$ 220,000	\$ 247,636	\$ 27,636
TOTAL REVENUES	<u>200,294</u>	<u>190,000</u>	<u>220,000</u>	<u>247,636</u>	<u>27,636</u>
EXPENDITURES					
Contractual services	117,958	345,170	450,170	398,936	51,234
TOTAL EXPENDITURES	<u>117,958</u>	<u>345,170</u>	<u>450,170</u>	<u>398,936</u>	<u>51,234</u>
NET CHANGE IN FUND BALANCE	82,336	(155,170)	(230,170)	(151,300)	78,870
UNENCUMBERED FUND BALANCE					
Beginning of year	277,479	359,815	359,815	359,815	-
End of year	<u>\$ 359,815</u>	<u>\$ 204,645</u>	<u>\$ 129,645</u>	<u>\$ 208,515</u>	<u>\$ 78,870</u>

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, 2021

	2020	2021			
	Actual Amounts	Budget Amounts		Actual Amounts	Variance with Final Budget- Positive (Negative)
		Original	Final Amended		
REVENUES					
Tax revenue	\$ 1,539,396	\$ 1,606,572	\$ 1,636,071	\$ 1,661,564	\$ 25,493
Intergovernmental	-	-	69,097	69,097	-
Miscellaneous revenue	5,293	30,600	30,600	15	(30,585)
TOTAL REVENUES	1,544,689	1,637,172	1,735,768	1,730,676	(5,092)
EXPENDITURES					
Personnel	1,286,273	1,562,586	1,473,773	1,356,698	117,075
Contractual services	94,402	163,901	262,143	196,623	65,520
Commodities	151,100	217,218	218,473	146,607	71,866
Capital Outlay	137,156	59,400	185,203	119,625	65,578
Grants, claims, shared revenue	-	209	209	100	109
Other	-	10,000	64,000	-	64,000
TOTAL EXPENDITURES	1,668,931	2,013,314	2,203,801	1,819,653	384,148
OTHER FINANCING SOURCES (USES)					
Transfers in	360,000	416,800	416,800	416,800	-
Transfers out	-	(33,819)	(33,819)	(33,819)	-
TOTAL OTHER FINANCING SOURCES (USES)	360,000	382,981	382,981	382,981	-
NET CHANGE IN FUND BALANCE	235,758	6,839	(85,052)	294,004	379,056
UNENCUMBERED FUND BALANCE					
Beginning of year	44,976	280,734	280,734	280,734	-
End of year	\$ 280,734	\$ 287,573	\$ 195,682	\$ 574,738	\$ 379,056

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, 2021

	2020	2021			
	Actual Amounts	Budget Amounts		Actual Amounts	Variance with Final Budget- Positive (Negative)
		Original	Final Amended		
REVENUES					
Tax revenue	\$ 895,766	\$ 840,000	\$ 920,000	913,516	\$ (6,484)
Miscellaneous revenue	728	-	-	-	-
TOTAL REVENUES	896,494	840,000	920,000	913,516	(6,484)
EXPENDITURES					
Contractual services	715,775	722,500	804,136	733,738	70,398
Commodities	38,564	50,000	125,864	119,633	6,231
Capital Outlay	279,605	-	-	-	-
Other	-	25,000	25,000	-	25,000
TOTAL EXPENDITURES	1,033,944	797,500	955,000	853,371	101,629
NET CHANGE IN FUND BALANCE	(137,450)	42,500	(35,000)	60,145	95,145
UNENCUMBERED FUND BALANCE					
Beginning of year	244,889	107,439	107,439	107,439	-
End of year	<u>\$ 107,439</u>	<u>\$ 149,939</u>	<u>\$ 72,439</u>	<u>\$ 167,584</u>	<u>\$ 95,145</u>

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, 2021

	2020	2021			
	Actual Amounts	Budget Amounts		Actual Amounts	Variance with Final Budget- Positive (Negative)
		Original	Final Amended		
REVENUES					
Tax revenue	\$ 399,588	\$ 575,392	\$ 499,000	\$ 492,923	\$ (6,077)
Intergovernmental	-	-	194,869	161,844	(33,025)
Fines, forfeitures and penalties	-	100	100	-	(100)
TOTAL REVENUES	399,588	575,492	693,969	654,767	(39,202)
EXPENDITURES					
Personnel	323,546	495,756	510,688	429,919	80,769
Contractual services	137,453	214,762	197,581	95,587	101,994
Commodities	6,465	9,332	26,513	20,647	5,866
Other	-	50,000	150,000	-	150,000
TOTAL EXPENDITURES	467,464	769,850	884,782	546,153	338,629
OTHER FINANCING SOURCES (USES)					
Transfers in	-	-	-	33,025	33,025
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	33,025	33,025
NET CHANGE IN FUND BALANCE	(67,876)	(194,358)	(190,813)	141,639	332,452
UNENCUMBERED FUND BALANCE					
Beginning of year	1,042,535	974,659	974,659	974,659	-
End of year	<u>\$ 974,659</u>	<u>\$ 780,301</u>	<u>\$ 783,846</u>	<u>\$ 1,116,298</u>	<u>\$ 332,452</u>

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, 2021

	2020	2021			
	Actual Amounts	Budget Amounts		Actual Amounts	Variance with Final Budget- Positive (Negative)
		Original	Final Amended		
REVENUES					
Miscellaneous revenue	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REVENUES	-	-	-	-	-
EXPENDITURES					
Contractual services	85,988	250,000	250,000	301,637	(51,637)
Other	63,422	800,000	746,286	-	746,286
TOTAL EXPENDITURES	149,410	1,050,000	996,286	301,637	694,649
OTHER FINANCING SOURCES (USES)					
Transfers out	(88,722)	-	(53,714)	-	53,714
TOTAL OTHER FINANCING SOURCES (USES)	(88,722)	-	(53,714)	-	53,714
NET CHANGE IN FUND BALANCE	(238,132)	(1,050,000)	(1,050,000)	(301,637)	748,363
UNENCUMBERED FUND BALANCE					
Beginning of year	2,282,700	2,044,568	2,044,568	2,044,568	-
End of year	\$ 2,044,568	\$ 994,568	\$ 994,568	\$ 1,742,931	\$ 748,363

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, 2021

	2020	2021			
	Actual Amounts	Budget Amounts		Actual Amounts	Variance with Final Budget- Positive (Negative)
		Original	Final Amended		
REVENUES					
Tax revenue	\$ 401,048	\$ 575,392	\$ 499,000	\$ 499,237	\$ 237
Intergovernmental	-	-	193,679	191,940	(1,739)
TOTAL REVENUES	401,048	575,392	692,679	691,177	(1,502)
EXPENDITURES					
Personnel	201,276	210,261	211,703	218,293	(6,590)
Contractual services	249,009	296,250	251,250	226,961	24,289
Commodities	11,829	50	50	-	50
Capital outlay	-	146,235	196,235	180,061	16,174
Others	-	25,000	25,000	-	25,000
TOTAL EXPENDITURES	462,114	677,796	684,238	625,315	58,923
OTHER FINANCING SOURCES (USES)					
Transfers in	-	-	-	1,739	1,739
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	1,739	1,739
NET CHANGE IN FUND BALANCE	(61,066)	(102,404)	8,441	67,601	59,160
UNENCUMBERED FUND BALANCE					
Beginning of year	259,193	198,127	198,127	198,127	-
End of year	<u>\$ 198,127</u>	<u>\$ 95,723</u>	<u>\$ 206,568</u>	<u>\$ 265,728</u>	<u>\$ 59,160</u>

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, 2021

	2020	2021			
	Actual Amounts	Budget Amounts		Actual Amounts	Variance with Final Budget- Positive (Negative)
		Original	Final Amended		
REVENUES					
Intergovernmental revenue	\$ 6,823,922	\$ 5,622,670	\$ 7,859,097	\$ 8,060,376	\$ 201,279
Miscellaneous revenue	244,084	560,000	160,000	50,704	(109,296)
TOTAL REVENUES	7,068,006	6,182,670	8,019,097	8,111,080	91,983
EXPENDITURES					
Personnel	5,021,507	3,242,848	3,579,781	3,169,965	409,816
Contractual	27,403	1,026,225	1,031,782	857,290	174,492
Commodities	714,872	1,125,318	1,176,618	1,063,635	112,983
Capital outlay	1,102,407	1,274,000	1,638,243	1,451,480	186,763
Grants, claims, shared revenue	-	15,000	15,000	-	15,000
Other	-	260,000	-	-	-
TOTAL EXPENDITURES	6,866,189	6,943,391	7,441,424	6,542,370	899,054
NET CHANGE IN FUND BALANCE	201,817	(760,721)	577,673	1,568,710	991,037
UNENCUMBERED FUND BALANCE					
Beginning of year	1,500,081	1,701,898	1,701,898	1,701,898	-
End of year	<u>\$ 1,701,898</u>	<u>\$ 941,177</u>	<u>\$ 2,279,571</u>	<u>\$ 3,270,608</u>	<u>\$ 991,037</u>

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, 2021

	2020	2021			
	Actual Amounts	Budget Amounts		Actual Amounts	Variance with Final Budget- Positive (Negative)
		Original	Final Amended		
REVENUES					
Tax revenue	\$ 2,460,663	\$ 2,287,883	\$ 3,107,645	\$ 3,304,298	\$ 196,653
Licenses and permits	-	-	-	801	801
Miscellaneous revenue	-	-	-	30	30
TOTAL REVENUES	2,460,663	2,287,883	3,107,645	3,305,129	197,484
EXPENDITURES					
Personnel	5,956	60,992	62,510	23,535	38,975
Contractual	233,665	596,150	621,150	210,146	411,004
Commodities	1,045	32,850	32,850	3,361	29,489
Capital Outlay	1,093,466	660,000	2,906,712	172,490	2,734,222
Grants, claims, shared revenue	1,395,171	1,504,400	1,504,400	1,421,437	82,963
Other	-	100,000	100,000	-	100,000
TOTAL EXPENDITURES	2,729,303	2,954,392	5,227,622	1,830,969	3,396,653
OTHER FINANCING SOURCES (USES)					
Transfers out	(525,500)	(503,037)	(1,503,037)	(3,428,037)	(1,925,000)
TOTAL OTHER FINANCING SOURCES (USES)	(525,500)	(503,037)	(1,503,037)	(3,428,037)	(1,925,000)
NET CHANGE IN FUND BALANCE	(794,140)	(1,169,546)	(3,623,014)	(1,953,877)	1,669,137
UNENCUMBERED FUND BALANCE					
Beginning of year	5,769,004	4,974,864	4,974,864	4,974,864	-
End of year	\$ 4,974,864	\$ 3,805,318	\$ 1,351,850	\$ 3,020,987	\$ 1,669,137

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, 2021

	2020	2021			
	Actual Amounts	Budget Amounts		Actual Amounts	Variance with Final Budget- Positive (Negative)
		Original	Final Amended		
REVENUES					
Fines, forfeitures and penalties	\$ 50,074	\$ 50,000	\$ 55,000	\$ 61,909	\$ 6,909
Miscellaneous revenue	-	-	-	16,530	16,530
TOTAL REVENUES	50,074	50,000	55,000	78,439	23,439
EXPENDITURES					
Contractual Services	-	15,000	5,000	-	5,000
Commodities	10,873	29,500	44,500	65,546	(21,046)
Capital Outlay	144	500	46,500	11,099	35,401
Other	-	-	5,000	-	5,000
TOTAL EXPENDITURES	11,017	45,000	101,000	76,645	24,355
NET CHANGE IN FUND BALANCE	39,057	5,000	(46,000)	1,794	47,794
UNENCUMBERED FUND BALANCE					
Beginning of year	64,620	103,677	103,677	103,677	-
End of year	\$ 103,677	\$ 108,677	\$ 57,677	\$ 105,471	\$ 47,794

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, 2021

	2020	2021			
	Actual Amounts	Budget Amounts		Actual Amounts	Variance with Final Budget- Positive (Negative)
		Original	Amended		
REVENUES					
Tax revenue	\$ 25,032,968	\$ 26,318,598	\$ 26,776,759	\$ 26,894,406	\$ 117,647
Intergovernmental revenue	-	-	216,817	-	(216,817)
Interest income	112,492	30,235	80,000	160,241	80,241
Miscellaneous revenue	501,855	733,492	120,000	381,062	261,062
TOTAL REVENUES	25,647,315	27,082,325	27,193,576	27,435,709	242,133
EXPENDITURES					
Contractual Services	13,253	30,000	30,000	12,816	17,184
Debt service	37,009,142	36,176,540	32,800,747	32,800,733	14
Other	-	1,000,000	1,000,000	-	1,000,000
TOTAL EXPENDITURES	37,022,395	37,206,540	33,830,747	32,813,549	1,017,198
OTHER FINANCING SOURCES (USES)					
Transfers in	9,065,158	9,597,394	8,993,749	10,313,308	1,319,559
Transfers out	(655,651)	(294,300)	(294,300)	(291,498)	2,802
TOTAL OTHER FINANCING SOURCES (USES)	8,409,507	9,303,094	8,699,449	10,021,810	1,322,361
NET CHANGE IN FUND BALANCE	(2,965,573)	(821,121)	2,062,278	4,643,970	2,581,692
UNENCUMBERED FUND BALANCE					
Beginning of year	8,492,720	5,527,147	5,527,147	5,527,147	-
End of year	<u>\$ 5,527,147</u>	<u>\$ 4,706,026</u>	<u>\$ 7,589,425</u>	<u>\$ 10,171,117</u>	<u>\$ 2,581,692</u>

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, 2021

	2020	2021				Variance with Final Budget- Positive (Negative)
	Actual Amounts	Budget Amounts		Actual Amounts		
		Original	Final Amended			
REVENUES						
Tax revenue	\$ 3,300,427	\$ 3,536,915	\$ 3,608,768	\$ 3,666,660	\$	57,892
Interest income	64,358	106,437	60,000	39,286		(20,714)
Miscellaneous revenue	388,787	390,000	390,000	387,372		(2,628)
TOTAL REVENUES	3,753,572	4,033,352	4,058,768	4,093,318		34,550
EXPENDITURES						
Contractual Services	6,984	6,000	6,000	3,060		2,940
Capital Outlay	176,424	205,000	231,000	230,929		71
Debt service	6,733,699	5,445,322	5,445,330	5,444,085		1,245
Other	-	300,000	300,000	-		300,000
TOTAL EXPENDITURES	6,917,107	5,956,322	5,982,330	5,678,074		304,256
OTHER FINANCING SOURCES (USES)						
Transfers in	1,200,000	1,250,000	1,250,000	1,250,000		-
TOTAL OTHER FINANCING SOURCES (USES)	1,200,000	1,250,000	1,250,000	1,250,000		-
NET CHANGE IN FUND BALANCE	(1,963,535)	(672,970)	(673,562)	(334,756)		338,806
UNENCUMBERED FUND BALANCE						
Beginning of year	4,490,012	2,526,477	2,526,477	2,526,477		-
End of year	\$ 2,526,477	\$ 1,853,507	\$ 1,852,915	\$ 2,191,721	\$	338,806

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 utility 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 feet 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, 2021

	EMS	Public Levee	Stormwater Enterprise	Sunflower Hills Golf Course	Stadium	Totals Nonmajor Funds
ASSETS						
Cash and temporary investments	\$ 3,535,394	\$ 443,553	\$ 1,885,934	\$ 385,349	\$ 51,135	\$ 6,301,365
Receivables (net uncollectible)						
Taxes	1,486,316	-	-	-	-	1,486,316
Accounts and returns	931,048	22,174	314,314	3,416	454,363	1,725,315
Due from other funds	223,123	-	851,433	-	-	1,074,556
Capital assets	12,663,040	116,598	49,462,244	5,758,501	7,509,745	75,510,128
Construction in progress	-	-	14,973,466	-	-	14,973,466
Accumulated depreciation	(5,915,122)	-	(3,784,829)	(4,647,571)	(713,328)	(15,060,850)
TOTAL ASSETS	12,923,799	582,325	63,702,562	1,499,695	7,301,915	86,010,296
DEFERRED OUTFLOWS OF RESOURCES						
Deferred refunding	-	19,681	-	-	-	19,681
Deferred outflows - pensions	2,380,521	-	53,531	41,054	-	2,475,106
Deferred outflows - OPEB	1,229,336	-	85,549	65,168	-	1,380,053
TOTAL DEFERRED OUTFLOWS OF RESOURCES	3,609,857	19,681	139,080	106,222	-	3,874,840
LIABILITIES						
CURRENT LIABILITIES						
Accounts and contracts payable	59,689	-	267,721	15,305	19,675	362,390
Accrued wages and other	1,323,542	-	21,154	5,403	-	1,350,099
Due to others	-	12,325	-	-	-	12,325
Accrued interest payable	-	9,975	478,294	-	-	488,269
Due to other funds	68,149	-	-	146,981	-	215,130
Compensated absences payable	345,193	-	-	2,536	-	347,729
Current maturities of long-term debt	594,495	230,000	1,653,995	15,733	-	2,494,223
Total current liabilities	2,391,068	252,300	2,421,164	185,958	19,675	5,270,165
LONG-TERM LIABILITIES						
Compensated absences payable	4,047,343	-	-	29,730	-	4,077,073
Capital lease payable	4,022,324	-	-	65,533	-	4,087,857
General obligation bonds payable (net of unamortized premiums)	-	730,172	35,997,341	-	-	36,727,513
Total OPEB liability	3,754,277	-	271,656	206,864	-	4,232,797
Net pension liability	8,463,206	-	165,830	127,181	-	8,756,217
Total long-term liabilities	20,287,150	730,172	36,434,827	429,308	-	57,881,457
TOTAL LIABILITIES	22,678,218	982,472	38,855,991	615,266	19,675	63,151,622
DEFERRED INFLOWS OF RESOURCES						
Deferred inflows - pensions	2,413,424	-	65,191	49,998	-	2,528,613
Deferred inflows - OPEB	792,313	-	60,019	45,687	-	898,019
TOTAL DEFERRED INFLOWS OF RESOURCES	3,205,737	-	125,210	95,685	-	3,426,632
NET POSITION						
Net investment in capital assets	2,131,099	(843,574)	23,839,009	1,029,664	6,796,417	32,952,615
Unrestricted	(11,481,398)	463,108	1,021,432	(134,698)	485,823	(9,645,733)
TOTAL NET POSITION	\$ (9,350,299)	\$ (380,466)	\$ 24,860,441	\$ 894,966	\$ 7,282,240	\$ 23,306,882

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, 2021

	EMS	Public Levee	Stormwater Enterprise	Sunflower Hills Golf Course	Stadium	Totals Nonmajor Funds
OPERATING REVENUES						
Charges for service	\$ 4,039,818	\$ -	\$ -	\$ 975,791	\$ -	\$ 5,015,609
Fines/forfeits/fees	-	-	3,547,659	-	-	3,547,659
Earned lease income	-	332,114	-	-	72,407	404,521
Miscellaneous revenues	-	-	11,416	-	-	11,416
TOTAL OPERATING REVENUES	4,039,818	332,114	3,559,075	975,791	72,407	8,979,205
OPERATING EXPENSES						
Cost of sales and service	8,932,300	62,087	1,640,579	823,235	694,805	12,153,006
Depreciation and amortization	1,262,254	-	986,599	96,196	133,275	2,478,324
TOTAL OPERATING EXPENSES	10,194,554	62,087	2,627,178	919,431	828,080	14,631,330
Operating income (loss)	(6,154,736)	270,027	931,897	56,360	(755,673)	(5,652,125)
NON-OPERATING REVENUES (EXPENSES)						
Taxes	8,176,848	-	-	-	-	8,176,848
Intergovernmental revenues	1,309,241	-	169,079	-	192,316	1,670,636
Interest earnings	54,391	3,397	128,161	2,734	(15,090)	173,593
Interest expense	(166,636)	(34,080)	(1,162,917)	-	-	(1,363,633)
TOTAL NON-OPERATING REVENUES (EXPENSES)	9,373,844	(30,683)	(865,677)	2,734	177,226	8,657,444
INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS	3,219,108	239,344	66,220	59,094	(578,447)	3,005,319
Transfers in	-	-	1,336,288	15,000	500,000	1,851,288
Transfers out	(2,256,000)	-	(897,567)	-	-	(3,153,567)
Capital contributions-local government	-	-	4,811,132	-	1,079,453	5,890,585
TOTAL CONTRIBUTIONS AND TRANSFERS	(2,256,000)	-	5,249,853	15,000	1,579,453	4,588,306
CHANGE IN NET POSITION	963,108	239,344	5,316,073	74,094	1,001,006	7,593,625
Beginning of year	(10,313,407)	(619,810)	19,544,368	820,872	6,281,234	15,713,257
End of year	\$ (9,350,299)	\$ (380,466)	\$ 24,860,441	\$ 894,966	\$ 7,282,240	\$ 23,306,882

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

COMBINING STATEMENT OF CASH FLOWS

NONMAJOR ENTERPRISE FUNDS

Year ended December 31, 2021

	EMS	Public Levee	Stormwater Enterprise	Sunflower Hills Golf Course	Stadium	Totals Nonmajor Funds
CASH FLOWS FROM OPERATING ACTIVITIES						
Receipts from customers	\$ 4,008,854	\$ 333,681	\$ 3,903,779	\$ 976,273	\$ 20,989	\$ 9,243,576
Payments to suppliers	(2,144,045)	(52,777)	(1,388,218)	(486,620)	(690,378)	(4,762,038)
Payments to employees	(5,870,967)	-	(456,389)	(318,443)	-	(6,645,799)
NET CASH FLOW FROM OPERATING ACTIVITIES	(4,006,158)	280,904	2,059,172	171,210	(669,389)	(2,164,261)
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES						
Receipts from sales taxes	7,971,589	-	-	-	-	7,971,589
Receipts from operating grants	1,309,241	-	169,079	-	192,316	1,670,636
Transfer in	-	-	1,336,288	15,000	500,000	1,851,288
Transfers out	(2,256,000)	-	(897,567)	-	-	(3,153,567)
NET CASH FLOW FROM NON-CAPITAL FINANCING ACTIVITIES	7,024,830	-	607,800	15,000	692,316	8,339,946
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES						
Principal paid on bonds	-	(230,000)	(1,211,987)	-	-	(1,441,987)
Principal paid on capital lease	(655,011)	-	-	-	-	(655,011)
Principal paid on temporary notes	-	-	(837,962)	-	-	(837,962)
Issuance of bonds	-	-	800,000	-	-	800,000
Interest paid on bonds and capital leases	(166,636)	(30,017)	(1,401,975)	-	-	(1,598,628)
Payments for debt issuance costs	-	-	(13,138)	-	-	(13,138)
Acquisition of capital assets	(312,662)	-	(479,986)	-	(8,845)	(801,493)
NET CASH FLOW FROM CAPITAL AND RELATED FINANCING ACTIVITIES	(1,134,309)	(260,017)	(3,145,048)	-	(8,845)	(4,548,219)
CASH FLOWS FROM INVESTING ACTIVITIES						
Interest on investments	54,391	3,397	166,783	2,734	(15,090)	212,215
NET CASH FLOW FROM INVESTING ACTIVITIES	54,391	3,397	166,783	2,734	(15,090)	212,215
NET INCREASE (DECREASE) IN CASH AND INVESTMENTS	1,938,754	24,284	(311,293)	188,944	(1,008)	1,839,681
CASH AND CASH EQUIVALENTS						
Beginning of year	1,596,640	419,269	2,197,227	196,405	52,143	4,461,684
End of year	\$ 3,535,394	\$ 443,553	\$ 1,885,934	\$ 385,349	\$ 51,135	\$ 6,301,365

	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)	\$ (6,154,736)	\$ 270,027	\$ 931,897	\$ 56,360	\$ (755,673)	\$ (5,652,125)
Adjustments to reconcile operating income (loss) to cash flow from operating activities						
Depreciation and amortization	1,262,254	-	986,599	96,196	133,275	2,478,324
Changes in assets and liabilities						
Accounts receivable	(30,964)	1,567	(3,622)	482	(51,418)	(83,955)
Deferred outflows - pensions	332,839	-	9,386	7,521	-	349,746
Deferred outflows - OPEB	35,286	-	2,475	1,885	-	39,646
Accrued wages and expenses	1,093,728	-	14,860	(255)	-	1,108,333
Accounts payable	(15,553)	-	(229,866)	5,262	4,427	(235,730)
Accrued vacation and sick pay	(468,357)	-	-	5,353	-	(463,004)
Due to others	-	9,310	-	-	-	9,310
Due to/from other funds	1,892	-	348,326	(485)	-	349,733
Total OPEB liability	(305,592)	-	(20,961)	(15,970)	-	(342,523)
Net pension liability	(2,405,444)	-	(79,325)	(61,191)	-	(2,545,960)
Deferred inflows - pensions	2,071,571	-	60,293	46,251	-	2,178,115
Deferred inflows - OPEB	576,918	-	39,110	29,801	-	645,829
NET CASH FROM OPERATING ACTIVITIES	\$ (4,006,158)	\$ 280,904	\$ 2,059,172	\$ 171,210	\$ (669,389)	\$ (2,164,261)
SUPPLMENTAL DISCLOSURE OF NONCASH						
CAPITAL AND RELATED FINANCING ACTIVITIES						
Capital contributions-local government	\$ -	\$ -	\$ 4,811,132	\$ -	\$ 1,079,453	\$ 5,890,585
Property, plant and equipment acquired with capital leases	-	-	-	81,266	-	81,266

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, 2021

	2020	2021			
	Actual Amounts	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
		Original	Final Amended		
OPERATING REVENUES					
Charges for services	\$ 40,629,941	\$ 43,908,500	\$ 43,097,200	\$ 45,242,303	\$ 2,145,103
Permits and licenses	205,707	336,000	321,000	786,951	465,951
Miscellaneous revenues	215,382	70,000	70,000	647,020	577,020
TOTAL OPERATING REVENUES	41,051,030	44,314,500	43,488,200	46,676,274	3,188,074
OPERATING EXPENSES					
Personnel costs	10,720,354	10,917,864	10,676,354	10,679,215	(2,861)
Contractual services	2,917,646	5,267,809	4,642,608	3,295,947	1,346,661
Commodities	4,107,089	5,767,361	5,254,962	4,386,243	868,719
Capital outlay	12,139,048	14,232,150	14,540,150	12,911,772	1,628,378
Grants, claims and shared revenue	5,733,536	6,360,771	6,361,671	6,016,223	345,448
TOTAL OPERATING EXPENSES	35,617,673	42,545,955	41,475,745	37,289,400	4,186,345
Net operating income (loss)	5,433,357	1,768,545	2,012,455	9,386,874	7,374,419
NON-OPERATING REVENUES (EXPENSES)					
Tax revenue	12,738	13,500	13,500	11,793	(1,707)
Transfers In	37	-	430,000	430,000	-
Intergovernmental	-	-	702,712	702,712	-
Interest earnings	550,492	539,000	900,000	381,491	(518,509)
Debt service	(10,037,243)	(2,055,000)	(1,958,000)	(1,901,999)	56,001
Other	-	(250,000)	(250,000)	49,430	299,430
Transfers out: debt service	(6,072,174)	(7,138,610)	(6,637,335)	(6,812,083)	(174,748)
TOTAL NON-OPERATING REVENUES (EXPENSES)	(15,546,150)	(8,891,110)	(6,799,123)	(7,138,656)	(339,533)
NET CHANGE IN UNENCUMBERED FUND BALANCE	(10,112,793)	(7,122,565)	(4,786,668)	2,248,218	7,034,886
UNENCUMBERED FUND BALANCE					
Beginning of year	21,409,823	11,297,030	11,297,030	11,297,030	-
End of year	\$ 11,297,030	\$ 4,174,465	\$ 6,510,362	\$ 13,545,248	\$ 7,034,886

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, 2021

	2020	2021			
	Actual Amounts	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
		Original	Final Amended		
OPERATING REVENUES					
Charges for service	\$ 3,766,899	\$ 4,716,879	\$ 4,066,000	\$ 4,039,819	\$ (26,181)
Miscellaneous revenues	371	2,500	10,000	6,494	(3,506)
TOTAL OPERATING REVENUES	3,767,270	4,719,379	4,076,000	4,046,313	(29,687)
OPERATING EXPENSES					
Personnel costs	4,823,396	5,937,570	6,938,690	6,964,696	(26,006)
Contractual services	619,826	827,433	949,806	949,690	116
Commodities	727,864	853,572	851,154	851,146	8
Capital outlay	1,132,293	742,000	816,000	821,647	(5,647)
Grants,claims,shared revenue	597,218	597,218	597,218	597,219	(1)
TOTAL OPERATING EXPENSES	7,900,597	8,957,793	10,152,868	10,184,398	(31,530)
Net operating income (loss)	(4,133,327)	(4,238,414)	(6,076,868)	(6,138,085)	(61,217)
NON-OPERATING REVENUES (EXPENSES)					
Tax revenue	7,016,525	6,496,292	7,731,551	7,971,589	240,038
Intergovernmental	-	-	1,309,241	1,309,241	-
Interest earnings	17,112	10,000	5,000	25,319	20,319
Transfers out	(2,256,000)	(2,256,000)	(2,256,000)	(2,256,000)	-
Other non-operating income	11,654	-	-	-	-
Other non-operating expense	-	(15,000)	(13,551)	-	13,551
TOTAL NON-OPERATING REVENUES (EXPENSES)	4,789,291	4,235,292	6,776,241	7,050,149	273,908
NET CHANGE IN UNENCUMBERED FUND BALANCE	655,964	(3,122)	699,373	912,064	212,691
UNENCUMBERED FUND BALANCE					
Beginning of year	223,037	879,001	879,001	879,001	-
End of year	\$ 879,001	\$ 875,879	\$ 1,578,374	\$ 1,791,065	\$ 212,691

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, 2021

	2020	2021			
	Actual Amounts	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
		Original	Final Amended		
OPERATING REVENUES					
Miscellaneous revenues	\$ 331,244	\$ 332,500	\$ 332,500	\$ 332,115	\$ (385)
TOTAL OPERATING REVENUES	331,244	332,500	332,500	332,115	(385)
OPERATING EXPENSES					
Contractual services	67,976	75,600	75,600	67,697	7,903
Capital outlay	-	10,000	38,680	-	38,680
Commodities	-	-	50,000	-	50,000
Grants, claims, shared revenue	-	50,000	-	-	-
TOTAL OPERATING EXPENSES	67,976	135,600	164,280	67,697	96,583
Net operating income (loss)	263,268	196,900	168,220	264,418	96,198
NON-OPERATING REVENUES (EXPENSES)					
Intergovernmental	-	-	21,237	-	(21,237)
Interest earnings	6,729	6,500	8,000	6,180	(1,820)
Transfer out: debt service	(258,040)	(258,540)	(258,540)	(258,540)	-
TOTAL NON-OPERATING REVENUES (EXPENSES)	(251,311)	(252,040)	(229,303)	(252,360)	(23,057)
NET CHANGE IN UNENCUMBERED FUND BALANCE	11,957	(55,140)	(61,083)	12,058	73,141
UNENCUMBERED FUND BALANCE					
Beginning of year	324,551	336,508	336,508	336,508	-
End of year	<u>\$ 336,508</u>	<u>\$ 281,368</u>	<u>\$ 275,425</u>	<u>\$ 348,566</u>	<u>\$ 73,141</u>

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, 2021

	2020	2021			
	Actual Amounts	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
		Original	Final Amended		
OPERATING REVENUES					
Fines, forfeitures and penalties	\$ 3,509,770	\$ 3,460,000	\$ 3,515,000	\$ 3,547,659	\$ 32,659
Miscellaneous revenues	23,547	-	600,000	13,111	(586,889)
TOTAL OPERATING REVENUES	3,533,317	3,460,000	4,115,000	3,560,770	(554,230)
OPERATING EXPENSES					
Personnel costs	346,744	437,069	692,644	471,249	221,395
Contractual services	214,080	266,650	266,650	254,002	12,648
Commodities	1,188	2,000	2,000	1,465	535
Capital outlay	1,576,117	2,150,000	2,067,800	1,313,933	753,867
Grants, claims, shared revenue	378,411	378,411	423,911	401,161	22,750
TOTAL OPERATING EXPENSES	2,516,540	3,234,130	3,453,005	2,441,810	1,011,195
Net operating income (loss)	1,016,777	225,870	661,995	1,118,960	456,965
NON-OPERATING REVENUES (EXPENSES)					
Intergovernmental	-	-	169,079	169,079	-
Interest earnings	48,193	55,000	90,000	27,392	(62,608)
Debt service	(174,394)	-	-	-	-
Transfers out: debt service	(1,729,589)	(1,855,617)	(1,699,534)	(1,738,555)	(39,021)
TOTAL NON-OPERATING REVENUES (EXPENSES)	(1,855,790)	(1,800,617)	(1,440,455)	(1,542,084)	(101,629)
NET CHANGE IN UNENCUMBERED FUND BALANCE	(839,013)	(1,574,747)	(778,460)	(423,124)	355,336
UNENCUMBERED FUND BALANCE					
Beginning of year	1,998,065	1,159,052	1,159,052	1,159,052	-
End of year	\$ 1,159,052	\$ (415,695)	\$ 380,592	\$ 735,928	\$ 355,336

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, 2021

	2020	2021			
	Actual Amounts	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
		Original	Final Amended		
OPERATING REVENUES					
Charges for service	\$ 819,476	\$ 689,464	\$ 880,800	\$ 975,791	\$ 94,991
TOTAL OPERATING REVENUES	819,476	689,464	880,800	975,791	94,991
OPERATING EXPENSES					
Personnel costs	313,181	329,631	317,967	318,188	(221)
Contractual services	235,525	229,226	323,421	323,310	111
Commodities	121,560	129,300	169,302	168,086	1,216
Capital outlay	-	22,000	93,000	72,277	20,723
TOTAL OPERATING EXPENSES	670,266	710,157	903,690	881,861	21,829
Net operating income (loss)	149,210	(20,693)	(22,890)	93,930	116,820
NON-OPERATING REVENUES (EXPENSES)					
Interest earnings	896	1,000	-	3,216	3,216
Transfers In	-	56,700	15,000	15,000	-
Other non-operating expense	-	(40,000)	(11,803)	-	11,803
TOTAL NON-OPERATING REVENUES (EXPENSES)	896	17,700	3,197	18,216	15,019
NET CHANGE IN UNENCUMBERED FUND BALANCE	150,106	(2,993)	(19,693)	112,146	131,839
UNENCUMBERED FUND BALANCE					
Beginning of year	44,919	195,025	195,025	195,025	-
End of year	<u>\$ 195,025</u>	<u>\$ 192,032</u>	<u>\$ 175,332</u>	<u>\$ 307,171</u>	<u>\$ 131,839</u>

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: STADIUM

Year ended December 31, 2021

	2020	2021			
	Actual Amounts	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
		Original	Final Amended		
OPERATING REVENUES					
Miscellaneous revenues	\$ 5,000	\$ 35,000	\$ 100,000	\$ 72,407	\$ (27,593)
TOTAL OPERATING REVENUES	<u>5,000</u>	<u>35,000</u>	<u>100,000</u>	<u>72,407</u>	<u>(27,593)</u>
OPERATING EXPENSES					
Contractual services	207,999	227,600	474,100	432,677	41,423
Commodities	200,913	300,000	335,500	261,750	73,750
Capital outlay	263,636	-	-	-	-
TOTAL OPERATING EXPENSES	<u>672,548</u>	<u>527,600</u>	<u>809,600</u>	<u>694,427</u>	<u>115,173</u>
Net operating income (loss)	<u>(667,548)</u>	<u>(492,600)</u>	<u>(709,600)</u>	<u>(622,020)</u>	<u>87,580</u>
NON-OPERATING REVENUES (EXPENSES)					
Intergovernmental	-	-	192,316	192,316	-
Interest earnings	15,491	16,000	-	5,900	5,900
Transfer in	500,000	500,000	500,000	500,000	-
Other non-operating expense	(25,363)	(50,000)	(50,000)	-	50,000
TOTAL NON-OPERATING REVENUES (EXPENSES)	<u>490,128</u>	<u>466,000</u>	<u>642,316</u>	<u>698,216</u>	<u>55,900</u>
NET CHANGE IN UNENCUMBERED FUND BALANCE	<u>(177,420)</u>	<u>(26,600)</u>	<u>(67,284)</u>	<u>76,196</u>	<u>143,480</u>
UNENCUMBERED FUND BALANCE					
Beginning of year	2,470,053	2,292,633	2,292,633	2,292,633	-
End of year	<u>\$ 2,292,633</u>	<u>\$ 2,266,033</u>	<u>\$ 2,225,349</u>	<u>\$ 2,368,829</u>	<u>\$ 143,480</u>



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**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, 2021

	Workers'	Self-Insured	Cafeteria		Totals
	Compensation	Health Care	Plan	Fleet	Internal
			(Section 125)		Service
ASSETS					
Cash and investments	\$ -	\$ -	\$ 203,443	\$ 703,283	\$ 906,726
Restricted cash	5,109,451	5,112,844	-	-	10,222,295
Accounts receivable	-	784,161	115	123,123	907,399
TOTAL ASSETS	\$ 5,109,451	\$ 5,897,005	\$ 203,558	\$ 826,406	\$ 12,036,420
LIABILITIES					
CURRENT LIABILITIES					
Accounts payable	\$ 15,641	\$ 364,050	\$ -	\$ 100,563	\$ 480,254
Accrued wages and other	-	-	-	50,129	50,129
Due to other funds	-	151,606	-	-	151,606
Due to others	-	96,928	-	-	96,928
Claims incurred but not reported	1,171,908	3,569,000	-	-	4,740,908
Total current liabilities	1,187,549	4,181,584	-	150,692	5,519,825
LONG-TERM LIABILITIES					
Claims incurred but not reported	2,206,092	-	-	-	2,206,092
Total long-term liabilities	2,206,092	-	-	-	2,206,092
TOTAL LIABILITIES	3,393,641	4,181,584	-	150,692	7,725,917
NET POSITION					
Net position	\$ 1,715,810	\$ 1,715,421	\$ 203,558	\$ 675,714	\$ 4,310,503

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

ALL INTERNAL SERVICE FUNDS Year ended December 31, 2021

	Workers' Compensation	Self-Insured Health Care	Cafeteria Plan (Section 125)	Fleet	Totals Internal Service
OPERATING REVENUES					
Miscellaneous revenues	\$ 3,333,747	\$ 37,640,716	\$ 193,944	\$ 5,608,793	\$ 46,777,200
Reimbursements	1,579,087	4,770,674	-	80,689	6,430,450
TOTAL OPERATING REVENUES	4,912,834	42,411,390	193,944	5,689,482	53,207,650
OPERATING EXPENSES					
Cost of sales and service	1,966,511	40,022,605	195,852	5,595,195	47,780,163
TOTAL OPERATING EXPENSES	1,966,511	40,022,605	195,852	5,595,195	47,780,163
Net operating income (loss)	2,946,323	2,388,785	(1,908)	94,287	5,427,487
NON-OPERATING REVENUE					
Interest income	-	6,215	-	-	6,215
TOTAL NON-OPERATING REVENUES	-	6,215	-	-	6,215
Income (loss) before transfers	2,946,323	2,395,000	(1,908)	94,287	5,433,702
Transfers in	-	-	-	347,637	347,637
NET INCOME (LOSS)	2,946,323	2,395,000	(1,908)	441,924	5,781,339
NET POSITON					
Beginning of year	(1,230,513)	(679,579)	205,466	233,790	(1,470,836)
End of year	\$ 1,715,810	\$ 1,715,421	\$ 203,558	\$ 675,714	\$ 4,310,503

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

COMBINING STATEMENT OF CASH FLOWS

INTERNAL SERVICE FUNDS

Year ended December 31, 2021

	Workers'	Self-Insured	Cafeteria		Totals
	Compensation	Health Care	Plan	Fleet	2021
	(Section 125)				
CASH FLOWS FROM OPERATING					
ACTIVITIES					
Receipts from customers	\$ 4,912,834	\$ 42,723,996	\$ 193,944	\$ 5,689,482	\$ 53,520,256
Payments to employees and suppliers	(3,842,870)	(39,123,199)	(195,851)	(5,444,503)	(48,606,423)
NET CASH FLOWS FROM					
OPERATING ACTIVITIES	1,069,964	3,600,797	(1,907)	244,979	4,913,833
CASH FLOWS FROM NON-CAPITAL					
FINANCING ACTIVITIES:					
Transfer in	-	-	-	347,637	347,637
NET CASH FLOW FROM NON-CAPITAL					
FINANCING ACTIVITIES	-	-	-	347,637	347,637
CASH FLOWS FROM INVESTING					
ACTIVITIES:					
Interest on investments	-	6,215	-	-	6,215
NET CASH FLOW FROM					
INVESTING ACTIVITIES	-	6,215	-	-	6,215
NET INCREASE (DECREASE) IN					
CASH AND CASH EQUIVALENTS	1,069,964	3,607,012	(1,907)	592,616	5,267,685
CASH AND CASH EQUIVALENTS					
Beginning of year	4,039,487	1,505,832	205,350	110,667	5,861,336
End of year	\$ 5,109,451	\$ 5,112,844	\$ 203,443	\$ 703,283	\$ 11,129,021
RECONCILIATION OF OPERATING INCOME					
TO CASH FLOWS FROM OPERATING ACTIVITIES					
Operating income (loss)	\$ 2,946,323	\$ 2,388,785	\$ (1,908)	\$ 94,287	\$ 5,427,487
Changes in assets and liabilities					
Accounts receivable	-	312,606	1	-	\$ 312,607
Accounts payable	15,641	176,870	-	100,563	293,074
Claims incurred	(1,892,000)	770,000	-	-	(1,122,000)
Accrued wages and other	-	-	-	50,129	50,129
Due to others	-	59,322	-	-	59,322
Due to other funds	-	(106,786)	-	-	(106,786)
	\$ 1,069,964	\$ 3,600,797	\$ (1,907)	\$ 244,979	\$ 4,913,833

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 custodial 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, 2021

	Custodial	Fire Insurance Proceeds	Sheriff	Tax Collection	Tax Distribution	Totals Custodial
ASSETS						
Restricted cash	172,006	372,386	26,337	155,272,327	17,423	155,860,479
Accounts receivable	-	-	-	518,676	-	518,676
TOTAL ASSETS	\$ 172,006	\$ 372,386	\$ 26,337	\$ 155,791,003	\$ 17,423	\$ 156,379,155
LIABILITIES						
Accounts payable	\$ 55,390	\$ -	\$ -	\$ -	\$ -	\$ 55,390
Due to other governments	-	-	-	155,791,003	17,423	155,808,426
TOTAL LIABILITIES	55,390	-	-	155,791,003	17,423	155,863,816
NET POSITION						
Restricted for individuals, organizations and other governments	116,616	372,386	26,337	-	-	515,339
TOTAL NET POSITION	\$ 116,616	\$ 372,386	\$ 26,337	\$ -	\$ -	\$ 515,339

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

COMBINING STATEMENT OF CHANGES IN
FIDUCIARY NET POSITION

CUSTODIAL FUNDS

Year ended December 31, 2021

	Custodial	Fire Insurance Proceeds	Sheriff	Tax Collection	Tax Distribution	Totals Custodial
ADDITION						
Property tax collections for other governments	\$ -	\$ -	\$ -	\$ 302,008,934	\$ 154,713,904	\$ 456,722,838
Miscellaneous revenues	654,463	216,159	1,362,966	-	-	2,233,588
TOTAL ADDITIONS	654,463	216,159	1,362,966	302,008,934	154,713,904	458,956,426
DEDUCTIONS						
Payments to individuals	685,135	116,390	1,460,022	-	-	2,261,547
Payments of property tax to other governments	-	-	-	302,008,934	154,713,904	456,722,838
TOTAL DEDUCTIONS	685,135	116,390	1,460,022	302,008,934	154,713,904	458,984,385
NET INCREASE (DECREASE) IN FIDUCIARY NET POSITION	(30,672)	99,769	(97,056)	-	-	(27,959)
NET POSITION						
Beginning of year	147,288	272,617	123,393	-	-	543,298
End of year	\$ 116,616	\$ 372,386	\$ 26,337	\$ -	\$ -	\$ 515,339



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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.

176 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.

188 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.

197 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.

205 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.

207 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.

Unified Government of Wyandotte County and Kansas City, Kansas

STATISTICAL TABLE 1

NET POSITION BY COMPONENT

Last Ten Fiscal Years

(Accrual Basis of Accounting)

	2012	2013	2014	2015	2016
Governmental activities					
Net investments in capital assets	\$ 229,277,747	\$ 240,297,777	\$ 225,110,072	\$ 218,839,753	\$ 225,611,496
Restricted	52,449,466	54,073,195	50,125,523	79,616,230	84,133,876
Unrestricted	(131,703,070)	(203,472,943)	(192,652,386)	(354,048,111)	(353,178,248)
Total governmental activities net position	<u>\$ 150,024,143</u>	<u>\$ 90,898,029</u>	<u>\$ 82,583,209</u>	<u>\$ (55,592,128)</u>	<u>\$ (43,432,876)</u>
Business-type activities					
Net investments in capital assets	\$ 428,738,821	\$ 423,372,753	\$ 429,605,573	\$ 432,030,655	\$ 471,942,667
Restricted	69,552,333	48,963,655	28,935,418	24,783,759	25,717,935
Unrestricted	2,992,459	32,521,978	54,496,015	69,117,940	42,417,360
Total business-type activities net position	<u>\$ 501,283,613</u>	<u>\$ 504,858,386</u>	<u>\$ 513,037,006</u>	<u>\$ 525,932,354</u>	<u>\$ 540,077,962</u>
Primary government					
Net investments in capital assets	\$ 658,016,568	\$ 663,670,530	\$ 654,715,645	\$ 650,870,408	\$ 697,554,163
Restricted	122,001,799	103,036,850	79,060,941	104,399,989	109,851,811
Unrestricted	(128,710,611)	(170,950,965)	(138,156,371)	(284,930,171)	(310,760,888)
Total primary government net position	<u>\$ 651,307,756</u>	<u>\$ 595,756,415</u>	<u>\$ 595,620,215</u>	<u>\$ 470,340,226</u>	<u>\$ 496,645,086</u>

Unified Government of Wyandotte County and Kansas City, Kansas

STATISTICAL TABLE 1

NET POSITION BY COMPONENT

Last Ten Fiscal Years

(Accrual Basis of Accounting)

	2017	2018	2019	2020	2021
Governmental activities					
Net investments in capital assets	\$ 226,298,253	\$ 249,395,151	\$ 268,860,822	\$ 259,603,942	\$ 265,518,821
Restricted	74,886,254	86,512,929	85,808,095	81,555,519	76,870,648
Unrestricted	(315,942,908)	(338,402,058)	(339,257,317)	(343,500,700)	(343,298,277)
Total governmental activities net position	<u>\$ (14,758,401)</u>	<u>\$ (2,493,978)</u>	<u>\$ 15,411,600</u>	<u>\$ (2,341,239)</u>	<u>\$ (908,808)</u>
Business-type activities					
Net investments in capital assets	\$ 488,707,860	\$ 499,366,603	\$ 509,282,358	\$ 485,462,592	\$ 534,145,757
Restricted	25,954,674	49,511,293	26,735,699	31,293,134	24,343,798
Unrestricted	45,185,221	(4,798,090)	9,343,625	63,563,603	79,584,514
Total business-type activities net position	<u>\$ 559,847,755</u>	<u>\$ 544,079,806</u>	<u>\$ 545,361,682</u>	<u>\$ 580,319,329</u>	<u>\$ 638,074,069</u>
Primary government					
Net investments in capital assets	\$ 715,006,113	\$ 748,761,754	\$ 778,143,180	\$ 745,066,534	\$ 799,664,578
Restricted	100,840,928	136,024,222	112,543,794	112,848,653	101,214,446
Unrestricted	(270,757,687)	(343,200,148)	(329,913,692)	(279,937,097)	(263,713,763)
Total primary government net position	<u>\$ 545,089,354</u>	<u>\$ 541,585,828</u>	<u>\$ 560,773,282</u>	<u>\$ 577,978,090</u>	<u>\$ 637,165,261</u>

Unified Government of Wyandotte County and Kansas City, Kansas

STATISTICAL TABLE 2

CHANGES IN NET POSITION

Last Ten Fiscal Years

(Accrual Basis of Accounting)

	2012	2013	2014	2015	2016
Expenses					
Governmental activities:					
General government	\$ 26,520,320	\$ 30,174,513	\$ 29,291,061	\$ 28,081,551	\$ 31,250,339
Public safety	130,719,941	139,770,779	139,643,321	134,877,172	139,151,974
Public works	77,746,268	66,930,633	68,859,206	76,009,713	62,108,387
Health and welfare	14,062,319	13,282,130	13,382,429	13,069,750	15,530,414
Parks and recreation	5,263,063	5,914,099	5,673,770	5,556,053	5,967,847
Planning and development	26,627,128	98,996,868	52,390,674	67,407,166	45,154,673
Interest on long-term debt	21,701,853	21,087,848	20,301,957	20,104,585	20,602,274
Total governmental activities expenses	<u>\$ 302,640,892</u>	<u>\$ 376,156,870</u>	<u>\$ 329,542,418</u>	<u>\$ 345,105,990</u>	<u>\$ 319,765,908</u>
Business-type activities:					
Electric and Water systems	\$ 256,465,888	\$ 250,339,905	\$ 271,053,725	\$ 273,413,456	\$ 270,044,786
Public levee	1,162,015	282,208	3,000,572	211,632	190,179
EMS	7,392,927	8,209,082	7,219,336	7,218,816	7,266,969
Stormwater	1,512,216	2,566,832	2,715,369	2,908,812	2,831,245
Sewer system	22,012,623	25,489,647	25,285,207	23,147,910	25,676,909
Sunflower Hills golf course	825,125	810,075	784,808	719,991	757,028
Stadium	-	-	534,030	552,003	742,200
Total business-type activities expenses	<u>\$ 289,370,794</u>	<u>\$ 287,697,749</u>	<u>\$ 310,593,047</u>	<u>\$ 308,172,620</u>	<u>\$ 307,509,316</u>
 Total primary government expenses	<u>\$ 592,011,686</u>	<u>\$ 663,854,619</u>	<u>\$ 640,135,465</u>	<u>\$ 653,278,610</u>	<u>\$ 627,275,224</u>
 Program Revenues					
Charges for services:					
General government	\$ 3,579,602	\$ 3,462,929	\$ 3,326,556	\$ 4,962,124	\$ 5,802,345
Public safety	8,744,676	7,409,484	7,366,395	7,640,286	5,702,180
Public works	8,614,203	8,082,739	9,083,896	9,175,237	8,828,774
Health and welfare	706,109	790,631	635,196	736,527	711,645
Parks and recreation	547,780	559,687	603,504	625,328	618,126
Planning and development	4,480,536	4,742,195	4,473,996	6,673,326	5,792,374
Operating grants and contributions:					
General government	1,449,387	1,166,459	1,165,087	1,263,590	1,172,971
Public safety	6,761,464	6,165,685	6,090,741	5,700,271	3,845,781
Public works	8,766,393	7,875,791	7,813,656	8,194,694	12,394,593
Health and welfare	7,260,100	6,780,351	6,933,040	6,824,396	7,047,909
Parks and recreation	10,000	-	0	-	41,835
Planning and development	8,881,541	49,748,299	42,916,513	54,585,186	26,439,262
Interest on long-term debt	1,141,970	640,848	624,583	604,126	594,493
Capital grants and contributions:					
Public works	0	-	428,954	241,773	358,375
Public safety	273,032	5,081,790	199,841	336,597	595,000
Planning and development	1,009,906	444,495	449,878	383,781	404,275
Total governmental activities program revenues	<u>\$ 62,226,699</u>	<u>\$ 102,951,383</u>	<u>\$ 92,111,836</u>	<u>\$ 107,947,242</u>	<u>\$ 80,349,938</u>
Business-type activities:					
Charges for services:					
Electric and Water systems	\$ 261,315,976	\$ 260,084,320	\$ 311,540,386	\$ 303,124,272	\$ 301,043,289
EMS	4,589,845	4,419,792	4,453,260	4,697,399	4,662,102
Public Levee	820,070	562,467	411,244	327,058	327,878
Stormwater	3,429,547	3,329,932	3,351,672	3,613,029	3,405,211
Sewer system	23,633,571	23,758,894	26,621,867	28,979,670	32,224,143
Sunflower Hill golf course	707,015	605,497	587,539	588,922	584,356
Stadium	-	-	-	216,345	7,448,809
Operating grants and contributions:					
Sewer system	-	-	-	-	-
EMS	-	-	-	-	-
Stormwater	-	-	-	-	-
Stadium	-	-	-	-	-
Capital grants and contributions:					
Electric and Water systems	130,878	234,557	206,722	951,950	230,046
Sewer system	192,083	23,480	9,840	-	-
Stadium	-	-	1,652,630	-	-
Total business-type activities program revenues	<u>294,818,985</u>	<u>293,018,939</u>	<u>348,835,160</u>	<u>342,498,645</u>	<u>349,925,834</u>
Total primary government program revenues	<u>\$ 357,045,684</u>	<u>\$ 395,970,322</u>	<u>\$ 440,946,996</u>	<u>\$ 450,445,887</u>	<u>\$ 430,275,772</u>
 Net (Expense)/Revenue					
Governmental activities	\$ (240,414,193)	\$ (273,205,487)	\$ (237,430,582)	\$ (237,158,748)	\$ (239,415,970)
Business-type activities	5,448,191	5,321,190	38,242,113	34,326,025	42,416,518
Total primary government net expense	<u>\$ (234,966,002)</u>	<u>\$ (267,884,297)</u>	<u>\$ (199,188,469)</u>	<u>\$ (202,832,723)</u>	<u>\$ (196,999,452)</u>

Unified Government of Wyandotte County and Kansas City, Kansas

STATISTICAL TABLE 2

CHANGES IN NET POSITION

Last Ten Fiscal Years

(Accrual Basis of Accounting)

	2017	2018	2019	2020	2021
Expenses					
Governmental activities:					
General government	\$ 30,324,399	\$ 30,447,281	\$ 32,947,428	\$ 46,081,807	\$ 51,105,899
Public safety	139,866,477	145,559,280	156,717,467	168,659,170	173,450,714
Public works	65,534,985	64,795,863	67,665,978	71,655,700	65,973,222
Health and welfare	14,957,543	13,880,444	13,650,191	19,560,456	27,011,034
Parks and recreation	7,448,621	7,828,508	8,098,363	7,477,837	8,886,854
Planning and development	24,245,427	24,699,526	21,875,540	20,881,157	30,562,069
Interest on long-term debt	20,321,679	25,531,319	24,183,534	23,537,202	19,055,772
Total governmental activities expenses	\$ 302,699,131	\$ 312,742,221	\$ 325,138,501	\$ 357,853,329	\$ 376,045,564
Business-type activities:					
Electric and Water systems	\$ 273,413,258	\$ 284,157,531	\$ 290,019,817	\$ 271,085,996	\$ 284,436,297
Public levee	113,519	108,483	107,781	102,929	96,167
EMS	10,132,328	10,201,350	10,305,994	9,364,828	10,361,190
Stormwater	2,006,057	3,570,892	3,036,743	4,012,266	3,790,095
Sewer system	28,894,047	35,149,846	34,645,993	32,882,275	31,296,078
Sunflower Hills golf course	782,958	824,759	720,099	790,063	919,431
Stadium	528,497	578,167	726,746	601,415	828,080
Total business-type activities expenses	\$ 315,870,664	\$ 334,591,028	\$ 339,563,173	\$ 318,839,772	\$ 331,727,338
Total primary government expenses	\$ 618,569,795	\$ 647,333,249	\$ 664,701,674	\$ 676,693,101	\$ 707,772,902
Program Revenues					
Charges for services:					
General government	\$ 5,014,382	\$ 6,619,097	\$ 7,409,086	\$ 7,590,719	\$ 11,569,789
Public safety	5,679,690	5,856,608	5,452,967	3,567,931	3,632,334
Public works	9,489,049	9,638,427	9,666,478	9,147,363	9,661,213
Health and welfare	868,595	403,803	356,524	166,866	797,364
Parks and recreation	616,285	618,120	537,007	495,328	765,715
Planning and development	4,975,089	4,927,775	4,746,603	4,554,870	4,904,724
Operating grants and contributions:					
General government	1,198,765	2,450,678	2,175,369	11,590,656	1,410,501
Public safety	3,814,692	2,536,718	5,492,653	12,316,017	35,920,243
Public works	8,893,059	8,619,522	9,136,570	12,520,109	9,368,383
Health and welfare	6,400,927	6,629,010	6,583,572	18,548,633	12,908,179
Parks and recreation	20,000	46,096	-	401,048	1,272,207
Planning and development	4,489,930	4,054,685	4,602,526	4,833,154	5,935,441
Interest on long-term debt	608,384	637,748	611,247	399,224	117,540
Capital grants and contributions:					
Public works	25,086	37,700	-	-	4,906,884
Public safety	0	85,000	-	-	-
Planning and development	353,008	1,253,471	1,048,386	1,210,483	933,873
Total governmental activities program revenues	\$ 52,446,941	\$ 54,414,458	\$ 57,818,988	\$ 87,342,401	\$ 104,104,390
Business-type activities:					
Charges for services:					
Electric and Water systems	\$ 317,306,293	\$ 355,792,700	\$ 337,165,553	\$ 317,891,727	\$ 349,364,924
EMS	4,275,169	4,785,597	4,508,964	3,778,553	4,039,818
Public Levee	328,708	329,544	330,389	331,243	332,114
Stormwater	3,453,630	3,467,149	3,491,246	3,509,770	3,559,075
Sewer system	32,810,512	34,435,053	35,083,358	36,444,432	41,471,826
Sunflower Hill golf course	637,721	646,631	662,945	819,475	975,791
Stadium	116,390	197,628	152,604	5,000	72,407
Operating grants and contributions:					
Sewer system	-	-	-	-	\$ 702,712
EMS	-	-	-	-	1,309,241
Stormwater	-	-	-	-	169,079
Stadium	-	-	-	-	192,316
Capital grants and contributions:					
Electric and Water systems	220,273	-	326,924	1,075,471	952,442
Sewer system	-	-	-	-	-
Stadium	-	-	-	-	-
Total business-type activities program revenues	359,148,696	399,654,302	381,721,983	363,855,671	403,141,745
Total primary government program revenues	\$ 411,595,637	\$ 454,068,760	\$ 439,540,971	\$ 451,198,072	\$ 507,246,135
Net (Expense)/Revenue					
Governmental activities	\$ (250,252,190)	\$ (258,327,763)	\$ (267,319,513)	\$ (270,510,928)	\$ (271,941,174)
Business-type activities	43,278,032	65,063,274	42,158,810	45,015,899	71,414,407
Total primary government net expense	\$ (206,974,158)	\$ (193,264,489)	\$ (225,160,703)	\$ (225,495,029)	\$ (200,526,767)

Unified Government of Wyandotte County and Kansas City, Kansas

TABLE 2 (continued)

CHANGES IN NET POSITION - continued

Last Ten Fiscal Years

(Accrual Basis of Accounting)

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
General Revenues and Other Changes in Net Position					
Governmental activities:					
Property taxes	\$ 95,535,842	\$ 98,079,667	\$ 101,248,029	\$ 104,289,273	\$ 105,929,939
Sales taxes	63,279,907	70,525,816	68,045,425	72,404,103	73,902,389
Franchise taxes	35,690,760	35,723,504	8,864,600	8,725,685	8,979,443
Other taxes	4,578,991	5,207,238	5,213,943	5,836,065	5,696,014
Transient guest tax	863,194	947,220	1,060,048	1,185,040	1,763,133
Unrestricted investment earnings	3,720,098	3,735,731	4,208,123	3,914,400	3,977,930
Miscellaneous	5,518,890	6,189,071	6,314,299	9,422,352	16,595,349
Special Item	-	-	-	-	-
Transfers	6,753,348	357,252	34,161,295	35,768,078	34,731,025
Total governmental activities	<u>\$ 215,941,030</u>	<u>\$ 220,765,499</u>	<u>\$ 229,115,762</u>	<u>\$ 241,544,996</u>	<u>\$ 251,575,222</u>
Business-type activities:					
Sales taxes	\$ 4,218,676	\$ 4,506,987	\$ 4,727,470	\$ 5,022,869	\$ 5,985,525
Other taxes	-	-	-	-	-
Unrestricted investment earnings	303,875	402,792	329,018	542,002	611,090
Miscellaneous	849,052	387,487	(958,686)	847,764	(136,500)
Transfers	(6,753,348)	(357,252)	(34,161,295)	(35,768,078)	(34,731,025)
Total business-type activities	<u>\$ (1,381,745)</u>	<u>\$ 4,940,014</u>	<u>\$ (30,063,493)</u>	<u>\$ (29,355,443)</u>	<u>\$ (28,270,910)</u>
Total primary government	<u>\$ 214,559,285</u>	<u>\$ 225,705,513</u>	<u>\$ 199,052,269</u>	<u>\$ 212,189,553</u>	<u>\$ 223,304,312</u>
Change in Net Position					
Government activities					
Changes in Net Position	\$ (24,473,163)	\$ (52,439,988)	\$ (8,314,820)	\$ 4,386,248	\$ 12,159,252
Net Position-Beginning of year	156,043,216	150,024,143	90,898,029	82,583,209	(55,592,128)
Prior period adjustment	18,454,090	(6,686,126)	0	(142,561,585)	-
Total governmental activities	<u>\$ 150,024,143</u>	<u>\$ 90,898,029</u>	<u>\$ 82,583,209</u>	<u>\$ (55,592,128)</u>	<u>\$ (43,432,876)</u>
Business-type activities					
Changes in Net Position	\$ 4,066,446	\$ 10,261,204	\$ 8,178,620	\$ 4,970,582	\$ 14,145,608
Net Position-Beginning of year	497,217,167	501,283,613	504,858,386	513,037,006	525,932,354
Prior period adjustment	-	(6,686,431)	-	7,924,766	-
	<u>\$ 501,283,613</u>	<u>\$ 504,858,386</u>	<u>\$ 513,037,006</u>	<u>\$ 525,932,354</u>	<u>\$ 540,077,962</u>
Net Position:					
Total primary government	<u>\$ 651,307,756</u>	<u>\$ 595,756,415</u>	<u>\$ 595,620,215</u>	<u>\$ 470,340,226</u>	<u>\$ 496,645,086</u>

Unified Government of Wyandotte County and Kansas City, Kansas

TABLE 2 (continued)

CHANGES IN NET POSITION - continued

Last Ten Fiscal Years

(Accrual Basis of Accounting)

	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
General Revenues and Other Changes in Net Position					
Governmental activities:					
Property taxes	\$110,469,527	\$ 110,743,951	\$ 115,943,989	\$ 118,166,137	\$ 127,351,048
Sales taxes	73,524,198	74,255,486	75,426,327	76,885,685	88,112,826
Franchise taxes	9,664,207	10,001,733	9,868,997	9,705,600	9,958,685
Other taxes	5,470,819	5,706,705	5,897,243	4,205,024	5,058,376
Transient guest tax	3,751,538	3,945,813	5,647,608	2,859,491	4,660,106
Unrestricted investment earnings	5,775,143	8,320,182	11,303,414	9,649,746	5,125,105
Miscellaneous	11,309,618	14,601,298	8,509,622	12,921,713	9,764,718
Special Item	-	-	-	-	-
Transfers	34,431,779	46,060,258	52,627,891	18,364,693	23,342,741
Total governmental activities	<u>\$ 254,396,829</u>	<u>\$ 273,635,426</u>	<u>\$ 285,225,091</u>	<u>\$ 252,758,089</u>	<u>\$ 273,373,605</u>
Business-type activities:					
Sales taxes	\$ 6,236,128	\$ 6,927,197	\$ 7,069,412	\$ 7,007,328	\$ 8,176,848
Other taxes	-	1,014	1,161	1,348	-
Unrestricted investment earnings	893,377	1,014,204	1,848,963	1,082,715	847,716
Miscellaneous	1,745,278	2,488,071	2,831,421	215,050	658,510
Transfers	(34,431,779)	(46,060,258)	(52,627,891)	(18,364,693)	(23,342,741)
Total business-type activities	<u>\$ (25,556,996)</u>	<u>\$ (35,629,772)</u>	<u>\$ (40,876,934)</u>	<u>\$ (10,058,252)</u>	<u>\$ (13,659,667)</u>
Total primary government	<u>\$ 228,839,833</u>	<u>\$ 238,005,654</u>	<u>\$ 244,348,157</u>	<u>\$ 242,699,837</u>	<u>\$ 259,713,938</u>
Change in Net Position					
Government activities					
Changes in Net Position	\$ 4,144,639	\$ 15,307,663	\$ 17,905,578	\$ (17,752,839)	\$ 1,432,431
Net Position-Beginning of year	(43,432,876)	(14,758,401)	(2,493,978)	15,411,600	(2,341,239)
Prior period adjustment	24,529,836	(3,043,240)	-	-	-
Total governmental activities	<u>\$ (14,758,401)</u>	<u>\$ (2,493,978)</u>	<u>\$ 15,411,600</u>	<u>\$ (2,341,239)</u>	<u>\$ (908,808)</u>
Business-type activities					
Changes in Net Position	\$ 17,721,036	\$ 29,433,502	\$ 1,281,876	\$ 34,957,647	\$ 57,754,740
Net Position-Beginning of year	540,077,962	559,847,755	544,079,806	545,361,682	580,319,329
Prior period adjustment	2,048,757	(45,201,451)	-	-	-
	<u>\$ 559,847,755</u>	<u>\$ 544,079,806</u>	<u>\$ 545,361,682</u>	<u>\$ 580,319,329</u>	<u>\$ 638,074,069</u>
Net Position:					
Total primary government	<u>\$ 545,089,354</u>	<u>\$ 541,585,828</u>	<u>\$ 560,773,282</u>	<u>\$ 577,978,090</u>	<u>\$ 637,165,261</u>

Unified Government of Wyandotte County and Kansas City, Kansas

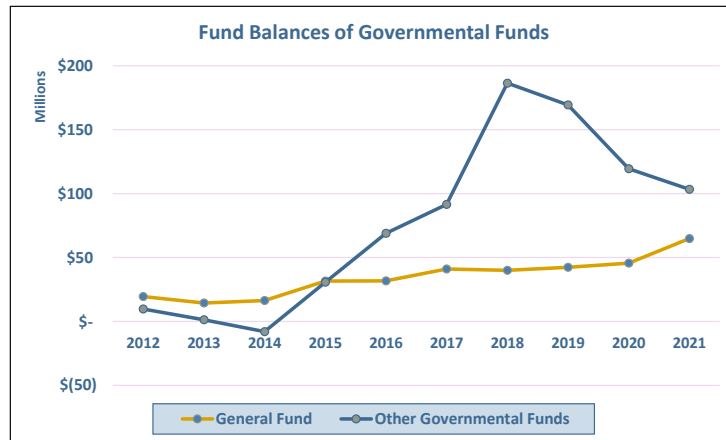
STATISTICAL TABLE 3

FUND BALANCES OF GOVERNMENTAL FUNDS

Last Ten Fiscal Years

(Modified Accrual Basis of Accounting)

	2012	2013	2014	2015	2016
General Fund					
Restricted	751,740	\$ 463,243	\$ 216,347	\$ 95,443	\$ 95,443
Committed	560,204	493,012	495,470	854,812	-
Assigned	1,629,346	1,019,593	891,422	2,912,722	3,933,271
Unassigned	16,527,952	12,434,668	14,775,610	27,726,681	27,696,778
Total General Fund	\$ 19,469,242	\$ 14,410,516	\$ 16,378,849	\$ 31,589,658	\$ 31,725,492
<i>Percent Change</i>	36.0%	-26.0%	13.7%	92.9%	0.4%
All Other Governmental Funds					
Unspendable	\$ -	\$ -	\$ -	\$ -	5,440,000
Restricted	24,322,105	23,432,723	30,200,148	33,152,395	56,585,544
Committed	832,686	746,929	870,220	1,284,274	2,375,319
Assigned	-	-	-	-	5,139,085.00
Unassigned	(15,375,811)	(22,852,322)	(39,026,757)	(3,685,239)	(580,379)
Total all Other Governmental Funds	\$ 9,778,980	\$ 1,327,330	\$ (7,956,389)	\$ 30,751,430	\$ 68,959,569
<i>Percent Change</i>	-36.9%	-86.4%	-699.4%	-486.5%	124.2%



Unified Government of Wyandotte County and Kansas City, Kansas

STATISTICAL TABLE 3

FUND BALANCES OF GOVERNMENTAL FUNDS

Last Ten Fiscal Years

(Modified Accrual Basis of Accounting)

	2017	2018	2019	2020	2021
General Fund					
Restricted	\$ 95,443	\$ 95,443	\$ 95,443	\$ 95,443	\$ 95,443
Committed	-	-	-	-	-
Assigned	4,069,920	5,503,779	4,471,574	4,581,051	5,101,326
Unassigned	36,791,489	34,389,662	37,790,094	40,977,190	59,674,181
Total General Fund	\$ 40,956,852	\$ 39,988,884	\$ 42,357,111	\$ 45,653,684	\$ 64,870,950
Percent Change	29.1%	-2.4%	5.9%	7.8%	42.1%
All Other Governmental Funds					
Unspendable	\$ -	\$ -	\$ -	\$ -	\$ -
Restricted	82,163,570	177,686,051	159,458,737	111,530,473	100,394,684
Committed	4,767,100	7,174,790	8,447,866	7,301,660	5,151,945
Assigned	\$ 5,139,085	2,282,700	2,282,700	2,044,568	1,742,931
Unassigned	(561,299)	(683,485)	(850,823)	(1,385,100)	(3,869,182)
Total all Other Governmental Funds	\$ 91,508,456	\$ 186,460,056	\$ 169,338,480	\$ 119,491,601	\$ 103,420,378
Percent Change	32.7%	103.8%	-9.2%	-29.4%	-13.4%

Unified Government of Wyandotte County and Kansas City, Kansas

STATISTICAL TABLE 4

**CHANGES IN FUND BALANCES OF
GOVERNMENTAL FUNDS**

Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
Revenues					
Taxes	\$ 203,060,631	\$ 213,987,743	\$ 187,942,513	\$ 196,028,207	\$ 195,524,823
Intergovernmental	75,634,063	73,041,064	68,394,097	68,927,599	54,416,579
Charges for services	15,150,279	13,961,482	14,568,677	14,786,758	13,782,849
Fines and forfeits	6,689,618	6,394,593	6,506,682	9,152,902	7,535,348
Interest Income	3,434,181	2,403,089	2,952,884	2,855,537	2,803,724
Licenses and permits	2,427,042	2,153,260	2,113,904	2,404,850	2,628,059
Other	5,463,389	6,524,015	7,006,594	9,227,352	16,568,721
Total revenues	<u>\$ 311,859,203</u>	<u>\$ 318,465,246</u>	<u>\$ 289,485,351</u>	<u>\$ 303,383,205</u>	<u>\$ 293,260,103</u>
Expenditures					
General government	\$ 25,438,838	\$ 27,464,803	\$ 28,005,977	\$ 27,126,153	\$ 29,159,365
Public works	36,957,012	38,281,756	36,197,992	35,654,979	36,652,852
Public Safety	110,745,870	117,976,588	121,921,445	118,496,129	117,167,080
Judicial	10,691,287	11,107,499	11,675,911	11,169,082	11,468,010
Health and welfare	13,717,453	12,926,519	13,046,661	12,774,870	15,154,463
Planning and Development	18,684,758	97,172,857	49,041,064	53,036,380	35,909,445
Parks & Recreation	4,829,493	5,344,765	5,378,681	5,301,110	5,550,802
Debt service:					
Principal	100,377,297	35,685,991	58,072,200	43,995,575	46,828,716
Interest and fiscal charges	17,259,860	17,691,040	19,578,924	20,190,883	20,083,466
Other	1,411,665	1,654,868	2,027,194	1,957,418	1,456,590
Capital outlay	44,431,302	56,362,001	40,420,549	51,792,280	44,458,150
Total expenditures	<u>\$ 384,544,835</u>	<u>\$ 421,668,687</u>	<u>\$ 385,366,598</u>	<u>\$ 381,494,859</u>	<u>\$ 363,888,939</u>
Other financing sources (uses)					
Transfers from other funds	\$ 19,368,689	\$ 22,411,872	\$ 63,326,708	\$ 53,266,795	\$ 59,753,898
Transfers to other funds	(6,566,178)	(12,047,890)	(19,084,860)	(11,777,041)	(20,120,797)
Proceeds from issuance of bonds	23,372,439	75,796,868	20,960,944	68,872,912	30,930,000
Discount from issuance of bonds	(60,111)	-	-	(579,274)	-
Proceeds from refunding bonds	12,785,000	8,455,000	19,566,000	16,800,000	31,139,046
Proceeds from sale of assets	600,955	284,015	30,734	18,619,010	182,608
Proceeds from sale of land	-	-	-	-	-
Proceeds from capital lease	591,748	2,377,527	1,523,629	1,720,103	2,873,264
Issuance of notes payable	-	-	-	-	-
Premium from issuance of bonds	1,465,660	422,930	465,722	1,361,927	1,656,531
Premium from issuance of refunding bonds	-	1,307,618	1,776,984	3,039,776	2,558,259
Payment to refunding bond escrow agent	-	(9,314,875)	-	(19,293,926)	-
Total other financing sources (uses)	<u>\$ 51,558,202</u>	<u>\$ 89,693,065</u>	<u>\$ 88,565,861</u>	<u>\$ 132,030,282</u>	<u>\$ 108,972,809</u>
Net change in fund balances	\$ (21,127,430)	\$ (13,510,376)	\$ (7,315,386)	\$ 53,918,628	\$ 38,343,973
Total expenditures	\$ 384,544,835	\$ 421,668,687	\$ 385,366,598	\$ 381,494,859	\$ 363,888,939
Capital outlay from recon GAAP to Mod Accr	21,457,117	42,138,536	17,404,807	22,463,135	22,747,158
Non-capital expenditures	<u>\$ 363,087,718</u>	<u>\$ 379,530,151</u>	<u>\$ 367,961,791</u>	<u>\$ 359,031,724</u>	<u>\$ 341,141,781</u>
Debt service	\$ 117,637,157	\$ 53,377,031	\$ 77,651,124	\$ 64,186,458	\$ 66,912,182
Debt SVC at % of non-capital expenditures	32.40%	14.06%	21.10%	17.88%	19.61%

Note:

2019 and 2020: Significant variances noted in Net Change in Fund Balances are due primarily to timing of when Bond Proceeds were received compared to when Capital Outlay costs were incurred.

Unified Government of Wyandotte County and Kansas City, Kansas

STATISTICAL TABLE 4

CHANGES IN FUND BALANCES OF
GOVERNMENTAL FUNDS

Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)

	2017	2018	2019	2020	2021
Revenues					
Taxes	\$ 209,542,539	\$ 206,360,059	\$ 215,917,252	\$ 213,387,162	\$ 237,217,078
Intergovernmental	23,990,742	23,746,738	27,370,185	60,340,583	66,858,815
Charges for services	14,424,024	14,807,672	15,199,940	14,573,623	15,708,297
Fines and forfeits	7,266,553	7,829,422	7,331,246	5,245,490	6,248,721
Interest Income	1,828,131	6,211,161	9,100,117	5,804,046	5,084,157
Licenses and permits	2,570,451	2,651,126	2,694,649	2,528,407	2,943,671
Other	11,133,339	14,561,623	8,734,947	10,810,946	9,602,833
Total revenues	\$ 270,755,779	\$ 276,167,801	\$ 286,348,336	\$ 312,690,257	\$ 343,663,572
Expenditures					
General government	\$ 28,950,253	\$ 28,953,898	\$ 30,492,479	\$ 41,914,421	\$ 36,620,370
Public works	38,523,202	40,116,849	41,206,279	39,579,646	38,348,799
Public Safety	120,721,404	126,139,420	130,277,175	137,960,043	147,961,589
Judicial	12,196,847	13,161,253	14,124,184	13,741,130	13,253,653
Health and welfare	14,613,019	13,608,068	13,094,480	18,942,104	26,544,207
Planning and Development	13,052,514	23,032,351	16,848,941	13,996,307	28,497,110
Parks & Recreation	7,102,928	7,309,228	7,595,949	6,977,724	8,079,612
Debt service:					
Principal	44,963,584	32,730,745	62,658,108	102,889,522	51,610,837
Interest and fiscal charges	18,620,321	20,217,355	22,513,861	21,898,894	17,510,967
Other	845,732	2,150,796	1,021,328	1,155,333	635,813
Capital outlay	55,181,642	32,781,343	64,558,294	95,782,324	79,153,728
Total expenditures	\$ 354,771,446	\$ 340,201,306	\$ 404,391,078	\$ 494,837,448	\$ 448,216,685
Other financing sources (uses)					
Transfers from other funds	\$ 54,963,639	\$ 104,790,616	\$ 90,958,343	\$ 124,474,424	\$ 111,157,761
Transfers to other funds	(13,977,551)	(56,162,560)	(24,637,036)	(69,132,597)	(48,770,810)
Proceeds from issuance of bonds	20,850,799	102,124,300	27,109,524	73,464,321	39,793,000
Discount from issuance of bonds	-	-	-	-	-
Proceeds from refunding bonds	41,702,092	-	8,980,000	10,260,000	-
Proceeds from sale of assets	322,050	39,675	32,300	2,215,364	391,091
Proceeds from sale of land	-	-	-	-	-
Proceeds from capital lease	3,441,173	4,245,442	3,222,010	1,577,496	2,984,042
Issuance of notes payable	-	-	6,860,000	-	-
Premium from issuance of bonds	885,643	2,979,664	944,347	3,583,376	2,144,072
Premium from issuance of refunding bonds	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)	\$ 115,795,914	\$ 158,017,137	\$ 103,289,393	\$ 135,596,885	\$ 107,699,156
Net change in fund balances	\$ 31,780,247	\$ 93,983,632	\$ (14,753,349)	\$ (46,550,306)	\$ 3,146,043
Total expenditures	\$ 354,771,446	\$ 340,201,306	\$ 404,391,078	\$ 494,837,448	\$ 448,216,685
Capital outlay from recon GAAP to Mod Accr	30,595,671	25,134,677	42,503,167	43,562,857	33,498,077
Non-capital expenditures	\$ 324,175,775	\$ 315,066,629	\$ 361,887,911	\$ 451,274,591	\$ 414,718,608
Debt service	\$ 63,583,905	\$ 52,948,100	\$ 85,171,969	\$ 124,788,416	\$ 69,121,804
Debt SVC at % of non-capital expenditures	19.61%	16.81%	23.54%	27.65%	16.67%

Unified Government of Wyandotte County and Kansas City, Kansas

STATISTICAL TABLE 5

GOVERNMENTAL ACTIVITIES GENERAL REVENUES TAX AND OTHER BY SOURCE

Last Ten Fiscal Years
(Accrual Basis of Accounting)

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
General Revenue Tax Source ¹					
Property	\$ 95,535,842	\$ 98,079,667	\$ 101,248,029	\$ 104,289,273	\$ 105,929,939
Sales and use	63,279,907	70,525,816	68,045,425	72,404,103	73,902,389
BPU franchise tax/PILOT ¹	27,672,884	27,115,906	-	-	-
Other franchise	8,017,876	8,607,598	8,864,600	8,725,685	8,979,443
Casino revenues - 3% share ³	2,319,441	2,958,570	2,999,160	3,250,869	3,257,077
Other taxes	2,259,550	2,248,668	2,214,783	2,585,196	2,438,937
Transient guest	863,194	947,220	1,060,048	1,185,040	1,763,133
Subtotal general revenues, taxes	<u>\$ 199,948,694</u>	<u>\$ 210,483,445</u>	<u>\$ 184,432,045</u>	<u>\$ 192,440,166</u>	<u>\$ 196,270,918</u>
BPU franchise tax/PILOT transfer ²	-	-	31,291,745	30,658,851	30,336,724
Total sources	<u>\$ 199,948,694</u>	<u>\$ 210,483,445</u>	<u>\$ 215,723,790</u>	<u>\$ 223,099,017</u>	<u>\$ 226,607,642</u>
Percentage change		5.3%	2.5%	3.4%	1.6%

¹ Based on Statement of Activities, Governmental activities General Revenues.

² KCK Board of Public Utilities (BPU) franchise tax/PILOT accounted for as a transfer beginning in 2014.

³ Hollywood Casino revenue sharing agreement of 3% of casino gross revenues began in 2012.
Casino contributions of 1% of gross revenues and developer penalty payments not in tax category.

Unified Government of Wyandotte County and Kansas City, Kansas

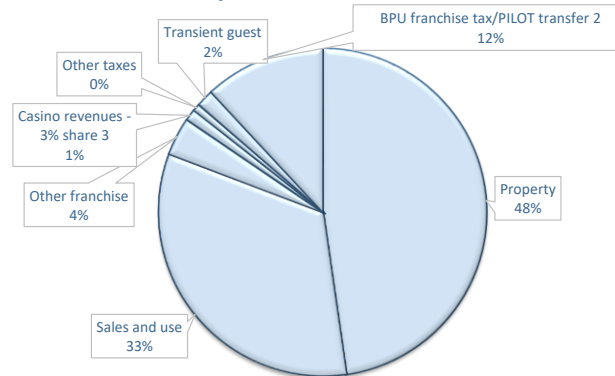
STATISTICAL TABLE 5

GOVERNMENTAL ACTIVITIES GEI TAX AND OTHER BY SOURCE

Last Ten Fiscal Years
(Accrual Basis of Accounting)

	2017	2018	2019	2020	2021
General Revenue Tax Source ¹					
Property	\$ 110,469,527	\$ 110,743,951	\$ 115,943,989	\$ 118,166,137	\$ 127,351,048
Sales and use	73,524,198	74,255,486	75,426,327	83,893,013	88,112,826
BPU franchise tax/PILOT ¹	-	-	-	-	-
Other franchise	9,664,207	10,001,733	9,868,997	9,705,600	9,958,685
Casino revenues - 3% share ³	3,283,960	3,371,222	3,441,939	2,336,826	3,137,897
Other taxes	2,186,859	2,335,483	2,455,304	1,869,546	1,920,479
Transient guest	3,751,538	3,945,813	5,647,608	2,859,491	4,660,106
Subtotal general revenues, taxes	\$ 202,880,289	\$ 204,653,688	\$ 212,784,164	\$ 218,830,613	\$ 235,141,041
BPU franchise tax/PILOT transfer ²	32,673,555	35,490,480	34,116,534	32,687,316	31,715,220
Total sources	\$ 235,553,844	\$ 240,144,168	\$ 246,900,698	\$ 251,517,929	\$ 266,856,261
Percentage change	3.9%	1.9%	2.8%	1.9%	6.1%

2021 Tax Revenues by Source

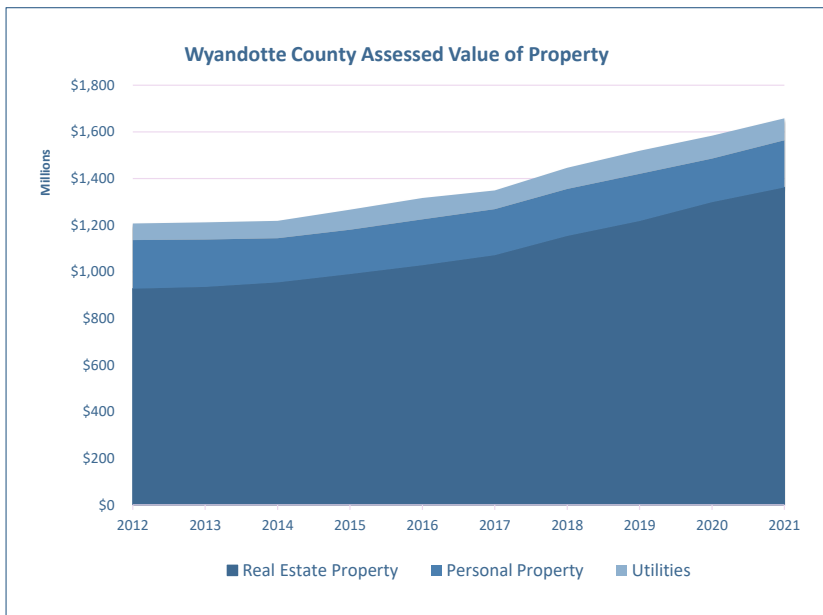


STATISTICAL TABLE 6

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	% Change
2012	927,243,259	208,650,769	71,302,534	1,207,196,562	1.3%
2013	934,648,262	203,839,096	73,309,125	1,211,796,483	0.4%
2014	953,992,985	189,995,200	74,586,821	1,218,575,006	0.6%
2015	990,206,580	189,771,046	85,851,534	1,265,829,160	3.9%
2016	1,028,187,363	196,689,211	91,717,690	1,316,594,264	4.0%
2017	1,070,760,527	197,834,401	80,141,950	1,348,736,878	2.4%
2018	1,153,637,230	201,516,545	90,353,466	1,445,507,241	7.2%
2019	1,217,354,051	202,855,707	98,704,152	1,518,913,910	5.1%
2020	1,298,183,957	187,562,994	97,399,427	1,583,146,378	4.2%
2021	1,361,653,318	202,228,419	94,088,630	1,657,970,367	4.7%



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 Wyandotte County varies according to the location of the property and the relation of the various taxing entities within the County borders. The total direct tax rate presented represents the rate for property located in the City of Kansas City, Kansas. The applicable drainage rates for property in other cities, school districts or drainage districts will vary.

Source: Unified Government Clerk's Office

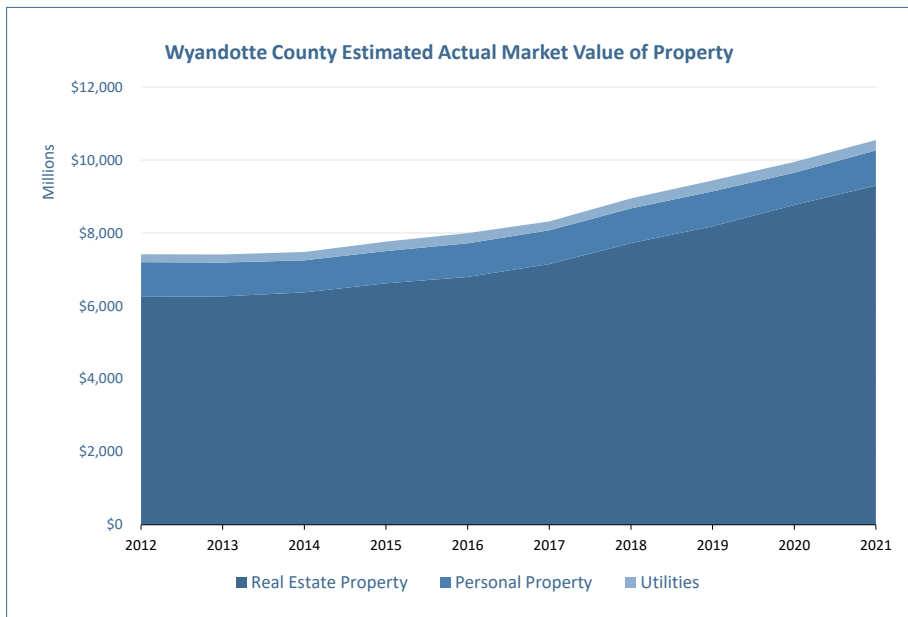
Unified Government of Wyandotte County and Kansas City, Kansas

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⁾
2012	\$ 6,250,481,620	\$ 948,429,918	\$ 216,068,285	\$ 7,414,979,823	16.34%	81.865
2013	6,259,523,650	931,483,401	222,148,864	7,413,155,915	16.44%	82.003
2014	6,372,823,830	879,815,632	226,020,670	7,478,660,132	16.93%	81.961
2015	6,616,509,010	885,480,168	260,156,164	7,762,145,342	16.96%	82.688
2016	6,795,221,270	921,819,045	277,932,394	7,994,972,709	16.87%	80.688
2017	7,144,561,380	931,360,363	242,854,394	8,318,776,137	17.38%	78.883
2018	7,720,323,770	952,057,909	273,798,382	8,946,180,061	16.98%	77.149
2019	8,179,639,260	961,811,888	299,103,491	9,440,554,639	16.77%	77.662
2020	8,766,646,730	887,807,863	295,149,779	9,949,604,372	15.91%	77.798
2021	9,298,100,690	965,074,749	285,117,061	10,548,292,500	15.72%	77.820



Unified Government of Wyandotte County and Kansas City, Kansas

STATISTICAL TABLE 7

DIRECT AND OVERLAPPING PROPERTY TAX MILL LEVY RATES

Last Ten Years
(rate per \$1,000 of assessed value)

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
County Direct Rates				
General	30.115	30.162	31.271	31.029
Election	0.86	0.861	0.861	0.869
County Park	1.371	1.373	1.372	1.384
Service Program - Aging	1.012	1.014	1.013	1.022
Health Department	1.537	1.539	1.538	1.551
Mental Health	0.419	0.420	0.420	0.423
Developmental Disabilities	0.340	0.341	0.341	0.344
Bond and Interest	0.796	0.798	1.672	2.191
Total County direct rate	36.450	36.508	38.488	38.813
City Direct Rates				
<u>Kansas City</u>				
Kansas City - City General Fund	28.059	28.359	26.845	27.093
Kansas City - Bond & Interest Fund	17.356	17.136	16.628	16.782
Kansas City - Total	45.415	45.495	43.473	43.875
Bonner Springs (includes library)	30.605	33.635	33.616	33.658
Edwardsville	44.467	47.367	47.367	47.367
Lake Quivira	19.317	18.65	18.436	17.749
Unified Government Direct Rate (County + City)				
Unified Government - Kansas City	81.865	82.003	81.961	82.688
Unified Government - Bonner Springs	67.055	70.143	72.104	72.471
Unified Government - Edwardsville	80.917	83.875	85.855	86.180
Unified Government - Lake Quivera	55.767	55.158	56.924	56.562
Community College	23.58	26.121	26.108	27.336
School Districts				
USD #500 - Kansas City, Kansas	60.419	60.204	49.165	49.309
USD #204 - Bonner Springs	63.061	65.042	63.008	62.775
USD #203 - Piper	60.327	59.618	59.536	59.701
USD #202 - Turner (includes recreation)	75.386	78.220	61.710	68.837
Drainage Districts	3.946-13.777	3.720-15.338	3.208-14.826	3.052-16.378
Library Districts				
Wyandotte County Library District	5.030	5.578	5.583	6.059
USD #500 Kansas City, Kansas Library District	7.980	8.922	8.911	10.985
Statewide Levy	1.500	1.500	1.500	1.500

Source: Unified Government Clerk's Office

Unified Government of Wyandotte County and Kansas City, Kansas

STATISTICAL TABLE 7

DIRECT AND OVERLAPPING PROPERTY TAX
MILL LEVY RATES

Last Ten Years

(rate per \$1,000 of assessed value)

	2016	2017	2018	2019	2020	2021
County Direct Rates						
General	31.029	31.082	31.187	31.389	31.440	31.449
Election	0.869	0.870	0.873	0.879	0.881	0.881
County Park	1.384	1.386	1.391	1.400	1.402	1.403
Service Program - Aging	1.022	1.024	1.027	1.034	1.036	1.036
Health Department	1.551	1.554	1.559	1.710	1.713	1.573
Mental Health	0.423	0.424	0.425	0.428	0.429	0.429
Developmental Disabilities	0.344	0.345	0.346	0.207	0.207	0.348
Bond and Interest	2.191	2.195	2.202	2.216	2.220	2.221
Total County direct rate	38.813	38.880	39.011	39.263	39.327	39.338
City Direct Rates						
<u>Kansas City</u>						
Kansas City - City General Fund	25.093	23.167	21.242249	21.387	21.427	21.434
Kansas City - Bond & Interest Fund	16.782	16.836	16.896	17.011	17.043	17.048
Kansas City - Total	41.875	40.003212	38.138	38.398	38.470	38.482
Bonner Springs (includes library)	33.657	33.689261	38.322644	38.403	38.328	42.892
Edwardsville	47.367	46.154726	46.138558	45.887	43.299	42.298
Lake Quivira	17.228	17.228	17.277	17.228	17.277	17.226
Unified Government Direct Rate (County + City)						
Unified Government - Kansas City	80.688	78.883	77.149	77.662	77.798	77.820
Unified Government - Bonner Springs	72.470	72.569	77.333	77.666	77.655	82.230
Unified Government - Edwardsville	86.180	85.035	85.149	85.151	82.626	81.636
Unified Government - Lake Quivera	56.041	56.108	56.288	56.491	56.604	56.564
Community College	27.336	27.383612	27.475764	27.560	27.426	27.426
School Districts						
USD #500 - Kansas City, Kansas	49.309	49.390	49.489	49.604	49.652	49.659
USD #204 - Bonner Springs	62.659	62.575	60.568	62.359	60.911	57.138
USD #203 - Piper	58.430	58.422	62.131	57.122	57.209	57.797
USD #202 - Turner (includes recreation)	63.059	67.554	60.640	63.818	60.909	54.319
Drainage Districts	3.080-15.664	2.665-16.206	2.608-18.183	2.513-17.492	3.189-19.567	2.793-19.683
Library Districts						
Wyandotte County Library District	6.059	6.042	6.068	6.122	6.129	6.130
USD #500 Kansas City, Kansas Library District	10.985	11.036	11.086	11.145	11.169	11.172
Statewide Levy	1.500	1.500	1.500	1.500	1.500	1.500

Source: Unified Government Clerk's Office

STATISTICAL TABLE 8

PRINCIPAL PROPERTY TAXPAYERS

Current Year and Nine Years Ago

	Fiscal Year 2021			Fiscal Year 2012		
	Assessed Value	Rank	Percentage of Total County Taxable Assessed Value ²	Assessed Value	Rank	Percentage of Total County Taxable Assessed Value ²
Property Taxpayers ¹						
W-LD Legends	\$ 35,267,930	1	2.35%	\$ 26,630,798	3	2.44%
General Motors	29,523,153	2	1.97%	44,074,336	1	4.03%
Magellan Pipeline	19,828,183	3	1.32%	12,985,847	6	1.19%
Kansas Entertainment	18,165,456	4	1.21%	43,200,001	2	3.95%
Burnlington Northern Santa Fe	17,396,364	5	1.16%	11,839,250	7	1.08%
Union Pacific Railroad	15,664,430	6	1.04%	12,971,059	5	1.19%
Nebraska Furniture Mart of Kansas	12,123,651	7	0.81%	14,292,347	4	1.31%
Cerner Corporation	11,804,050	8	0.79%			
Phillips 66 Carrier	11,309,989	9	0.75%			
Kansas Gas Service	9,249,917	10	0.62%			
Prime Investments LLC				11,041,602	8	1.01%
Southwestern Bell Telephone				8,446,584	10	0.77%
Certain-Teed Corp.				8,244,181	9	0.75%
	\$ 180,333,123		12.02%	\$ 193,726,005		17.72%

Total 2021 County
Taxable Assessed Value: \$1,501,809,294

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

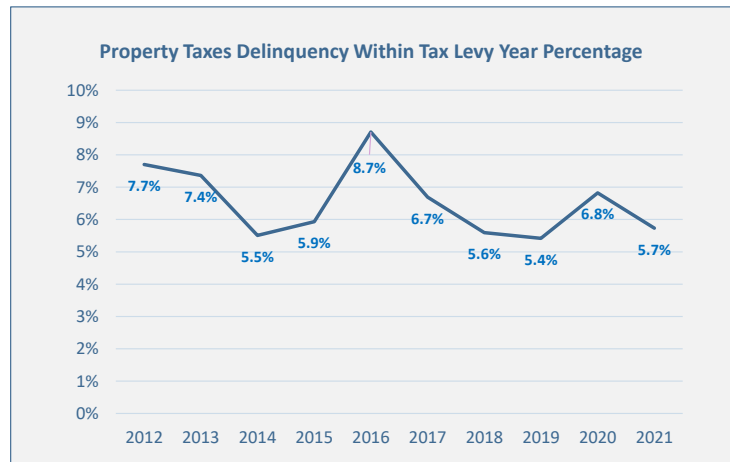
STATISTICAL TABLE 9

PROPERTY TAX LEVIES AND COLLECTIONS

Last Ten Fiscal Years

UNIFIED GOVERNMENT PRIMARY GOVERNMENT - COUNTY-WIDE

Budget Year ¹	Taxes Levied for the Fiscal Year (Original Levy) ²	Collected within the Fiscal Year of the Current Levy				Total Collections to Date		
		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
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%
2021	109,445,962	103,172,823	94.3%	6,273,139	5.7%	3,766,378	106,939,201	97.7%



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., 2021 taxes financed 2022 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

Unified Government of Wyandotte County and Kansas City, Kansas

STATISTICAL 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	Percent Change
2012	\$ 927,243,259	\$ 94,797,562	\$ 71,302,534	\$ 1,093,343,355	\$ 113,853,207	\$ 1,207,196,562	1.3%
2013	934,648,262	87,712,079	73,309,125	1,095,669,466	116,127,017	1,211,796,483	0.4%
2014	953,992,985	70,160,368	74,586,821	1,098,740,174	119,834,832	1,218,575,006	0.6%
2015	990,206,580	63,375,062	85,851,534	1,139,433,176	126,395,984	1,265,829,160	3.9%
2016	1,028,187,363	61,627,010	91,717,690	1,181,532,063	135,062,201	1,316,594,264	4.0%
2017	1,070,760,527	57,811,642	80,141,950	1,208,714,119	140,022,759	1,348,736,878	2.4%
2018	1,153,637,230	55,524,816	90,353,466	1,299,515,512	145,991,729	1,445,507,241	7.2%
2019	1,217,354,051	52,466,647	98,704,152	1,368,524,850	150,389,060	1,518,913,910	5.1%
2020	1,298,183,957	50,007,107	97,399,427	1,445,590,491	137,555,887	1,583,146,378	4.2%
2021	1,361,653,318	46,067,346	94,088,630	1,501,809,294	156,161,073	1,657,970,367	4.7%

City of Kansas City, Kansas

Year	Real Estate Property	Personal Property	State Assessed Utilities	Assessed Value before Motor Vehicle	Motor Vehicles	Total Assessed Valuation	Percent Change
2012	\$ 831,130,786	\$ 89,139,267	\$ 63,840,942	\$ 984,110,995	\$ 102,990,904	\$ 1,087,101,899	1.5%
2013	837,949,270	82,234,789	65,791,156	985,975,215	105,001,763	1,090,976,978	0.4%
2014	852,927,158	65,279,122	66,852,833	985,059,113	108,205,718	1,093,264,831	0.2%
2015	884,539,295	58,869,677	77,655,254	1,021,064,226	114,240,821	1,135,305,047	3.8%
2016	921,243,873	56,777,514	83,664,066	1,061,685,453	122,671,850	1,184,357,303	4.3%
2017	954,627,361	53,272,856	72,077,008	1,079,977,225	127,407,120	1,207,384,345	1.9%
2018	1,029,105,367	50,757,362	82,024,133	1,161,886,862	132,686,800	1,294,573,662	7.2%
2019	1,080,987,011	47,982,201	89,943,144	1,218,912,356	136,614,808	1,355,527,164	4.7%
2020	1,151,245,313	45,552,396	88,142,418	1,284,940,127	124,532,379	1,409,472,506	4.0%
2021	1,203,067,444	41,695,374	84,416,361	1,329,179,179	142,063,978	1,471,243,157	4.4%

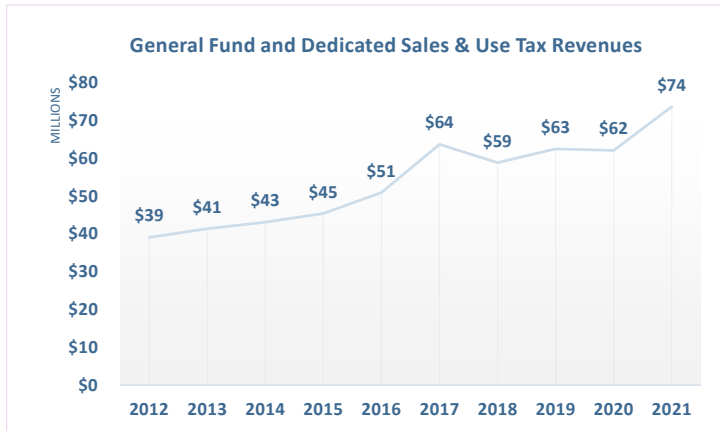
Source: Unified Government Clerk's Office

STATISTICAL 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
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%)
2021	61,479,806	12,210,331	73,690,137	2,695,770,318	14.0%



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 expiring July 1, 2020. A referendum passed in 2018 extended tax 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
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
2021	22,287,016	17,820,337	6,436,408	5,022,569	51,566,330

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
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	5,132,440
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
2021	616,544	154,133	86,079	856,756

Source: Unified Government, Finance Department. Figures reflected on a budgetary (cash) basis of accounting.

Unified Government of Wyandotte County and Kansas City, Kansas

STATISTICAL TABLE 14

RATIOS OF OUTSTANDING DEBT BY TYPE

Last Ten Fiscal Years

Governmental Activities

Fiscal Year	General Obligation Bonds ¹	Special Obligation Bonds	Revenue Bonds	Capital Leases	Notes Payable	Section 108 Loan	STAR Bonds	TDD Bonds	Total Governmental Activities
2012	\$ 219,468,230	\$22,025,000	\$ -	\$ 7,808,657	\$ -	\$ 2,715,000	\$ 77,734,667	\$ 18,462,000	\$ 348,213,554
2013	223,617,040	58,255,000	9,915,000	8,092,694	-	2,384,000	60,925,224	27,218,000	390,406,958
2014	237,738,948	55,433,142	9,818,271	7,427,230	-	2,029,000	57,684,315	25,560,528	395,691,434
2015	245,001,722	52,599,618	10,000,992	6,839,477	-	1,650,000	79,987,272	23,999,096	420,078,177
2016	268,701,047	56,181,878	16,730,134	7,706,512	-	1,244,000	66,824,018	22,351,665	439,739,254
2017	305,030,147	52,418,414	14,507,922	9,409,186	-	810,000	65,570,581	20,713,000	468,459,250
2018	329,177,181	74,357,140	46,721,504	11,403,800	-	-	63,770,866	18,640,000	544,070,491
2019	308,434,899	67,767,866	43,251,908	11,648,501	6,860,000	-	62,674,684	16,957,000	517,594,858
2020	283,941,994	61,820,593	50,201,377	10,770,999	6,860,000	-	61,265,726	15,175,000	490,035,689
2021	285,324,329	55,430,320	49,513,197	11,538,239	6,860,000	-	59,880,226	13,455,000	482,001,311

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 ²	Per Capita ²
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	23.6%	8,095
2020	113,660,189	5,271,831	16,810,706	-	657,169,165	-	31,430,229	1,314,377,809	21.5%	7,953
2021	126,776,991	4,698,085	15,478,140	-	629,993,966	-	28,058,186	1,287,006,679	20.3%	7,604

Details regarding the Unified Government's outstanding debt can be found in the Notes to the Financial Statements.

¹ This includes all long-term general obligation debt consisting of: general obligation bonds, tax increment financed GO bonds and bond anticipation notes

² 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.

STATISTICAL 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 Bonded Debt	Percentage of Personal Income ²	Percentage of Actual Value of Taxable Property ³	Total General Bonded Debt Per Capita ²
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	3.46%	3.67%	1,692
2014	295,997,034	(4,501,025)	291,496,009	4.23%	3.90%	1,796
2015	313,860,598	(5,542,420)	308,318,178	4.73%	3.97%	1,883
2016	347,925,639	(8,866,589)	339,059,050	6.68%	4.24%	2,056
2017	394,810,126	(11,771,055)	383,039,071	7.25%	4.60%	2,318
2018	423,634,360	(14,757,747)	408,876,613	7.45%	4.57%	2,466
2019	403,640,097	(14,678,201)	388,961,896	6.82%	4.12%	2,343
2020	397,602,183	(8,183,792)	389,418,391	6.38%	3.91%	2,356
2021	412,101,320	(12,375,278)	399,726,042	6.30%	3.79%	2,362

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 6.

STATISTICAL TABLE 16

DEBT RATIOS

AS OF DECEMBER 31, 2021

	Wyandotte Co.	Kansas City
Estimated Actual Valuation (Appraised)	\$ 10,548,292,500	\$ 9,381,216,801
Equalized Assessed Tangible Valuation ^(a)	\$ 1,501,809,294	\$ 1,329,179,179
Population (U.S. Census Estimate)	169,245	156,607
Outstanding General Obligation Indebtedness (as of December 31, 2021)		
General Obligation Bonds	\$ 9,845,000	\$ 241,965,493
General Obligation Notes	\$ -	\$ 17,075,000
Less: Debt Service Funds on Hand as of December 31, 2021	\$ (2,299,101)	\$ (6,410,611)
Net Outstanding General Obligation Indebtedness	\$ 7,545,899	\$ 252,629,882
Ratio of Net General Obligation Debt to Estimated Actual Valuations	0.07%	2.69%
Ratio of Net General Obligation Debt to Equalized Assessed Tangible Valuation	0.50%	19.01%
Net General Obligation Debt per Capita	\$ 45	\$ 1,613
Overlapping Indebtedness	\$ 441,008,940	\$ 378,502,269
Direct and Overlapping Indebtedness	\$ 448,554,839	\$ 631,132,151
Ratio of Direct and Overlapping Indebtedness to Estimated Actual Valuation	4.25%	6.73%
Ratio of Direct & Overlapping Debt to Equalized Assessed Tangible Valuation	29.87%	47.48%
Overlapping Indebtedness per Capita	\$ 2,606	\$ 2,417
Direct and Overlapping Indebtedness per Capita	\$ 2,650	\$ 4,030

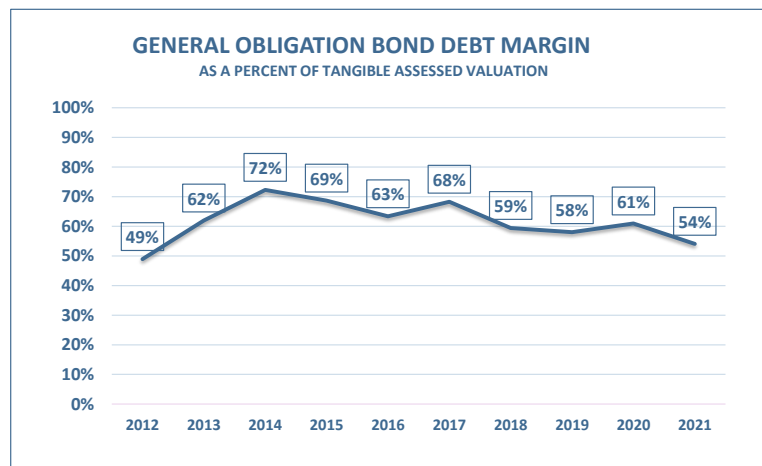
(a) Includes real property, personal property, and state assessed utility valuations and excludes valuations for motor vehicles.

Source: Unified Government, Finance Department

STATISTICAL TABLE 17

LEGAL DEBT MARGIN INFORMATION
Last Ten Fiscal Years

	<u>2012</u> (As of 12/31/12)	<u>2013</u> (As of 12/31/13)	<u>2014</u> (As of 12/31/14)	<u>2015</u> (As of 12/31/15)	<u>2016</u> (As of 12/31/16)
Statutory debt capacity:					
Equalized assessed valuation of taxable tangible property	\$ 1,093,343,355	\$ 1,095,669,466	\$ 1,098,740,174	\$ 1,139,433,176	\$ 1,181,532,063
Estimated tangible valuation of motor vehicles	113,853,207	116,127,017	119,834,832	126,395,984	135,062,201
Estimated tangible valuation for calculating bonded indebtedness limit	<u>1,207,196,562</u>	<u>1,211,796,483</u>	<u>1,218,575,006</u>	<u>1,265,829,160</u>	<u>1,316,594,264</u>
Debt limit (30% of total valuation)	362,158,969	363,538,945	365,572,502	379,748,748	394,978,279
Amount of debt applicable to limit					
Total bonded indebtedness	320,893,000	364,150,000	368,920,000	369,585,001	374,610,000
Less exempt issues	<u>(96,615,096)</u>	<u>(101,413,770)</u>	<u>(117,961,356)</u>	<u>(128,992,366)</u>	<u>(104,969,576)</u>
Total net debt applicable to limit	224,277,904	262,736,230	250,958,644	240,592,635	269,640,424
Legal debt margin	<u>\$ 137,881,065</u>	<u>\$ 100,802,715</u>	<u>\$ 124,979,867</u>	<u>\$ 139,156,113</u>	<u>\$ 125,337,855</u>
Total net debt applicable to the limit as a percentage of debt limit	49%	62%	72%	69%	63%



Unified Government of Wyandotte County and Kansas City, Kansas

STATISTICAL TABLE 17

LEGAL DEBT MARGIN INFORMATION

Last Ten Fiscal Years

	<u>2017</u> (As of 12/31/17)	<u>2018</u> (As of 12/31/18)	<u>2019</u> (As of 12/31/19)	<u>2020</u> (As of 12/31/20)	<u>2021</u> (As of 12/31/21)
Statutory debt capacity:					
Equalized assessed valuation of taxable tangible property	\$ 1,208,714,119	\$ 1,299,515,512	\$ 1,368,524,850	\$ 1,445,590,491	\$ 1,501,809,294
Estimated tangible valuation of motor vehicles	<u>140,022,759</u>	<u>145,991,729</u>	<u>150,389,060</u>	<u>137,555,887</u>	<u>156,161,073</u>
Estimated tangible valuation for calculating bonded indebtedness limit	<u><u>1,348,736,878</u></u>	<u><u>1,445,507,241</u></u>	<u><u>1,518,913,910</u></u>	<u><u>1,583,146,378</u></u>	<u><u>1,657,970,367</u></u>
Debt limit (30% of total valuation)	404,621,063	433,652,172	455,674,173	474,943,913	497,391,110
Amount of debt applicable to limit					
Total bonded indebtedness	428,455,000	446,925,000	429,025,000	416,905,000	425,690,000
Less exempt issues	<u>(188,067,178)</u>	<u>(195,641,010)</u>	<u>(151,413,891)</u>	<u>(125,970,130)</u>	<u>(156,804,507)</u>
Total net debt applicable to limit	240,387,822	251,463,990	277,611,109	290,934,870	268,885,493
Legal debt margin	<u><u>\$ 164,233,241</u></u>	<u><u>\$ 182,188,182</u></u>	<u><u>\$ 178,063,064</u></u>	<u><u>\$ 184,009,043</u></u>	<u><u>\$ 228,505,617</u></u>
Total net debt applicable to the limit as a percentage of debt limit	68%	59%	58%	61%	54%

STATISTICAL TABLE 18

PLEDGED-REVENUE DEBT COVERAGE

Last Ten Fiscal Years

Kansas City, Kansas Board of Public Utilities (BPU) Revenue Bonds					
Fiscal Year	Gross Revenues ¹	Direct Operating Expenses ¹	Net Available Revenue	Total Debt Service Requirements	Coverage
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
2021	349,364,924	221,866,477	127,498,447	47,982,646	2.66

Notes:

¹ Excludes depreciation expense, amortization expense and amortization revenue.

² Includes sales tax generated in the Prairie Delaware Redevelopment District.

See more in Note III.F. to the financial statements.

³ Includes sales tax generated in three transportation development districts.

See more in Note III.F. to the financial statements.

Unified Government of Wyandotte County and Kansas City, Kansas

TABLE 18 (continued)

PLEDGED-REVENUE DEBT COVERAGE

Last Ten Fiscal Years

Fiscal Year	Unified Government STAR Bonds ²					Unified Government TDD Bonds ³				
	Sales Tax Revenues	Principal	Interest	Coverage		Sales Tax Revenues	Principal	Interest	Coverage	
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	
2021	10,607,633	3,982,143	5,211,438	1.15		2,663,406	1,720,000	785,839	1.06	

Unified Government of Wyandotte County and Kansas City, Kansas

STATISTICAL TABLE 19

INDIRECT DEBT

AS OF DECEMBER 31, 2021

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%	\$ -	88.51%	\$ -
U.S.D. No. 500	262,625,000	100.00%	262,625,000	99.99%	262,588,102
U.S.D. No. 202	55,810,000	100.00%	55,810,000	99.85%	55,724,420
U.S.D. No. 203	51,170,000	100.00%	51,170,000	100.00%	51,170,000
U.S.D. No. 204	44,370,000	97.71%	43,354,371	20.80%	9,019,747
City of Bonner Springs	21,175,000	93.86%	19,874,569	0.00%	-
City of Edwardsville	8,175,000	100.00%	8,175,000	0.00%	-
Totals	\$ 443,325,000		\$ 441,008,940		\$ 378,502,269

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 governments 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.

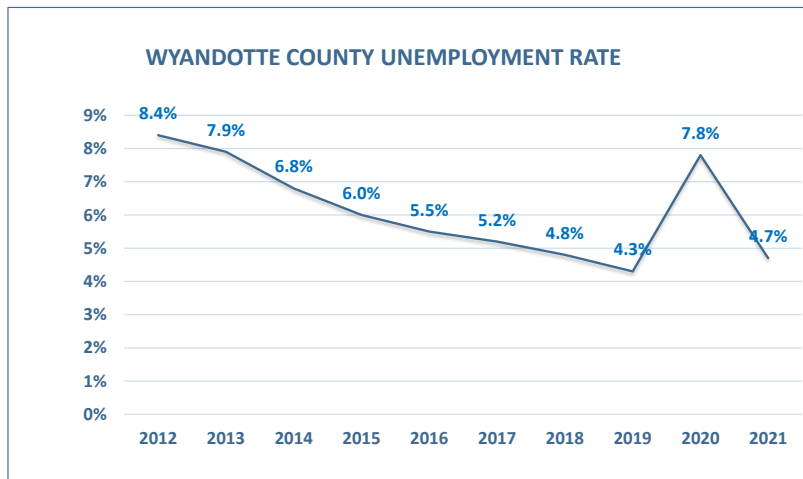
Source: Unified Government, Finance Department.

STATISTICAL 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
2012	159,424	\$ 8,502,218	\$ 53,331	29,284	8.4%
2013	161,004	\$ 7,879,692	\$ 48,941	29,753	7.9%
2014	162,325	\$ 6,885,837	\$ 42,420	30,204	6.8%
2015	163,776	\$ 6,514,733	\$ 39,778	30,417	6.0%
2016	164,924	\$ 5,079,384	\$ 30,798	30,834	5.5%
2017	165,254	\$ 5,283,017	\$ 31,969	31,583	5.2%
2018	165,781	\$ 5,486,777	\$ 33,097	31,440	4.8%
2019	166,009	\$ 5,705,885	\$ 34,371	31,873	4.3%
2020	165,265	\$ 6,108,348	\$ 36,961	32,228	7.8%
2021	169,245	\$ 6,340,465	\$ 38,329	32,091	4.7%



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, the 2020 population number is from the decennial Census count.

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.

STATISTICAL TABLE 21

PRINCIPAL EMPLOYERS

Current Year and Nine Years Ago

	Fiscal Year 2021			Fiscal Year 2012		
	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	9.17%	4500-5000	1	5.35%
Kansas City, KS School District #500	4500-5000	2	4.90%	3500-4000	4	4.18%
University of Kansas Medical Center	3500-4000	3	4.21%	3500-4000	3	4.24%
Amazon Fulfillment Center	3500-4000	4	3.45%	-	-	-
Unified Government of Wyandotte Co/KCK	1000-2499	5	2.60%	1000-2499	5	2.38%
General Motors Corporation	1000-2499	6	2.27%	3500-4000	2	4.30%
Associated Wholesale Grocers	1000-2499	7	1.90%	1000-2499	8	1.28%
Providence Medical Center	1000-2499	8	1.17%	750-999	9	1.10%
Nebraska Furniture Mart	1000-2499	9	1.13%	1000-2499	7	1.29%
Burlington Northern/Santa Fe Railroad	1000-2499	10	1.08%	1000-2499	6	1.81%
Hollywood Casino	-	-	-	750-999	10	0.85%
	29,541		31.88%	23,613		26.78%

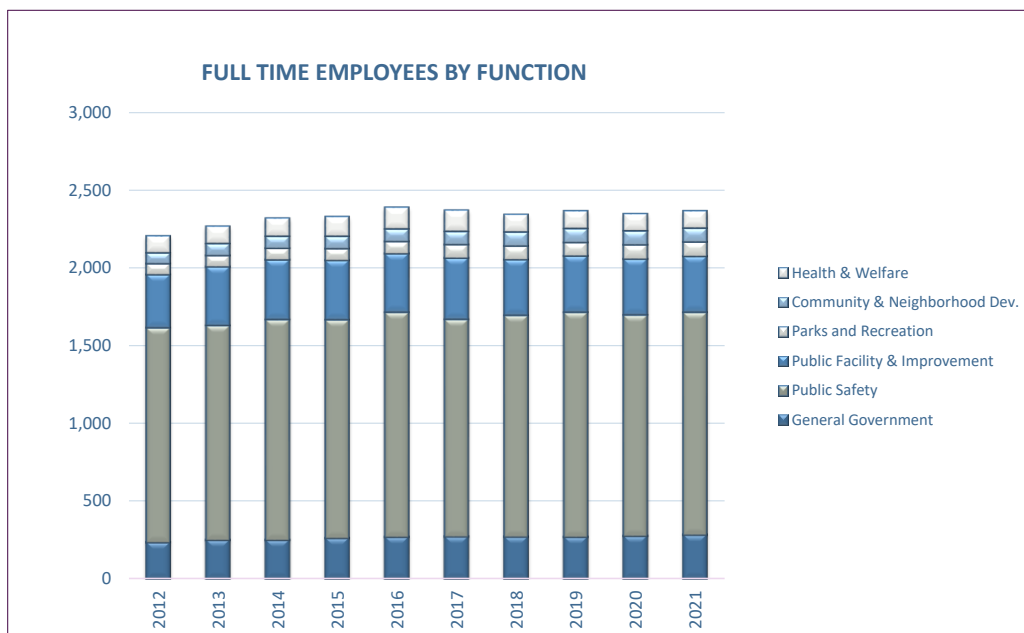
Source: Unified Government Finance Department, Research Division.

Unified Government of Wyandotte County and Kansas City, Kansas

STATISTICAL TABLE 22

FULL-TIME EQUIVALENT UNIFIED GOVERNMENT EMPLOYEES BY FUNCTION Last Ten Fiscal Years

Function/Program	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
General Government	234	249	249	261	268	270	269	268	274	281
Public Safety	1,381	1,381	1,418	1,405	1,445	1,399	1,425	1,446	1,423	1,433
Public Facility & Improvement	340	375	382	380	375	391	357	359	357	357
Parks and Recreation	73	75	77	77	80	89	89	89	94	95
Community & Neighborhood Dev.	70	76	77	79	81	84	89	89	88	88
Health & Welfare	107	110	114	125	136	134	111	112	109	109
Total FTE Employees	2,205	2,267	2,317	2,326	2,383	2,366	2,339	2,362	2,345	2,363
Total FTE Percentage Change	(2.6%)	2.8%	2.2%	0.4%	2.4%	(0.7%)	(1.2%)	1.0%	(0.7%)	0.8%
Population per FTE	73	71	70	70	69	70	71	70	70	72



Source: Unified Government Annual Budget Documents

STATISTICAL TABLE 23

OPERATING INDICATORS BY FUNCTION

Last Ten Fiscal Years

Function/Program	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
General Government										
Number of Register of Deeds documents recorded	22,281	23,714	20,852	23,208	22,713	23,886	22,538	23,042	23,423	29,126
Number of registered voters	81,980	81,638	70,787	82,550	74,239	78,020	82,741	85,316	86,711	89,674
Public Safety										
Number of 911 calls	189,020	201,335	199,646	223,413	181,381	173,667	163,366	177,608	145,532	178,291
Number of Fire Department calls for service	26,689	27,471	26,127	25,244	22,215	31,433	32,291	31,949	32,166	33,721
Public Facility and Improvement										
Number of bridges maintained ¹	151	151	151	151	151	151	151	181	277	277
Miles of road maintained	1,943	1,943	1,943	1,943	1,943	1,943	1,943	2,400	2,400	2,400
Parks & Recreation										
Park acres maintained	2,600	2,715	2,715	2,715	2,715	2,715	2,715	2,715	2,715	2,715
Community and Neighborhood Development										
Number of demolition permits issued	171	64	100	109	88	96	105	112	43	32
² Number of assistance downpayments issued	24	39	16	14	21	7	8	87	-	-
³ Number of grants/ loans awarded	149	113	101	68	73	80	67	14	62	73
Public Health and Welfare										
Number of visits to the Health Department	29,286	29,037	27,477	24,811	23,630	21,509	17,360	20,988	9,368	149,778
Number of clients to the Health Department	21,035	19,794	13,781	12,493	11,976	10,741	7,610	10,057	4,830	71,288
Number of visits to the WIC Division ⁴	60,293	50,844	56,499	52,225	48,131	46,057	42,434	42,492	36,757	35,349
Number of clients to the WIC Division ⁴	7,449	6,946	6,639	6,309	6,033	5,507	5,215	5,075	5,126	5,191
Number of congregate meals served to seniors	40,271	39,770	398,180	34,225	36,041	36,277	37,504	37,137	27,950	32,696
Number of home delivered meals served to seniors	126,423	127,384	117,767	118,797	127,240	124,726	110,388	117,669	100,373	103,532
Number of newsletters distributed	22,694	24,552	19,200	19,200	20,626	21,257	21,555	21,671	21,132	20,418
Number of legal assistance hours provided	497	506	498	496	481	522	494	480	572	556

Notes:

¹ Number of bridges maintained includes addition of 84 short span bridges not captured in prior year data

² 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 .

³ 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. 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.

⁴ The Special Supplemental Nutrition Program for 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.

Unified Government of Wyandotte County and Kansas City, Kansas

STATISTICAL TABLE 24

CAPITAL ASSET STATISTICS

Last Ten Fiscal Years

Function/Program	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
General Government										
Office buildings	12	12	12	13	14	15	15	15	15	15
Other buildings	27	26	26	21	21	30	30	30	30	30
Public Safety										
Fire stations	18	18	18	18	18	18	18	18	19	19
Primary fire trucks/ pumpers	16	22	22	22	23	22	22	22	22	22
Primary ambulances	12	12	12	12	12	9	9	9	10	10
Police stations	7	7	7	7	7	8	8	8	8	8
Public Facility and Improvement										
Number of bridges	151	151	151	151	151	151	151	181	277	277
Miles of roads	1,943	1,943	1,943	1,943	1,943	1,943	1,943	2,400	2400	2,400
Number of wastewater plants	5	5	5	5	5	5	5	5	5	5
Parks & Recreation										
Number of recreation centers	7	9	10	10	10	10	10	10	10	10
Number of parks	54	53	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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Honorable Mayor and Board of Commissioners
**Unified Government of Wyandotte County /
Kansas City, Kansas**

We are pleased to present this report related to our audit of the basic financial statements of the Unified Government of Wyandotte County / Kansas City, Kansas (Unified Government) as of and for the year ended December 31, 2021. This report summarizes certain matters required by professional standards to be communicated to you in your oversight responsibility for the Unified Government's financial reporting process.

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.

Consistent with this requirement, the following summarizes our responsibilities regarding the basic financial statement audit as well as observations arising from our audit that are significant and relevant to your responsibility to oversee the financial and related compliance reporting process.

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.

Our Responsibilities with Regard to the Financial statement and Compliance Audit

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 16, 2021. Our audit of the basic 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 16, 2021 regarding the planned scope and timing of our audit and identified significant risks. We made no significant changes to the scope or timing of our procedures.

Accounting Policies and Practices

Preferability of Accounting Policies and Practices - Under generally accepted accounting principles, in certain circumstances, management may select among alternative accounting practices. In our view, in such circumstances, management has selected the preferable accounting practice.

Adoption of, or Change in, Accounting Policies - Management has the ultimate responsibility for the appropriateness of the accounting policies used by the Unified Government. The Unified Government did not adopt any significant new accounting policies during the current period.

Significant Accounting Policies - We did not identify any significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant or Unusual Transactions - We did not identify any significant or unusual transactions.

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 an aging 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, 2021, 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 2021 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, 2021 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, 2021 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

Audit adjustments proposed by us and recorded by management are summarized below:

- 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 payroll to include one more day of accrual for police and fire payrolls resulting in a decrease in fund balance/net position in the General Fund of \$195,222, the Dedicated Sales Tax Fund of \$10,432, the Grant Fund of \$4,743 and the EMS Fund of \$18,031.
- To adjust cash and claim expense in the Self-Insured Health Care Fund related to a year-end transfer recorded for \$2,500,000 resulting in an increase to the Health Fund net position.
- To adjust capital assets for assets not properly capitalized in Governmental Activities, Sewer Fund and EMS Fund resulting in an increase to net position of \$1,733,820, \$576,169 and \$109,108, respectively.
- To adjust intergovernmental revenue between the Public Levee Fund and Stormwater Fund resulting in a decrease in Public Levee net position and an increase in Stormwater net position of \$21,237.
- To adjust intergovernmental receivable to agree with actual balances resulting in a decrease in fund balance in the Special Grants Fund of \$177,272.

Uncorrected Misstatements

Uncorrected misstatements are summarized below. Uncorrected misstatements or matters underlying these uncorrected misstatements could potentially cause future period financial statements to be materially misstated, even if we have concluded that the uncorrected misstatements are immaterial to the financial statements under audit.

- To reduce unavailable revenue and increase interest income revenue in the General Fund resulting in an increase of \$270,429 for interest receivable received within 60 days of the fiscal year-end.
- To record current year liability for probable legal claims and reverse prior year liability for probable legal claims resulting in a net decrease to net position in Government Activities of \$85,000.

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 Information Included in Annual Reports

Our responsibility for other information included in annual report is to read the information and consider whether its content or the manner of its presentation is materially inconsistent with the financial information covered by our auditor's report, whether it contains a material misstatement of fact or whether the other information is otherwise misleading. We read the Unified Government's transmittal letter and statistical section. We did not identify material inconsistencies with the audited basic financial statements.

Observations About the Audit Process

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 significant issues arising from the audit were discussed or the subject of correspondence with management; we did not encounter any difficulties in dealing with management relating to the performance of the audit; and we did not encounter any significant and difficult or contentious matters that required consultation outside the engagement team.

Internal Control Matters

In planning and performing our audit of the basic financial statements of Unified Government as of December 31, 2021 and for the year then ended, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, we considered the Unified Government's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Unified Government's internal control. Accordingly, we do not express an opinion on the effectiveness of the Unified Government's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as discussed below, we identified a certain deficiency in internal control that we consider to be a significant deficiency.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A deficiency in design exists when (a) a control necessary to meet the control objective is missing, or (b) an existing control is not properly designed so

that, even if the control operates as designed, the control objective would not be met. A deficiency in operation exists when a properly designed control does not operate as designed or when the person performing the control does not possess the necessary authority or competence to perform the control effectively.

A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider the following deficiency in the Unified Government's internal control to be significant deficiency:

Purchasing Policy - Professional Services

In performing additional procedures related to vendors who received purchase orders annually for several years, support could not be provided indicating that certain professional services related to insurance coverage and related personnel services had been subjected to the request for proposal process as outlined by the Unified Government's purchasing policy.

Recommendation: We recommend that the Unified Government review purchase orders that have been issued to vendors for multiple years to ensure that the services were properly followed the Unified Government's purchasing policy.

Management's response: The Procurement team will continue to work with departments to develop a plan to issue request for proposals timely to ensure purchase orders issued are compliant with existing contracts and extensions.

The identified significant deficiency is not considered to be a material weakness.

Certain deficiencies in internal control that have been previously communicated to you, in writing, by us or by others within your organization are not repeated herein.

Management's response to the internal control deficiencies identified in our audit were not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

Other Matters

Cybersecurity Risk

As the Unified Government experienced in 2022, effective cybersecurity risk management has never been more important than in today's environment. Those charged with governance and executive management (the governance team) face an enormous challenge: to oversee how the organization manages cybersecurity risk.

An effective cybersecurity risk management program provides reasonable, but not absolute, assurance that material breaches are prevented or detected, and mitigated in a timely manner. The combined effects of an organization's dependency on IT, the complexity of IT networks and business applications, extensive reliance on third parties and human nature (i.e., susceptibility to social engineering) are only likely to increase the need for effective cybersecurity risk management programs. Elements of an effective cyber risk management program should include:

- A comprehensive and documented risk assessment. Such assessment should not fall solely on the IT team. It is a governance and management challenge that should involve executive management and others charged with governance.
- Control assessments should include, at a minimum, an information technology systems general controls review, social engineering testing and, potentially, internal and/or external penetration testing.
- A vulnerability assessment will identify potential network vulnerabilities that can leave a company open to significant risk. Using automated scanners, this will help the organization identify and resolve vulnerabilities before they are exploited by cybercriminals.

Both control assessments and vulnerability assessments should be completed on a periodic basis which is dependent on the annual risk assessment. At a minimum, we strongly believe these assessments should be done on an annual basis, IF NOT MORE OFTEN. Executive managers should be involved with the review and summary reports should also be shared with the governance team.

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

Wichita, KS
July 22, 2022



Staff Request for Commission Action

Tracking No. 211829

Full Commission Meeting Date:

Committee: Full Commission

Date of Standing Committee Action:
(If none, please explain):

Publication Required: No

<u>Date:</u> 07/20/2022	<u>Contact Name:</u>	<u>Contact Phone:</u>	<u>Contact Email:</u>	<u>Department/Division:</u> Administrator's Office
<u>Item Description:</u> Update of Finance Assessment, submitted by Cheryl Harrison-Lee, Interim County Administrator.				
<i>For Information Only</i>				
<u>Action Requested:</u>				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u>				



Staff Request for Commission Action

Tracking No. 211724

Full Commission Meeting Date: 06/09/22

Committee: Full Commission

Date of Standing Committee Action:
(If none, please explain):

Publication Required: No

<u>Date:</u> 07/20/2022	<u>Contact Name:</u> Ana Marin	<u>Contact Phone:</u> x5010	<u>Contact Email:</u> amarin@wycokck.org	<u>Department/Division:</u> Administrator's Office
<u>Item Description:</u> Update regarding County Administrator's Search Process by Tyrone Garner, Mayor/CEO.				
<u>Action Requested:</u>				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u>				



Staff Request for Commission Action

Tracking No. 211741

Full Commission Meeting Date: 7/28/22

Committee: Public Works & Safety

Date of Standing Committee Action: 6/27/22
(If none, please explain):

Publication Required: No

<u>Date:</u> 07/06/2022	<u>Contact Name:</u> Casey Meyer	<u>Contact Phone:</u> x2851	<u>Contact Email:</u> cmeyer@wycokck.org	<u>Department/Division:</u> Legal
<u>Item Description:</u> This is a resolution authorizing approval for the Unified Government (Kansas City, Kansas Police Department) to enter into an Interlocal Cooperation Agreement with the Kansas City Board of Police Commissioners (Kansas City, Missouri Police Department) pursuant to K.S.A. 12-2902, et al. The attached agreement outlines the relationship of the parties to provide assistance to each agency for the investigation of officer involved in critical incidents, submitted by Casey Meyer, Senior Counsel, and Chief Oakman, KCK Police Department. The agreement, as submitted, has been reviewed and approved by the Attorney General's office for compliance with KSA 12-2904.				
<u>Action Requested:</u> To adopt the resolution.				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u> Resolution for KCKPD and KCMOPD Interstate Compact Agreement OICI, KCKPD KCMOPD Interstate Compact Ag signed				

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE APPROVAL OF AN INTERSTATE COMPACT AGREEMENT BETWEEN THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AND KANSAS CITY BOARD OF POLICE COMMISSIONERS REGARDING THE PROVISION OF INVESTIGATIVE ASSISTANCE IN OFFICER INVOLVED CRITICAL INCIDENTS.

WHEREAS, pursuant to the provisions of the Kansas Interlocal Cooperation Act, Kansas Statute Annotated § 12-2902, et seq., as amended, certain public agencies, including political subdivisions of the State of Kansas and political subdivisions of any other state as defined therein, are authorized to enter into mutually advantageous agreements for joint or cooperative action regarding police protection and public safety, to the extent the laws of such state permit such joint exercise or enjoyment; and

WHEREAS, the Kansas City, Kansas Police Department and Kansas City, Missouri Police Department, through their respective governing bodies, have voluntarily determined that the interests and welfare of the public within their respective jurisdictions will best be served by an Interlocal Cooperation Agreement to provide for joint and cooperative action in conducting officer involved critical incident investigations; and

WHEREAS, the parties have reached and prepared an Agreement describing the responsibilities of the parties concerning the above relationship in accordance with Kan. Stat. Ann. § 12-2904;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS: That the Unified Government is hereby authorized to enter said agreement by signature of the Mayor/CEO and who is hereby authorized to take any action required and necessary to implement and satisfy the intent of said Agreement.

THIS RESOLUTION IS ADOPTED by the Governing Body of the Unified Government of Wyandotte County/Kansas City, Kansas, this ____ day of _____, 2022.

UNIFIED GOVERNMENT OF WYANDOTTE
COUNTY/KANSAS CITY, KANSAS

By: _____
Tyrone A. Garner, Mayor/CEO

ATTEST:

Unified Government Clerk

KCKPD and KCMOPD
INTERSTATE COMPACT AGREEMENT

This Interstate Compact Agreement regarding Officer Involved Critical Incident Investigations (the "Agreement"), is made and entered into by and between the UNIFIED GOVERNMENT of KANSAS CITY, WYANDOTTE COUNTY, KANSAS CITY KANSAS and the KANSAS CITY, KANSAS POLICE DEPARTMENT (collectively referred to as "Unified Government/KCKPD") a political subdivision of the State of Kansas, 701 North 7th Street, Kansas City, KS 66101 and the KANSAS CITY BOARD OF POLICE COMMISSIONERS, the governing body of the KANSAS CITY, MISSOURI POLICE DEPARTMENT ("KCMOPD"), a political subdivision of the State of Missouri, 1125 Locust Street, Kansas City, MO 64106.

WITNESSETH

WHEREAS, pursuant to the provisions of the Kansas Interlocal Cooperation Act, Kansas Code Annotated, Section 12-2902, et seq., as amended, certain public agencies, including political subdivisions of the State of Kansas and political subdivisions of any other state as defined therein, are authorized to enter into mutually advantageous agreements for joint or cooperative action regarding police protection and public safety, to the extent the laws of such state permit such joint exercise or enjoyment; and

WHEREAS, the Unified Government/KCKPD and KCMOPD, through their respective governing bodies, have voluntarily determined that the interests and welfare of the public within their respective jurisdictions will best be served by this Agreement to provide for joint and cooperative action in regards to conducting officers involved critical incident investigations; and

WHEREAS, the governing bodies of the Unified Government/KCKPD and KCMOPD have by resolution agreed to adopt this Agreement to provide for the joint and cooperative action contained herein.

NOW, THEREFORE, be it mutually covenanted and agreed as follows, each of the parties accepting as consideration for this Agreement the mutual promises and agreements of the other:

SECTION ONE
EFFECTIVE DATE AND DURATION

This Agreement shall be effective on the date it is approved by the Kansas Attorney General's Office, or otherwise deemed approved as set forth in K.S.A. 12-2904(g) and upon approval by the Kansas City Board of Police Commissioners as set forth in 84.420, RSMo., and shall continue for a period of up to ten (10) years, unless sooner terminated as provided herein.

SECTION TWO
ADMINISTRATIVE ENTITY

The parties do not contemplate nor intend to establish a separate legal entity under the terms of this Agreement.

SECTION THREE **PURPOSE**

This Agreement is established for the purpose of creating a neutral, impartial and thorough procedure for the criminal investigation of an officer involved critical incident by an officer of the Kansas City, Kansas Police Department or an officer of the Kansas City, Missouri Police Department.

SECTION FOUR **MANNER OF FINANCING**

This Agreement and the matters contemplated herein shall not receive separate financing, nor shall a separate budget be required. Each party shall be responsible for its own obligations under this Agreement.

SECTION FIVE **TERMINATION**

Either party may terminate this Agreement at any time by giving the other party at least thirty (30) days prior written notice of the same.

SECTION SIX **ADMINISTRATOR**

Pursuant to K.S.A. 12-2904(e)(1) as amended, the parties agree that Unified Government/KCKPD shall act as administrator responsible for this Agreement.

SECTION SEVEN **PROPERTY ACQUIRED**

Given the purpose of the agreement, the parties do not contemplate acquiring real or personal property.

SECTION EIGHT **FILING OF AGREEMENT**

A copy of this Agreement shall be filed in accordance with K.S.A. 12-2905.

SECTION NINE **DESCRIPTION OF ARRANGEMENT**

KCMOPD agrees to provide sworn law enforcement officers to respond to Kansas City, Kansas to conduct Officer Involved Critical Incident Investigations when requested by the Kansas City, Kansas Police Department Chief or Chief's Designee for criminal investigation purposes in accordance with K.S.A. 48-3602. Unified Government/KCKPD agrees to provide sworn law enforcement officers to respond to Kansas City, Missouri to conduct Officer Involved Critical Incident Investigations when requested by the Kansas City, Missouri Police Chief or Chief's Designee for criminal investigation purposes in accordance with 44.095, RSMo. Both parties shall perform the duties as set forth in Exhibit A, attached hereto and incorporated therein.

SECTION TEN **GOVERNING LAW, JURISDICTION, AND VENUE**

All question with respect to the construction of this Agreement and all right and liability of the parties hereto shall be governed by the laws of the State of Kansas. Jurisdiction and venue for the enforcement of this Agreement shall be found in the courts of Wyandotte County, State of Kansas.

SECTION ELEVEN **GENERAL PROVISIONS**

A. Severability. In the event that any condition, covenant, or other provision herein contained is held to be invalid or void by any court of competent jurisdiction, the same shall be deemed severable from the remainder of this Agreement and shall in no way affect any other covenant or condition herein contained. If such condition, covenant, or other provision shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

B. Entire Agreement. This Agreement contains the entire agreement between the parties. No promise, representation, warranty, or covenant not included in this Agreement has been or is relied upon by the parties. All prior understandings, negotiations, or agreements are merged herein and superseded hereby.

C. Amendments. This Agreement may be modified only by a writing signed by each of the parties hereto.

D. Covenants and Conditions. Each provision of this Agreement performable by the parties shall be deemed to be both a covenant and a condition.

E. Not Assignable. This Agreement is specific to the parties hereto and is therefore not assignable.

F. Binding Effect. This Agreement shall bind the parties and their respective successors and assigns.

G. Captions. The captions to the various Sections of this Agreement are for convenience and ease of reference only and do not define, limit, augment, or describe the scope, content, or intent of this Agreement or any part or parts of this Agreement.

H. Time. Time is of the essence of each term, provision, and covenant of this Agreement.

I. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

J. Gender and Number. The singular number includes the plural whenever the context so indicates. As to all this Agreement and any policies or procedures executed in connection thereto, the neuter gender includes the feminine and masculine, the masculine includes the feminine and neuter, and the feminine includes the masculine and neuter, and each includes corporation, limited liability company, partnership, or other legal entity when the context so requires. The word "person" means person or persons or other entity or entities or any combination of persons and entities.

K. Waiver or Forbearance. No delay or omission in the exercise of any right or remedy by any party hereto shall impair such right or remedy or be construed as a waiver. Any waiver of any breach must be in writing and shall not be a waiver of any other breach concerning the same or any other provision of this Agreement.

L. No Partnership, Joint Venture, or Third Party Rights. Except as specifically set forth herein, nothing in this Agreement shall be construed as creating any partnership, joint venture, or business arrangement among the parties hereto, nor confer any rights or benefits to third parties.

M. Cash Basis Law. This Agreement is subject to the Kansas Cash Basis Law, K.S.A. 10-1101 *et seq.* and amendments thereto. This Agreement shall be construed and interpreted so as to ensure that the Unified Government shall at all times stay in conformity with such laws and, as a condition of this Agreement, the Unified Government reserves the right to unilaterally terminate this Agreement if the Agreement is deemed to violate the terms of such law. The Unified Government is obligated only make payments under the Agreement as may lawfully be made from: (a) funds budgeted and appropriated for that purpose during the Unified Government's current budget year; or (b) funds made available from any lawfully operated revenue producing source.

- SIGNATURES ON FOLLOWING PAGE -

IN WITNESS WHEREOF, the parties have signed and executed this INTERSTATE COMPACT AGREEMENT, after resolutions duly and lawfully passed, on the dates listed below.

DATED this ____ day of _____, 2022.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

By: _____
Tyrone A Garner, Mayor/Chief Executive Officer

ATTEST:

By: _____
(Name) _____, _____ (title)

APPROVED AS TO FORM AND COMPATIBILITY
WITH THE LAWS OF THE STATE OF KANSAS:

Casey Meyer, Senior Counsel

DATED this ____ day of _____, 2021.

KANSAS CITY MISSOURI POLICE BOARD OF COMMISSIONERS

By: _____

ATTEST:

By: _____

APPROVED AS TO FORM AND COMPATIBILITY
WITH THE LAWS OF THE STATE OF MISSOURI:

Holly Dodge, General Counsel

APPROVAL BY THE ATTORNEY GENERAL

The foregoing Interlocal Agreement is approved this 18 day of May, 2022.

THE ATTORNEY GENERAL OF THE STATE OF KANSAS

By: [Signature] RICHARD D. SMITH, ASSISTANT ATTORNEY GENERAL FOR
Derek Schmidt, Attorney General of the State of Kansas

Exhibit A
KCKPD and KCMOPD Interstate Compact Agreement

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This *Exhibit A* sets forth the procedure to be followed when the Chief or Chief's Designee requests assistance for an Officer Involved Critical Incident (OICI) Investigation from the Responding Agency.

This is not a substitute for and does not preempt the policies and procedures of either law enforcement agency which is party hereto and shall not be construed or interpreted to create or alter the standard of care imposed by law on the conduct of any criminal investigation conducted pursuant to the terms hereof. This agreement shall not interfere with any terms proscribed within the collective bargaining unit contracts of either party.

The responding agency shall follow the law of the State to which they are responding and shall conduct their investigation in accordance with all applicable State and Federal law from that jurisdiction.

I. Definitions

Involved Agency: The agency employing an officer involved in an OICI.

Involved Officer: The officer involved either as an actor or victim (or both) in an OICI.

Officer: A commissioned employee of a law enforcement agency.

Officer-Involved Critical Incident (OICI): The intentional or unintentional discharge of a firearm by an officer, or use of force, either as actor or victim, in which a person is injured or killed or the potential exists for criminal charges to be filed as a result of the use of force. This includes incidents in which the involved officer takes police action while off duty. This does not include intentional or unintentional discharges or uses of force in which no one is injured or there is no foreseeable possibility of a criminal charge.

Responding Agency: The agency responding to the other party's jurisdiction to conduct the OICI investigation.

II. Activation.

1. The Chief of Police or Chief's Designee of the Involved Agency will contact a commander designated by the Responding Agency to notify the Responding Agency of the request for assistance to conduct the OICI investigation as soon as possible after the OICI.
2. The Involved Agency will designate an officer or officers employed with the Involved Agency as an OICI liaison to coordinate with Responding Agency regarding communication of known circumstances, location to respond, and any applicable legal requirements in the jurisdiction of the Involved Agency.

III. Authority and Responsibilities.

1. Once the Responding Agency's OICI Team Commander or Lead Supervisor has arrived on site, the Responding Agency shall assume and maintain authority over the OICI investigation and all aspects of the investigative process, to include scene access. The OICI case investigation may include any crimes that led up to the OICI itself.
2. The Involved Agency will coordinate with Responding Agency regarding scene security. This includes additional scenes, such as a hospital room.
3. Death notifications, whether employee, perpetrator or witness/victim, shall remain the responsibility of the Involved Agency. Involved Agency may request Responding Agency to assist in death notifications when appropriate.

IV. Media Responsibilities and Open Records

A. Public Information Officer.

1. It shall be the decision of the Involved Agency as to whether public information duties regarding the OICI will be handled by the Involved Agency or a PIO attached to the Responding Agency, or both.
2. The Public Information Officer (PIO) shall work closely with the Involved Agency to determine what information may be released to the media.

B. Records Requests made by the Public

Dissemination of records will be in accordance with the laws of the State of the Agency holding the records.

V. Criminal and Administrative Investigations

A. Separate and Distinct Investigations.

OICIs customarily result in at least two separate and distinct investigations: criminal and administrative.

B. The Criminal Investigation.

The primary goal of the criminal investigation is to gather all relevant evidence so that a decision can be made by the District Attorney of the Involved Agency's jurisdiction as to whether anyone committed a crime during the course of events which led up to and included the OICI. The secondary goal is to incidentally provide factual information to administrative investigators (criminal investigators should NOT address strictly administrative matters during their investigation).

C. The Administrative Investigation.

The Involved Agency's Internal Affairs Unit investigators will conduct administrative investigations in accordance with their Fraternal Order of Police Memorandum of Understanding and Department Policies. This type of investigation includes determining

compliance with department policy and establishing possible disciplinary or training issues.

VI. Custodian of Records and Evidence

The Responding Agency will be the Custodian of Records for original reports and evidence. Upon completion of the investigation or prosecution, if charges are filed, Responding Agency will provide the Involved Agency with the original investigative case file, and will arrange the transfer of any evidence collected.



Staff Request for Commission Action

Tracking No. 211576

Full Commission Meeting Date:

Committee: Administration & Human Services

Date of Standing Committee Action:
(If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
07/21/2022	Wilba Miller	x5112	wmiller@wycokck.org	Community Development

Item Description:

The Unified Government of Wyandotte County/Kansas City, Kansas receives an annual allocation of entitlement funds from the U.S. Department of Housing and Urban Development (HUD) for the following programs: Community Development Block Grant, HOME Investment Partnership, and Emergency Solutions Grant Programs. In order to receive these funds, the Unified Government must submit a Consolidated Plan to HUD every five years. The 2022 Annual Action Plan, 2022 Analysis of Impediments to Fair Housing (AI), and the updated Citizen Participation Plan are all included in this submission.

The Unified Government is required to hold two public hearings prior to the adoption of the Consolidated Plan and associated documents. The first public hearing was held on March 31, 2022 in conjunction with the Department of Budget and Strategy. A second public hearing was held on July 14, 2022. A resolution approving the Consolidated Plan and associated documents will be presented to the full commission on July 28, 2022.

Full copies of the 2022-2026 Consolidated Plan and associated documents can be found at:

<https://www.wycokck.org/Departments/Community-Development/Community-Development-Consolidated-Plan>

Action Requested:

Approve Resolution

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

RESOLUTION FOR CONPLAN 2022-2026 (final), Consolidated Plan PH 7.14.2022

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE SUBMISSION OF A FIVE-YEAR
CONSOLIDATED PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT AND AUTHORIZING THE IMPLEMENTATION OF SUCH PLAN**

WHEREAS, The City of Kansas City, Kansas is a “metropolitan city” as described in The Housing and Community Development Act of 1974, and as such is entitled to direct block grant allocations from the Community Development Block Grant Program, the HOME Investment Partnership Program, and the Emergency Solutions Grant Program from the U.S. Department of Housing and Urban Development (“HUD”);

WHEREAS, The Housing and Community Development Act of 1974 requires the Unified Government to develop and submit a five-year consolidated plan to HUD as a condition for receipt of direct block grant allocations through the Community Development Block Grant Program, the HOME Investment Partnership Program, and the Emergency Solutions Grant Program, and in which plan the Unified Government is required to set forth its priorities and goals for each of the three said block grant programs;

WHEREAS, As a condition of receipt of direct block grant allocations from HUD, the Unified Government is required to “Affirmatively Further Fair Housing”, and the Unified Government has chosen to submit to HUD an analysis of impediments to fair housing, in which analysis the Unified Government is required to set forth fair housing goals in accordance with 24 CFR Part 91;

WHEREAS, As a part of the process of developing a consolidated plan, the Unified Government is required to provide for and encourage citizens to participate in the development of the consolidated plan, any substantial amendment to the consolidated plan, and the performance report, and is required to develop a plan to provide such participation in accordance with 24 CFR Part 91;

WHEREAS, An authorized representative of the Unified Government is required to execute certain certifications for entitlement grantees as part of the submission process to HUD in accordance with 24 CFR Part 91.

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:**

Section 1. The Unified Government Department of Community Development is hereby authorized to complete and submit the *2022-2026 5-Year Consolidated Plan and 2022 Annual Action Plan* to HUD.

Section 2. The Unified Government Department of Community Development is also hereby authorized to complete and submit its *Analysis of Impediments to Fair Housing Choice* and an amended *Citizen Participation Plan* to HUD.

Section 3. The Mayor/Chief Executive Officer of the Unified Government of Wyandotte County/Kansas City, Kansas is hereby authorized and directed to execute in the name of the Unified Government its certifications for entitlement grantees by the City of Kansas City, Kansas to HUD.

Section 4. All other employees and agents of the Unified Government are hereby authorized to implement the *2022-2026 5-Year Consolidated Plan and 2022 Annual Action Plan* upon approval.

**ADOPTED BY THE BOARD OF COMMISSIONERS OF WYANDOTTE
COUNTY/KANSAS CITY, KANSAS THIS 28th DAY OF JULY 2022.**

Mayor/CEO
Tyrone Garner

Attest:

Unified Government Clerk

Approved as to Form:

Unified Government Assistant Counsel

2022-26 Consolidated Plan And Analysis of Impediments to Fair Housing Choice

Public Hearing #2

UG Community Development Department | July 2022

Community Engagement



142 Survey Participants



30 Community Stakeholder Orgs. Interviewed



4 Community Workshops with 24 participants



2 Targeted Resident Focus Groups



2 formal Public Hearings

Community Identified Needs

- **Housing needs**

- Help for homeowners to make housing improvements
- Rehabilitation of affordable rental housing/ apartments
- Energy efficiency improvements to housing

- **Public service needs**

- Health and mental health services
- Childcare
- Substance abuse/ crime prevention
- Youth services/ programs

- **Homeless needs**

- Transitional/ permanent supportive housing programs
- Homelessness prevention
- Supportive services/ case management

- **Public facility needs**

- Community centers
- Homeless centers
- Community parks, gyms, and recreational fields

- **Public infrastructure needs**

- Street/ road improvements
- Sidewalk improvement or expansion

- **Economic development needs**

- Redevelopment or demolition of blighted properties

Five-Year Goals

1. Improve Housing Access and Quality
2. Provide Housing and Services for People Experiencing or At-risk of Homelessness
3. Provide other public services for LMI households
4. Improve Public Facilities and Infrastructure
5. Support Economic Development
6. Planning and Administration

2022 CDGB Projects

Activity	Funding
Home Repair/Barrier Removal Program	\$500,000
Housing Rehab Delivery	\$583,868
Willa Gill Multi-Services Center (MCRC)	\$148,000
Livable Neighborhoods	\$20,000
Area Master Plan Activities	\$500,000
CDBG Administration (20%)	\$437,966
TOTAL	\$2,189,834

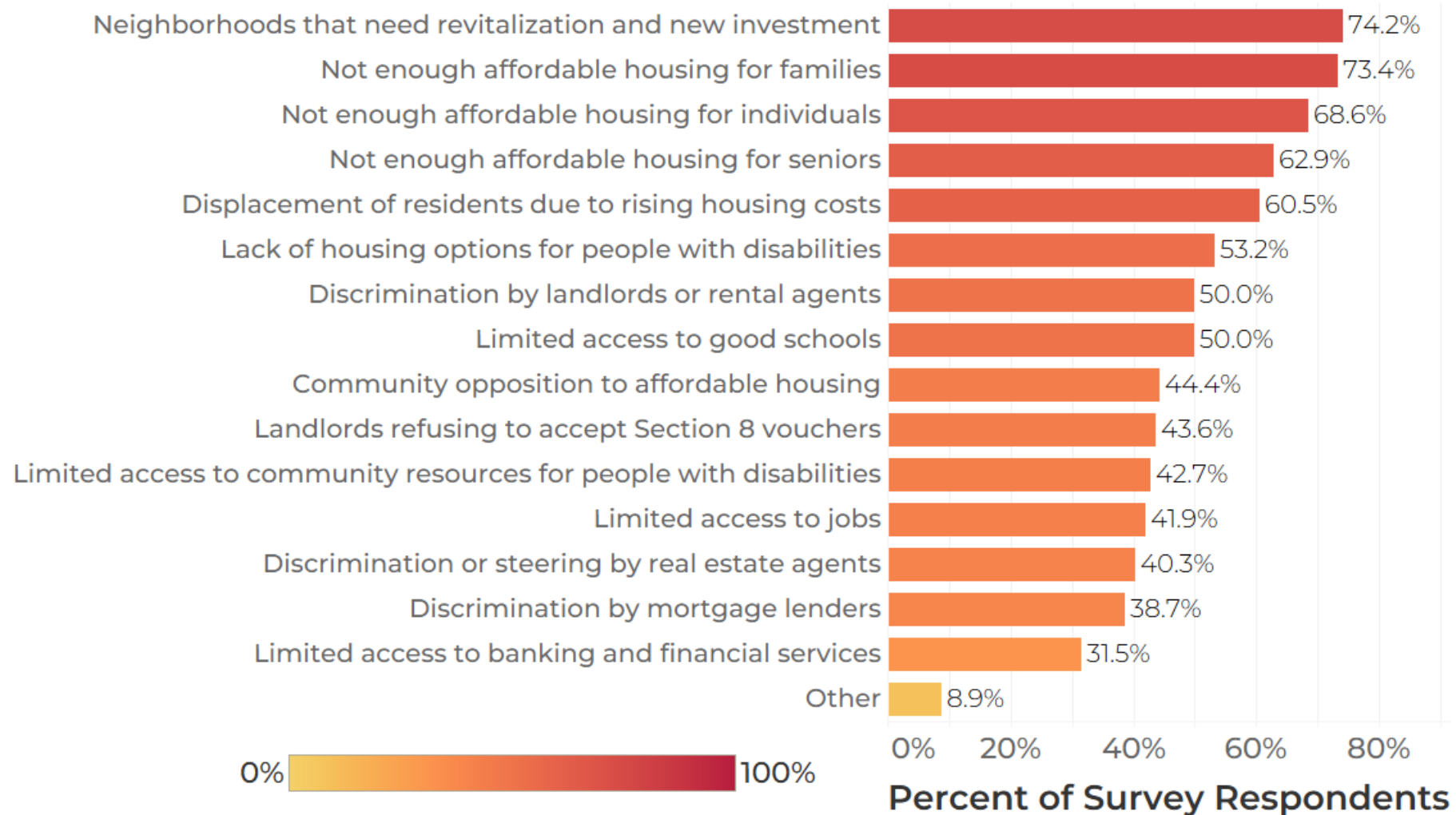
2022 HOME Projects

Activity	Funding
CHDO Set-Aside (Rehab/New Construction)	\$333,831
Subrecipient (Rehab/New Construction)	\$523,830
HOME Administration (10%)	\$95,295
TOTAL	\$952,956

2022 ESG Projects

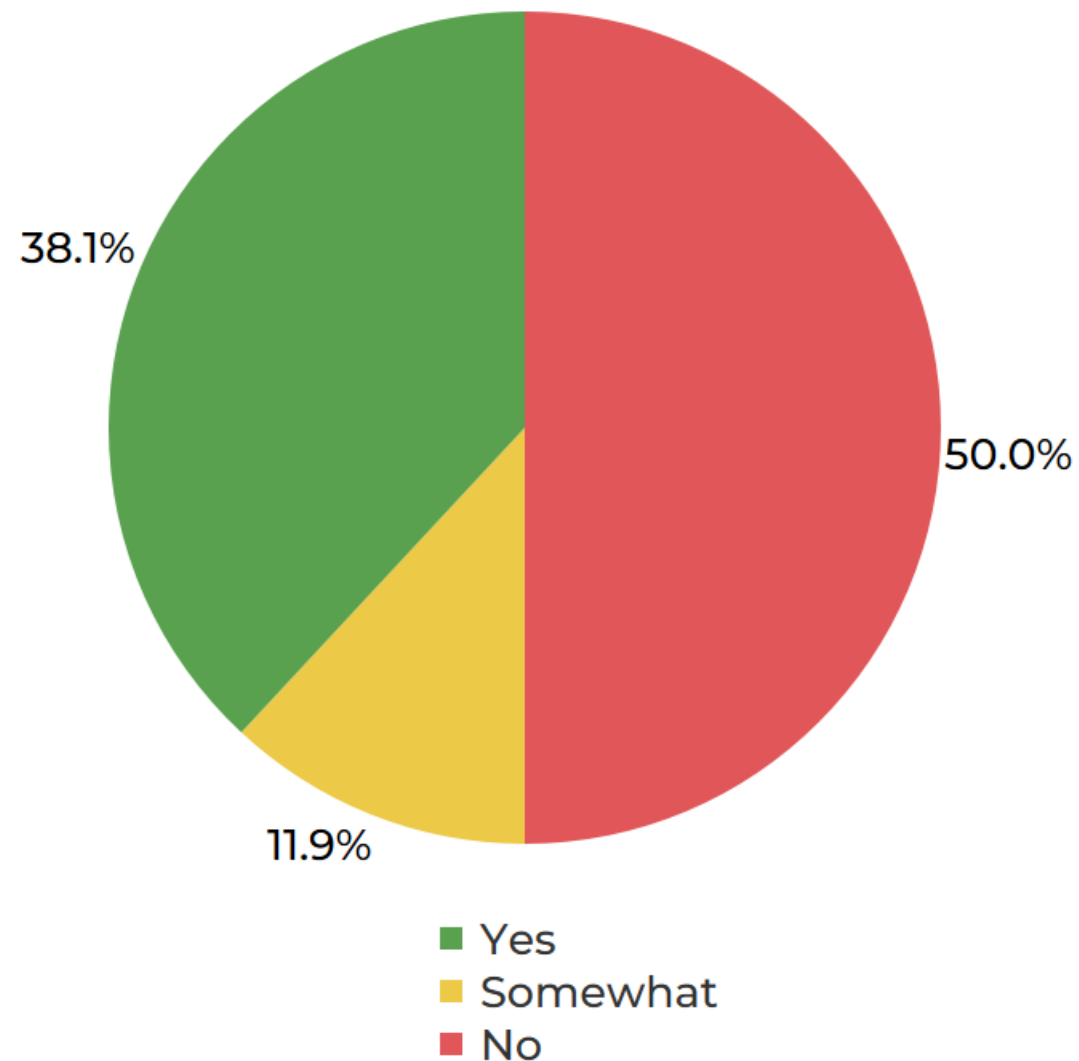
Activity	Funding
ESG Activity Subgrants	\$181,813
ESG Grant Administration (7.5%)	\$13,660
TOTAL	\$195,473

Barriers to fair housing



Community Engagement: Fair Housing

Do you know where to file a fair housing complaint?



Impediments to Fair Housing Choice

1. Low labor market engagement and limited incomes restrict housing choice and access to opportunity among protected classes
2. Continued need for neighborhood investment in areas with high poverty rates and low level of access to resources and services
3. Housing options for persons with disabilities are limited
4. Historical disinvestment in housing condition disproportionately affects protected classes
5. Multifamily uses are severely restricted by both policy and implementation of the zoning code
6. Lack of strong networks limits ongoing progress towards fair housing goals

Public Hearing





Staff Request for Commission Action

Tracking No. 211785

Full Commission Meeting Date: 7/28/2022

Committee: Economic Development & Finance

Date of Standing Committee Action: 7/11/2022
(If none, please explain):

Publication Required: No

<u>Date:</u> 07/20/2022	<u>Contact Name:</u> Debbie Jonscher	<u>Contact Phone:</u> x5847	<u>Contact Email:</u> djonscher@wycokck.org	<u>Department/Division:</u> Finance
<u>Item Description:</u> Approval of an ordinance and resolution to reallocate ARPA funds to reflect revised revenue replacement calculations, submitted by Debbie Jonscher, Deputy Chief Financial Officer. <i>Please Approve.</i>				
<u>Action Requested:</u> <i>Please Approve.</i>				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u> ARPA Revenue Replacement Adj - Ord-Reso-7.11.22 - clean copy-v2, Revenue Replacement Adjustments-7.11.22-v2				

ORDINANCE NO. O-_____
RESOLUTION NO. R-_____

**AN ORDINANCE AND RESOLUTION FOR THE APPROVAL OF ADJUSTMENTS
TO THE FEDERAL LOCAL FISCAL RECOVERY FUNDS USED FOR REVENUE
REPLACEMENT NEEDS BY THE UNIFIED GOVERNMENT AS PART OF THE
AMERICAN RESCUE PLAN ACT**

WHEREAS, the American Rescue Plan Act (ARPA) was signed into law by President Biden on March 11, 2021, (Public Law 117-2), and was codified at 42 U.S.C. § 802 *et seq.*; and

WHEREAS, ARPA established the Coronavirus State Fiscal Recovery Fund and the Coronavirus Local Fiscal Recovery Fund, which were together intended to provide support to State, local, and Tribal governments in responding to the impact of COVID-19 and in their efforts to contain COVID-19 on their communities, residents, and businesses; and

WHEREAS, the Recovery Funds are intended to build on and expand the support provided to these governments over the last year, including through the Coronavirus Relief Fund (CRF), which was established by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Pub. L. No. 116-136, 134 Stat. 281 (2020); and

WHEREAS, ARPA—which, among other things, adds sections 602 and 603 to the Social Security Act—generally provides that the Recovery Funds may be used:

- a) To respond to the public health emergency or its negative economic impacts, including assistance to households, small businesses, and nonprofits, or aid to impacted industries such as tourism, travel, and hospitality;
- b) To respond to workers performing essential work during the COVID-19 public health emergency by providing premium pay to eligible workers;
- c) For the provision of government services to the extent of the reduction in revenue due to the COVID-19 public health emergency relative to revenues collected in the most recent full fiscal year prior to the emergency; and
- d) To make necessary investments in water, sewer, or broadband infrastructure; and

WHEREAS, the Supplementary Information accompanying the federal Department of the Treasury’s Interim Final Rule (31 CFR Part 35) states that “these resources lay the foundation for a strong, equitable economic recovery, not only by providing immediate economic stabilization for households and businesses, but also by addressing the systemic public health and economic challenges that may have contributed to more severe impacts of the pandemic among low-income communities and people of color.” (86 FR 26786, at 26788); and

WHEREAS, Ordinance O-115-21 and Resolution R-58-21 approved the acceptance on behalf of the City of Kansas City, Kansas of Fifty-Five Million Three Hundred Eighty-Three Thousand Eight Hundred Seventy-Two Dollars (\$55,383,872) from the Coronavirus Local Fiscal Recovery Fund; and approves the acceptance on behalf of Wyandotte County, Kansas of Thirty-Two Million One Hundred Thirty-Two Thousand Six Hundred Forty-Four Dollars (\$32,132,644) from the Coronavirus Local Fiscal Recovery Fund; and

WHEREAS, Section II.C of the Supplementary Information accompanying the federal Department of the Treasury's Interim Rule (31 CFR Part 35) provided in part that, for purposes of measuring revenue growth from the pre-pandemic period recipient Kansas City, Kansas would utilize the calculated rate of 4.1% and recipient Wyandotte County, Kansas would utilize the calculated rate of 6.2%; and

WHEREAS, Ordinance O-115-21 and Resolution R-58-21 dated August 26, 2021 approved that of the Kansas City, Kansas total allocation, Eighteen Million Seven Hundred Eighty Thousand Four Hundred Seventy Dollars (\$18,780,470) will be used to replace estimated revenue lost due to COVID-19 during 2020, and an estimated Twelve Million Three Hundred Four Thousand Seven Hundred Seventy-Four Dollars (\$12,304,774) will be used to replace revenue lost due to COVID-19 during 2021, for a total revenue replacement allocation over the two year period of Thirty One Million Eighty-Five Thousand Two Hundred Forty-Four Dollars (\$31,085,244); and

WHEREAS, Ordinance O-115-21 and Resolution R-58-21 dated August 26, 2021 approved that of the Wyandotte County, Kansas total allocation, Six Million Six Hundred Fifty Thousand Eight Hundred Eighty Dollars (\$6,650,880) will be used to replace estimated revenue lost due to COVID-19 during 2020, and an estimated Four Million Three Hundred Seventy Thousand Ninety-Five Dollars (\$4,370,095) will be used to replace revenue lost due to COVID-19 during 2021, for a total revenue replacement allocation over the two year period of Eleven Million Twenty Thousand Nine Hundred Seventy-Five Dollars (\$11,020,975); and

WHEREAS, Ordinance O-115-21 and Resolution R-58-21 dated August 26, 2021 approved in its Exhibit B entitled "ARPA Immediate Needs Report" the adopted total allocated funds not from revenue replacement funding was One Million Five Hundred Sixteen Thousand Six Hundred Thirty-Four Dollars (\$1,516,634) for Kansas City, Kansas and Eight Million Two Hundred Ninety-Eight Thousand Three Hundred Forty-Two Dollars (\$8,298,342) for Wyandotte County; and

WHEREAS, Ordinance O-115-21 and Resolution R-59-21 dated August 26, 2021 approved that of the Wyandotte County, Kansas total allocation, One Million Eight Hundred Fifty Thousand Dollars (\$1,850,000) be allocated to address and prevent housing insecurities and negative economic impacts associated with homelessness and other related human services in Wyandotte County through January of 2022; and

WHEREAS, Although Ordinance O-115-21 and Resolution R-72-21 dated September 30, 2021 approved an ARPA allocation of One Million Dollars (\$1,000,000) to fund the Covid-19 Mitigation Plan for Unified Government staff, Ordinance O-20-22 and Resolution R-8-22 dated February 10, 2022 approved that these same funds be redirected with Six Hundred Sixty Thousand Dollars (\$660,000) from the Kansas City, Kansas allocation and Three Hundred Forty Thousand Dollars (\$340,000) from the Wyandotte County allocation; and

WHEREAS, Ordinance O-20-22 and Resolution R-8-22 dated February 10, 2022 approved that of the Wyandotte County, Kansas total allocation, Three Million Four Hundred Thirty-Five Thousand Nine Hundred Thirty-Four Dollars (\$3,435,934) be allocated for eligible uses of the Local Fiscal Recovery Fund as part of the American Rescue Plan Act for the Public Health Department for Additional Needs; and

WHEREAS, the Unified Government Board of Commissioners originally directed that \$75,000 authorized by O-115-21 and Resolution R-58-21 dated August 26, 2021 to fund the Covid-19 Immediate Needs and \$75,000 authorized by Ordinance O-20-22 and Resolution R-8-22 dated February 10, 2022 to fund the Unified Government's Public Health Department Additional Needs for the Municipal Court Fees and Fines Waiver Program be funded from the Wyandotte County allocation, however, through Ordinance O-75-22 and Resolution R-23-22 dated May 26, 2022 the Commission re-allocated those funds and directed that the Municipal Court Fees and Fines Waiver Program be paid from the Kansas City, Kansas allocation.

WHEREAS, Ordinance O-75-22 and Resolution R-23.22 dated May 26, 2022 approved that of the Kansas City, Kansas total allocation Seventeen Million Four Hundred Seventy-Four Thousand Five Hundred Twenty-Eight Dollars (\$17,474,528) be allocated for eligible uses of the Local Fiscal Recovery Fund as part of the American Rescue Plan Act for Capital and Other Needs; and

WHEREAS, Ordinance O-75-22 and Resolution R-23.22 dated May 26, 2022 approved that of the Wyandotte County, Kansas total allocation Six Million Three Hundred Seventy-Eight Thousand Three Hundred Eight Dollars (\$6,378,308) be allocated for eligible uses of the Local Fiscal Recovery Fund as part of the American Rescue Plan Act for Capital and Other Needs; and

WHEREAS, based on the guidance accompanying the federal Department of the Treasury's Interim Final Rule (at 31-CFR Part 35), the calculation of lost revenue eligible for replacement is to utilize final audited actual revenues and requires that adjustments be made to previous calculations that utilized budgeted estimates, as detailed in Exhibit A, which is attached hereto and incorporated by reference herein.

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

Section 1. The Unified Government Board of Commissioners hereby approves that the original estimated Kansas City, Kansas 2020 revenue replacement calculation of Eighteen Million Seven Hundred Eighty Thousand Four Hundred Seventy Dollars (\$18,780,470) be adjusted down by Two Million Thirty-Four Thousand Four Hundred Ninety-Six Dollars (\$2,034,496), due to an adjustment recommended by the external auditor, for a revised 2020 total of Sixteen Million Seven Hundred Forty-Five Thousand Nine Hundred Seventy-Four Dollars (\$16,745,974).

Section 2. The Unified Government Board of Commissioners hereby approves that the original estimated Kansas City, Kansas 2021 revenue replacement calculation of Twelve Million Three Hundred Four Thousand Seven Hundred Seventy-Four Dollars (\$12,304,774) to replace revenue lost due to COVID-19 during 2021 be adjusted down by Seven Million Two Hundred Sixty Thousand Eight Hundred Fifty-Two Dollars (\$7,260,852) based on audit actual revenues collected in 2021 for a revised total of Five Million Forty-Three Thousand Nine Hundred Twenty-Two Dollars (\$5,043,922).

Section 3. The Unified Government Board of Commissioners hereby approves that the original estimated Wyandotte County 2021 revenue replacement calculation of Four Million Three Hundred Seventy Thousand Ninety-Five Dollars (\$4,370,095) to replace revenue lost due to COVID-19 during 2021 be adjusted down by One Million Six Hundred Fifty-Four Thousand Four Hundred Seventy-Three Dollars (\$1,654,473) based on audit actual revenues collected in 2021 for a total of Two Million Seven Hundred Fifteen Thousand Six Hundred Twenty-Two Dollars (\$2,715,622).

Section 4. The Unified Government Board of Commissioners hereby accepts that, in compliance with federal Department of Treasury ARPA guidelines, the reduction in revenue replacement funds detailed in Section 1 and 2 be reallocated to the Special Grant Fund-269 and will be made available for future ARPA eligible uses as determined by the Board of Commissioner.

Section 5. The Unified Government Board of Commissioners hereby determines that, as of the date of the passage of this ordinance and resolution, the remaining ARPA allocation for Kansas City, Kansas that has not been obligated totals Thirteen Million Seven Hundred Ninety-Two Thousand Eight Hundred Fourteen Dollars (\$13,792,814)

Section 6. The Unified Government Board of Commissioners hereby determines that, as of the date of the passage of this ordinance and resolution, the remaining ARPA allocation for Wyandotte County, Kansas that has not been obligated totals Two Million Six Hundred Thirteen Thousand Five Hundred Fifty-Eight Dollars (\$2,613,558).

Section 7. Effective Date. This ordinance and resolution shall take effect and be in full force from and after its passage and publication in the *Wyandotte Echo*.

**ADOPTED AND APPROVED BY THE BOARD OF COMMISSIONERS OF THE
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS,
AND APPROVED AND SIGNED BY THE MAYOR/CEO THIS 28th DAY OF JULY 2022.**

Tyrone A. Garner, Mayor/CEO

Attest:

Unified Government Clerk

Approved as to Form:

Unified Government Chief Counsel

EXHIBIT A**CALCULATION OF AMERICAN RESCUE PLAN, REVENUE REPLACEMENT
ORIGINAL AND ADJUSTED CALCULATIONS****KANSAS CITY, KANSAS**

	2019 Actuals “General Revenue from Own Sources”	2020 Actuals “General Revenue from Own Sources”	2020 Counter- factual with 4.1% CPI Increase from 2019 Actuals	2020 COVID-19 ARPA Revenue Loss
Original Calculations	\$239,942,629	\$230,999,806	\$249,780,276	(\$18,780,470)
Adjusted Calculations	239,942,629	233,034,302	249,780,276	(16,745,974)
Variance	0	(2,034,496)	0	(2,034,496)

	2020 Counter- factual with 4.1% CPI Increase from 2019 Actuals	2021 Actuals “General Revenue from Own Sources”	2021 Counter- factual with 4.1% CPI Increase from 2020 Calculation	2021 COVID-19 ARPA Revenue Loss
Original Calculations	\$249,780,276	\$247,716,494	\$260,021,268	(\$12,304,774)
Adjusted Calculations	249,780,276	254,977,346	260,021,268	(5,043,922)
Variance	0	(7,260,852)	0	(7,260,852)

WYANDOTTE COUNTY, KANSAS

	2019 Actuals “General Revenue from Own Sources”	2020 Actuals “General Revenue from Own Sources”	2020 Counter- factual with 4.1% CPI Increase from 2019 Actuals	2020 COVID-19 ARPA Revenue Loss
Original Calculations	\$82,328,264	\$80,781,736	\$87,432,616	(\$6,650,880)
Adjusted Calculations	82,328,264	80,781,736	87,432,616	(6,650,880)
Variance	0	0	0	0

	2020 Counter- factual with 4.1% CPI Increase from 2019 Actuals	2021 Actuals “General Revenue from Own Sources”	2021 Counter- factual with 4.1% CPI Increase from 2020 Calculation	2021 COVID-19 ARPA Revenue Loss
Original Calculations	\$87,432,616	\$88,483,343	\$92,853,438	(\$4,370,095)
Adjusted Calculations	87,432,616	90,137,816	92,853,438	(2,715,622)
Variance	0	(1,654,476)	0	(1,654,476)

NOTES:

“General revenues from own sources” as defined by ARPA’s Interim Final Rule US Treasury Department Guidance.

For Kansas City, Kansas funds, the percentage increase in actual “general revenues from own sources” was 4.3% in 2017, 0.3% in 2018 and 3.3% in 2019, or a 3-year average of 2.6% which is below the minimum 4.1% growth factor allowed by ARPA’s Interim Final Rule US Treasury Department Guidance.

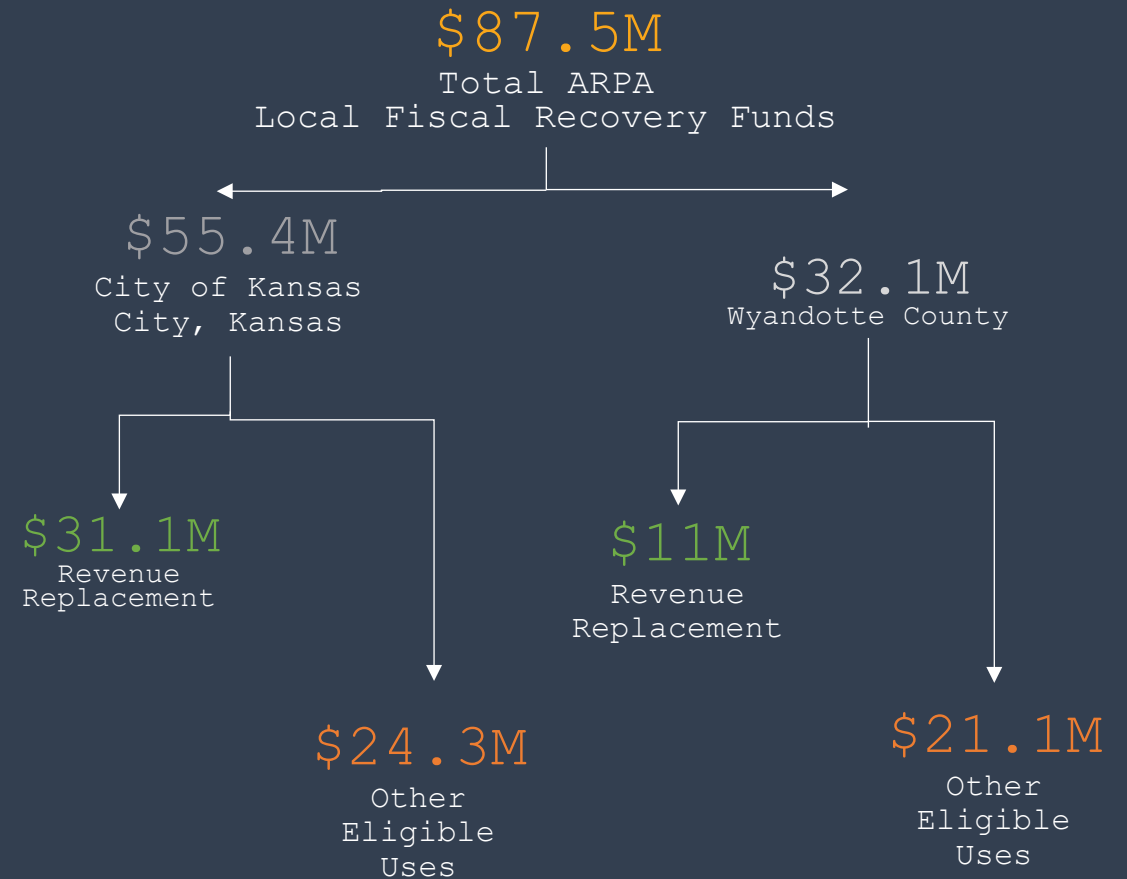
For Wyandotte County, Kansas funds, the percentage increase in actual “general revenues from own sources” was 8.7% in 2017, 3.4% in 2018 and 6.5% in 2019, or a 3-year average of 6.2% which is above the minimum 4.1% growth factor allowed by ARPA Interim Final Rule US Treasury Department Guidance.

Adjustments to the Original ARPA Revenue Replacement

CALCULATION DETAILS AND
USE OF REVENUE REPLACEMENT FUNDS

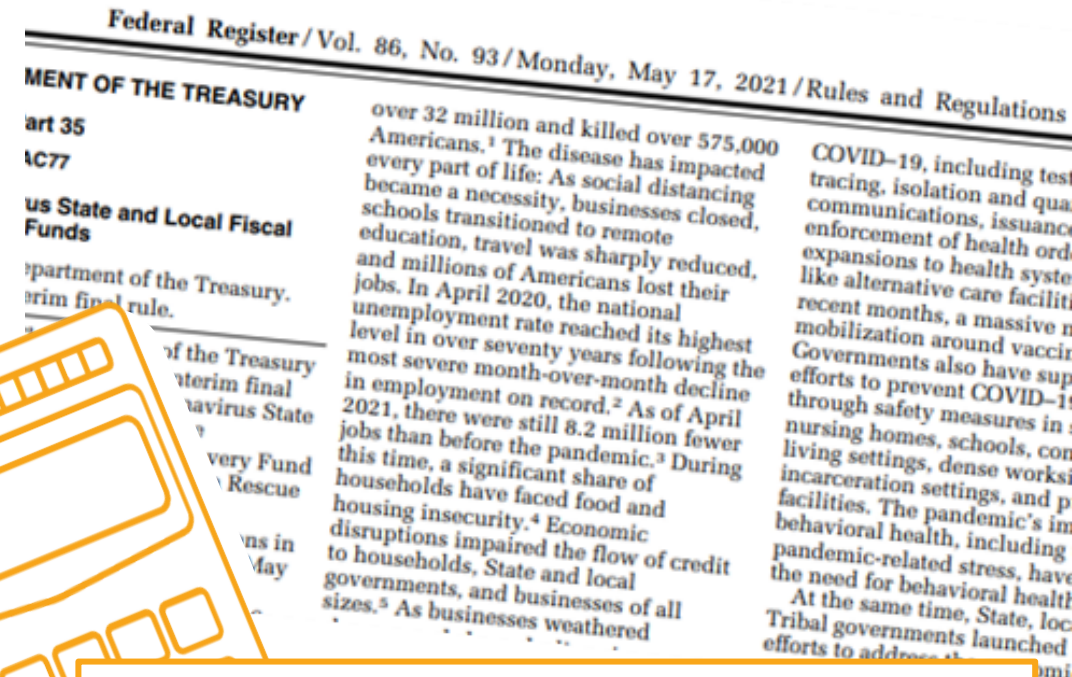
American Rescue Plan Act Direct Aid Funding Splits

- The UG is considered two recipient entities, Kansas City, KS and Wyandotte County, KS.
 - The allocations are received in May 2021 and May 2022.
 - Each entity's allocation must be spent in the respective funds of the entity.
- Spending the ARPA funds are directed by the federal government.
 - A portion of the funds are allowed to go towards covering the lost revenue from 2020-2021 due to the pandemic.
 - The remaining funds are then eligible for use amongst the pre-defined ARPA eligible use categories.
- All funds must be obligated by the end of 2024, and entirely spent by the end of 2026.



Calculating Revenue Replacement

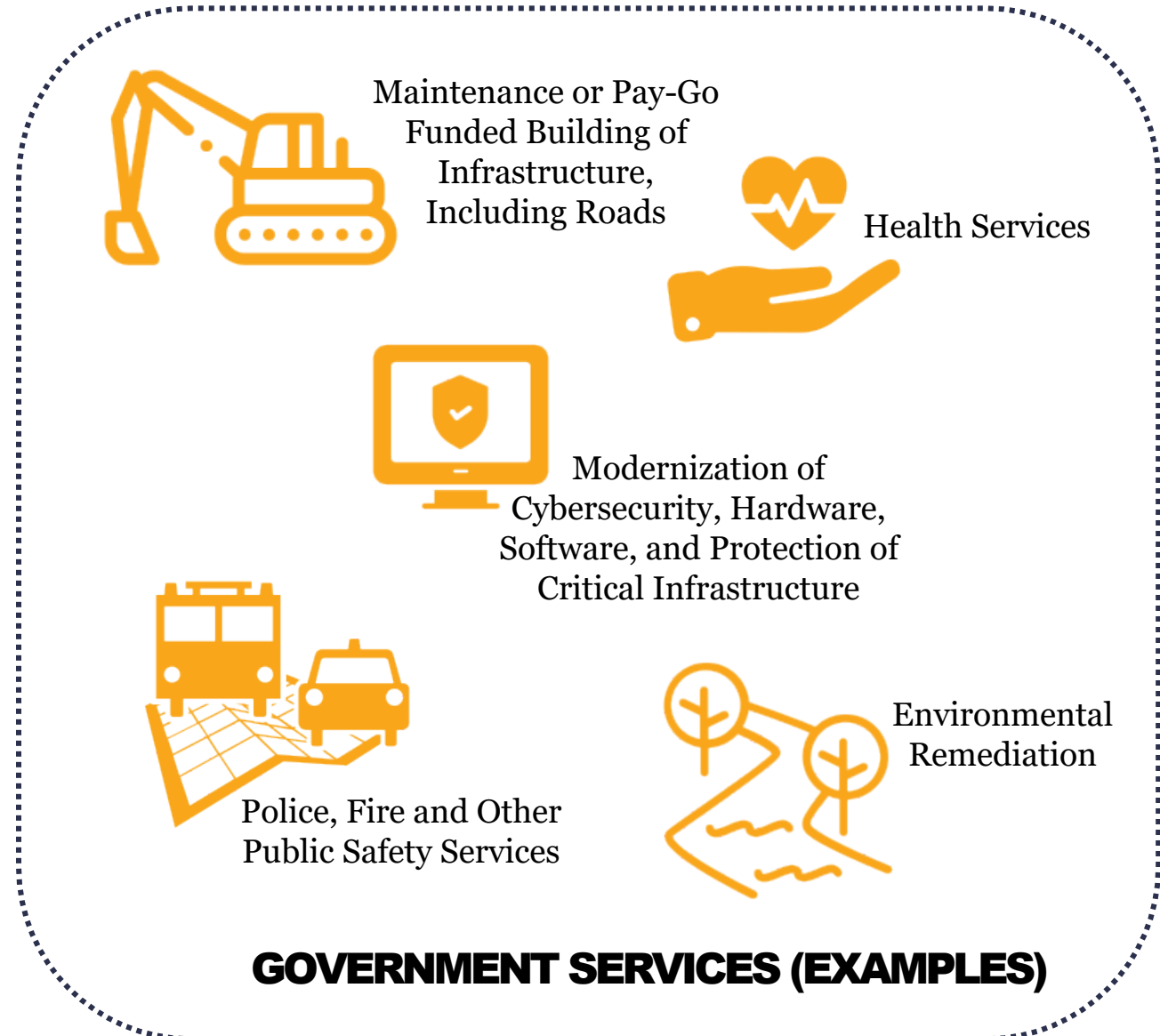
1. Use United States Treasury Guidelines and calculate on “recipient entity-wide basis” (i.e., city and county separate)
2. Identify “General Revenue Own Sources” per US Census Bureau Government Finance and Employment Classification Manual.
3. For 2020 calculations, compare 2019 actuals with 2020 actuals. Account for average growth of prior three years or 4.1%, whichever is greater, to reflect normal (non-pandemic) inflationary growth.
4. For 2021 calculations, increase the inflated 2020 calculations by the same growth rate above and compare with 2021 estimated and/or actual revenues.
5. The 2021 calculation estimates to “actuals” is being adjusted now that the 2021 fiscal year is completed.
6. The revenue replacement funds are recorded in the subsequent year (i.e., 2020 revenue loss is reflected in 2021 and 2021 revenue loss is recorded in 2022)



General Revenue includes revenue from taxes, current charges, and miscellaneous general revenue. It excludes refunds and other correcting transactions, proceeds from issuance of debt or the sale of investments, agency or private trust transactions, and revenue generated by utilities and insurance trusts. General revenue also includes intergovernmental transfers between state and local governments but excludes intergovernmental transfers from the Federal government.

Claiming Maximum Revenue Replacement

- Greatest spending flexibility of all uses.
- Eligible use is “Government Services”
- Government services list (not all inclusive):
 - maintenance or pay-go funded building of infrastructure, including roads;
 - modernization of cybersecurity, including hardware, software, and protection of critical infrastructure;
 - health services;
 - environmental remediation; and
 - the provision of police, fire, and other public safety services



ARPA Revenue Replacement

continued



- **Kansas City, Kansas** funds average growth rate of “*general revenue own sources*”
 - 2017 – 4.3%
 - 2018 – 0.3%
 - 2019 – 3.3%
 - **Prior 3-year Average = 2.6% (lower than 4.1% minimum allowed under ARPA); ← use 4.1%**
- **Wyandotte County** funds average growth rate of “general revenue own sources”
 - 2017 – 8.7%
 - 2018 – 3.4%
 - 2019 – 6.5%
 - **Prior 3-year Average = 6.2% (greater than 4.1% minimum allowed under ARPA); ← use 6.2%**

KANSAS CITY, KANSAS FUNDS								
		2019 Actuals	2020 Actuals	2020 Counterfactual with 4.1% CPI increase from 2019 Actuals	2020 COVID Revenue Loss	2021 Estimate	2021 Counterfactual with 4.1% CPI increase	2021 Est. COVID Revenue Loss
City General Fund		\$ 136,642,839	\$ 130,552,477	\$ 142,245,195	\$ (11,692,719)	\$ 139,831,164	\$ 148,077,248	\$ (8,246,085)
Special Revenue Funds		22,756,420	20,857,395	23,689,433	(2,832,038)	23,246,073	24,660,700	(1,414,627)
	Dedicated Sales Tax	10,604,121	10,563,372	11,038,890	(475,518)	11,760,328	11,491,485	268,843
	Special Street & Hiway-City	7,366,968	7,067,916	7,669,013	(601,097)	7,418,000	7,983,443	(565,443)
	Special Parks and Recreation-City	552,242	382,944	574,884	(191,940)	480,000	598,454	(118,454)
	Special Alcohol Program-City	549,485	382,499	572,014	(189,514)	480,100	595,466	(115,366)
	Tourism & Convention Prom	3,683,604	2,460,663	3,834,632	(1,373,969)	3,107,645	3,991,852	(884,207)
	Specials Assets	-	-	-	-	-	-	-
City Debt Service Fund		23,391,849	22,566,780	24,350,915	(1,784,136)	24,230,259	25,349,303	(1,119,043)
TIF Debt Service Funds		2,601,402	2,566,821	2,708,059	(141,238)	2,746,499	2,819,090	(72,591)
	I-70 and Armstrong TIF	147,925	144,168	153,990	(9,822)	149,000	160,304	(11,304)
	Melrose TIF	265,021	243,524	275,887	(32,363)	245,500	287,198	(41,698)
	Strawberry Hill TIF	25,992	26,562	27,058	(496)	25,500	28,167	(2,667)
	MissionCliffs/RainbowPark TIF	58,491	65,879	60,889	4,990	69,980	63,386	6,594
	St Peters Waterway TIF	147,211	157,331	153,247	4,085	162,283	159,530	2,753
	Mt. Carmel TIF	-	-	-	-	-	-	-
	NE Armourdale TIF	-	-	-	-	-	-	-
	Turtle Hill Redevelopment TIF	8,977	6,277	9,345	(3,068)	6,217	9,728	(3,512)
	All America City TIF (Per Flc)	18,926	15,141	19,702	(4,561)	15,974	20,510	(4,536)
	Adams Street TIF	-	-	-	-	-	-	-
	Mission Cliff's (A) TIF	132,965	167,503	138,417	29,086	176,733	144,092	32,641
	Prescott Plaza TIF	1,040,376	967,106	1,083,031	(115,925)	1,047,231	1,127,436	(80,205)
	East Parallel TIF	1,423	-	1,482	(1,482)	-	1,543	(1,543)
	Metropolitan Avenue TIF	166,992	201,354	173,839	27,515	217,252	180,966	36,285
	Walmart TIF(24th/Metro)LaPlaza	587,101	560,590	611,172	(50,582)	586,430	636,230	(49,800)
	Downtown Grocery Store TIF	-	11,385	-	11,385	44,400	-	44,400
Other Funds		1,506,946	1,501,833	1,568,731	(66,899)	1,594,949	1,633,049	(38,100)
	Court Trustee Fund	427,352	393,145	444,874	(51,729)	435,000	463,113	(28,113)
	Environment Trust	1,079,594	1,108,688	1,123,858	(15,170)	1,159,949	1,169,936	(9,987)
Sewer Enterprise Fund		36,566,895	37,363,425	38,066,138	(702,712)	39,401,700	39,626,849	(225,149)
Other Enterprise Funds		16,476,277	15,591,076	17,151,805	(1,560,729)	16,665,851	17,855,029	(1,189,178)
	Public Levee	345,577	338,509	359,746	(21,237)	340,500	374,495	(33,995)
	Stormwater Enterprise	3,671,890	3,653,358	3,822,437	(169,079)	3,605,000	3,979,157	(374,157)
	Emergency Medical Services	11,614,616	10,781,575	12,090,816	(1,309,241)	11,812,551	12,586,539	(773,988)
	Sunflower Hills Golf Fund	664,375	822,759	691,615	131,145	807,800	719,971	87,829
	Stadium-Baseball	179,819	(5,125)	187,192	(192,316)	100,000	194,867	(94,867)
KCK FUNDS TOTALS:		\$ 239,942,629	\$ 230,999,806	\$ 249,780,276	\$ (18,780,470)	\$ 247,716,494	\$ 260,021,268	\$ (12,304,774)

ORIGINAL CALCS

Kansas City, Kansas

Straight Revenue Replacement Calculations without Adjustments

2020 Actual - \$18,780,470
2021 Estimate - \$12,304,774

2-Year Total - \$31,085,244

**You typically don't see these TIF Funds broken out because in the budget book we reflect their transactions combined with the City Debt Service Fund.*

ORIGINAL CALCS

WYANDOTTE COUNTY, KANSAS FUNDS								
	2019 Actuals	2020 Actuals	2020 Counterfactual with 6.2% CPI increase from 2019 Actuals	2020 COVID Revenue Loss	2021 Estimate	2021 Counterfactual with 6.2% CPI increase	2021 Est. COVID Revenue Loss	
County General Fund	\$ 64,823,303	\$ 63,023,322	\$ 68,908,995	\$ (5,885,673)	\$ 69,224,049	\$ 73,250,731	\$ (4,026,683)	
Parks General Fund	2,705,905	2,670,262	2,873,671	(203,409)	3,084,576	3,051,839	32,738	
County Debt Service Fund	3,802,838	3,753,572	4,038,614	(285,042)	4,058,767	4,289,008	(230,241)	
County Tax Levy Funds	6,639,995	6,771,302	7,051,674	(280,372)	7,284,290	7,488,878	(204,588)	
Elections	1,288,308	1,330,327	1,368,183	(37,857)	1,446,194	1,453,011	(6,817)	
Aging	1,518,459	1,543,506	1,612,603	(69,097)	1,666,670	1,712,584	(45,914)	
Mental Health	616,651	632,307	654,883	(22,576)	671,943	695,486	(23,543)	
Developmental Disability	540,932	560,007	574,470	(14,462)	588,261	610,087	(21,825)	
Health Department	2,675,645	2,705,155	2,841,535	(136,380)	2,911,222	3,017,710	(106,489)	
Special Revenue Funds	4,356,223	4,563,277	4,559,662	3,615	4,831,661	4,772,982	58,679	
County - Library	3,173,652	3,295,398	3,303,772	(8,373)	3,498,661	3,439,226	59,435	
Jail Commissary Fund	50,675	36,480	53,817	(17,337)	45,000	57,154	(12,154)	
Register of Deeds Tech Fund	172,646	200,294	183,350	16,944	220,000	194,718	25,282	
Clerk's Technology Fund	43,127	50,074	45,801	4,273	55,000	48,641	6,359	
Treasurer's Technology Fund	43,127	50,074	45,801	4,273	55,000	48,641	6,359	
Wyandotte County 911 Fund	833,178	895,766	884,835	10,931	920,000	939,694	(19,694)	
Special Parks and Recreation-Cour	18,685	18,104	19,843	(1,739)	19,000	21,074	(2,074)	
Special Alcohol Program-County	21,133	17,089	22,444	(5,355)	19,000	23,835	(4,835)	
WYCO FUNDS TOTALS:	\$ 82,328,264	\$ 80,781,736	\$ 87,432,616	\$ (6,650,880)	\$ 88,483,343	\$ 92,853,438	\$ (4,370,095)	

Wyandotte County

Straight Revenue Replacement Calculations without Adjustments

2020 Actual - \$6,650,880

2021 Estimate - \$4,370,095

2-Year Total - \$11,020,975

ORIGINAL CALCS

Budgeting

Revenue Replacement

- This is the ORIGINAL revenue replacement by fund as estimated (08.26.2021)
- We recommended maximizing the revenue replacement to provide the Unified Government with the greatest flexibility in our recovery

Adjustments to Fund Allocations (Reflected in previous slide):

- Netted calculated revenue increases of various funds to the respective General Funds
- Reflected City & County Debt Service Funds revenue loss in the respective General Funds
- Reflected Tourism Fund revenue loss in the City General Fund

KANSAS CITY, KS FUNDS	2020 COVID Revenue Loss	2021 COVID Revenue Loss (estimated)
City General Fund	\$14,644,100	\$9,771,553
Special Revenue Funds	\$1,458,069	\$799,263
TIF Funds	\$216,817	\$193,722
Other Funds	\$66,899	\$38,100
Sewer Enterprise Fund	\$702,712	\$225,149
Other Enterprise Funds	\$1,691,873	\$1,277,007
Totals	\$18,780,470	\$12,304,775

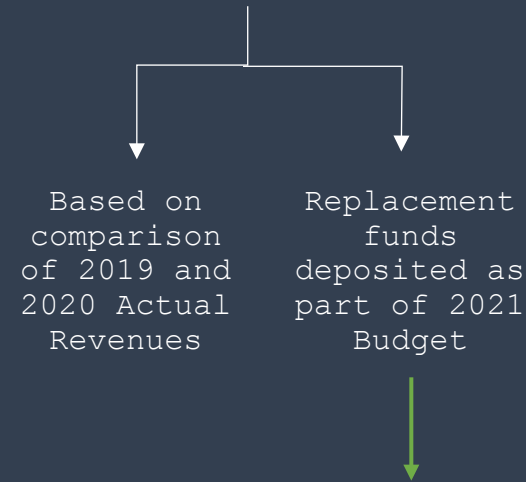
WYANDOTTE COUNTY FUNDS	2020 COVID Revenue Loss	2021 COVID Revenue Loss (estimated)
County General Fund	\$6,134,294	\$4,126,751
Parks General Fund	\$203,409	-
County Tax Levy Funds	\$280,372	\$204,588
Special Revenue Funds	\$32,805	\$38,757
Totals	\$6,650,880	\$4,370,096



Revenue Replacement Calculations Adjusted for the following reasons ...

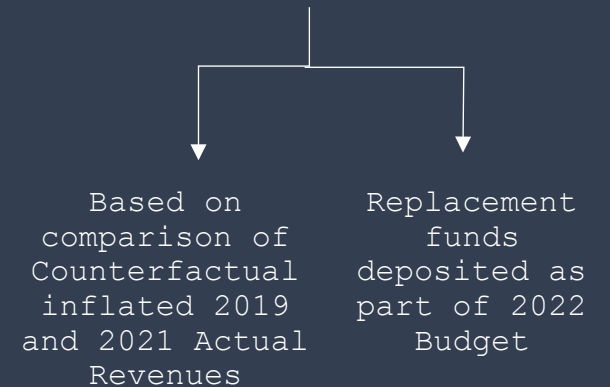
- 2020 Kansas City, Kansas:
 - In February 2022, external auditor reviewed the detailed 2020 calculations and found that the \$2 M revenues from the sale of the former Woodland racetrack recorded in the City General Fund should have been categorized as a “own revenue sources” since land sales is part of that category.
 - Since it is one-time in nature, I had interpreted it to be NOT included.
 - The \$2 M inclusion increased the base revenue and reduced the amount “lost” due to COVID.
- 2021 for both KCK and WyCo:
 - Calculation done summer of 2021 as part of the 2021 Amended/ 2022 Budget Process using 2021 revenues estimates
 - Now that 2021 Actuals are known, the calculation must be reconciled to Actuals.

2020 Revenue Replacement



Since Interim Final Rule Guidance for calculation didn't come out till Summer 2021, the auditor didn't review the support doc till January 2022 as part of their 2021 audit work

2021 Revenue Replacement



KANSAS CITY, KANSAS FUNDS								
		2019 Actuals	2020 Actuals	2020 Counterfactual with 4.1% CPI increase from 2019 Actuals	2020 COVID Revenue Loss	2021 Actuals	2021 Counterfactual with 4.1% CPI increase	2021 COVID Revenue Loss
City General Fund		\$ 136,642,839	\$ 132,586,972	\$142,245,195	\$ (9,658,223)	\$ 142,940,418	\$ 148,077,248	\$ (5,136,830)
Special Revenue Funds		22,756,420	20,857,395	23,689,433	(2,832,038)	23,974,249	24,660,700	(686,451)
	Dedicated Sales Tax	10,604,121	10,563,372	11,038,890	(475,518)	12,258,732	11,491,485	767,247
	Special Street & Hiway-City	7,366,968	7,067,916	7,669,013	(601,097)	7,459,279	7,983,443	(524,164)
	Special Parks and Recreation-C	552,242	382,944	574,884	(191,940)	475,980	598,454	(122,474)
	Special Alcohol Program-City	549,485	382,499	572,014	(189,514)	475,960	595,466	(119,506)
	Tourism & Convention Prom	3,683,604	2,460,663	3,834,632	(1,373,969)	3,304,298	3,991,852	(687,554)
	Specials Assets	-	-	-	-	-	-	-
City Debt Service Fund		23,391,849	22,566,780	24,350,915	(1,784,136)	24,407,227	25,349,303	(942,076)
TIF Funds		2,601,402	2,566,821	2,708,059	(141,238)	2,539,441	2,819,090	(279,649)
	I-70 and Armstrong TIF	147,925	144,168	153,990	(9,822)	148,332	160,304	(11,972)
	Melrose TIF	265,021	243,524	275,887	(32,363)	254,438	287,198	(32,760)
	Strawberry Hill TIF	25,992	26,562	27,058	(496)	39,582	28,167	11,414
	MissionCliffs/RainbowPark TIF	58,491	65,879	60,889	4,990	43,144	63,386	(20,241)
	St Peters Waterway TIF	147,211	157,331	153,247	4,085	215,094	159,530	55,565
	Mt. Carmel TIF	-	-	-	-	-	-	-
	NE Armourdale TIF	-	-	-	-	-	-	-
	Turtle Hill Redevelopment TIF	8,977	6,277	9,345	(3,068)	9,096	9,728	(633)
	All America City TIF (Per Fic)	18,926	15,141	19,702	(4,561)	17,945	20,510	(2,565)
	Adams Street TIF	-	-	-	-	-	-	-
	Mission Cliff's (A) TIF	132,965	167,503	138,417	29,086	182,321	144,092	38,229
	Prescott Plaza TIF	1,040,376	967,106	1,083,031	(115,925)	781,664	1,127,436	(345,772)
	East Parallel TIF	1,423	-	1,482	(1,482)	-	1,543	(1,543)
	Metropolitan Avenue TIF	166,992	201,354	173,839	27,515	264,056	180,966	83,089
	Walmart TIF(24th/Metro)LaPlaz	587,101	560,590	611,172	(50,582)	539,823	636,230	(96,407)
	Downtown Grocery Store TIF	-	11,385	-	11,385	43,945	-	43,945
Other Funds		1,506,946	1,501,833	1,568,731	(66,899)	1,607,210	1,633,049	(25,839)
	Court Trustee Fund	427,352	393,145	444,874	(51,729)	477,009	463,113	13,896
	Environment Trust	1,079,594	1,108,688	1,123,858	(15,170)	1,130,201	1,169,936	(39,734)
Sewer Enterprise Fund		36,566,895	37,363,425	38,066,138	(702,712)	42,145,949	39,626,849	2,519,100
Other Enterprise Funds		16,476,277	15,591,076	17,151,805	(1,560,729)	17,362,852	17,855,029	(492,177)
	Public Levee	345,577	338,509	359,746	(21,237)	335,512	374,495	(38,983)
	Stormwater Enterprise	3,671,890	3,653,358	3,822,437	(169,079)	3,690,261	3,979,157	(288,896)
	Emergency Medical Services	11,614,616	10,781,575	12,090,816	(1,309,241)	12,271,057	12,586,539	(315,482)
	Sunflower Hills Golf Fund	664,375	822,759	691,615	131,145	978,525	719,971	258,554
	Stadium-Baseball	179,819	(5,125)	187,192	(192,316)	87,497	194,867	(107,370)
KCK FUNDS TOTALS:		\$ 239,942,629	\$ 233,034,302	\$249,780,276	\$ (16,745,974)	\$ 254,977,346	\$ 260,021,268	\$ (5,043,922)

ADJUSTED CALCS

Kansas City, Kansas

Straight Revenue Replacement Calculations without Fund Changes

2020 Actual - \$16,745,974

2021 Actual - \$5,043,922

2-Year Total - \$21,789,896

**You typically don't see these TIF Funds broken out because in the budget book we reflect their transactions combined with the City Debt Service Fund.*

ADJUSTED CALCS

WYANDOTTE COUNTY, KANSAS FUNDS				2020 Counterfactual with 6.2% CPI increase from 2019 Actuals	2020 COVID Revenue Loss	2021 Actuals	2021 Counterfactual with 6.2% CPI increase	2021 COVID Revenue Loss
	2019 Actuals	2020 Actuals						
County General Fund	\$ 64,823,303	\$ 63,023,322		\$ 68,908,995	\$ (5,885,673)	\$ 70,140,395	\$ 73,250,731	\$ (3,110,336)
Parks General Fund	2,705,905	2,670,262		2,873,671	(203,409)	3,127,440	3,051,839	75,601
Debt Service Funds	3,802,838	3,753,572		4,038,614	(285,042)	4,093,318	4,289,008	(195,690)
County Tax Levy Funds	6,639,995	6,771,302		7,051,674	(280,372)	7,856,728	7,488,878	367,850
Elections	1,288,308	1,330,327		1,368,183	(37,857)	1,416,002	1,453,011	(37,009)
Aging	1,518,459	1,543,506		1,612,603	(69,097)	1,661,579	1,712,584	(51,006)
Mental Health	616,651	632,307		654,883	(22,576)	687,801	695,486	(7,686)
Developmental Disability	540,932	560,007		574,470	(14,462)	569,876	610,087	(40,211)
Health Department	2,675,645	2,705,155		2,841,535	(136,380)	3,521,471	3,017,710	503,761
Special Revenue Funds	4,356,223	4,563,277		4,559,662	3,615	4,919,935	4,772,982	146,953
County - Library	3,173,652	3,295,398		3,303,772	(8,373)	3,529,295	3,439,226	90,069
Jail Commissary Fund	50,675	36,480		53,817	(17,337)	65,450	57,154	8,296
Register of Deeds Tech Fund	172,646	200,294		183,350	16,944	247,636	194,718	52,918
Clerk's Technology Fund	43,127	50,074		45,801	4,273	61,909	48,641	13,268
Treasurer's Technology Fund	43,127	50,074		45,801	4,273	61,909	48,641	13,268
Wyandotte County 911 Fund	833,178	895,766		884,835	10,931	913,516	939,694	(26,178)
Special Parks and Recreation-C	18,685	18,104		19,843	(1,739)	23,257	21,074	2,183
Special Alcohol Program-Count	21,133	17,089		22,444	(5,355)	16,963	23,835	(6,872)
WYCO FUNDS TOTALS:	\$ 82,328,264	\$ 80,781,736		\$ 87,432,616	\$ (6,650,880)	\$ 90,137,816	\$ 92,853,438	\$ (2,715,622)

Wyandotte County

**Straight Revenue
Replacement
Calculations without
Adjustments**

2020 Actual - \$6,650,880
2021 Actual - \$2,715,622

2-Year Total - \$9,366,503



ADJUSTED CALCS

Budgeting

Revenue Replacement

- This is the ADJUSTED revenue replacement by fund as estimated (05/27/22)
- We recommended maximizing the revenue replacement to provide the Unified Government with the greatest flexibility in our recovery

Adjustments to Fund Allocations (Reflected in previous slide):

- Netted calculated revenue increases of various funds to the respective General Funds
- Reflected City & County, TIF Debt Service Funds and Public Levy Debt Service revenue loss in the respective General Funds
- Reflected Tourism Fund revenue loss in the City General Fund

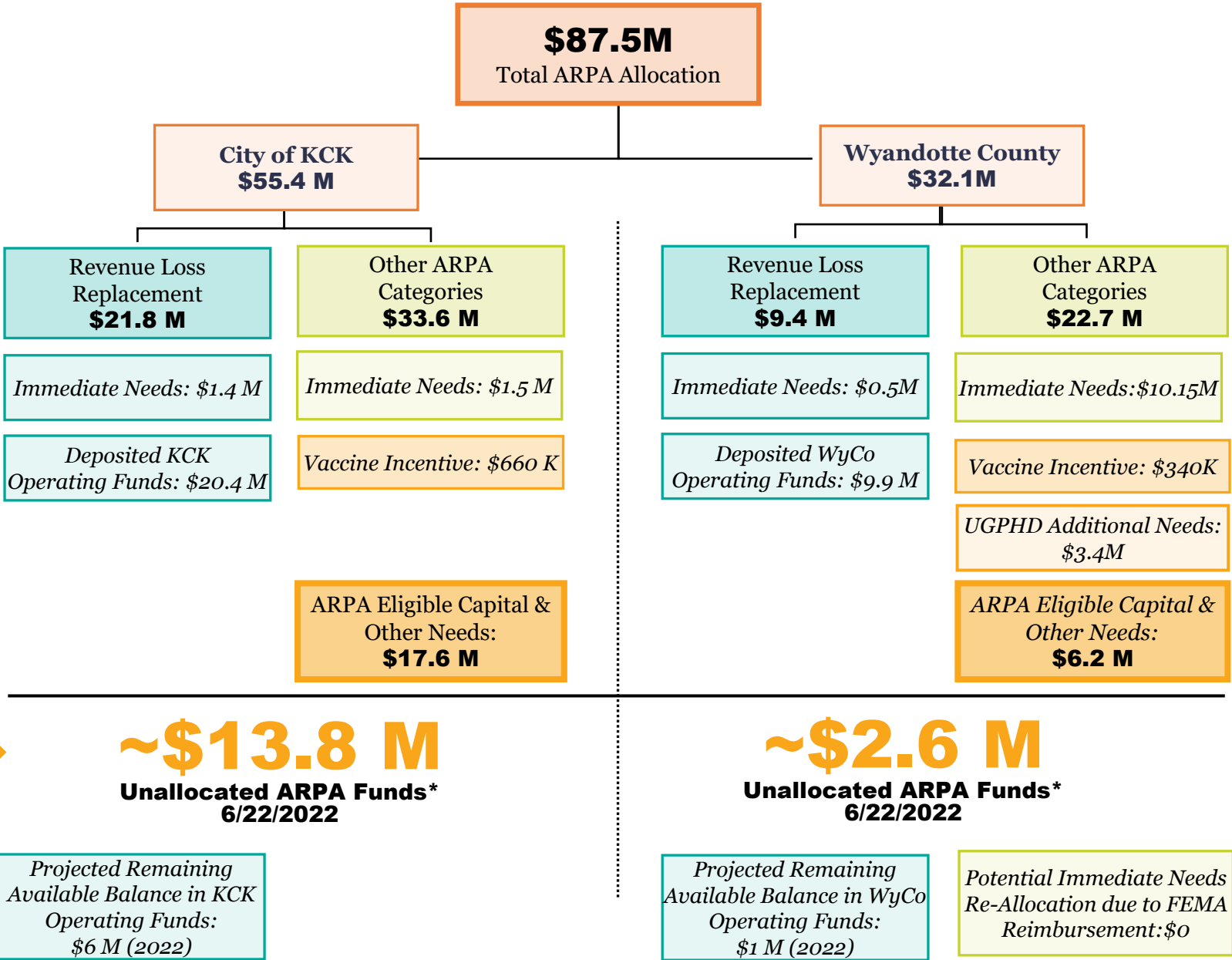
KANSAS CITY, KS FUNDS	2020 COVID Revenue Loss (ACTUAL)	2021 COVID Revenue Loss (ACTUAL)
City General Fund	\$12,912,238	\$3,645,802
Special Revenue Funds	\$1,393,489	\$646,638
TIF Funds	\$0	\$
Other Funds	\$66,899	\$39,734
Sewer Enterprise Fund	\$702,712	\$0
Other Enterprise Funds	\$1,670,636	\$17711,748
Totals	\$16,745,974	\$5,043,922

WYANDOTTE COUNTY FUNDS	2020 COVID Revenue Loss (ACTUAL)	2021 COVID Revenue Loss (ACTUAL)
County General Fund	\$6,172,338	\$2,561,218
Parks General Fund	\$203,409	-
County Tax Levy Funds	\$257,796	\$128,226
Special Revenue Funds	\$17,337	\$26,178
Totals	\$6,650,880	\$2,715,622



LOCAL RECOVERY
ARPA To Date

- Revenue Loss: Calculated impact of the pandemic on budgets
- Eligible Needs: Funded since August 2021 to sustain our public health priorities, housing needs, and small businesses.
- Unallocated Funds: Not yet directed per the fund guidelines
Must be allocated by 2024.



*Rounding may create minor total discrepancies.



LOCAL RECOVERY

ARPA To Date

- Allocations by Date and Commission Actions
- Unallocated Funds: Not yet directed per the fund guidelines. Must be allocated by 2024.

		City of Kansas City, Kansas		Wyandotte County, Kansas	Total Allocation Running Balances
Ord/Reso #s	ARPA SLFRF Allocations	\$	55,383,872	\$ 32,132,644	\$ 87,516,516
O-115-21/R-58-21	Revenue Loss 2020	\$	(18,780,470)	\$ (6,650,880)	\$ (25,431,350)
O-115-21/R-58-21	Revenue Loss 2021	\$	(12,304,774)	\$ (4,370,095)	\$ (16,674,869)
O-115-21/R-58-21	Immediate Needs 8/26/21	\$	(1,516,634)	\$ (8,298,342)	\$ (9,814,976)
R-59-21	Housing Assistance 8/26/21	\$	-	\$ (1,850,000)	\$ (1,850,000)
R-72-21	Employee VaX Incentives 9/30/21	\$	(1,000,000)	\$ -	\$ (1,000,000)
Remaining ARPA SLFRF Balances (as of 9/30/21)		\$	21,781,994	\$ 10,963,327	\$ 32,745,321
O-20-22/R-8-22	UGPHD Additional Needs 2/10/22	\$	-	\$ (3,435,934)	\$ (3,435,934)
O-20-22/R-8-22	Employee VaX Incentives 2/10/22	\$	340,000	\$ (340,000)	\$ -
Remaining ARPA SLFRF Balances (as of 2/10/22)		\$	22,121,994	\$ 7,187,393	\$ 29,309,387
O-75-22/R-23-22	ARPA Capital Needs 5/26/22	\$	(17,474,528)	\$ (6,378,308)	\$ (23,852,836)
O-75-22/R-23-22	Muni Court Fees Shift 5/26/22	\$	(150,000)	\$ 150,000	\$ -
Remaining ARPA SLFRF Balances (as of 5/26/22)		\$	4,497,466	\$ 959,085	\$ 5,456,551
O-xx-22/R-x-22	Adjustment to 2020 Revenue Loss for 2021 Budget	\$	2,034,496	\$ -	\$ 2,034,496
O-xx-22/R-x-22	Adjustment to 2021 Revenue Loss for 2022 Budget	\$	7,260,852	\$ 1,654,473	\$ 8,915,325
Remaining ARPA SLFRF Balances (as of 6/2/22)		\$	13,792,814	\$ 2,613,558	\$ 16,406,372

*Rounding may create minor total discrepancies.





**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

July 19, 2022

Mr. Brett A. Deichler, PMP CMP
Unified Government Clerk
East Building

Re: Subdivision Plat Approval for **SASS ADDITION**

Dear Mr. Deichler

Please be advised that the Engineering Division has reviewed the attached plat of SASS ADDITION located along the west side of 115th street between Leavenworth and Donahoo Road's and being developed by John Sass

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

Digitally signed by Troy
Shaw
Date: 2022.07.20 07:31:31
-05'00'

Troy Shaw, P.E.
County Engineer

Attachments



211601



**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

May 18, 2022

Mr. Brett A. Deichler, PMP CMP
Unified Government Clerk
East Building

Re: Subdivision Plat Approval for **DAVIS GARDEN**

Dear Mr. Deichler

Please be advised that the Engineering Division has reviewed the attached plat of **DAVIS GARDEN** located at 5917 N 123RD Street and being replatted by Britt and Rebecca Davis.

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

Digitally signed by Troy
Shaw
Date: 2022.05.19 07:44:27
-05'00'

Troy Shaw, P.E.
County Engineer

Attachments

Letter of Decree



Staff Request for Commission Action

Tracking No. 211545

Full Commission Meeting Date:

Committee: Full Commission

Date of Standing Committee Action:
(If none, please explain):

Publication Required: No

<u>Date:</u> 07/22/2022	<u>Contact Name:</u>	<u>Contact Phone:</u>	<u>Contact Email:</u>	<u>Department/Division:</u> Commission Liaison
<u>Item Description:</u> Nominations for Boards and Commissions: - Ashley Williamson to the UG Park Board, 7/28/2022 to 12/11/2023, submitted by Commissioner Bynum - Rocki Mayes to the Wyandotte County Library Board, 7/28/2022 to 12/11/2023, submitted by Commissioner Burroughs - Micki Hill to the Wyandotte County Library Board, 7/28/2022 to 12/11/2023, submitted by Commissioner Johnson				
<u>Action Requested:</u>				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u> Bynum_Williamson (Parks), Burroughs_Mayes (Library), Johnson_Hill (Library)				



County Administrator's Office
Cheryl Harrison-Lee, Interim County
Administrator

701 North Seventh Street, Ste. 945
Kansas City, Kansas 66101

NOTICE OF PENDING APPOINTMENT

DATE: July 28, 2022

BOARD POSITION: UG Park Board

INCUMBENT: Billy Brame

APPOINTING COMMISSIONER: Melissa Bynun

REQUEST FOR APPOINTMENT

NAME OF NEW APPOINTMENT: Ashley Williamson

TERM OF OFFICE: 7/28/2022-12/11/2023



County Administrator's Office
Cheryl Harrison-Lee, Interim County
Administrator

701 North Seventh Street, Ste. 945
Kansas City, Kansas 66101

NOTICE OF PENDING APPOINTMENT

DATE: July 28, 2022

BOARD POSITION: Wyandotte County Library Board

INCUMBENT: Micki Hill

APPOINTING COMMISSIONER: Tom Burroughs

REQUEST FOR APPOINTMENT

NAME OF NEW APPOINTMENT: Rocki Mayes

TERM OF OFFICE: 7/28/2022-12/11/2023



County Administrator's Office
Cheryl Harrison-Lee, Interim County
Administrator

701 North Seventh Street, Ste. 945
Kansas City, Kansas 66101

NOTICE OF PENDING APPOINTMENT

DATE: July 28, 2022

BOARD POSITION: Wyandotte County Library Board

INCUMBENT: N/A

APPOINTING COMMISSIONER: Harold Johnson

REQUEST FOR APPOINTMENT

NAME OF NEW APPOINTMENT: Micki Hill

TERM OF OFFICE: 7/28/2022-12/11/2023

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

SPECIAL SESSION, THURSDAY, JUNE 16, 2022

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Session, Thursday, June 16, 2022, with eleven members present: 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 Four (arrived at 5:30 p.m.); Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Stites, Commissioner Seventh District; Davis, Commissioner Eighth District; and Garner, Mayor/CEO, presiding. The following officials were also in attendance: Cheryl Harrison-Lee, Interim County Administrator; Misty Brown, Chief Legal Counsel; Monica L. Sparks, Acting Unified Government Clerk; Bridgette Cobbins, Assistant County Administrator; Brett Deichler, Interim Assistant County Administrator; Kathleen VonAchen, Chief Financial Director; Debbie Jonscher, Deputy Chief Financial Officer; Reginald Lindsey, Budget Director; Mike Peterson, Assistant Budget Manager; Alley Porter, Commission Liaison; Ashley Hand, Director of Strategic Communications; Judi Her, Budget Department; Taylor Wash, Organization Effectiveness Coordinator in County Administrator's Office; Troy Shaw, County Engineer; Sarah Shafer, Public Works CMIP Program Manager; and Rob Anderson, Public Works Asset Manager.

Mayor Garner said before I call this meeting to order, I want to announce that 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 and is current guidance from the Kansas Attorney General.

MAYOR GARNER called the meeting to order.

ROLL CALL: McKiernan, Ramirez, Kane, Markley, Stites, Davis, Bynum, Burroughs, Townsend, Garner.

AMENDED NOTICE OF SPECIAL SESSION of the Unified Government of Wyandotte County/Kansas City, Kansas, to be conducted in a hybrid format on Thursday, June 16, 2022, at 5:00 p.m. in the 5th floor conference room for a Budget Workshop, immediately followed by an Executive Session regarding labor, litigation, and personnel.

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 Garner said our Special Session this evening is a Budget Workshop. I'll turn it over to the Interim County Administrator to proceed with the meeting.

Cheryl Harrison-Lee, Interim County Administrator, said in front of you is the agenda for tonight's budget workshop. First, we will have Ed O'Malley and Tina Khan with the Kansas Leadership Center presenting their findings from the interviews and subsequent meetings with you after the facilitated session they conducted. We will then have our Strategic Communications Director, Ashley Hand; and Michael Peterson from Budget, present the community's feedback from the budget from the Dotte Talks as well as the budget simulator.

The main topic for tonight is hearing from you all of what your budget priorities are for 2023. Once we have agreement, we can move forward with building the budget, so we'll spend a significant amount of time getting your feedback and engaging you in an exercise that will get your feedback on some additional guiding principles. Lastly, we will close with a few outstanding follow-up items from Public Works. At this time, I will turn it over to Mr. O'Malley so that he can begin his readout from the Kansas Leadership Center report.

Ed O'Malley, Kansas Leadership Center, said we're based here in Wichita, KS. Thank you Interim County Administrator for the opportunity to be with you all tonight, with the Mayor and the Commission. I have a colleague with me, Tina Khan, who many of you met back on March 24th and also helped conduct a number of those interviews.

I want to start off by saying that I really appreciate the setup for the evening, your starting with Tina and me reviewing this report that we have submitted to the County Administrator. Really, it's a conversation about you, about you as a body, about what you care about, and about how you work together. Next, you're diving into some community feedback and I've seen the slides from that work and it seems like a fabulous set of townhall meetings to give you information about what the community cares about and then you'll tie it all together tonight around consensus, perhaps around budget priorities.

My presentation will be brief and I'll share the report that I've submitted. I assume you all have this in front of you. I'll have this up while I share a few of the highlights as we go through the conversation and I'm happy to stand for questions here in just a little bit.

Background:

The Kansas Leadership Center was engaged by the Unified Government because of our expertise related to adaptive challenges, leadership, and group process work. Overall, three engagements have been proposed. The objectives of the three engagements are to create:

1. A shared understanding among all key internal stakeholders (Commissioners, Mayor, County Manager, key staff, etc.) of the most important challenges facing the Unified Government.
2. Clarity around the technical AND adaptive work needed to make more progress on those challenges.
3. Ownership throughout the government departments and all levels of staff about those challenges and what's needed from each role/department for progress.
4. Increased capacity for all necessary stakeholders to exercise more leadership consistent with progress on the pressing challenges.

12:43 / 2:04:54

I just want to remind you about the background on what we were asked to do. In the original concept paper that we proposed to the County Administrator, there were three engagements that we were suggesting. The objectives of these three engagements are highlighted there on the screen to create a shared understanding among all the key internal stakeholders of the most important challenges facing the Unified Government. 2) Clarity around the technical and adaptive work needed for progress. 3) Ownership throughout the government about these challenges and aspirations. 4) Increased capacity of all the different key stakeholders needed to help move these things forward.

Those objectives are the objectives of the three overall suggested engagements. Tonight, we're just here to talk about the first engagement and I just want to scroll down a little further here.

This initial engagement (the subject of this memo) was designed to help the Mayor, Commission and County Administrator diagnose their collective challenges and aspirations.

This part highlighted in bold is what we were asked to do specifically in this first engagement. It was really a diagnostic exercise designed to help the Mayor, the Commission, the County Administrator diagnose your collective challenges and aspirations. Our work consisted of a truncated retreat experience back on March 24th followed up by one-on-one interviews with the Mayor and each of the commissioners.

I know how busy you all are and I want to say upfront how much I appreciate you taking the time to visit with Tina and myself to explore some of these questions and to help inform what we have to present with you this evening. Before I get into sharing what we learned, I do want to convey that this is not an exhaustive report. It was a very limited engagement and it is designed to be helpful for you now and also designed to inform these next engagements should the County Administrator and KLC and the Unified Government decide to move forward with these other two engagements which I'll be happy to mention later on here in a short presentation.

Let me just jump to what we learned. Reflecting on March 24th, let me start there. That was the time we were together that evening and I'm just going to scroll down to a few things to highlight here.

becomes our greatest burden with disparities. • Staff don't have resources to do their jobs. • Desire to provide tax relief while providing infrastructure. • How we engage staff and community in stabilizing internal and external efforts. • Fear of becoming a failed community—businesses not locating here, can't afford, no programs for kids, seniors.	• Members of community are proud of themselves and choose to live here with pride. • Built infrastructure is sufficient. • Mean-median household income is higher than any other. • Make WYCO second to no one. • Driving down every street in the county, you feel like "gosh this is a great neighborhood" every neighborhood has that feeling—address blight.
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One of the things that stood out to me was that there aren't many disagreements when it comes to concerns and aspirations. I think that's really good news. The challenge doesn't seem to be what to focus on, it's how to focus on it, how to work together to focus on it. I think that's good news.

June 16, 2022

One of the things we talked about that night, as you might remember, is this question about what makes progress so hard.

Our work and research have found the best leadership focuses not on the presenting concern or aspiration, but on the issues/dynamics that make progress hard on that concern or aspiration. Another way of describing it is that those who exercise leadership effectively tend to focus on the problem *behind the problem*. KLC's diagnosis always tries to uncover the "problems behind the problems," and even the problems behind those.

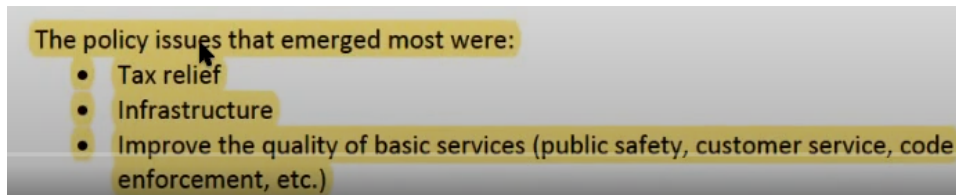
I just want to highlight this paragraph of the report for just a moment. Our work and research have found that the best leadership focuses not on the presenting concern or aspiration, but on the issues dynamics that make progress hard on that concern or aspiration. Another way of describing it is those who exercise leadership effectively tend to focus on the problem behind the problem so our diagnostic effort was really trying to discover—uncover, if you will, like what are the challenges behind the challenges and maybe even the challenges behind those.

- *Fear of loss correlation, fear of pain—"me and I" mentality vs. "we and us."*
- *Lack of shared vision, among staff, elected body, and in community—silos.*
- *Competing and conflicting priorities.*

So, you all in this conversation highlighted a number of things. I do want to mention two that stood out to me, these last two bullets that are highlighted here. So, what makes progress hard on the things that are your highest priorities. What you all mentioned was a number of things, but these two stood out to me. A lack of shared vision among staff, the elected body, and in the community. There are a lot of silos, that's what you all said and competing and conflicting priorities. These two, to me, go hand in hand, so that stood out as maybe one of the challenges behind the challenge.

Let's jump to the follow-up interviews. Again, thank you for your time during these interviews. I knew you were all incredibly busy. We asked each of you the same questions. We first just asked for your reflections on the March 24th retreat. We then asked what's important to you. What issues, opportunities, etc. are important to you as the Mayor or as a commissioner. We then asked how well does the elected body work together to accomplish big things like those you've mentioned. Finally, we asked how confident are you that progress can be made on the things that are most important to you.

That was the approach and you all participated in those and, you know, we might have asked some follow-up questions as well, but in general, we had those big open-ended questions and we listened. We took lots of notes and tried to hear what you were feeling, what you were thinking. A few things stood out.



There are some clear policy issues that almost everybody brought up. Tax relief, infrastructure improvement, and improvement of quality—improving the quality of basic services. Those policy issues came up virtually from everyone. So, again, it's an example of, there doesn't seem to be a massive discrepancy about what to focus on. The question is how to focus on it and how to work together to discern exactly how to improve those different policy areas that each of you spoke to in one way or another.

What stood out to us the most was that there were a lot of other comments that actually got talked about more in those conversations and I want to highlight some of those for you. Again, this is just a brief presentation and I'm happy to stand for questions here in just a moment.

However, other important themes came up more often:

1. There is concern with current approaches to communication, organization, and process. Several people said that a lack of communication is inhibiting progress. Overall, individuals are concerned about the Mayor and Commission's ability to work together to make progress on the issues most important to individual Commissioners and the broader community.
2. There is a desire for more time as a collective conversing about hopes and aspirations and working together towards collaborative solutions.
3. Commissioners are concerned about the U.G.'s ability to retain its best staff. There is apprehension that the strong job market coupled with frustration among county staff will lead to an exodus of quality employees.
4. Many feel the Mayor and Commissioners need to get into communities to listen more to residents.

These themes came up even more than those policy issues and to us these are critical for you to be thinking about as you go into trying to find consensus around the budget. The first theme that emerged often was a concern about approaches to communication, organization and process. Several people said that a lack of communication is inhibiting progress. Folks are concerned, you are concerned about the ability to work together to make progress on the things that you all seem to care a lot about so that this idea that attention to process, attention to communication feels critical.

It seems like there's a desire for more time as a collective conversing about the big picture about hopes and aspirations and working together towards collaborative solutions. That came up from virtually everyone.

There's a concern about retaining your best staff. That came up often and also many felt the need for the Mayor and the commissioners to get back into communities and listen more and perhaps that has been happening certainly with the townhalls that have happened recently that I know you will hear more about here soon to come.

Those themes emerged often in these conversations. Just a few more thoughts here. Two of you mentioned specifically the charter review process that I know is underway. It wasn't really within our purview to study the charter, review the charter, make any recommendations related to the charter, but we were left wondering if some of the challenges of organization and process work might connect to that charter itself. A couple of you wonder that and we just want to make sure we noted that with you this evening.

What we experienced at the retreat and the themes that emerged from the discussions suggest that unless the Mayor, Commissioners and Administrator create a healthier process of discussing and formulating the budget and other policy matters, progress on substantive issues (such as tax relief, infrastructure, and improvements to public services) will be tenuous.

I think the final takeaway that I would offer is this final paragraph here. I think what we experienced at the retreat and the themes that emerged from the discussion suggest to us that unless there is a healthier process created among you, unless you discover ways of engaging more effectively, healthier together, it will be very challenging to make substantive progress on the things each of you care so much about. Things such as tax relief, infrastructure, and improvements to public services. The way in which you try to engage together to work those issues has a

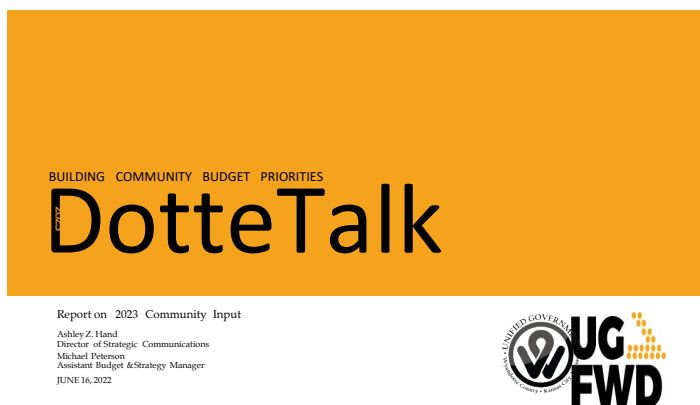
significant impact on whether or not you'll make the substance of progress that each of you desire. That was the main takeaway from the conversations on my end and on Tina's end.

A few concluding thoughts, thank you for the opportunity to engage with you. Thank you for the opportunity to work with you. We appreciate the public service you offer to such an important community in our state. Our other proposed engagements, should they happen, are really designed to help build the capacity of people. You and others throughout the Unified Government to exercise leadership to create healthier processes to engage better with one another. If it works out that it makes sense for us to continue these engagements, we are honored to do so and wish you the best of luck as you put together the upcoming budget.

County Administrator, I'm happy to stand for questions. Mayor, I'm happy to stand for questions or comments that Tina and/or I would be happy to respond to.

Ms. Harrison-Lee said okay, thank you Mr. O'Malley. Before we move to the next part, questions that we need to direct to Mr. O'Malley? Okay. Thank you very much for your assistance, you and Tina both, for facilitating the work session as well as the interviews and the readout on today.

The next phase of this evening, we will have an overview of the Dotte Talks as well as the budget simulator. I will turn it over to Ashley to begin that conversation.



Michael Peterson, Assistant Budget Manager, said we're excited to bring you tonight a consolidated report on the 2023 community input that we've received through a variety of channels that we'll go through. The last several years the Budget Office has tried to enhance our community engagement and community education processes through social media and several new pilot

initiatives and that's what we're going to give you a summary of tonight. Ashley is going to go ahead and get us started.

DOTTE TALK 2022 AMENDED/ 2023 BUDGET

DISCOVER + FOCUS

Engaging differently.



ABOVE Mayor Tyrone A. Garner (right) with Assistant County Administrator Emerick Cross (left) and Taylor Walsh (center) at the Parkwood ParkEarth Day Clean-Up, April 22, 2022. Joined by the Unified Government.

#DotteTalk
wyandotte.org/budget

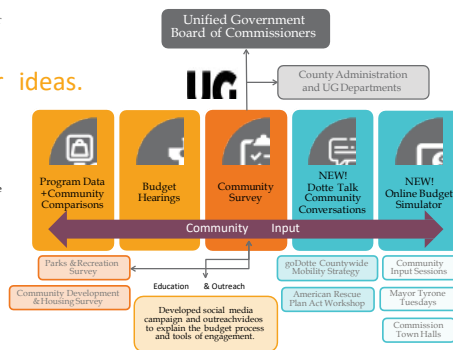
Ashley Hand, Director of Strategic Communications, said today we're going to walk you through a little bit of the work that we've been doing over many months to consolidate many different streams of data that we have as inputs in terms of what the community would like to see us do and prioritize and where their greatest needs are. Really, what we wanted to do is experiment a little bit, not everything was going to be perfect right out of the gate. We wanted to test new methods, we wanted to try new channels, and we wanted to offer more options to our community to weigh in so they didn't have to necessarily come down to the Municipal Building to attend a budget hearing or fill out a survey, but they could engage with us in varying capacity. Today we're going to share some of those learnings and what we anticipate we'll see for the next round of outreach.

DOTTE TALK 2022 AMENDED/ 2023 BUDGET

BUILDING OUR BUDGET

Collecting your ideas.

- Community insights can inform more than just spending decisions.
- Supports UG Forward initiative to reimagine the Unified Government for the next 25 years.



#DotteTalk
wyandotte.org/budget

As Michael mentioned, we have really tried to expand upon the channels that we can look to as an organization when it comes to understanding community input and that's really important to the

June 16, 2022

County Administrators UG Forward Initiative where we're really trying to collaborate and identifying new parties and partners in the work that we do. So, that's really something that's important for that collaboration and the effective transformation that we hope to see as a result of that.

We expanded on the work that has been done and I think it's really important to note that in addition to asking for community input, we really worked with the budget team who did an excellent job to develop video explainers on how to access our budget information online, how to participate in the budget simulator tool as well as to provide general information about how our budget works because we often run into confusion among our community about what is a city function, what is a county function, and how does that affect me.

I'm going to turn this back over to you.

DOTTE TALK 2022 AMENDED/ 2023 BUDGET

DISCOVER + FOCUS

Improving access.

- Area of Focus
 - Community Services
 - Public Safety
 - Revenue & Growth
 - Public Works & Infrastructure
- Channels
 - Social Media
 - Community Survey and Other Data
 - Online Tools
 - In-Person Meetings
 - Adopted Area Plans
 - goDotte Countywide Mobility Strategy
 - Comparison Cities – reflects data from other city and county budgets as a reference



DotteTalk Save-the-Date
Tested a new format for community engagement and launched multi-channel outreach effort.

#DotteTalk
weycoek.org/budget

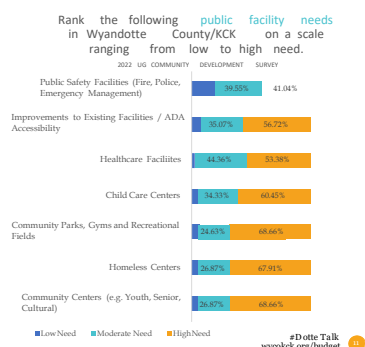
Mr. Peterson said in our report that we created we did identify several key areas of focus that we tried to narrow down on just because we can't look at everything. The themes that we found going through the different methods of engagement were on Community Services. Some examples of that would be like Parks and Recreation, Transit services, Aging services, Public Safety, which is one of the largest components of our budget, Revenue and Growth which includes our tax base, as well as Economic Development and Community Development type initiatives, and then Public Works and Infrastructure which the two larger categories of infrastructure that are in our budget are in Public Works as well as Parks & Recreation. So, Parks & Recreation is also part of that category as well.

DOTTE TALK 2022 AMENDED/ 2023 BUDGET

DISCOVER + FOCUS

Leveraging data.

- Examine all sources of data, including recent surveys.
 - Avoid survey fatigue among community members.
 - Encourage consolidation of survey tools, data sources.
- Multiple issues ranking at the same level of importance points to the overall need and ongoing challenge of prioritization.
- Impacts of COVID on our community resonated throughout the feedback.



Ms. Hand said I think one thing to know and I thank you too, Mr. O'Malley, for setting us up so well is that we recognize that with all the inputs that we have, it's very difficult to really get to the root of the issue. What we did see is that there are quite a few conflicting priorities, so this example is from the Community Development survey that basically highlighted multiple things as top priorities which makes it very difficult to understand where do we start.

The other thing that we were being very sensitive to and trying to redefine this process of engagement is to avoid things like survey fatigue by not going back and asking the same question of our community over and over again, but leveraging the data and insights that we have available to us.

The final note is that, as we heard with the community survey feedback at the end of April, the pandemic has had a sizable impact on our community. People are still feeling it and there is a lot of work to be done to help people kind of get back on their feet in a post-pandemic world.

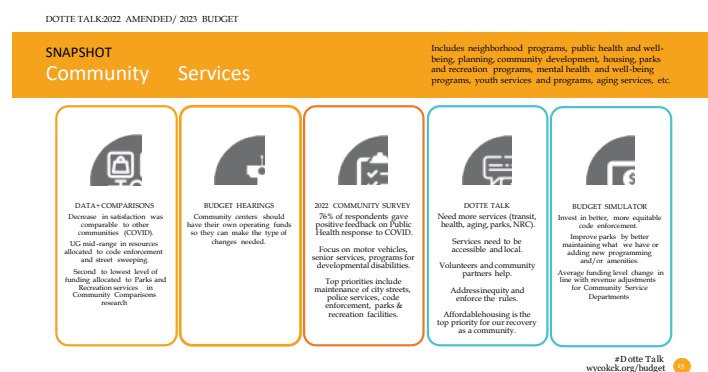


Finally, I just want to share, you know, it's a smattering of success. I think we know that the community survey has integrity behind it by the way that it is designed with its sample to be

June 16, 2022

reflective of our entire community, but we tried new things like the Dotte Talks going out to the west side of the county, the middle of the county, and the east side of the county to engage people to have a conversation about what they would like to see. We did a lot of work on social media, both in engagement as well as education to talk to people about what is happening and why their participation in this process is important. I think really interesting was the new use of the budget simulator tool where we received about 127 responses, but because of the nature of the tool where you were kind of forced to balance the budget within the application, we got some really great feedback. People spent a lot of time providing their input.

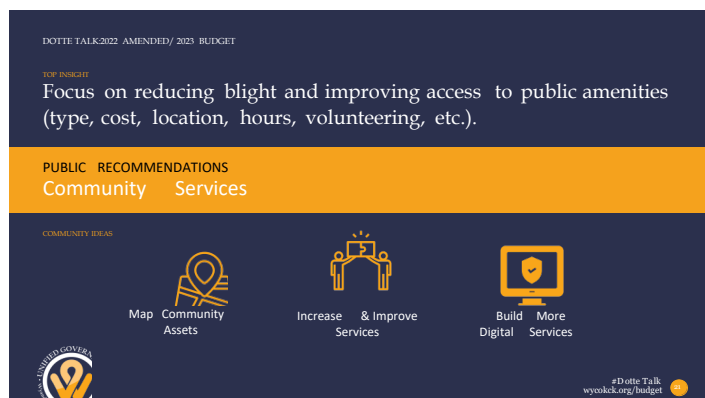
I think one thing just to note, we were very fortunate to have a VISTA in the budget team this year which gave us the capacity that we needed so desperately to make this outreach possible and I think as you see in the feedback that we will cover for you. There are definitely more opportunities to increase and improve that type of engagement and outreach.



Starting with our first focus area is Community Services. Number one continues to be a top priority is street conditions and our infrastructure quality. That is something we continue to hear in our community survey and it comes up among all stakeholders across the board. We even heard it on Wednesday when we hosted a similar discussion with our department directors and division leadership across the UG. That is one of the biggest tools we think in terms of a key to our economic development growth and sustainability is having good infrastructure in our community that we can be proud of and will attract the type of business and economic activity that we're excited to see.

There was definitely a lot of requests and pushes for more services. Even with us trying to figure out how to be more efficient and tighten our belts, a lot of people felt very strongly that

they want to maintain or even expand the level of service that we're able to provide them particularly when it comes to community services. With the impacts of the pandemic, things like mental health and public health remain very important, but affordable housing and affordable utilities were also top priorities.



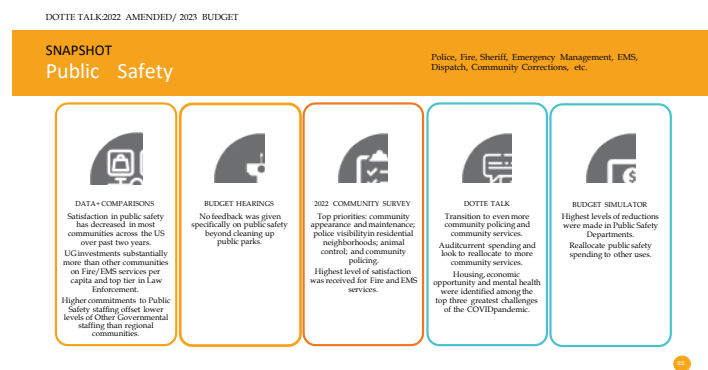
To try to help kind of distill all of the information that we gleaned, we wanted to kind of provide you with a couple of top insights as well as some of the specific recommendations that came from the community on how to respond. So, reducing blight and improving access to our public amenities whether it is the type of amenity, whether you're looking for senior services or youth activities, the cost of those services and the location of them making sure that people have relatively equitable access across the county to services was something that was very important.

I think one thing that came up in multiple channels was the need to build on our capacity to bring in volunteers to support us in that work. The couple community ideas that came out of this conversation was to really focus on mapping our community assets so that we can understand where there may be disproportionate access or lack of access across the county to different types of services. That would also be an opportunity to do a better job of coordinating with Bonner Springs and Edwardsville on the services that we offer as a county to these communities, but also, coordinate with the efforts and the services that are available within those respective cities as well.

Again, we did hear a big call for increased improved services. There wasn't a lot of very concrete recommendations in terms of how we get there beyond some general cuts and recommendations that we will cover for you shortly, but also finding those efficiencies and I think a lot of people were asking us to kind of continue to look at how can we be more streamlined to continue to provide better services. I think there's a big challenge when it comes to what that

actually means and how do we operationalize that type of input when you consider kind of the current state.

Finally, the progress that was made by the Unified Government over the course of the pandemic to move more services online was greatly appreciated by the community and certainly there was a call for even more online access to City Hall.



Moving to the next focus area, which is Public Safety, generally across the board; communities have seen a decrease in community satisfaction and public safety. However, we had very high levels of satisfaction for Fire and EMS within this category and so the priorities that kind of came out of the community survey were really focused on our appearance as a community, as well as community policing and presence as well, issues, things like animal control and things like that.

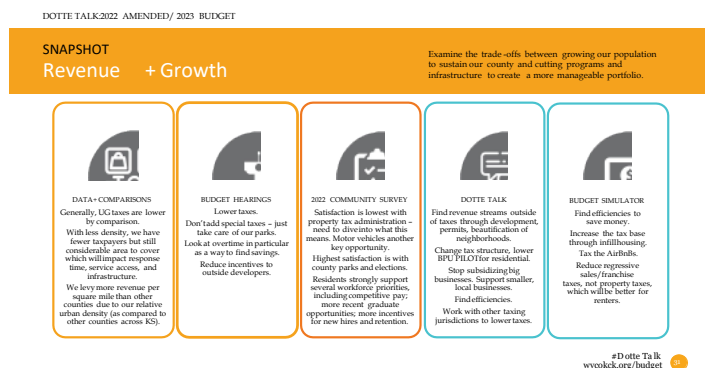
I think what we also heard from the Dotte Talks was really about making sure that we look at how we spend Public Safety dollars and maybe looking to those community services that are preventative that get out ahead of those issues, whether it's mental health or different programs that we can work towards as a community, and providing better access to reallocate those funds. There was a lot of encouragement to look more closely at that bucket of money and where it's going and how it's being spent and finding better ways to measure the return on investment for those dollars so that if we could kind of redistribute them to community services and kind of more preventative actions, they would like to see that.



That is ultimately the key insight I think we got out of Public Safety. We definitely heard loud and clear the desire to invest in prevention and we certainly have seen some really interesting collaboration out of the Unified Government whether it's public health and KCKPD partnering together on the violence prevention dashboard or other examples, so we know that there's certainly a movement in the way that we work already that aligns to those calls for action and prevention.

There was also a request for a Diversity Officer and you may recall we did have a proposed and unfunded position for something like that in our HR last year and this was really about addressing some of the implicit bias and some of the feelings of lack of quality customer service because of systemic racism and just feeling not welcome. So, there was a real desire to see that dynamic and that culture change.

Finally, those measures of success, wanting to be holding ourselves accountable to how the money is being spent and really setting up a mechanism to allow us to track that.



Mr. Peterson said I'm going to go through the insights we received on revenue and growth. So, overall the main insight that we got here is that there is a desire to look at taxes. There is a desire to lower taxes and at the least there's a desire to not add additional taxes at this time and to find

June 16, 2022

efficiencies to support the initiatives that we currently have or that we want to fund throughout the UG. Something to note, while the 2022 Community Survey did not directly address the tax rates, satisfaction with property tax administration was one of the higher priority areas that was sought to be addressed and so we need to explore a little bit more on what that exactly means.

Then, for the Dotte Talks there is a desire to find revenue streams through development and economic development opportunities and overall through the budget simulator and the Dotte Talks there is much more conversation and emphasis put on PILOT reduction and sales tax reduction as opposed to property tax reduction.

Some of the comments that we received were that property tax reduction only impacts homeowners and a reduction in PILOT or sales taxes would be beneficial to everybody in the community.

As far as our community comparisons go, we did do some significant work on comparing our mill rates for both the city and the county. In our larger presentation, just to kind of go through the packet that was received, just some insights that we found that were notable, KCK is either mid or low on both the amount of money that we're levying per capita as well as by our land area. Interestingly, we found that we are one of the lowest—the least dense cities of the first-class cities in the state of Kansas. We're comparable to Coffeetown, KS and like Newton. I mean there's a significant number of towns that are above us so that presents significant challenges for us on maintaining urban level services, providing the services level that are desired by the community for infrastructure for public service—or public safety response times for access to community services. That's one of the challenges we see on the city side.

On the county side, it's actually the opposite which is interesting. We're actually the second most dense county among the first-class cities in the state of Kansas, so we have a much lower tax burden per capita than other cities in the state as well as a much higher level of income that we're generating—revenue that we're generating by our land area which allows us to better support county services and better provide those services to the community.

We definitely encourage you to look at the fuller handout that we provided.

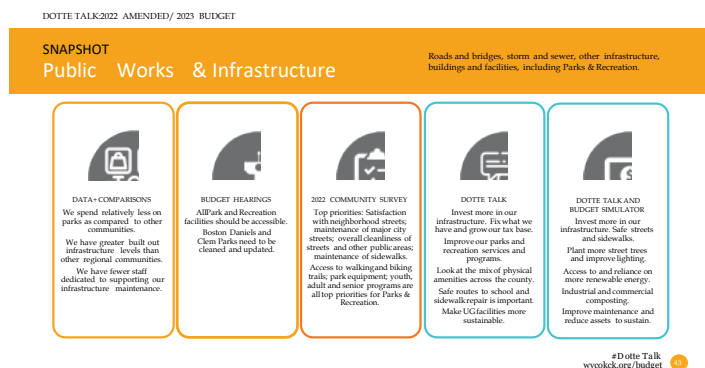
Ms. Hand said yeah, as Michael mentioned, this is the full report. It is available on our website at wycokck.org/ugforward as well and it does include all of the backup data and additional analysis that we pulled into this presentation this evening.



Mr. Peterson said overall there was about a 3% reduction on the budget simulator for tax revenue from the public. As far as revenues and growth, there is a strong desire to build local opportunity by supporting small businesses and securing clear community benefits from all development. There's a strong desire for small local developers to have the same benefits as larger out-of-town developers and to address perceived inequities between different levels of business, large business, small business, the northeast, the west, so just making sure that we're being equitable in our development and in our economic incentives.

Some of the key insights are that we need to streamline our services and identify efficiencies to provide for future growth in areas that we want to grow in and, again, adding capacity to our services through volunteer programs. Then, looking at the ability to provide satellite services to other parts of the community.

Commissioner Stites said you said, and if you would repeat it, you said the mill levy reduction, people said a mill levy reduction only affected residents—they were more interested in—do you remember what you said there? **Mr. Peterson** said the engagement, the feedback that we got from certain parts of the community were that they were—**Commissioner Stites** said certain parts—**Mr. Peterson** said I guess components of our—so all the different avenues of engagement that we did—**Commissioner Stites** said so overall—**Mr. Peterson** said overall, okay, some of the feedback was that participants were more interested in PILOT or sales tax reduction as opposed to property tax reduction because there's the perception that property tax reduction would not get passed on to rental properties or to everybody in the community. **Commissioner Stites** said gotcah.



Mr. Peterson said now to go on to Public Works & Infrastructure. As Ashley already mentioned, this is the number one priority on the community survey. We already know that street infrastructure is something that we need to add significant funding for. The emphasis in this category is just to be able to sustain and maintain what we already have as well as to add additional investment in the quality and availability of park services.

One of the things that's notable in the community comparisons that were done, we pulled some information from the Regional Benchmarking initiative that is occurring through the Mid-America Regional Council. Even though we have one of the highest amounts of paved infrastructure per miles per thousand population, we have one of the lowest amounts of FTEs that are actually supporting that same infrastructure, so just another example of the funding that's needed to go towards additional infrastructure.



To address beyond what we've already talked about with our actual street infrastructure, so one of the primary ways that was recommended that we could actually impact this in the short term was to address the quality and the appearance and maintenance of our community. The insight is, in addition to addressing decades of a deferred maintenance, we need to work on enforcing our codes

and increasing community-wide access to our amenities. Some of the ways that we can immediately impact this area would be to address code enforcement making sure that we have adequate maintenance and equitable maintenance and appearance across the community, expediting the Land Bank process to get development occurring across the community, and then rethinking development incentives to try to work on further improving the community.

DOTTE TALK 2022 AMENDED/ 2023 BUDGET

NEXT STEPS

Following Up on Community Input

- We heard support for investing in training and staff development to help identify efficiencies and improve service delivery.
- Community supported work underway to assess the Unified Government for improvement.
- This is UG Forward.



#DotteTalk
wysocki.org/budget

Ms. Hand said so we heard loud and clear through the feedback that there is a desire to see more quality services, but there was also an appreciation and an understanding, and the community survey told us as well as many of the in-person engagements, that investing in our staff to help with their ability to identify efficiencies and improve service delivery is something that was important and well acknowledged across the board.

I think one thing that is really important to us as part of the UG Forward is to ensure that this input is not kind of a moment in time, but that we continue to track the type of feedback that we get. We propose looking at changing the budget schedule when it comes to when we start outreach and starting it sooner because it is part of a much larger conversation and engaging our departments and our community together is also another great opportunity. We're very excited by the things that we were able to kind of pull out and learn from throughout the course of these last several months and I think you'll see that we'll continue to push on this and hope to create tools to allow us to report back to the community on how we took their input and their priorities and applied them to the 2023 Budget and beyond.

Of the feedback you've heard today, what would you like to see prioritized in our budget?

Ms. Harrison-Lee said thank you for the very thorough presentation. Before we continue, any questions?

Commissioner Kane said I have a comment and I hope I'm not the only one, but I've got a bunch of people that don't have computers, so how do they know about the budget? How do they know they could reach out to somebody to say, hey, I'd like to take that survey? **Ms. Hand** said we did a bunch of types of outreach. We had very little budget for marketing, but we did try to do our best to kind of print things and get things out into community centers. We had three Dotte Talks that were in-person meetings. We also mentioned it at several of our Commission meetings to try to encourage and promote participation. The reality is that the team of outreach is pretty much at this table right now and we are also doing everything else so we are very eager to explore ways to put more out there. We just didn't have the time or the bandwidth at this point.

Commissioner Kane said I don't think a small card that goes out to the entire community costs that much to say, hey, we're having a meeting here, we're having a meeting there. **Ms. Hand** said it costs about \$16-\$20K and we did do things like have our bill inserts—excuse me, BPU bills where we have variable tests. We promoted all of the Dotte Talk engagements for several months in your BPU bills which are the paper bills that come to your house. We tried channels that we didn't have available to us in the past. We tested new tools and will continue to expand on that engagement offering tools that we use across the board.

Commissioner Kane asked, do we not know the age of the people that lives in those homes? The answer is you bet, so I would think that somebody over 65 and you narrow it down to people over 65. The reason I say that is—I know you've got an answer, you don't have enough people, it costs too much money, but I'm telling you when I see these seniors and they say well I didn't know about that and I try to say call down here and the girls will gave you some guidance. But sometimes money—maybe it cost \$6K, maybe it costs \$10K, do you want input from everybody or just input from the people you send the stuff too? **Ms. Hand** said I think we do want input from everybody and I think the community survey is intended to be a good sample of our

community which is the most, but I would say in order for us to do that level of engagement it just takes—we need more partnership from the community to help us get out there because we have our channels, but they are limited to the people that are accessing those channels. **Commissioner Kane** said you and I are never going to agree on this. There's a way to get it done.

Commissioner Bynum said I am curious if we know right now the percentages of homeownership versus rental in our community. I have the feeling that one or more of us knows that. My guess is that it's about getting—**Ms. Harrison-Lee** said we could get it. I don't have it here, but it's available. **Commissioner Bynum** said yeah, I certainly can understand the PILOT reduction desire for renters. I completely understand that, but I really think homeownership is a much higher percentage and, therefore, I wouldn't want to turn away from some level of mill levy reduction.

Commissioner Davis asked, are we done as far as the presenting goes or is there more that we need to do? **Ms. Harrison-Lee** said yes. **Commissioner Davis** said okay, I'll wait then.

Ms. Harrison-Lee said the question before you today is, now that you've had an opportunity to hear from the feedback we've been able to gather, what would you like to see prioritized in our budget? As we continue to move through this process, one of the things that we will have the ability to do, Commissioner Kane, is continue to reach out. We will be having the budget hearing as well, so we'll have an opportunity to reach out to those residents that might be challenged because they don't have access to the appropriate technology, so we can continue to do that as well.

At this time, just as a brief recap, we've heard from Mr. O'Malley as he interviewed Commission members, that the themes that resonated were tax relief, infrastructure, improving the quality of life with basic services, looking at talent retention, having more community listening sessions, and then collaboration with the governing body.

We heard from the presentation from staff, from the community input, a desire to look at community services in terms of blight removal, access to public amenities, looking at public safety in terms of a return on our investment and measures of success as well as prevention. In terms of revenue growth, looking at efficiencies, small business development, streamlining our services,

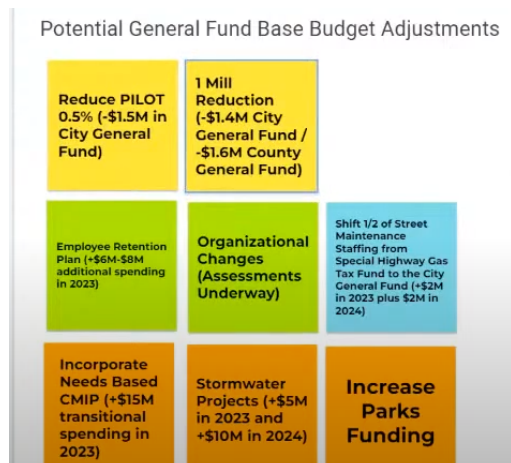
lowering taxes, the PILOT, reducing incentives. Then, from Public Works & Infrastructure, looking at deferred maintenance, codes, and capital improvements.

What I would like to gather from you this evening, again I'll repeat, what we talked about at the retreat, budget development is a three-legged stool. It is staff, it is the governing body, it's the community. When we pull those together, what we are looking for this evening, as you've heard from the community, and we've heard from the interviews that Mr. O'Malley had is, what are those areas that you would like us to build this budget and focus on. We've talked about guiding principles at the last workshop. We would like to have some of the things that you would like to see as guiding principles at the last workshop. Does it include mill reduction? Would you like to see options for one, two, does it consider keeping the mill as it is? Would you like for us to look at a PILOT reduction or leave it the way it is? We would like to start to build it with your feedback. Your feedback is really an important part of this process.

I'm going to ask Ashley to do some virtual notetaking here as we gather your ideas and thoughts. It's a very different way. Instead of the flip chart method we're going to gather your input here so that it's visible to you.

Commissioner Kane said I would like, like the county and the city mill, if we lowered it this much or if we lowered it that much. There were not very good options. I didn't like that whatever—what do you call that, that was a joke to me because you can only adjust it so much. You know we need to see, alright, can we do it this much or this much and how would it affect us and then the same thing with the PILOT. I think everybody wants to lower on all three spots, but I would like to know incrementally what it would be and how much it would cost. I would like to know how much more money we collected since the real estate taxes went up and to see how much money there is to move the money from one spot to the other because I absolutely oppose revenue neutral.

I believe we have an opportunity to lower in all three levels. I just don't want to lower it a whole bunch because I'm one of the few that was here that lowered it a couple and then the next year we had to raise it back up. If you think lowering is hard, raising it back up is a lot worse. This needs to be a start here and then next year we go at it again, but I don't think we can just drop it all down to one level and say here we are and then put ourselves in a hole that we can't dig ourselves out.



Ms. Harrison-Lee said one thing that I want to call your attention to, and that's some good feedback, if we reduce every half a percent that we reduce the PILOT, we're looking at \$1.5M to the City General Fund. So, what should we consider, a half a percent for your first alternative or would you like for us to consider a percent because that translate to what we would consider—**Commissioner Kane** said that's exactly what Alley and I talked about.

Ms. Harrison-Lee said okay, and then when you look at the mill reduction, one mill is \$1.4M for the city and \$1.6M for the county. I would like to kind of stop there and get some feedback on what do we model. There are a lot of ways to model this and there's really not a science to it. It's a policy decision for you all.

Commissioner Ramirez said I agree with Commissioner Kane and dropping it by that half percentage point because I will say in the budget simulator—and this was among—it was not just the PILOT or the mill levy changes, but the whole thing. From zero to 5% in actuality, in reality, we would never do that. **Ms. Harrison-Lee** said right. **Commissioner Ramirez** said it would be—we would look at it incrementally and so I think—it was hard for me to figure out how to do that, but that simulator, just because of that major shift from zero to 5% or whatever we're at and reduce it by 5% or increase it by 5%. But I do agree going that incremental, looking at it and let's see what the half percentage looks like. If that looks good, let's have the discussion and see if there's temperature for another one, but I want that continuous conversation.

Commissioner Markley said the stickies that are already up here look suspiciously like the notes that I sent to Alley. Is that a coincidence? **Ms. Harrison-Lee** said we did get some feedback from

commissioners to start with. We heard some things also this week after meeting with the commissioners of some other ideas that we would like to put out, so thank you for your previous feedback.

Commissioner Markley said I would say I agree with these shockingly enough. I agree with the .5% on the PILOT. I am fine with leaving the mill constant, but I think if we're going to consider a mill decrease, we should be looking at the county side of the budget based on what I'm seeing, so I would just note that that seems like the more likely place where that money could come from and where we could do a mill reduction. Then stormwater, yes. Needs Based CMIP, yes. Employee retention plan, yes. The shifting of the funds is something that Kathleen and I discussed sort of on the side that I thought was a good idea and then I think we as a Commission have all discussed increasing park funding. So, yeah, I agree with them.

Commissioner Stites said I thought we had that number that Commissioner Kane was asking at our evaluation. It was around \$13M is what we were bringing in additional, our appraised values, the amount we were bringing in for property tax. I thought it was around \$13M, which if I'm not mistaken, when the Mayor first initially started the budget, it equated to about like an 8 mill reduction. Was that—sound about right? **Ms. Harrison-Lee** said Kathleen is here to recap that. Kathleen, do you want to recap the slide that you showed that if we were at revenue neutral, the amount of mills and the dollar amount for that please.

Kathleen VonAchen, Chief Financial Officer, said the Clerk certified the final assessed value and so based on that the City General Fund is going to receive \$3.8M in additional property tax revenue and the County will be receiving \$6.2M in additional property tax revenue. Parks & Recreation Consolidated Fund is getting about \$300K.

Commissioner McKiernan said I absolutely want to reduce as much as possible or limit the increase as much as possible. Everybody points out that the amount they're paying in property tax has gone up. It absolutely has, but so has the cost of goods and services and the personnel that we require to provide all of these services that people want and ultimately it's going to come down to a balance between what level of service do we want to provide and how much are we willing to

pay to get that or close to that level of service. That's what it's going to come down to in the end, what do we want to do positively in this community.

Commissioner Markley said I just wanted to say one thing that wasn't on the note just because I want to make it clear, blight is still a huge priority of mine and it's obviously a huge priority for the community as well. So, you know, we sort of talk about community services in sort of a squishy way, but I think that's still a huge priority for quality of life across the entire county in every single district and it's something we need to continue to fund and work on.

Commissioner Davis said I think this exercise would be a little bit more effective if we were given less options. The only reason I say that is because I think just kind of looking through the Dotte Talk and all the work that has been done, I think our community has given us some clear parameters of where we need to start. I don't think we have to necessarily start from zero every time. I think if we had some sort of poll or something where as commissioners, and this is just me talking, we need to look at maybe top three priorities of where we want to spend and then top three priorities of where we want to reduce because that's the other part about this. If we are saying less revenue and more spending, think about a home budget, you're going to be in trouble. So, we have to at some point have a conversation about spending and maybe the best way to do that is to let the community survey and community feedback guide that conversation with the options that folks gave us on where we would have a community will and the political will to reduce spending so that we can fund these particular priorities.

While I have the mic, I will also just give my priorities in no particular order. Absolutely, we need to pay our UG employees, we need to be competitive. COVID was very, very tough on our employees and so I'm absolutely for that because any program, any service, is going to require people, so we absolutely need to do that. Infrastructure maintenance, absolutely for our roads, for our bridges, for potholes; absolutely. Then, for tax reduction, my perspective wouldn't even be a half, it would be a quarter cut and it would be a quarter cut every year. That way, after four years, after five years, after six years, we can make significant progress, but we're not having to deal with, as what Commissioner Mike said, put ourselves in a very difficult situation where we've cut too much and now we have to add more points back on the board.

While I do have the mic, I'll also add some other UG departments that I think need some more love and that they correspond with community priorities. Our Parks, absolutely. Code Enforcement, absolutely. Animal Services, they do not get enough love at all, don't even have enough for dog food and so absolutely. Health Department and then I'm also going to throw Livable Neighborhoods in here because I believe that if we give more funding to Livable Neighborhoods and empower our neighborhood leaders, they actually can be the solutions to their own problem, but they need to be well resourced to do so.

Commissioner Johnson said I think the half percent reduction on the PILOT is a good faith effort from the UG to our community that has been demanding, quite frankly, that we give some attention to the PILOT. The \$1.5M adjustment that it represents doesn't necessarily scare me too much. I like all of the different thoughts that are here. What I don't see is how—and I guess we'll see later, how these particular decisions impact our fund balance and where are we at the end of the day with our fund balance because I'm continuing to keep an eye on that number. That number has to play a big role in the bond rating that we receive which impacts our tax holders as well.

I don't want to get too close to the bone for trying to get all of these things here. I do want Parks, I'm at that point now, I totally agree it is an economic development need and I like a lot of the things that they are saying and I don't have a problem signing off on them just as long as we don't cut too deep into the fund balance and keep that balance healthy. I'm so pleased to see how we navigated COVID because we thought it was going to be a whole lot worse than it was. We were able to make it through our fund balance which was there for us in times when needed. You just never know when the next time will come and you need those funds in addition to the point that I've made previously that impacts our bond rating which, you know, could be improved—to stand some improvement, quite frankly, and that affects our borrowing rates that are paid by our community.

Commissioner Townsend said a couple of things. I think the community survey that was done has already given us our marching orders, in my opinion. In District 1, and a lot of the same thing; infrastructure, blight reduction, code enforcement. So, with respect to cutting any of the resources financially that come in, either PILOT or the mill rate, yeah, I would want to do that, but what I think we need to do first because many of us around this table as commissioners have already been

through a decrease in the last eight years and that decrease in the mill rate did not yield the reduction in the amount of money paid by our taxpayers because this body is not the only body that weighs into what the taxes paid are like. It would be devastating to this body, to this organization, who are responsible for infrastructure getting done, blight reduction getting done, code enforcement being met, that we have less money to do that with.

I would be in favor of, or would like to see, a prioritization of what we spend the current funds we have on to get the desired goals stated in the community surveys. Let's do that. As Commissioner Johnson has already brought forward, the issue of the fact that we were in pretty good situation when a pandemic that no one foresaw showed up on our door, started in China and within six months it was in Wyandotte County and also keeping in mind our bond rating.

Should we instead of reducing the mill rate right now, look at delving into some of those funds? I don't know, but I think what our constituents are calling us to do is move forward on what they've already told us, our priorities, and a lot of us have already said that tonight, specifically with the money we have, let's look at what we can do to achieve those ends. Have conversations, if that's what it takes, with the other taxing entities who have increased the mill rate by their input, it wasn't this body within the last eight years, and go from there.

Commissioner Kane said I'm going to say it, but Christian should take the credit, for the people out there, 46% of your taxes come from the Unified Government. The rest are from the taxing entities that Gayle is talking about. When people blame us, we're not the only ones to blame and I wish you would call those other folks to say, hey, get on them as much as you're getting on us because they're more responsible for it than we are.

There are a couple of things I think—and during the pandemic, you have to remember that the governor came to Kansas City, Kansas because we had the best setup at Kmart than any other place around the state and our Health Department did a fantastic job on that and they never get enough credit. You know, I was at the lake for work this week and the going rate at McDonald's is \$16 and 80 some odd cents an hour, and we have some of our employees we're not paying that much. That's why it's important that we came up with something where we can have some folks work from home, some can't, but we need to make some adjustments and we need to make it where the—we need to retain our people because we're not paying anything compared to some of the surrounding municipalities.

As far as the PILOT goes, I think we should see something at like .25, .3, .4 and the same thing with the PILOT. Let's see what these increments, how much it would cost us and then we need to hear, I think, from some of staff heads to say if we got this much money, we could do that because I don't think we can make a decision until they tell us what they need and we've done that in the past. I would encourage us to get them involved with this process.

Commissioner Ramirez said my top priorities overall—I think we should—number one I think all of us are going to say it, and agree, increase our infrastructure spending. It's a resounding yes, not only from this body, but from our community and our community survey. We know Jeff and his team have constantly come up to us and told us the infrastructure crisis that is coming before us and so I think we need to increase our infrastructure spending to what we can.

The second, going to what Commissioner Kane said, investment in our personnel. He has said on multiple occasions we need to be a better employer to our employees. A lot of our employees work hard every day to provide services to our community. As the employer we need to reflect their sacrifice to their community and that's investing in them.

Another one is investment in growth in all of our disinvested communities, not just bits and pieces here and there, we need to do all of it together strategic, widespread investment because there's continued growth around our communities, but there's a northeast, Armourdale, Argentine where no community should be when's my turn, but to be, we work together to make that investment in that growth. So, I would like that to be a priority as well, more investment in our disinvested communities. Then, of course, what we've been talking about, strategic and common sense tax relief.

I agree with the—on the property—the mill levy side, the .25% reduction every year and then it's, again, strategic. We need to be careful with what we do. The community has said they want more from us, they want more services, they want more parks funding, they want better streets, roads, sidewalks. Let's do that while also being able to provide that tax relief to them.

Another one, going to Commissioner Townsend, to reach out to our other taxing jurisdictions. We're not the only one and I know when we started this budget process a lot of us had the same sentiment and we asked that we reach out to other jurisdictions. They had said that those conversations had started, but we have not received any update or anything about those conversations, so I would like to know if those conversations are continuing to be had because we

as the Unified Government, as the governing body, keep getting the heat for property tax relief or just tax relief in general when, again, only 46% of your tax dollar comes to us. The other 54, KCKCC, USD 500, the library system; those are all the other taxing jurisdictions. The state also takes your tax dollar.

Commissioner Bynum said I want to reiterate the need for increased funding for Public Works. They've very explicitly told us what they need. We need to take steps to move them in that direction. I want to support funding for Animal Services and I want to see the increment on the various levels of reduction for both the PILOT and the mill levy.

Commissioner McKiernan said this is going to be a little bit redundant, but I'm just going to put it on the record. If I go back to the community survey, maintenance of city streets, of course, is the number one priority for people in my district. Maybe what Public Works could give us, and if you've already given this to me and I just haven't understood it, maybe you can give it to me again, but do we have like a good, better, best option. Do we have an incremental approach that we could take, maybe not funding at 100% level in the first year, but at a meaningful level next year with other levels to come. I don't know, but that's something we can talk about, but I absolutely support increased spending for the maintenance of our infrastructure that is the foundation, the bedrock that we have built our city on top of.

Number two in my district is code enforcement and maybe from NRC the same question. Is there a good, better, best option for increasing our ability to encourage our citizens to play by the rules that we as a community have established for how you maintain your properties. Frankly, I'm just fed up that we have to chase people and spend taxpayers money cleaning up after people who willfully walk away from their responsibility as property owners in this community. We've just, in my district in the last couple of days, traded a lot of emails about cleaning up after people who just don't respond. They don't care. So, do we have ways that we can through resolution or ordinance or law do that, but also, what's it going to take in terms of putting resources toward keeping that up because certainly the people who live around that deadbeat property didn't do anything to cause it, but they suffer the negative effects of it at their property. We all suffer the negative effects on it on our collective desirability of a community to live in.

Another thing that we need to look at and it's kind of a code enforcement and maybe it's a parks thing, but we own 4,000 Land Bank lots and right now we don't have the resources to keep up with our own properties. In some cases our own properties violate codes as bad or worse than privately-owned properties. We cannot allow that to happen, so how do we find the ability to take care of our properties so that we set the standard. We are the model that everybody should aspire to be. I get it, there's a lot of properties out there, but maybe we look at some policy revisions over some of those vacant parcels who nearby neighbors would be more than happy to care for them and in many cases have been caring for them for years and years and years. Let's make it official and just do that.

I look at Police Services; I want to hear a good, better, best from our Police Department as well. I'm hearing from a lot of people in my district that they're very concerned about increasing the presence of our police force because they are very concerned that there is an increased presence of people who are up to no good, people who are lowering quality of life in the neighborhood. To counter that, they're asking me, can we put more police on the streets. I guess my questions would be for the Police Department, can we knowing that we're already—I'm pretty sure we're not at our sworn strength in terms of police. So, it's not only a question of money, it's a question of strategy and policy and recruitment and how we can get those people even if we fund those positions.

Then, I'll stop with fourth and that is with Parks & Recreation facilities. Commissioner Burroughs and I met with a bunch of high school students today who are here on a summer long project, and I forget the specifics of it, but we were asking, what would make life better in your neighborhood. One young lady said, well frankly, if you fix the streets and if you had a pool in my neighborhood—oh, infrastructure maintenance and Parks & Recreation facilities, it was the first thing she went to, let's see what we can do in that regard.

Ms. Harrison-Lee said okay, thank you, fantastic feedback. We have one other thing we want to do which is kind of drill down to priorities with Dotte dollars.

Commissioner Stites said I don't think, Commissioner McKiernan, we've been at staff at the Police Department at full staff in 40 years. I think you would be astounded to know the actual

number that we're down of police officers. The Mayor probably could give a pretty good number knowing where we're at, but it's dozens and dozens.

I go back to this mill reduction and this embarrassment of thinking that we're going to reduce our PILOT by—or our mill or a county mill by a quarter. They just told us we're going to bring in \$8M more dollars and we're going to reduce it by \$750K. In 2015, 2016, and 2017, I think it was when I went back to look at my notes, when the city reduced the mill levy two, two and two, the county didn't get a dime reduction, didn't see it. Bonner Springs and Edwardsville didn't see any reduction, none. They're also in this county. We have to do more for the county side of this budget in reducing the tax burden on the county side.

If I had looked at that 2015, '16, and '17 and it said, two, two, two on the city side and two, two, two on the county side, I would have felt a lot better about it, but it didn't. It just said the city and those folks out in Bonner Springs, that PILOT reduction doesn't do a thing for them, not at all. There's more folks in this city—in this county than just Kansas City, Kansas in this mill levy, so I'm for doing something more on the county side.

Commissioner Kane said real quick, a park in Piper.

Commissioner Davis said real quick, Kathleen, because I think we had some conversations on this at some point during this conversation, you can actually give us an update on what some of the other taxing jurisdictions are doing. That's going to be very helpful. We need to be very, very loud about that, so our community knows. Absolutely, underscore what Commissioner Townsend said because we're only talking about 46% if you live in KCK, 23% of your property tax bill if you do not live in KCK, and so that's also important. I'll also say I think an incremental approach for not only a city and county tax reduction, but also BPU would be good and so maybe instead of doing .5, maybe do .1.

The last thing I will say is, we still have to make key decisions on where we're going to find new revenue, where we are going to spend, if we can get some sort of a budget or at least a baseline of our commitments that we've already made. Thinking about union contracts, cost to do business as well, that way we have an understanding of where we're at. That would be also beneficial to this process.

Commissioner Johnson said I'll make it very quick. I want to double down, we need to share in the reduction with our other taxing jurisdictions. I also want to say to this body, there is no quick fix. When we make a decision, there is a lag in terms of the effects of that, so Commissioner Stites can speak to the effects of those two, two, and two on the counties—or the city side because he has that data. When we make decisions this year, we have to understand that it will be another year or two before we see the results of those things. We need to be mindful of that and I would say conservative.

Dotte Dollars
One Dotte Dollar ~ \$2.579M

Public Safety
Fire Department, Police Department, Sheriff, Emergency Management, Community Corrections, WyoCo Radio Communications
Current Budget: \$54.00

Administration
County Administration, Auditor, Human Resources, Payroll, Legal, Clerk, Finance, General Services, Legislative Auditor, Knowledge Department
Current Budget: \$11.00

Public Works
Bioscience, Bridges, Stormwater, Building Logistics, Parking Control, Solid Waste, Traffic Engineering, Water Pollution Control, Other Infrastructure
Current Budget: \$11.00

Judicial Services
Court, Probation, District Attorney, District Courts, Law Library, Municipal Court, Prisoner Services
Current Budget: \$4.00

Community Services
Community Programs, Economic Development, Neighborhood Resource Center, Parks & Recreation, Register of Deeds, Special Assets, Transit, Planning & Urban Design, Aging Services, Public Health, Museums, Human Services, Mental Health, Cemetery
Current Budget: \$13.00

Other Programs
Convention & Visitors Bureau, County Hall, Education Council, Soil Conservation, Special Community Grants
Current Budget: \$13.00

You are in charge.
You have 100 Dotte Dollars to spend on city and county services. Where would you put this money and why?
Your Name: _____
What changes have you made in your proposed 2023 General Fund and why?

COUNTY GOVERNMENT

Ms. Harrison-Lee said at this time I'm going to give it back to our Strategic Communications Director so we can talk about what you just received.

Ms. Hand said in front of you is a worksheet and, Commissioner Bynum, I apologize. You are not here in person to be able to play with the printed money that we created here, the Dotte dollars, but what this represents is \$100 is 100% of our General Fund and this is the Consolidated General Fund. What we have outlined here for you is our current apportionment of that General Fund across different functions of our organization, so Public Safety, Public Works, Community Services, Administration, Judicial Services, and Other Programs which includes things like the Convention & Visitors Bureau, County Fair; things like that.

What we're asking you to do this evening is take those \$100 dollars and look at these different categories across our budget and basically try to align what you would like to see that General Fund breakdown to look like. You'll have about ten minutes to let you do that. **Commissioner Kane** said I'm ready to go. **Ms. Hand** said you're ready to go. You've already done yours, all right, and then we'll have everybody kind of share what they've done.

Ms. Harrison-Lee said we just kind of want to get—we’ve got everyone’s numbers recorded here, correct Ashley, before we move forward? We’ve got everything, okay. If we can just get a readout with all of the priorities. We’ll start here with you, Commissioner Ramirez, and just kind of go around and get your readout.

Commissioner McKiernan asked, could she just total them and give us the totals rather than—

Ms. Harrison-Lee said absolutely, we can do that. In fact, what we’ll do in the essence of time, we’ll let her total and we will move to a brief update on the Stormwater and CMIP and then that will give them an opportunity to do that. Okay, so we’ll start with stormwater from our Public Works staff.



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Special

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Ms. Harrison-Lee said we want to give just a brief update. We’ve had several conversations on stormwater. We would like to have just kind of a five-minute recap. One of the things that we were asked to do is look at kind of a faith-based component and so we would like to just give you a quick update on that faith-based discount.

Troy Shaw, County Engineer, said we will make this quick as promised. We are here to talk about the Faith-Based Discount for stormwater. I’m going to turn it over to Sarah Shafer to talk about that and then we’ll ask one question at the end and that’ll be it.



Faithbased

Sarah Shafer, Public Works CMIP Program Manager, said the Faith-Based Discount, we ran an example which is on the screen. There's 300—approximately 360 eligible example properties in Kansas City, Kansas that would meet this Faith-Based Discount of a church/place of worship, charitable institution, religious living quarters, and administration headquarters. Potentially over 6,000 parcels may be eligible for a not-for-profit discount, so that's where the narrowing down of the faith-based was made for the example. The discount will be 20% reduction of the actual impervious area and that potential revenue loss from a discount would be, from these particular 360 properties, would be approximately \$32,000 that would need to be reallocated via the rate.

Comparison		2024 (C+A)	2024 (C+D+A)	DELTA
Monthly Base Charge		\$4.73	\$4.73	\$0.00
Rate per 500 ft ²		\$0.80	\$0.82	\$0.02

Monthly Bill Examples	Rate per 500 ft ² + Monthly Base Charge	2024 (C+A)	2024 (C+D+A)	DELTA
Hard Surface				
1,200 ft ²		\$6.65	\$6.70	\$0.05
2,500 ft ²		\$8.73	\$8.83	\$0.10
4,000 ft ²		\$11.13	\$11.29	\$0.16
10,000 ft ²		\$20.73	\$21.13	\$0.40
20,000 ft ²		\$36.73	\$37.53	\$0.80
75,000 ft ²		\$124.73	\$127.73	\$3.00
150,000 ft ²		\$244.73	\$250.73	\$6.00
500,000 ft ²		\$804.73	\$824.73	\$20.00

The next slide is our comparison. This is just in 2024 which is our proposed installation of this particular impervious rates so you can see the differences there, which we listed in the delta per the 500 square feet and then how it would impact those various sizes of hard surfaces throughout our community ranging in five cents to \$20 per bill.



Mr. Shaw said I told you it would be quick, so really all we're looking for now is just discussion and your thoughts on whether we should pursue this moving forward when we start talking about the rate in the future. So, any input you have or questions, would be great to hear.

Commissioner Davis said I'll be fast. Just to get some clarity, non-profits also qualify for this discount. They do not. **Mr. Shaw** said the way we propose it is just faith-based organizations. That's what we've—the calculations we show, that's what that covers. **Commissioner Davis** said oh boy, I thought the genesis of this was to see if non-profits, and I know schools were also included as well as churches, yeah, I'm not sure about this.

Ms. Harrison-Lee said Commissioner Johnson and then the question would be, is the direction that you would like consideration to expand what we have.

Commissioner Johnson said yes, I support it.

Commissioner Markley said I support it as well and my concern about expanding it to other entities is for every dollar we are discounting something, the rest of the taxpayers have to bear that burden. So, I support the faith-based exemption, but I don't know, we would have to look a lot closer I think if we wanted to expand it.

Commissioner Burroughs said I oppose it. If you use it, you pay for it. That's what we are in this community to do. We provide services and if we're going to ask people to invest, we should all invest. I'm opposed to the not-for-profits getting a discount. I'm opposed to faith-based

communities getting a discount. It's invested dollars, they're your dollars. They're the public dollars, they are not our dollars to give away and so I am opposed.

Commissioner Ramirez said I would support it, but I would like us maybe in the future look at maybe—you know, we're going through the budget, look at scenarios of what an expansion would look like, not to say we go down that road, but what those scenarios look like. That's all I would like to see, but yes, I would overall support the faith-based discount.

Commissioner Davis said I am concerned about the legality of this to be quite honest with you all. I don't know if under state statute, or Misty, if you can provide—and not to put you on the spot or anything, but I am pretty concerned about that. Can you comment on that? **Misty Brown, Chief Legal Counsel**, said I think I'm here to be put on the spot, so thank you for the question. I think what makes everyone kind of pause a little bit, it's just this general premise of separation of church and state, so it does feel a little bit odd on this. I think the language was intentionally chosen as faith-based and when I first was approached with it I was a little worried. I did look into it and I see there is pretty firm precedent across the country of faith-based discounts. We just have to remember it is all faiths that would be included in this. We have to define it properly. It would have to be handled appropriately so if it's a policy decision this Commission wishes to do to provide a discount to faith-based entities, and if we handle it properly, we can defend it. Does that mean somebody may not ever challenge it, no, but I think we would be in good stead with it. We are in good company across the country.

Ms. Harrison-Lee asked, would you like us to proceed as we build this budget with a faith-based consideration?

Commissioner Burroughs said I guess we're doing a budget cut before we even realize how much money we have and by providing—we have an opportunity to give discounts to those that have already invested in the infrastructure and stop stormwater on their properties. The economic development aspect, we're going to be giving credit to those. We're going to be now considering not-for-profits and—or faith-based communities and then not-for-profits, so if we're really that interested in investing in infrastructure, we should invest in infrastructure and then determine the

burden and determine how much we want to cut. But, to come up with a percentage now and seeing a financial impact before we get started, I just think that's really—I think we're going the wrong direction. That's just me personally. I'm not saying they're not in need at this time, but all we've heard for the last six, seven months is how important infrastructure is and now what I'm hearing is let's give away an opportunity so they don't have to pay. They, whoever those organizations or entities may be.

Commissioner Stites said I concur with Commissioner Burroughs. I think it should—we could look at it. Just like the incremental mill reduction has been presented to us, I think this could be something that's looked at in two years after we find out what the impact is. I agree, we're looking at giving a discount or a reduction before we know what we've already got in the bank.

Commissioner Ramirez said I would support that instead. Commissioner Burroughs brought up a good point and his very good argument for it, so I—and I agree with Commissioner Stites, let's do what we need to do now and then maybe a year from—a year and a half from now, come back and revisit this issue about the stormwater because we all know we just need to get stormwater out there now. We need stormwater dollars out there to fix what we need to get fixed so I think a year, year and a half, two years, whatever the timeline, we as a governing body choose, bring the topic back. Look at what stormwater has already—what infrastructure has been fixed and then go from there. I think I would support that avenue.

Commissioner Johnson said I'll try to be brief. The thing that I was concerned about when we first talked about stormwater is the fact that besides my local church, I'm thinking that a lot of churches are going to be thrown off when they see this. There's a lot of churches in our community that have a lot of impervious surfaces and I think there's going to be some—it's going to cause a real reaction through the faith-based community.

The reason why I'm not—I mean I don't have a problem with this because you're talking about a rate reduction of 20%, which equates to \$32,000 to the overall budget. In light of the things we have been talking about up to this point, that's a very small dent in our budget. As I've said before, a lot of our churches are not prepared—I know I'm thinking about my own colleagues

and colleagues from other denominations that would be thrown off when they see such an increase to their BPU bill.

Ms. Harrison-Lee said I just want to make sure we have this correct when we start to build the budget, so just commissioners that would support a faith-based discount, can you just kind of let me—okay. (Commissioner Bynum was inaudible).

Ms. Harrison-Lee asked, those that wouldn't.

Commissioner Kane said I don't have an opinion one way or the other.

Ms. Harrison-Lee said it looks like we have a majority around not because when I asked for those who would support it if we brought it back, I didn't see a majority. Okay, that's good feedback and now we'll go to the CMIP project, request process, just a brief update on that.

Robert Anderson, Public Works Asset Manager, said I'm just going to briefly review stuff we've already kind of covered which is a way that anyone can submit a project to the Capital Project selection process. I also want to use this as an opportunity to talk about projects versus programs. When you do a program you touch more people's lives with less money. You have all been talking for the past 1.5 hours about how you want to reduce taxes, reduce the burden. It also means you're going to reduce the revenues which means you're going to have to decide what programs get cut, so that means we're going to be able to do less large capital projects and we need to maintain that focus on programs.

I'm going to maps.wycokck.org/cmip.html and that will bring you to our CMIP web map. This CMIP web map also has a public submission portal for anyone; commissioners, staff, residents, businessowners, anyone and everyone is welcome to submit a project intended for projects over \$200K that exist inside the right of way.

For some reference, for us to do a large capital project, that cost us around \$7M a mile. To do just a mill and overlay, it's around \$100K for a two-lane road, so just think about that ratio when you talk about the \$18.3M that you allocate to the CMIP, which includes things like elevators. So, if you want to do really large capital projects, you know, you're going to encumber

portions of that debt and take away our ability to do these programs. It's always a give and take when you decide between programs and projects. Anyone and everyone can go to this website to submit a project and I invite everyone to do that and I'm hear for questions around the process which you can also follow on a separate tab on this webpage.

Commissioner Davis said thank you so much for that presentation. I think the question was answered earlier, but I just want to make sure folks are not able to use this process for like Parks & Rec or anything like that, correct? **Mr. Anderson** said I wouldn't mind entertaining one, but it's not really intended for that. This is mostly more for large capital projects like, you know, redoing a road, things like that or reconfiguring the alignment of a road. **Commissioner Davis** said gotcha, yeah, well I would suggest that addition because I know that our community members have come before and said Parks & Rec is a high, high priority. I think within that conversation it's not just getting new things, but as many folks have said, this taking care of what we have and when we think about infrastructure, I think Parks & Rec can be included in that as well as other particular CMIP related things as well. I wonder what it would look like to expand this program to other departments where they also participated in that process.

Mr. Anderson said I will say that one of our submissions from the public did include a sidewalk in a park space so it's not solely isolated in that sense, but we're not talking about putting in—**Commissioner Davis** said slides or something. **Mr. Anderson** said no because this is really geared towards—this level is now comparing different projects. This spatial analysis is really about how many people are going to be affected, how many vehicles every day would be affected by this improvement, (inaudible) so this road or that road. We can use the system that is weighted by the Commission and drives you, so that way we can get to each of those projects and I just want to say that it's public versus view that every street is a project, a potential project, and that's why we should invest in programs.

Commissioner Burroughs asked, could you repeat those numbers again please? You said \$700K a mile—**Mr. Anderson** said \$7M for a reconstruction like a Leavenworth Road type project. Mill and overlay is around 100 and that would include some other additional improvements, not just the resurfacing. **Commissioner Burroughs** said great. I just wanted to make sure I heard those numbers correctly. **Mr. Anderson** said that's rough estimates right now.

Ms. Harrison-Lee said we have the results of your prioritization process with the Dotte dollars. I'll turn it over to the staff.

	CURRENT	Johnson	Davis	Ramirez	Kane	Markley	Garner	Burroughs	Townsend	McKiernan	Stites	Bynum
Public Safety	\$56	\$ 16	\$ 28	\$ 36	\$ 56	\$ 43	\$ 8	\$ 52	\$ 40	\$ 20	\$ 40	
Public Works	\$15	\$ 36	\$ 25	\$ 25	\$ 10	\$ 18	\$ 40	\$ 16	\$ 25	\$ 32	\$ 20	
Community Services	\$13	\$ 21	\$ 20	\$ 23	\$ 13	\$ 15	\$ 50	\$ 11	\$ 20	\$ 30	\$ 20	
Administration	\$11	\$ 11	\$ 10	\$ 11	\$ 11	\$ 11	\$ -	\$ 7	\$ 5	\$ 6	\$ 10	
Judicial Services	\$4	\$ 11	\$ 5	\$ 4	\$ 4	\$ 4	\$ 1	\$ 5	\$ 5	\$ 6	\$ 5	
Other Programs	\$13	\$ 5	\$ 12	\$ 13	\$ 13	\$ 9	\$ 1	\$ 9	\$ 5	\$ 6	\$ 5	
Reduce funding												
Increase funding												

Ms. Hand said the boxes filled with yellow are proposed reductions versus red, I wasn't able to go fast enough to change the conditional formatting, but the red indicates increases in funding. You can see there's a pretty consistent level of increasing across Public Works and Community Services. There's general proposed reductions across Public Safety. There is some reduction across Administration although there were several that maintained at the current level and Judicial Services also saw some increases in funding. Then, finally, the Other Programs which was kind of a catchall did see a reduction in funding recommendations based on the kind of General Consolidated Fund apportionment.

Ms. Harrison-Lee said we clearly hear you. As we build this, you want us to look at services to the Community and Public Works, so we'll be going back and looking at the community survey to see in those areas what they looked at. As we look at the audits to streamline, we'll look at Administration, but we will utilize this information to start to build the budget for you. Questions, comments.

Commissioner Ramirez said for mine, the only change I made was a reduction in Public Safety. I wanted to explain my reasoning for that. It's not in personnel in any way, shape or form. That was one of the issues I had with the budget simulator. If you try to reduce any type of Public Safety budget, it was only personnel. It wasn't looking at overspending, unnecessary spending, spending within equipment, what have you, that's besides personnel. That was my reasoning for reducing the Public Safety, it was not personnel-wise. It's looking at capital investment and equipment investment, unnecessary spending within those departments, and reallocating that to Public Works and Community Services.

Commissioner Townsend said I think the interesting thing about this and seeing the results is that you can clearly discern a trend and the real question is, are we going to have the political will and guts to make the decisions that reflect the numbers when those times come. So, that's really going to be the bottom line.

Commissioner Davis said I think we can do a lot with this, with these numbers. I love data. I think we can get percentages and reduction. We can get percentages increase. We can get some averages in there, some meetings in there. We can do a lot. I'm talking about statistics for you all and I did not do that well in statistics, but you know, if I learned something, but all of this to say, and you know I have been saying we have to be decisive and we have political will behind us. We have political will. This is what the community has asked. I do think it's unfortunate, maybe we can get Commissioner Bynum's analysis at some point, awesome, awesome, but we have political will behind us. I think we've just got to get it done, but yeah, percentages would be super, super helpful. I think we can correspond that with investment as well.

Commissioner Burroughs said I think this is reflective of—I hope we don't feel that we need to defend our positions on what we do because we shouldn't be feeling like we need to defend our positions and our reasoning for this. These are decisions that we're going to make and we're collectively going to change as a body and the fact that we want to make sure that it's not personnel, I think that's fine. I didn't look at it as such, but the fact that subject's been brought up, I would hope that we don't use these as spears on one another while we're going through the budget process because if you start using them as spears, that means your ox is getting gored and you don't like that. So, if we're going to collectively work through this, I'm looking at some of these numbers and we're not far off collectively as a body on some of these, but there are some wide differences and we may have a reason for reduced budget versus an enhanced budget that are wide apart with one another. It may be we have not communicated why those differences are there, so don't assume that it's a negative issue.

I will just say mine are just standard 5% budget cuts across the board and that's how I looked at it and we will have a chance to look at that. It didn't deal with personnel, it didn't deal with who's favored, who favors this, who favors that. I think it's just part of the process that we

learn to respect and learn to know one another a little bit better than what we do now as we start through the budget process.

Ms. Harrison-Lee said thank you very much Mayor and commissioners for your feedback. I want to thank you for the opportunity to lead a very strategic and intentional budget session with you all. We, as staff, are experts in Public Administration, but you all are the keepers of the vision of the community, so thank you. We will be utilizing this to develop the budget. We'll be bringing you back some more detailed numbers and we're going to also look at these areas and drill down on what it looks like by area.

Mayor, that concludes the budget presentation. I'll turn it back over to you.

Mayor Garner said thank you Administrator and thank you commissioners. As promised, today is that day that is coming along this process of budget cost. I didn't want to weigh-in too much for obvious reasons, but I wanted the public to hear from you. We wanted to really have this robust debate about what's important to you.

Again, the people I've talked to the number one and two issues are always mill levy or tax reductions as well as the PILOT. As we go down this road, I think it was mentioned to me by a constituent that when you talk about the valuations that came out and a lot of people got—are expected to get tax increases as a result. If you're really talking about what was being proposed, at least for me, was not so much a tax reduction, but to hold the line by basically preventing a tax increase as a result of those valuations and those tax increases. There's a big profound difference because if you were talking about a tax decrease, not only would you have to cut the taxes where we're at today, but then you would also have to hold the line on tax increase from the projected revenue stream increases that we know will be coming in and a few million dollars there.

These type of debates area great. I know they are going to continue. The community has a real interest in this Commission's views. The people I've talked to, they really are excited to want to know where you stand on these issues, so these types of debate are really valuable, not just for this body and for staff, but really for the community and those that are watching.

As we outline priorities, I think that's really important based on the feedback you're getting from your constituents in your individual districts. I just ask, as we move forward, just for me, that whatever we do is community-driven, we listen to our constituents and our residents and

what I've seen today is that this body is listening, and that you be bold, that you be courageous, and that you do what is right for Wyandotte County moving forward because we're truly at a crossroads when you talk about all the challenges that we have moving forward.

With that being said, thank you. Thank you Administrator and thank you staff for those presentations, really well done. Right now, we're going to conclude this portion.

Commissioner Johnson asked, Mayor, can I just add one thing? **Mayor Garner** said yes, go ahead. **Commissioner Johnson** said I just want to say a quick appreciation to all the staff that worked on this from the Interim Administrator all the way down. We appreciate you. Oftentimes you all don't get the credit that you deserve, but you sure get all the (inaudible). Good job and we appreciate this robust information that you provided us with.

Mayor Garner asked, any further comments or questions. At this time the Commission will go into Executive Session for consultation with Legal Counsel regarding personnel matters.

6:50 p.m.

Commissioner Ramirez made a motion, seconded by Commissioner Stites, for the Commission to go into Executive Session until no later than 7:10 p.m. to allow the Commission to discuss a confidential matter regarding employees, which are private personnel matters related to specific non-elected employees, 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 in open session at 7:10 p.m. here in the 5th floor conference room. Roll call was taken on the motion and there were nine "Ayes," McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Burroughs, Townsend.

Present for the Executive Session regarding private personnel matters: 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; Stites, Commissioner Seventh District; Davis, Commissioner Eighth District; and Garner, Mayor/CEO

presiding. **Staff present:** Cheryl Harrison-Lee, Interim County Administrator; Misty Brown, Chief Legal Counsel; and Bridgette Cobbins, Assistant County Administrator.

Commissioner Burroughs made a motion, seconded by Commissioner McKiernan, to reconvene into Special Session. Roll call was taken and there were nine “Ayes,” McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Burroughs, Townsend.

7:13 p.m.

Commissioner Markley made a motion, seconded by Commissioner Stites, for the Commission to go into Executive Session until 7:33 p.m. to discuss matters relating to employer-employee negotiations regarding the status and future direction of labor negotiations, as permitted under the Kansas Open Meetings Act; and that staff designated by the County Administrator be present to participate in the discussion, and that we return in open session at 7:40 p.m. here in the 5th floor conference room. Roll call was taken on the motion and there were eight “Ayes,” McKiernan, Ramirez, Johnson, Markley, Stites, Davis, Burroughs, Townsend.

Present for the Executive Session relating to employer-employee negotiations: Burroughs, Commissioner At-Large Second District; Townsend, Commissioner First District; McKiernan, Commissioner Second District; Ramirez, Commissioner Third District; Johnson, Commissioner Fourth District; Markley, Commissioner Sixth District; Stites, Commissioner Seventh District; Davis, Commissioner Eighth District; and Garner, Mayor/CEO presiding. **Staff present:** Cheryl Harrison-Lee, Interim County Administrator; Misty Brown, Chief Legal Counsel; Shakeva Christian, Manager in Human Resources; Vincent Billaci, Street Division Manager; Brett Deichler, Interim Assistant County Administrator; Jon Khalil, Assistant Counsel; and Ryan Denk, Outside Counsel.

Commissioner Markley made a motion, seconded by Commissioner McKiernan, to reconvene into Special Session. Roll call was taken and there were eight “Ayes,” McKiernan, Ramirez, Johnson, Markley, Stites, Davis, Burroughs, Townsend.

7:36 p.m.

Commissioner McKiernan made a motion, seconded by Commissioner Markley, for the Commission to go into Executive Session to consult with our attorneys to discuss confidential matters related to pending claims and litigation, as permitted under the Kansas Open Meetings Act; and that staff designated by the County Administrator be present to participate in the discussion, and that we reconvene in open session at 8:05 p.m. here in the 5th floor conference room. Roll call was taken on the motion and there were nine “Ayes,” McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Burroughs, Townsend.

Present for the Executive Session regarding pending claims and litigation: Burroughs, Commissioner At-Large Second District; Townend, Commissioner First District; McKiernan, Commissioner Second District; Ramirez, Commissioner Third District; Johnson, Commissioner Fourth District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Stites, Commissioner Seventh District; Davis, Commissioner Eighth District; and Garner, Mayor/CEO presiding. **Staff present:** Cheryl Harrison-Lee, Interim County Administrator; and Misty Brown, Chief Legal Counsel.

Commissioner Markley made a motion, seconded by Commissioner Burroughs, to reconvene into Special Session. Roll call was taken and there were nine “Ayes,” McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Burroughs, Townsend.

Commissioner Markley made a motion, seconded by Commissioner Burroughs, to adjourn. Roll call was taken and there were nine “Ayes,” McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Burroughs, Townsend.

MAYOR GARNER ADJOURNED

THE MEETING AT 8:02 p.m.

Monica L. Sparks
Acting Unified Government Clerk

dt

June 16, 2022

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

SPECIAL SESSION, THURSDAY, JUNE 30, 2022

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Session, Thursday, June 30, 2022, with eleven members present: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Townsend, Commissioner First District (not in attendance for Executive Session); McKiernan, Commissioner Second District; Ramirez, Commissioner Third District; Johnson, Commissioner Fourth District 4 (arrived at 4:07 p.m.); Kane, Commissioner Fifth District; Markley, Commissioner Sixth District (not in attendance for Executive Session); Stites, Commissioner Seventh District (arrived at 4:07 p.m.); Davis, Commissioner Eighth District (not in attendance for Executive Session); and Garner, Mayor/CEO, presiding. The following officials were also in attendance: Cheryl Harrison-Lee, Interim County Administrator; Misty Brown, Chief Legal Counsel; Bridgette Cobbins, Assistant County Administrator; Brett Deichler, Interim Assistant County Administrator; Monica L. Sparks, Acting Unified Government Clerk; Kathleen VonAchen, Chief Financial Officer; Debbie Jonscher, Deputy Chief Financial Officer; Reginald Lindsey, Budget Director; Michael Peterson, Assistant Budget Manager; Alley Porter, Commission Liaison; Jeff Fisher, Executive Director of Public Works; Angel Obert, Director of Parks & Recreation; Mike Callahan, Fire Chief; Daniel Soptic, Sheriff; LaVert Murray, Economic Development Advisor in Mayor's Office; Brandon Grover, Public Works Asset Coordination Manager; Jack Andrade, First Deputy Fire Chief; and Taylor Wash, Organization Effectiveness Coordinator in County Administrator's Office.

Mayor Garner said before I call this meeting to order, I want to announce that 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 and is current guidance from the Kansas Attorney General.

MAYOR GARNER called the meeting to order.

ROLL CALL: McKiernan, Ramirez, Kane, Bynum, Burroughs, Garner.

AMENDED NOTICE OF SPECIAL SESSION of the Unified Government of Wyandotte County/Kansas City, Kansas, to be conducted in a hybrid format on Thursday, June 30, 2022, at 4:00 p.m. in the Commission Chambers of the Municipal Office Building for an Executive Session to discuss matters regarding litigation, followed by a 5:00 p.m. Budget Workshop.

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.

Commissioner Ramirez made a motion, seconded by Commissioner McKiernan, for the Commission to go into Executive Session until 4:30 p.m. 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 reconvene in open session at 4:30 p.m. Roll call was taken on the motion and there were six “Ayes,” McKiernan, Ramirez, Kane, Bynum, Burroughs, Garner.

Present for the Executive Session regarding litigation: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; McKiernan, Commissioner Second District; Ramirez, Commissioner Third District; Johnson, Commissioner Fourth District (arrived at 4:07 p.m.); Kane, Commissioner Fifth District; Stites, Commissioner Seventh District (arrived at 4:07 p.m.); Davis, Commissioner Eighth District; and Garner, Mayor/CEO presiding. **Staff present:** Cheryl Harrison-Lee, Interim County Administrator; Misty Brown, Chief Legal Counsel; Kathleen VonAchen, Chief Financial Officer; Debbie Jonscher, Deputy Chief Financial Officer; and David Cooper, Outside Counsel.

4:30 p.m.

Mayor Garner said we will reconvene back from Executive Session. **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to reconvene from the Executive Session.** Roll call was taken and there were six “Ayes,” McKiernan, Ramirez, Kane, Bynum, Burroughs, Garner.

Mayor Garner said I will entertain a motion to reconvene into Special Session. Our Special Session is a Budget Workshop at 5:00 p.m., but until we get to that point, we will take a recess. **Commissioner Ramirez made a motion, seconded by Commissioner Burroughs, to recess.** Roll call was taken and there were six “Ayes,” McKiernan, Ramirez, Kane, Bynum, Burroughs, Garner.

5:00 p.m.

Mayor Garner said at this time we’ll entertain a motion to reconvene into our Special Session for a Budget Workshop session that we will be initiating. **Commissioner Ramirez made a motion, seconded by Commissioner Burroughs, to reconvene into Special Session.** Roll call was taken and there were eleven “Ayes,” McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs, Townsend, Garner.

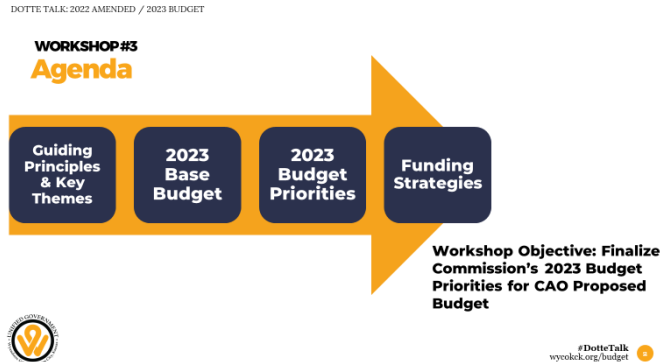
Mayor Garner said we are now in Special Session and I’ll turn it over to our County Administrator for her presentation.



Cheryl Harrison-Lee, Interim County Administrator, said this is our third budget workshop and as a brief recap of our journey we've reviewed our budget assumptions as well as our preliminary revenue projections. We'll also discuss what we've heard from the community and we've received some initial feedback from the Commission. You'll recall at our initial session I talked about the budget development is a three-legged stool. It is input from staff, input from the community, and input from you as members of the governing body. All very important, none of which could survive without the other.

Tonight, we want to continue the conversation with the Commission by solidifying our budget priorities for 2023 and we want to explore some funding strategies for those priorities. Based on your guidance from this meeting, staff will build the proposed budget to be presented to you later this summer. We're going to do a combined tag team presentation for you and then we will proceed to get your feedback.

At this time I'm going to turn it over to Alley Porter, our Commission Liaison, to start our presentation.



Alley Porter, Commission Liaison, said here is our agenda for our workshop this evening. We will briefly go over our guiding principles and key themes. Debbie will review the 2023 Base Budget, and finally, Jeff and then Cheryl will go over some budget priorities as well as funding strategies. Again, our workshop objective tonight is really to hear from you, from our commissioners, your priorities so we are going to try to keep this presentation brief to allow time for discussion.

DOTTE TALK: 2022 AMENDED / 2023 BUDGET

Guiding Principles & Key Themes

- ✓ Incorporate Commission Priorities and Community Feedback
- ✎ Maintain Essential Services
- ⚖️ Balanced and Sustainable
- 👥 Invest in our Workforce
- 🚫 No Tax Rate Increases



These are the guiding principles for our budget. You have seen these before incorporating Commission priorities and community feedback, maintain essential services, be balanced and sustainable, invest in our workforce, and no tax rate increases.

On the right-hand side, you'll start to see some of the themes that we heard from the community throughout the community survey, the Dotte Talk workshops, as well as the budget simulator. They touch on things like street maintenance, the appearance of our community, access to Parks and Recreation, taxes, as well as other priorities.

DOTTE TALK: 2022 AMENDED / 2023 BUDGET

WHAT WE'VE HEARD: WORKSHOP THEMES 2023 Budget Priorities

- Increase spending for infrastructure maintenance
- Be a better employer to our employees
- Address blight through property maintenance
- Increase Parks & Recreation funding
- Strategic and incremental tax relief



Throughout our discussions, but particularly in the last budget workshop, these are the main things that we heard from our commissioners. Increase spending for infrastructure maintenance, being a better employer to our employees, addressing blight through property maintenance, increase Parks and Recreation funding. We heard that a lot. I think Angel is in the audience to collect, and then tax relief, but tax relief in a very strategic and incremental way.

DOTTE TALK: 2022 AMENDED / 2023 BUDGET

Category	2022	2023	2024	2025	2026	2027	2028	2029	2030
Revenue	253.0	258.0	253.0	258.0	253.0	258.0	253.0	258.0	253.0
Expenditure	253.0	258.0	253.0	258.0	253.0	258.0	253.0	258.0	253.0
Fund Balance	4.6	5.0	4.6	5.0	4.6	5.0	4.6	5.0	4.6

Base Budget

- Status quo:
 - City: (6.4 M)
 - County: 1.6 M
- Significant structural changes are necessary for long-term sustainability



#DotteTalk
weyclick.org/budget

So, that's where we want to go, but in order to get where we want to go, we have to know where do we start. So, I'm going to turn it over to Debbie to review our Base Budget.

Debbie Jonscher, Deputy Chief Financial Officer, said I'm going to start out just reviewing our 2023 Base Budget. We have looked at projections for 2023 for revenues as well as we've captured all the expenditures that we are currently estimating.

As you can see, we've got up there—usually we talk about the Combined General Fund which we do have that column over on the far right-hand side, but we've also listed out the three General funds: the City, the County, and the Parks & Recreation General Fund separately so you can see the impacts on each of the individual funds.

I'll first talk about the Combined. As you can see a total—total revenues, we're estimating \$253M and \$258M on the expenditure side for a decrease in our fund balance of about \$4.6. As we've talked about in previous presentations, we've had a five—you know, we've talked about that \$5M deficit in our fund balance, but now I'll shift back over to the individual funds so you can see how that is accounted for in each of the funds. The first column on the right-hand side is the City General Fund and then we've got County and Parks & Rec.

For the City side, I'll just talk about the highlighted box there. When we talk about the \$5M, that's the combined total, but as you can see \$6.4M of that deficit occurs on the City General Fund side and on the County we've got—there's actually a positive number, about \$1.6M. Then on the Parks & Rec side, it's just an \$81K increase in fund balance. I just wanted to point out that you can see that for the City side we do have that deficit, so obviously, the budget is not balanced. We're not in balance there and if we want to get that in balance, we need to look at making some structural changes that would be necessary for the long-term sustainability.

I did want to also note that with that deficit we are still—if you look to the very bottom line on that graph, our reserve percentage—fund balance percentage, is still at 17.4% which is in compliance with our fund balance policy, but that is the minimum amount for the two-month reserve. On the County side, we’re at 19.7% and for Parks & Rec we’re at 24.7%, for the Combined General Fund we’re at 18.3%.

DOTTE TALK: 2022 AMENDED / 2023 BUDGET

Base Budget



- Status quo:
 - City: (6.4 M)
 - County: 1.6 M
- Significant structural changes are necessary for long-term sustainability

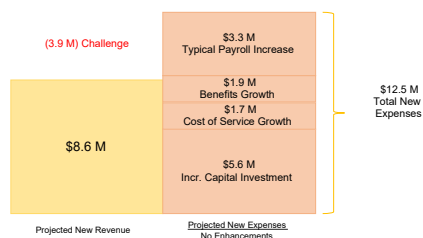


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On this next slide we’re just looking at the City General Fund side since we did have the \$6.4M decrease in fund balance projected for 2023. The solid black line is the revenue projections and the red dotted line is the expenditure projections moving forward. So, as you can see, that out in the future years the expenses are outpacing—the growth and expenditures is outpacing the growth in our revenue based on our projections and if nothing were to change by 2026, we would be looking at zero fund—almost zero fund balance and then going forward if we did not make some changes in that fund.

DOTTE TALK: 2022 AMENDED / 2023 BUDGET

Projected General Fund Operating Challenge



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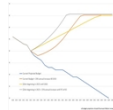
Then the final slide I have here is just projected General Fund Operating Challenges. So, we’ve noted projected new revenue of \$8.6M. The majority of that is the increase in property tax

valuations and the increase that would generate and then over on the—that's the yellow column and then on the orange column we show all the projected new expenses. So, we've got payroll increases of \$3.3M that are built into our projections. Those are union increases per the contracts as well as a 3% COLA for non-union. On the benefits, we've got \$1.9M in growth and that's related to health insurance increase of about 7%, \$1.7M for cost of service growth and that would just be annual increases in our contractual services and then \$5.6M in increased capital investment. That would be for equipment such as police cars, fire trucks, building maintenance, software maintenance, software equipment; just capital that has currently either been submitted or has—you know, it's in the Five-Year Capital Plan that we show you capital expenses that have come up.

I did just want to note, that number does not include any of the additional funding that we've talked about, you know, possibly needing for street or bridge maintenance. So, for now, I'm going to turn this over to Jeff Fisher, our Director of Public Works, for a few strategies.

DOTTE TALK: 2022 AMENDED / 2023 BUDGET

Street Preservation



The Expectation: Street maintenance was the top priority in all eight districts.
UG Response: Funding level options to increase pavement condition index (PCI) from 56 to goal of 65



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weycok.org/budget

Jeff Fisher, Executive Director of Public Works, said I think we all know the last three or four cycles of the community survey the street maintenance has ranked as the top priority for the community and I feel like most of you have seen these types of graphs many times and probably walk through it on your own and understand the implications, but I'll highlight it. Of course, the current status quo strategy would result in systemic failure in the system over time and then you could go current budget plus 25% each year and that compounding effect would get you to a PCI of 65 in 2033 which is the red line. Then another strategy could be \$26M beginning next year through 2042, that would be the yellow line and then \$26M beginning in 2023 and at 15% annually

until you reach a PCI of 65. That would be the most aggressive. Of course the differences between the three are total cost over a 20-year period.

The gray, the more aggressive line, would be the total cost and would be less than the others over that 20-year period.

DOTTE TALK: 2022 AMENDED / 2023 BUDGET

Increase Community Services

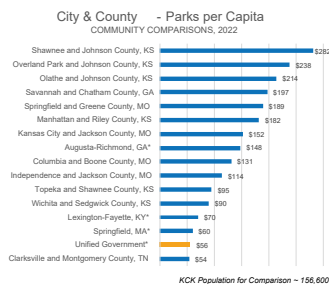
The Expectation:

Cleanliness and appearance across our community was a top priority and opportunity for improvement.

One of the top priorities on the Community Survey and UG budget simulator is parks and rec facilities and programming.

UG Response:

- Enhanced coordination/capacity between SOAR operations (NRC, Parks & Rec, 311, Public Works)
- Funding for deferred Parks and Recreation system maintenance (community centers, shelters, playgrounds, beautification initiative, recreation capacity, right sizing analysis)



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wyckoff.org/budget

Next strategy or priority would be increase community services regarding community appearance and Parks & Rec. I think this graph says a lot. I thought it was very noteworthy when I first saw it. When compared to a number of different cities and counties, the Unified Government Parks & Rec system ranks very low in spend per capita. So the response to that would be—for community appearance, would be make enhancements in the coordination capacity of the SOAR operations and I believe there's eventually going to be some additional discussion about the future of SOAR, maybe in the next couple of months. Then, also, maybe throw—spending more money in Parks & Rec and then I would also note that through the subcommittees for facilities and parks, a few of you know, maybe all of you remember, that the primary theme of that subcommittee was to right-size facilities and parks, so I think the two have to go together.

DOTTE TALK: 2022 AMENDED / 2023 BUDGET

Strategic & Incremental Tax Reductions

Mill Levy

City
1 mill = \$1.4 M

County
1 mill = \$1.6 M

Reduction (annually for a \$125K residential property*)

1 = \$14.40 0.5 = \$7.20 0.25 = \$3.60



*2022 median value for single-family property in WyCo is ~\$125,000



The Expectation: General desire for lower taxes and improved services

UG Response: Options to reduce mill, shift mill and/or reduce PILOT

BPU PILOT

0.5% = \$1.5 M

Reduction (annual savings for average residential electric and water customer)

0.5% = \$11
0.25% = \$5.50
0.125% = \$2.75

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The next priority being taxes, BPU PILOT, and strategies associated with that. I'll tell you serving three different cities now, this is always a priority, and I think it's best said by a member of the team that the level of concern with how much folks pay in taxes can be directly related to how much value they believe they're getting for those taxes. So, in each community I've searched, the level of concern is different and, you know, different drivers.

In this case, incremental reductions in the mill levy, BPU PILOT, incremental differences or impacts to a person's wallet and I think there are two ways to look at that. One is every dollar counts in a person's wallet, right, and so any reduction is a good thing for the folks. The other way I look at this is, these are meaningful impacts to the UG revenue streams, so it's a tough balance of course. I'm going to hand it over to Cheryl now to talk about Workforce Development.

DOTTE TALK: 2022 AMENDED / 2023 BUDGET

Workforce Investment

The Expectation: Ensure there is a skilled, capable workforce at the Unified Government
UG Response: Employee Recruitment & Retention Plan



COLA Increases



Deferred Compensation Contribution



Health Insurance



Pay & Compensation Study and Implementation



Employee Development



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wyckock.org/budget

Ms. Harrison-Lee said our last priority is Workforce Investment and I want to share some thoughts as your Interim County Administrator on this. A couple things, first, just kind of valuing the service of employees and understanding that when you lose an employee, just the down time and the cost of retraining and the cost of the institutional knowledge and the need to be able to just retain a ready workforce. The long-term economic development success is contingent upon two things; that is a talent pipeline as well as being able to retain a workforce that is able to deliver the services of the UG in an efficient and effective manner.

As we look at the Workforce Development, there are several factors that go into workforce retention. One is the additional COLA increases. We want to consider that for a number of reasons. First, there is a challenging and competitive labor market which creates opportunities outside the organization while also creating compression issues inside the organization. Additionally, for our non-union employees, they really don't have a step schedule like union

employees, so the COLA is the only means unless you go to a merit-based performance increase. That would give them an increase.

Second, Deferred Compensation is what you're seeing as kind of a best practice and many jurisdictions where they're looking at a potential one-to-one match which would be at a capped amount.

Looking at health insurance, looking at how we would offer some different affordable and quality insurance options for our employees and their dependents. Last year, they absorbed quite an increase. It looks like we'll have a pretty substantial increase this time as well and so we want to look at how we might be able to kind of buy down some of that cost of health insurance.

Pay & Compensation Study and Implementation; the reason why I listed the study and the implementation is because oftentimes the study is budgeted, but the implementation costs are not. Because studies are expensive, you want to do the study at a time when you can implement. After you wait a few years and the timeframe is you really want to try and implement a pay in cost—a Pay and Compensation Study within about two years because if you wait to the third year, you're going to be significantly out of line again, so those two items would go together.

Finally, Employee Development; looking at opportunities to train, to build leadership skills, to be able to develop opportunities for badging, which is really important now in higher ed, the whole issue of badging and certificate. It's so much of an issue now that they're going digital and people are posting those items on LinkedIn and so we want to provide great leadership opportunities and we've talked about DotteLEADS and we'll continue to talk about that more with you in the future.

DOTTE TALK: 2022 AMENDED / 2023 BUDGET

Priorities for 2023 Budget

- Street Preservation/Bridges
- Increase Community Services
 - Reducing Blight and Increasing Parks & Recreation Funding
- Workforce Investment
- Tax Relief



#DotteTalk
wyecolck.org/budget

June 30, 2022

To summarize the top priorities, we've heard from the community and the Commission. We've heard about Street Preservation and Bridges, Increase in Community Services, Blight Elimination. The community was very vocal about blight elimination. We've had the Everybody Loves Parks Session, so increasing Parks & Recreation funding, Workforce Development, and then we've heard from several of you on the Tax Relief.

DOTTE TALK: 2022 AMENDED / 2023 BUDGET

How do we get there?

Strategies to fund our priorities



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I want to talk a little bit about how do we get there. What are some strategies that you might consider.

DOTTE TALK: 2022 AMENDED / 2023 BUDGET

Funding strategies

- Shift County mill to Parks
- Shift County mill to City
- Realign budget based on Community Survey's importance - satisfaction rating (I - S)
- Force additional vacancies
- Reduce reserve funds on one -time expenditures



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First, looking at shifting a County mill to either Parks or a mill to the City.

DOTTE TALK: 2022 AMENDED / 2023 BUDGET

Shifting County mill to City and/or Parks



County revenues are expected to grow faster than base expenditure levels in future years



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There is capacity in the County General Fund now as well as into the future, but we don't have that capacity in the City General Fund, so you could shift a mill over to the City or you could shift a mill over to Parks and create some additional funding for Parks to develop some of the amenities that we heard from the community.

DOTTE TALK: 2022 AMENDED / 2023 BUDGET

Budget realignment



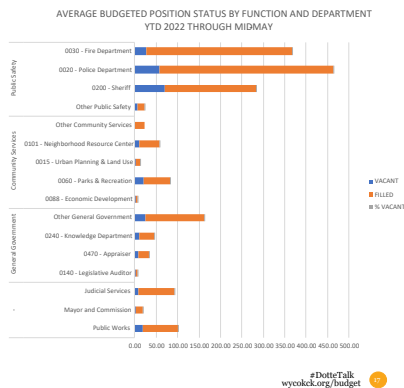
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The other option would be to look at budget alignment. Through the Dotte Talks, through the budget simulator, through the ETC Survey, we heard several things from the community and I would equate this to kind of like a red high alert yellow, green, red being those areas where they're not quite satisfied. These projects got ranked based on looking at the investment and looking at those items that they are most satisfied with. So, if you will just kind of focus on those red areas, that's kind of what we've heard from the community in terms of areas they would like to see us consider reallocating resources to.

DOTTE TALK: 2022 AMENDED / 2023 BUDGET

Vacancy Savings

- 2023 Base General Fund Personnel Forecast does not include 260 vacant positions
- Additional savings would require forcing vacancy above the current base number of 260



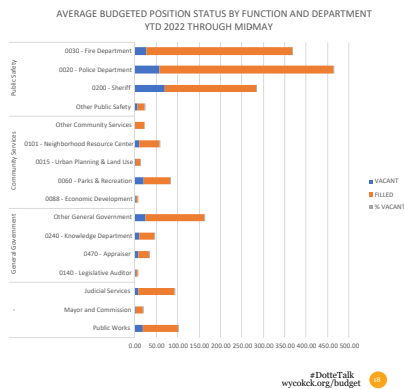
The third strategy would be you have an opportunity to look at vacancy savings. There's a little bit of a misconception on vacancies, what they create in terms of savings. We have 260 positions that we keep in the budget as vacant positions, so they're not included in terms of being fully funded in the budget.

So, if you're looking to achieve some additional savings, we would need to look at how we create additional opportunities from positions that we have in the budget. The realignment and the vacancy issues need to be explored further.

DOTTE TALK: 2022 AMENDED / 2023 BUDGET

Vacancy Savings

Function	Department	VACANT	FILLED	% VACANT
Public Safety	0030 - Fire Department	~100	~350	~22%
	0020 - Police Department	~100	~400	~20%
	0300 - Sheriff	~100	~250	~28%
	Other Public Safety	~10	~10	~50%
Community Services	Other Community Services	~10	~10	~50%
	0025 - Neighborhood Resource Center	~10	~10	~50%
	0025 - Urban Planning & Land Use	~10	~10	~50%
	0060 - Parks & Recreation	~10	~10	~50%
General Government	0088 - Economic Development	~10	~10	~50%
	Other General Government	~10	~10	~50%
	0240 - Knowledge Department	~10	~10	~50%
	0470 - Appraiser	~10	~10	~50%
	0340 - Legislative Auditor	~10	~10	~50%
	Judicial Services	~10	~10	~50%
	Mayor and Commission	~10	~10	~50%
	Public Works	~10	~10	~50%



We have the organizational assessments that are going to be presented at the July 14th commission meeting. You will hear some things about efficiencies, about departments, about areas that you can consider for realignment and so getting your feedback at that meeting would also be important.

DOTTE TALK: 2022 AMENDED / 2023 BUDGET

Spend reserves on one -time expenditures

Reserve Policy	
Operating Reserve	17% (two months)
Economic Uncertainty/Emergency Reserve	8% (one month)
Total Reserve Level	25% (three months)

- Consequences:

- Potential to impact credit rating
- Not protected in economic downturns

City Fund Balance	County Fund Balance
17.4%	19.7%



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Lastly, we heard about spending Reserves. I want to talk a little bit about Reserves and just kind of remind you again that the Operating Reserve is two months, 17%. It's good to have that emergency reserve with a jurisdiction just like you would have that in your personal households, which would be an additional month, so that would equate to three months at 25%. You'll recall on a slide that we presented, we're at about 17 and 19%. There's a lot of opportunities for you to consider. We're really interested in your feedback.

DOTTE TALK: 2022 AMENDED / 2023 BUDGET

Let's hear from the Commission...

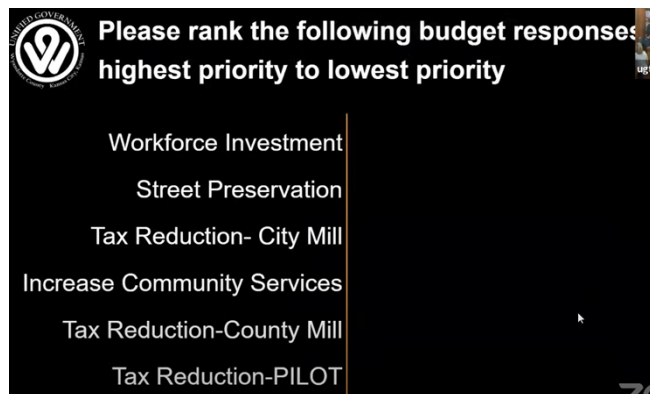
Finalize 2023 Budget Priorities



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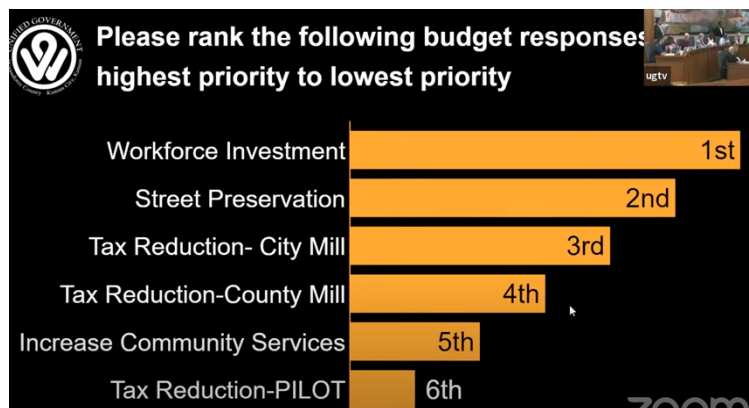
That concludes the staff presentation and what I would like to do is hear from you all at this time. We have your iPads set up to be able to get your feedback. Staff is going to come forward and help you to make sure that we've got them all ready to be able to get your feedback, so as they come forward, Alley and Taylor will be preparing the questions that we will be asking you. To make it a little bit easy, staff is also going to provide you with a handout so that you'll see the questions that we're asking this evening.

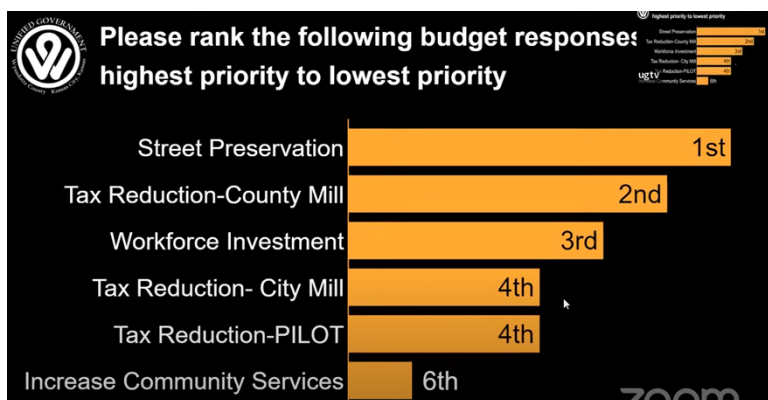
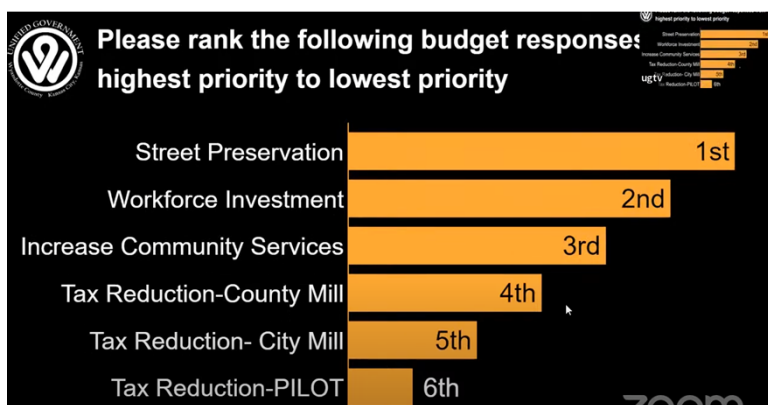
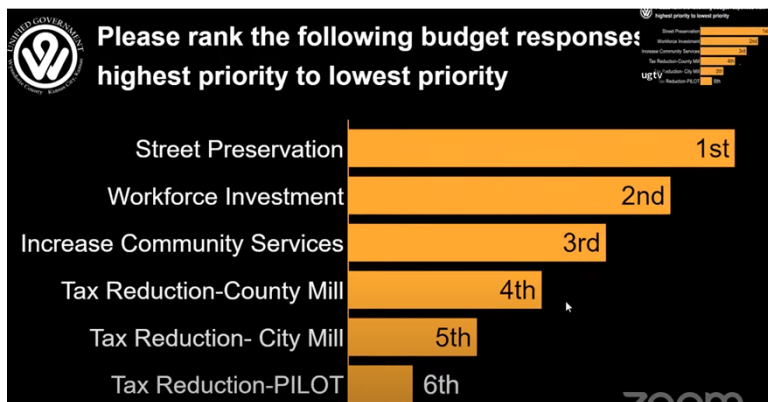
June 30, 2022

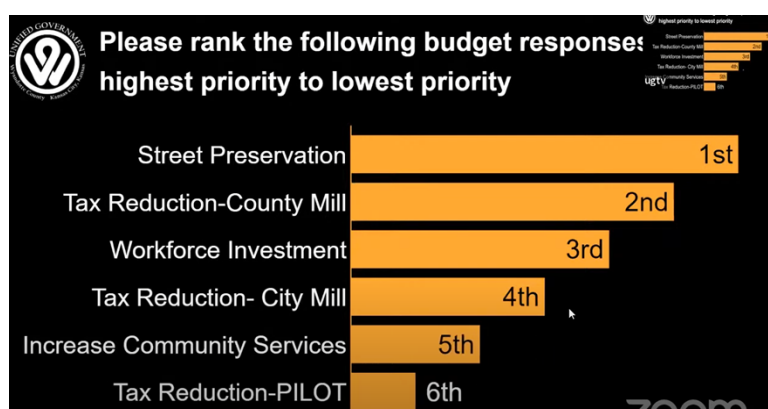
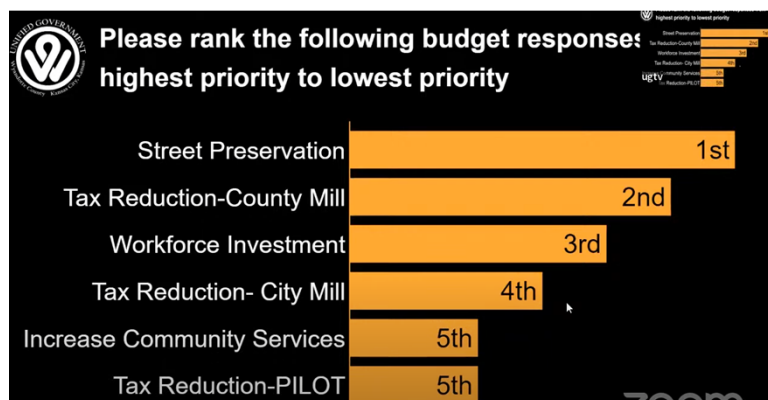


We have five questions that we would like to ask you and then we will be asking you to discuss and give us some feedback after we see the benefit of some of the questions that we're asking.

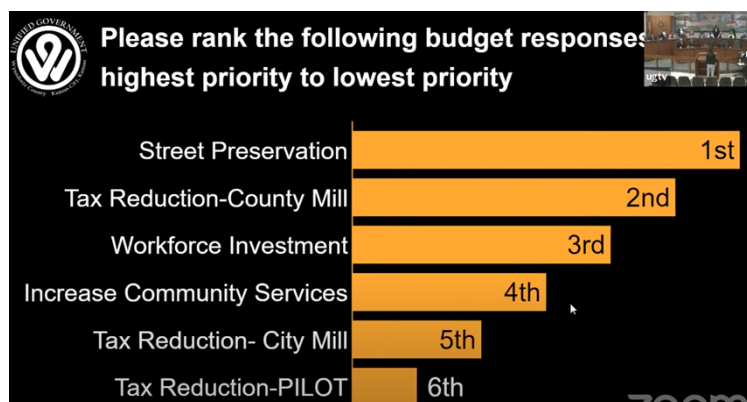
Alley, it appears that we have everybody ready. Is that yes, everybody's iPad—staff is ready to go. **Alley Porter, Commission Liaison**, said I can see the excitement on all of their faces. **Ms. Harrison-Lee** said I think we have a little bit of a hold over here to my right. Are we on go over here team? Alley is going to talk a little bit about kind of what we've—**Ms. Porter** said our first question here; we talked about the various budget priorities for 2023, so this gives you the opportunity to rank those in order and we have broken up Tax Reduction, the City mill, County mill, and the PILOT, so you will want to put those in order from the most important to the least important for the 2023 Budget and there is staff behind you to assist. We mainly focused on blight reduction and Parks & Recreation funding.







Ms. Harrison-Lee said okay staff, if I can get a thumbs up that everybody that you're assisting is completed and submitted. Okay, all right.



Commissioner Townsend said I need for Alley, if she'd be so kind, to send me that link again. I'm trying to do it from my phone, but I cannot find that email that I transferred. **Ms. Harrison-Lee** said I'll have someone send that right over.

Ms. Porter said we have 10 responses. **Ms. Harrison-Lee** said we have all responses so what we're hearing is Street Preservation, looking at a tax reduction in the County mill. Let's talk a little bit about kind of that reduction. Part of what we talked about in the presentation as we looked at that reduction was one mill was equivalent of 1.6 if we went to—which would be a reduction for the average residential property of \$14.40 annually. I would like to kind of get some feedback on what you would like us looking at in terms of—is that a full mill that we would consider or a half mill or two mills or three mills or eight? Yes, I just want to know what to build in so I can get some feedback from commissioners of what we're building in on that.

Commissioner Stites said if I go back to previous presentations where the mill was reduced, 2015, '16, and '17, by two mills, two mills, and two mills, I can't see any reason at all that we wouldn't consider a bare minimum of two mills on the County side.

Commissioner Ramirez said I agree with Commissioner Stites. We've done it for the City, I think we should do for the County for the other two cities, that we're not only just City Council, but we're also a County Commission. We have two other cities that we have to watch out for and make sure that if we're providing tax relief for KCK, we should provide tax relief also for Bonner and Edwardsville.

Commissioner Burroughs said I agree with the 2% mill reduction. I would like to see us look at other considerations before we identify exactly how many mills. I think collectively in the discussion there may be room to do additional mill levy cuts out of the County, but we also have the Parks coming up that we may want to bring into consideration with moving a mill over to the Parks being most of those are in the County budget.

Commissioner Davis said I ideally would like for us to be put in a position where every year we can reduce property taxes, but if we do it so aggressively, we're not going to be able to do it every year. I would look at maybe half or maybe .25. That way every year we can give some relief while also investing in our Workforce, Community Services, and all those other things.

Commissioner Ramirez said for clarification and this question would be for you Cheryl. What we mean by tax reduction, could that be in the strategy that you had mentioned about shifting the mill, correct? **Ms. Harrison-Lee** said you could look at shifting it over and you wouldn't be lowering it, you would be moving that over to the City side to support Parks if that's what you want to allocate. That's a question coming up. That's a quick—that is a question—I was going to say that is one of our questions. **Commissioner Ramirez** said sorry, I jumped ahead.

Commissioner Stites said, Commissioner Davis, I can appreciate the incremental reduction on the mill levy on the County side, but here's what I would say about that. The folks didn't see an incremental change this year when they were slammed with appraisals that went sky high. It wasn't a little at a time, they went crazy and so I think we've got to get caught up with that and then look at an incremental change.

Commissioner Bynum said I'm going to have to make sure I understand what we're talking about. When we say shifting a mill for Parks, what do we mean? There is no separate Parks mill. So, that's question one.

Question 2 is Parks are funded out of the County side of the budget generally. Is that a true statement? **Ms. Harrison-Lee** said our Assistant CFO, Debbie, is going to respond. **Commissioner Bynum** said okay. Let's start with those two. There's no Parks mill levy.

Debbie Jonscher, Deputy Chief Financial Officer, said that's correct. The Parks mill levy is included with the total County mill, so in addition to the County General Fund, the Bond & Interest Fund, you have the Consolidated Parks as well as several other levy funds also. So a shift from the County—what we're talking about would be a shift from the County General Fund over to the County Parks, so the effect on the total County mill would be neutral, but it would be a reduction on the County General Fund side fund and an increase to the Parks & Rec General Fund—**Commissioner Bynum** said and that doesn't help Bonner Springs or Edwardsville at all. **Ms. Jonscher** said no, it would be neutral. The total mill would remain the same, but it would shift the funding from the County Fund so we're—**Commissioner Bynum** said so we're kind of talking two different things. We're hearing tax relief for our residents in Bonner and Edwardsville that we can control which is only on the County mill levy whether it's Parks, whatever, and then

secondarily we are discussing, could we provide more support for Parks by directing a mill away from the County General into the County Parks. I just think those are two separate things.

If we seek a mill levy reduction that benefits every parcel owner in the county, then I'm supporting a minimum two mills on the County side and I don't know how I feel about shifting a mill. I definitely would love to see more support for Parks, but if we shift a mill, then that would be—we would just be moving the money—**Ms. Jonscher** said that's correct—**Commissioner Bynum** said and still levying it, right? **Ms. Jonscher** said right. In order to see an actual reduction in that, you would have to take a mill away from the entire County mill.

Commissioner Bynum said right, so I just want to be clear, I'm fine with a shift that is not mill levy reduction and I would support two mills for the county.

Commissioner Townsend said I think Commissioner Bynum hit on my concerns. I want to see our people get tax relief, but as I've said in earlier budget discussions about this, we can cut mills and our constituents still don't get the tax relief that they're searching for. The check they're going to write, they don't see a reduction in it, so I'm still concerned about that, I want to support that.

The other thing about this is, I think Commissioner Bynum raised the questions or concerns that I had. It clearly—most of our constituents have indicated a desire to have more money made available for Parks and park related improvements and programs. So, if I understand the recommendation, or an option, I'll put it that way, that's been offered is actually to move a mill from one of the other County funds into Parks specifically. But then if we're talking about turning around and decreasing the mill rate for the County, do we really gain any more money to support Parks or is the point of it that we are just designating more money specifically for park improvement, which I'm okay with, but it seems like the bottom line money we have available to us decreases.

I have to ask about one of the previous slides that we've shown, I just don't remember which fund it impacted that showed a decrease. I would have to see those slides again in our budget.

Commissioner Davis asked, do we have any information on what other jurisdictions are doing because I think it's good for us to clarify, especially if we're talking about the county that is 23% of your property tax bill for everyone in Wyandotte County. We're talking about 23%. The rest

is the responsibility of school districts, the community college, the library board, which I believe they're not going to reduce anything, and so do we have any information on what other jurisdictions are doing within Wyandotte County who also control property taxes?

Commissioner Stites said I think I'll say something while we're getting to that, but we asked to have that information provided, all taxing entities to be brought to the table to see where they're at and to actually have a meeting regarding this.

Mayor Garner said one of the ACA's, Mr. Deichler, should be able to touch on the question that Commissioner Davis had.

Brett Deichler, Interim Assistant County Administrator, said we did reach out through an interagency email to inquire about that. The problem that we had was not everybody responded to it. We also received some information back that was, I would say a little bit preliminary because they had not received their July valuations just yet, so there was pretty much an even split across the board. A third was expecting to exceed, one-third was expecting to remain neutral, and the other third, the respondents, were expecting to really not know until they got their July valuations. The problem that we experienced is that July valuations just now went out. The school boards themselves are in a little bit of a crunch because they've got a little bit of a shorter timeline to get numbers turned around on what they do for their budget calendar year. With that in mind, it appears that what we will see in July, before July 20th, is probably about an even split of yes and no on expected increases across the board. Now, what they may be in partisan as far as percentages go remains to be seen because each of those have different levy rates and different valuations models too, so we did reach out to them, but that was a tough push to try to get everybody to the table because there was some uncertainty at that time about what the valuations were going to be prior to getting certified to them in July, if that makes sense.

Commissioner Burroughs said I know the discussion is about the two mill reduction on the County side. If the one mill reduction or movement to the Parks is of question, I might suggest that we look at half a mill this year, allow Parks to identify what projects they need to address and those shovel ready projects or those projects that are ready to be moved forward, that we look at a

half mill this year and then a half a mill next year and just actually increase the funding in Parks without doing a mill cut per se. We're just moving a half mill into the budget. It's a priority of the community. As much as I would like to continue to cut the mill rate, I also want to be understanding that the community has asked for investments in its parks. It's a health issue for our community, so I might suggest we look at a two mill reduction in the County and then move a half mill over to the Parks; those monies to be split half this year and half next year or next budget process.

Commissioner Johnson said I am always mindful of whatever decision we make with regard to the mill levy, how it's going to affect our fund balance on both sides, both City and County. I can't see the ground or the landing spot with us lowering the County mill levy by two mills. I just think that's cutting too close to the bone. I'm for a mill—or I'm for a reduction. Let me just say it like this, in the PILOT of some percentage, or half or a quarter or whatever. I'm for that. I'm for the shift as has been recommended in terms of moving it from County to actually to the Parks. I think you need that. Beyond those three things I just outlined, I can't see the ground on where we land if we cut. I think we're going to cut too close to the bone. I think that's going to put us in a negative position budgetwise. I don't see how we can have a budget that will be balanced at that particular time with those kind of cuts, so I am not for a two mill reduction until I can feel comfortable that our fund balance will be able to sustain such a move.

Commissioner McKiernan said I think that Commissioner Stites has already identified one of the key pieces that we're so far missing. I mean although we can recognize some savings within our current operations, we're generally in all these priorities talking about increasing our level of funding for at least targeted services within the Unified Government. So, my question is and this does not have to be answered tonight, but I would like to know, will the increase in valuation allow us to cut the mill, City or County, and at least stay neutral in terms of collection of General Fund revenue compared to last year or conversely if we cut the mill levy, will the increases in valuation allow us to actually generate more funds for the General Funds compared to last year so that we can pay for increasing our service levels? I think the valuation piece is what has not been factored in. For me to say I'm going to cut two mills is baseless because I don't know the revenue change

that that will generate because we haven't factored in at least the overall valuation change from last year. So, I would like to see those two factored together.

Commissioner Ramirez said I completely agree with Commissioner McKiernan. I think I understand, but to Commissioner Burroughs, to what your proposal is coupling reduction and then the shift together, correct?

Commissioner Burroughs said it would be the prerogative of the Commission to determine if we want to couple them together or if you want to have them separate items, separate votes. If you couple them together, they may not pass collectively. So, if it's more feasible to separate them and have the discussion on both, I'm open either way. I just think it's a cleaner way to do it. To move \$1.6M over to Parks, I'm not saying they can't use it, it's just that sometimes people need to gear up, projects need to be identified and it would give them a full year with half that funding of \$1.6M, I believe was the number that was thrown out, so it would be \$800K new to their budget which would give them a heads up that next year another \$800K would come. So, if they wanted to carry over into year two, it addresses two things; it's a mill reduction and it's also identifying the support for the Parks investment.

Commissioner Ramirez said okay. I think coupling was the wrong word I should have used. Them going hand in hand as a joint proposal moving forward. I would say that is an interesting proposal. At the moment I would entertain it to look at further. I know some are wanting a two mill reduction and I think I would like, and what I think some of us had asked at the last workshop, is to look at scenarios of different mill reductions and what they look like including what Commissioner McKiernan was asking. Having that all included with any scenarios or that staff could create for us to look at what a one mill reduction or a two mill reduction, one and a half, or a quarter, what have you; what that looks like. I think that would help us, but I am in support of some form of—some measure of reduction, but also looking at possibly doing what Commissioner Burroughs has said, half mill for next year, half mill for another, shifting it over to Parks.

Mayor Garner said in interest of time I'm going to take one more question. Commissioner Kane hasn't had an opportunity, then I have to turn it over to our Administrator, she's got a few questions for this Commission.

Commissioner Kane said you know Commissioner Johnson was a banker and I think we have to remember that and I don't think—I think two is too much. I do like the idea of giving the Parks \$800K and figuring that out down the road, but I've been here when we reduced it. In the following year we had to raise it back up. If you think it's hard working on trying to figure out how to reduce it, try to do it and keep everyone happy and they have to raise the mill levy back up and then go out and tell your constituents we made a mistake the year before. So, I don't want to make that same mistake. I think we need to be very, very cautious about what we're doing.

Ms. Harrison-Lee said I'm going to go to Debbie and then I would like to move to question two. Thank you for this great discussion. We got four more questions to go in about 19 minutes. **Someone** said that clock isn't right. **Ms. Harrison-Lee** said okay, then we've got time. Let's cover that up. Thank you, you've got more time.

DOTTE TALK: 2022 AMENDED / 2023 BUDGET

Base Budget



- Status quo:
 - City: (6.4 M)
 - County: 1.6 M
- Significant structural changes are necessary for long-term sustainability



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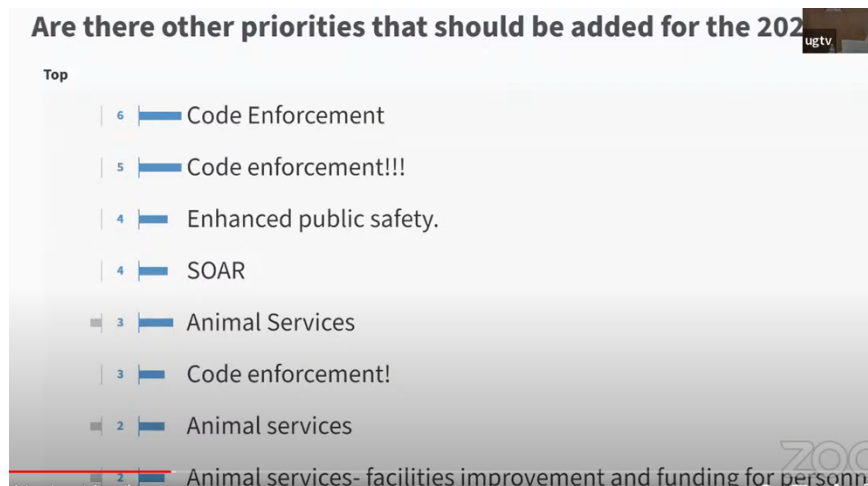
Ms. Jonscher said I just wanted to respond to Commissioner McKiernan's comments about the tax valuation and that's the July 1 valuation front that was certified from the Clerk is that increase in valuation is included in our tax revenue number that we presented here in the Base Budget. We have included projections for items that we know about, we did include in both our revenues and our expenditures.

Commissioner McKiernan said so that chart shows that even with the increase in valuation, there's going to be a decrease of \$6.4M in City General Fund at the current mill level. **Ms. Jonscher** said that's correct. **Commissioner McKiernan** said and there will be an increase of but \$1.6M in the County General Fund at the current mill level factoring in all of the incremental changes in valuation. **Ms. Jonscher** said that's correct. **Commissioner McKiernan** said I'll go back to what I said earlier, I'm not sure how we're going to pay for all these things we want to do in terms of improving service delivery if that is the case.

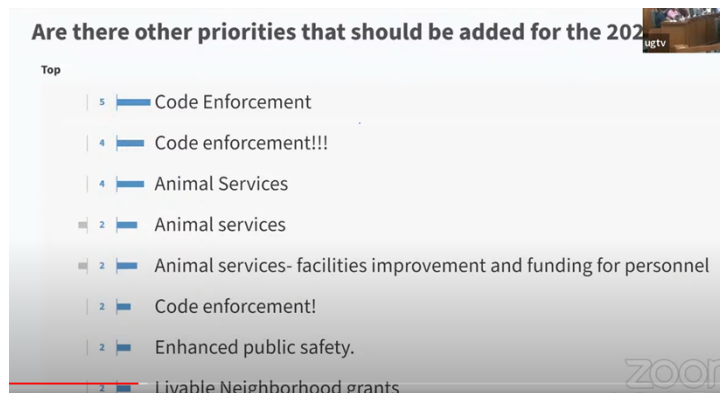
Commissioner Bynum said those expenditures are also accounted for. **Ms. Harrison-Lee** said that is correct. Those expenditures are accounted for, so that includes the increase of the increased payroll expenses which would include the union contracts, that includes the increase in the benefits, cost of service, so that does include the increase in your Base Budget. **Commissioner McKiernan** said but we would just be holding serve at best. These numbers suggest to me that anything we want to do that's going to substantially change service delivery or salary is going to effectively more than negate the additional dollars brought by additional value. **Ms. Harrison-Lee** said correct. You're going to need the additional funds for that.

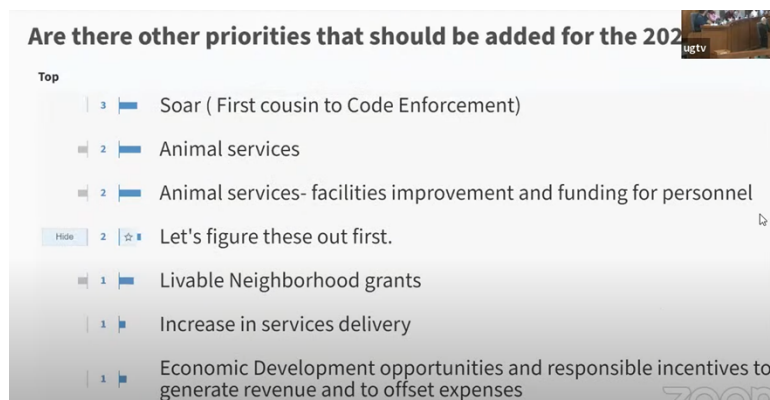
Ms. Harrison-Lee said I also want to call your attention to—Commissioner Ramirez talked about scenarios. What we have—also provided for you this evening is if you were to look at one mill, one mill is \$1.4M, so if you were to cut it a half, you would be about \$700K on the City side and about 800 on the County side. We've also provided what that looks like in terms of reduction to the residents. So, if we look at an average value of \$125K in terms of property, one mill would reflect about \$14 in savings annually and a half, about \$7.20. We'll now go to question two.

Ms. Porter said our second question, we have outlined priorities based off of what we heard from Commission and the community, but if there are things that you feel like we missed, you can type them in and we can see them on the screen. In addition to adding any, you can also see what your colleagues have input and like or dislike those.

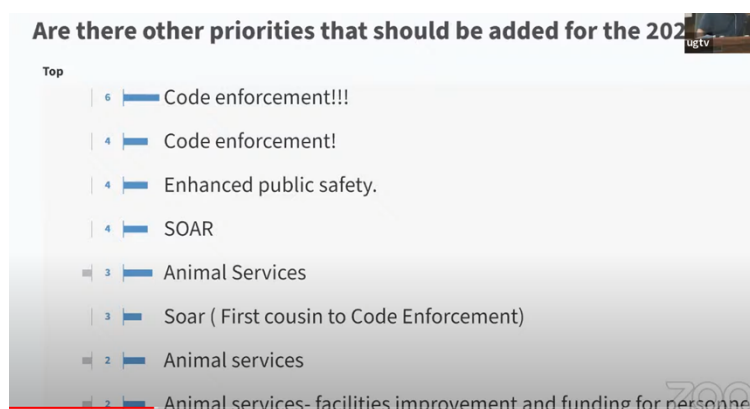


Ms. Harrison-Lee asked, everyone on the right good? Bridgette, on your side, are you all good on that side? The numbers on the Base Budget do not include making any changes. It would be the same number that you currently have for the PILOT. We have not made adjustments to it yet. Okay, so we're all good with everybody's responses as well as review and evaluation of what we have from commissioners in terms of thumbs up, thumbs down. Let's see what we have. If you can just scroll down and let me take a—let's take a look.





Sorry, it's real live. You can see just see input, real time. Okay, anything here that we need to add, any feedback, comments?



Commissioner Davis said so within these additional things that are identified, how much of this is already in the Base Budget because it does feel like there's some lack of clarity on what is all included in the community service piece. So, do we have any info on, is there anything that's already there that we just don't know about or are we all just asking for new things here? **Ms. Harrison-Lee** said we're asking for new printers here, new things. **Commissioner Davis** said I see SOAR is on there, but is SOAR already identified as something that we already—**Ms. Harrison-Lee** said SOAR is in there. So, the question would be if you want to add additional.

One of the things that the community survey included was additional property maintenance, blight reduction, so we have a base funding level for SOAR. This would be, do we increase the funding to enhance the blight elimination efforts. **Commissioner Davis** said gotcha.

Commissioner Townsend said yes, I'm the first cousin to the code enforcement comment. I see SOAR as the overarching program and code enforcement is one way to execute on that, so that's

why I put that in. I'm happy to see code enforcement come up again and again as well as SOAR, but the SOAR was the overall program, blight reduction, and code enforcement is one way to execute that.

Commissioner Bynum said I really don't want to take up a lot of our time, but I want to go over some really basic stuff and we may not have answers directly in front of us right now, but the percentage increase, let's just leave it at residential, so the dilation increase on just our residential properties—well no, if you know commercial or whatever it averaged out to, Debbie, I don't know, what was that when we all got our valuations in April? **Ms. Jonscher** said I know what the Clerk certified to us. I don't have the breakdown here between residential and commercial, although we can do that. I believe Kathleen provided that breakdown once, but I think the total valuation increase for both the City and the County was around 13% for both of them.

Commissioner Bynum said I'm going to be real upfront, real quick, as quickly as I'm able. A 13% valuation increase on approximately a \$1B total county valuation is a bunch of money and I know that we have to knock some millions off for things like delinquent, or non-paying, or projects that are on a PILOT rather than, you know, a tax payment or a tax exempt. I'm going to need to understand a whole lot better than I do right now how it is that a 13% valuation increase on \$1B of valuation leaves us 6.4 in the hole on the City side of the budget. I don't get it. This is what I've been trying to grasp since March and I'm just struggling because I'm sitting here going—and I'm telling my colleague, yeah, two mills on the County side is 3.2M. That reduces our combined fund balance of a current projected 47M to 44, 43.7; seems pretty good to me. Commissioner McKiernan is reminding me that's less than two months operating and I just don't get it, period.

Mayor Garner said I would like to follow up real quick with Commissioner Bynum because I hit on that earlier back in March. I believe Commissioner Burroughs as well as other people—and I heard this even last year, there's a lot of—what we're looking for is clarity. Can you tell me what last year's budget, I believe it was four hundred and some million dollars, but that included ARPA funds I do believe. Is that correct? **Ms. Jonscher** said it was \$420M. **Mayor Garner** said if you take the ARPA funds out of there, what was the actual budget? **Ms. Jonscher** said we're trying to remember what our total ARPA number was. I don't have that right in front of me. (Someone

was inaudible). **Mayor Garner** said I want to say it was about 380 or so, correct me if I'm wrong. **Ms. Jonscher** said we're thinking maybe 397. **Mayor Garner** said okay, so about 397. As we look at this year and we're budgeting and with the valuation increases, what are we projecting our budget to be going into this year? What are we working off of? **Ms. Jonscher** asked, are you wanting 2022 or 2023? **Mayor Garner** said the one that the Commission is trying to make an informed decision about right now to consider. **Ms. Jonscher** said I guess this just shows the General Fund. I don't know if we have—**Mr. Lindsey, Budget Manager**, said we don't have all 30 funds figured out yet. As far as our City General Fund (inaudible) like \$8M in the City General Fund.

Mayor Garner said just walk with me through this. So our expenses are increasing and I know there was a slide that the CFO had put out, I believe, in March or April that kind of gave estimates on what the mill levy increase would equate to as far as incoming tax revenues and then what that would look like for—and I know we were talking revenue neutral and we're not talking about that, but just to balance it, I think it was like 8.5 mills just to keep the budget of last year going into this year, which we're debating the exact same. Is that correct? **Ms. Jonscher** said I believe so, yeah. She had that table that showed—right, that we were talking about the revenue neutral rate, is that was you're referring to? **Mayor Garner** said right. **Ms. Jonscher** said and that if we were going to go with the revenue neutral rate, we would be looking at dropping about 8 mills. **Mayor Garner** said 8 mills, okay, and—**Ms. Jonscher** said that equated to about 12 or 13 million. **Mayor Garner** said so if you put that in dollars, what are we projected as far as increases this year as far as a million, just take that. **Ms. Jonscher** said I'm not quite sure what you're asking. I know between the City and the County General Fund, the increase in tax revenue was about \$13M which is built into those numbers.

Mayor Garner said I guess where I'm going with this is, looking at all of our expenses, and so what you're telling the Commission is that our expenses going into this coming year exceed what we're bringing in, correct? **Ms. Jonscher** said that's correct. The growth on the expenditures is higher than the growth that we're capturing for revenue.

Mayor Garner said I guess where I'm going with this is if you look at that and you take that into consideration, have we talked—anybody talked about streamlining our government efficiencies. How do we bring in more revenues to bring about a balanced budget, that can bring about the tax relief and other things that we need in a responsible way? Maybe I'm missing it, but

I haven't seen that yet as far as topics of discussions for this Commission. On top of what some of the commissioners have noted, in which I have a question too, and a lot of constituents say it just in layman term—I get a lot from constituents, where is all this money going? Where is the money and how does that break down, how do we account for that and when you audit this, is our money being used responsibly because I can tell you, \$420M and I know we still have ARPA money floating out there, but I'm just going to—the exact words of a resident told me I do not see \$420M worth of investment thus far anywhere in Wyandotte County.

When you talk about a deeper dive in auditing of where our money is going and how we can operate more efficiently, those are some of the things that I think that we really need to have a hard conversation about. Number one, streamline government. How economic development can play into these things especially if we do economic development responsibly and not give away the farm with these huge incentives. Then, also, really break down on where every dollar, every penny is going and how that is being spent and then how much money is being carried over from last year that wasn't spent. Especially when you talk about CMIP projects, infrastructure projects, and things of that nature that we haven't even began to—I'll just use—we haven't filled this pothole yet, but it's been funded and how does that money generate from year to year. Just something that I would like an answer to fall in line with—I know what some of the commissioners have expressed is really to just get a handle and visual of present, not just to us, but to the public, where this money is going. When you talk about increase cost for a variety of things that coincide with the increased taxes, but then when you look around Wyandotte County a lot of people are saying I don't see the value in my tax increases when you look at what you see in the community at large. So, I'm going to leave it there.

Commissioner Ramirez said I agree with everything that Commissioner Bynum and the Mayor has been saying. A couple of questions. For this year, for the 2022 Budget, how much of ARPA was used? What was the dollar amount of ARPA used for revenue replacement for 2022? Does anyone know the exact (inaudible). **Ms. Jonscher** said I was just looking at this today because I'm actually going to be presenting some of that information at the July Economic Development & Finance Committee because we are recalculating the amount. I believe the amount that we had estimated for 2022 was around \$12M and that was—we did that last year when we were projecting what our 2021 balance was going to be because that calculation takes into account what our actual

totals were when we do that calculation. So we have recalculated that now that the audit is complete and we have final 2021 numbers. We're recalculating that and that number is going down because our revenues came in higher so that means there's not as much revenue replacement fundings. I believe it's dropping to somewhere around \$5-6M for the City General Fund.

Commissioner Ramirez said okay. The only reason why I ask, in the budget document here that we got, last years, for the 2022 Proposed Budget for the revenues was \$172M and that was for this years proposed budget. Now, for next years proposed budget, it's down to \$163M. **Ms. Jonscher** said I will note that I believe the—in the proposed budget document we include—in the revenue number there is an additional \$10M that's included. It's the annual appropriation for the STAR Bonds debt service, the revenue that comes in for that, that's included. If you're looking at the proposed budget document, that is included. I have not included that in these numbers here, so when I add that \$10M there, the City General Fund number would actually be \$173M. **Commissioner Ramirez** said okay. I saw the discrepancy and I got confused.

Mayor Garner said this kind of coincides—I think for me and I'm just speaking for me, I don't want to sound like I'm speaking for this Commission because I know everybody has their own ideas and I don't want to take away from that. But, just for me, I really would like a conversation because I'm here today because I shared in the belief that we cannot keep operating this government doing the same things and expect a different result. We are literally taxing people out of this county. We are literally—and when you talk about PILOT and fees, and I don't want to get into fees, where we nickel and dime folks here and we generate all this revenue, just talking to our CFO and our Administrator, this trajectory that we're on is not sustainable as a county. I hate to compare us to anybody—anywhere else, but I get nightmares when I look at what happened in East St. Louis years ago and Detroit and places like that.

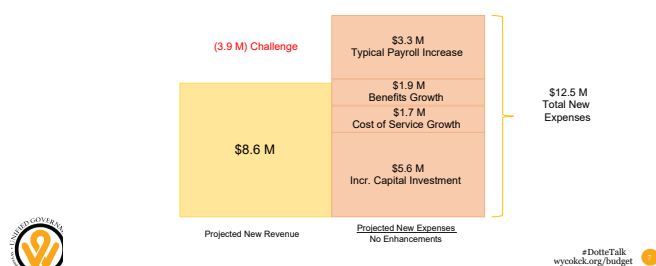
At some point you've got to look about how you broaden your tax base to generate more revenues to offset these taxes and you also have to look at best practices, and that could be a variety of things, technology, but the biggest thing is personnel. That's where a lot of our costs go to and how you streamline this government in a responsible way to where we can provide essential services because you can't keep raising taxes and raising taxes and raising taxes, in my opinion and raising fees and raising fees. I think that's a sustainable model moving forward for any city.

I wouldn't even operate my own budget like that, let alone, a city government where you've got people that are struggling day to day.

You've heard me say it before, I've seen tears in people's eyes saying I cannot do this, seniors that are on fixed incomes, and I know we have a lot of needs, but the real conversation is, what do these essential services look like and where do we start cutting. Our Administrator—I had this conversation with her and I just want her to share with me, when you look at cities of a similar size and you look at our personnel and our personnel costs, how we compare and how we measure up. I would like for our Administrator to give that vantage point to this Commission and to the public and her thoughts as far as a recommendation on whether this is a sustainable model or do we really need to start looking at streamlining this government in a way for long-term sustainability.

DOTTE TALK: 2022 AMENDED / 2023 BUDGET

Projected General Fund Operating Challenge



Ms. Harrison-Lee said I want to call your attention first to the slide that we have here because I think it's all good questions. When you look at the projected new revenue of \$8.6M, but we look at the total new expenses of 12, pretty quickly you see you're in the red. A large portion of that is the payroll increases that are attributed to approvals that are already committed and made and then you have your benefits growth. If you just look at roughly 2 plus the 3.3, you're at about 5M, so you're over half of the projected new revenue before you get into any additional components. So, clearly, the greatest costs of being able to sustain the increase is in personnel.

One of the things that the audits that will be reviewed with you next month will show is the organizational setup, what it looks like, what similar jurisdictions of population, a budget size of even socioeconomic data, how they compare to the number of personnel that we have in this organization and then you, as a governing body, can evaluate that and see if you continue to want

to be structured with the same level of staff. Part of the attempt to kind of hold positions initially was understanding kind of that first 30 days of what this looked like compared to other organizations and trying to see if we can hold them until you've had an opportunity to have this budget discussion.

With that, I'm going to go to Debbie to add anything related to just kind of these numbers. You're quickly upside down when you look at these numbers.

Ms. Jonscher said I just wanted to follow up with the comments from the Mayor about we can certainly provide the detail on all the funds that makes up this budget.

DOTTE TALK: 2022 AMENDED / 2023 BUDGET

Base Budget



- Status quo:
 - City: (6.4 M)
 - County: 1.6 M
- Significant structural changes are necessary for long-term sustainability



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As you can see when we showed the Base Budget, about \$250M of it is City and County General Fund and we have all the other Special Revenue funds. Streets & Highway Fund, which gets about 7 to 8M, the Enterprise Funds, EMS is about 15M, the Sewer Fund is almost 50M, so that 420M comprises all of those funds. You know some of those funds are restricted for certain purposes and we're going to be covering that report, we're going to be talking about those ending fund balances also at the next Economic Development & Finance Committee. I just wanted to note that we can provide some additional detail if you would like to see some of what's in those funds or if it's more concentrated to the General Funds, but we can provide that detail if needed.

Mayor Garner said I think more information is always best for our commissioners so they can make an informed decision. At least they will have a reference point as these questions come up.

Commissioner Burroughs said I'm going to take my legislative hat off and my commissioner hat off and put my Wyandotte County Kansas City, Kansas taxpayer hat on. My taxes are too high. I'm hearing it from all my neighbors and what I have concern about is the mass exodus when we continue to increase the tax burden on those that are paying now and then what we will do, we will export our wealth and those houses will sit vacant or somebody might move up and create additional housing, but we don't know that. What we do know is that the taxpayers are telling us please lower our taxes.

I am with the Mayor. I've advocated for a mill levy reduction since I have been here and it is only appropriate that when we listen to the parks, infrastructure, and roads that we must not ignore lowering the taxes. In my 20+ years doing budgets on the state side, I can share with you that we can get very creative within the budget to make these numbers work. Ever since I've been here our budgets have exceeded the ability to meet our expenses in almost all cases. There's been opportunity for us to lower mills, but we took that additional dollars and I, as a taxpayer, wonder where are those dollars going. So, these aren't my dollars as a commissioner, but they are my dollars as a taxpayer and they are my colleagues tax dollars and the community tax dollars and I just want the best return on investment and to encourage them to have trust in us that we're being very prudent, fiscally responsible, with their tax dollars.

Commissioner Davis said I share in some of the concerns here. If you'll all indulge me, just some questions. When this revenue, when this Base Budget was put together, what assumptions were made as far as inflation, as far as property tax payments, as far as sales tax? The reason why I'm asking about assumptions is because that's really what we're looking at and these are projections, these aren't actual numbers and it feels like we're looking at a very, very conservative projection and that is causing obviously a lot of conflict up here. So, if you all can provide just some clarity on what assumptions were made when you were making an assumption in regard to the revenue in particular. What assumptions on the revenue were made that led you all to put these numbers up here and then I have a few more.

Ms. Jonscher said I will just note that, of course, on the tax revenue, the property tax we're using the certified valuation. Sales Tax, I believe we had—it was about 3.5-4% is what we use for the insulator. **Commissioner Davis** said 3.5-4% inflation? **Ms. Jonscher** said yes. **Commissioner Davis** said so that would be the increase on that. **Ms. Jonscher** said yes. As far

as some of the others, I don't have all that right in front of me. If I went back to our long-range forecast, I could probably tell you what's built in there, but it's probably a similar range, you know, in the 3-4% is typically what we have been. Sales Tax—we also look at the—when we get to this point we're looking at trends to what we budgeted when we look at what monthly, you know, for Sales Tax, is that meeting what we budgeted. If it's trending lower, we might be tempted to lower that projection for the current year and then we would inflate that number. We're not only looking at the inflationary number, but we're also looking at the trends for the current year. **Commissioner Davis** said gotcha.

I ask those particular questions because I'm assuming similar assumptions were also made for expenditures, so about 3-4%, is that accurate as well? **Mr. Lindsey** said there are different things across expenses like different types of categories, so I mean there's multiple different percentages that are associated. **Commissioner Davis** said if I understand that—just because I think you said something very profound there, Mr. Lindsey. For the revenue it was kind of a blanket 3-4% projection, for the expenses it was a more tailored by the expenses, so it could have exceeded the 3-4% projection. Is that accurate? **Mr. Lindsey** said definitely. **Commissioner Davis** said okay.

Ms. Jonscher said we've included—if there's increases per the union contracts, we're including what that is. **Commissioner Davis** said okay, gotcha.

I think when we come back here, and these are just my last thoughts here at least for right now, I would love to know where ARPA went. It's kind of weird that the federal government keeps saying that we're doing so well that we actually have to claim less money in revenue replacement and then we actually don't have a lot of that money. So, what is the federal government seeing that we're not necessarily seeing or how are they saying we're doing so well in COVID recovery that we're not necessarily getting some of that money, if you have an answer? **Ms. Jonscher** said I was just going to say the revenue replacement is just a portion of the total ARPA funding and the revenue replacement is what's in the certified funds, so within the General Funds and that would—that's not shown here, that would be for—it was for 2021 and 2022. That's what we're recalculating. The remainder of the ARPA funds that will be—where the spending is decided with the ARPA subcommittee, those funds are actually in a separate grant fund, so you're not seeing those here. Of course, if we reduce the lost revenue calculation so less money goes

here, then the remainder of that ARPA funding would then go over to the grant fund to be decided by the subcommittee on how that money would be spent.

Commissioner Davis said gotcha. I would say when we come back and talk about this, it would be helpful to get info and kind of just more information on what led to the projections because I think that's where a lot of the frustration is. It seems like there's a little bit more detail put on the expenditures, not necessarily on the revenue side. I will remind this body that the last budget that was adopted did have, I believe, the \$17M deficit, so it's not as though deficits are just completely unforeign to the Unified Government.

I agree with Commissioner Bynum, it's one thing to say to our residents that taxes are going to go up and the hope that I had was that we would be able to provide physical improvements in services and structures so folks can say this is where our money is going. Now we're saying you're paying more and at our Base Budget meeting we're not even getting anything that we necessarily want. We're in debt. Something is not necessarily making sense and so more information on that would be great.

Commissioner Stites asked, what is the reason that we're presented a combination Parks, why do they not stand on their own? In my opinion, I think they should stand on their own and why is it kind of comingled together that the city ought to have their Parks budget and the County ought to have their Parks budget and they stand on their own and they shouldn't have this comingled funds that seem to not make sense.

What I will say is, I don't believe that it is fair for the City's struggles to impact the County side of the ledger because the City struggling that we're afraid to lower the mill levy on the County side. We were okay with lowering the mill levy on the City side three years in a row, two, two, and two and nobody ever even talked about the County, but when it comes to value and thinking about the County side, everybody's got this problem about it. If there needs to be a mill shift, let's take it off the City side to go to Parks & Rec, not the County.

I will concur with the Mayor, and you know what, I find it very hard to believe that there's any commissioner up here that hasn't heard everybody in their district say, we're being taxed to death and they want tax relief. I will just refer to my district, District 7, I've heard it a lot. I heard it while I ran, I hear it today, and the tax relief—we've been told and told and told and told, my whole life in Wyandotte County, just wait. The next project that pays off, as soon as the

Legend's, as soon as the Speedway, as soon as Schlitterbahn, it's always the next project, the Speedway, we're going to lower your taxes and it never happens. Maybe on the City side it happened, but it sure didn't happen on the County side.

Commissioner Johnson said I can appreciate what Commissioner Stites is saying. We didn't have the foreknowledge at that time when we made those three years of mill levy reduction. We did not have the foreknowledge or I think at that time to think about the County side, so I can appreciate you and I appreciate the fact that you're fighting for your district and for the cities that sometimes get left out of the conversations, so I really appreciate that. However, if we lower the mill levy anywhere, we have to know that there will be a correlating decrease in services and/or there will be a decrease to our fund balance. Furthermore, over the past year we have had a few departments come to us asking for increase funding for their staff and we approved it right on the spot. Now, basically, what we're seeing is that the chickens are coming home to roost and that's what is being played out in the numbers right now.

The changes that our constituents want from us can only be done in an incremental fashion. You can't do it in a cycle, one cycle you can't do it. It will bankrupt the city and we have to be mindful of that. The changes that they want from us, that they demand from us, we have to do it incrementally over a period of time and it will not satisfy the average citizen, I guarantee you that. So, we have to be mindful. That's why I really want to listen to recommendations of our Interim County Administrator to kind of give us some recommendations on how we should look at this going forward.

Commissioner Davis said, Debbie or Reggie, can you all comment on (a) what is our current credit rating and it can be Moody's or S&P? Then (b), it is my estimation it's a \$17M deficit, but can you all provide thoughts on debt? Not all debt is bad and that's something that will be known, think about personal finances, and so we are still able to deliver, right, especially if we have economic development projects that are going to be no longer receiving incentives and kind of coming on our tax roll, but can you comment on our credit rating and then just comment on debt, good debt and bad debt?

Ms. Jonscher said our credit ratings—we get ratings from both Standard & Poor and Moody's. Standard & Poor has us at AA and Moody's has us at A—it's the highest A rating—

Commissioner Davis asked A1? **Ms. Jonscher** said I can't remember if it's A3, yeah, I sometimes get that confused, yeah, but it's the highest A rating. Both of them have—when they issue their reports they do comment on our high debt level, but I think they look at all of our debt, not just the GO debt, but they look at everything and they have committed on that before that we are higher than other entities of similar size that they rate. But, they also rate positive things, our liquidity, our management. You know, there's a lot of strong—we manage to maintain our current ratings for—I think the last time there was a change was maybe 2013, so we have managed to—but they do also look at—another thing they look at is the percentage of fund balance. If our fund balance starts to go down, they will start watching that and if we don't correct it, then we are—right now, I think both of them have us at a stable outlook. If they were to shift us to a negative outlook, then that could indicate a downgrade is coming and that's what happened back in 2013 and we had a pretty low fund balance at that time. **Commissioner Davis** said that's good information I think for us to know and consider as we make these decisions.

Mayor Garner said Commissioner Stites and then we will go to Commissioner McKiernan and then Commissioner Burroughs. After Commissioner Burroughs, we're going to have to wrap it up. In the interest of time, our Administrator needs to get us through three more questions. We will go with three more commissioners in that order and then our Administrator.

Commissioner Stites said six years I was in Edwardsville. Every single year we reduced our mill levy and I was told, well, you know what, it's only \$10 here a year, it might be \$12 a year, but guess what, for six years that happened and you take six years times the amount that it was lowered every year, and I know it doesn't sound like a lot when we talk about \$14 a year a mill. There's a mill right now and I can appreciate, Commissioner Johnson, what you said and how you said it about incrementally reducing it. But, something I disagree with is saying that if we do lower the mill levy, that's there's going to be a reduce in services, and correct me if I'm wrong, because I'm not saying that I'm right. When I see \$1.6M that's showing to the good, so there's a mill right there with no reduction of services, correct? **Ms. Jonscher** was inaudible. **Commissioner Stites** said no, no, that's one mill, right? So, we could wipe that out and that could be a zero. We still have our fund balance and there's a mill there and no reduction of services. Okay, so there's one mill right off the bat with no reduction of services.

We continually heard it's only this, it's only this. It's incremental changes that make a difference. It's \$14 this year, it \$14 the next year and in five years that adds up to the person that's trying to make a decision on whether they can afford to buy their medication or to pay their property taxes and there are those folks out there. There are those folks that are out there in my district and that \$14 means something to them and I'm going to continue to fight for every dollar that we can to reduce on that County side.

Commissioner McKiernan said I would point out that is a mill, it still leaves us 6.5M short on the City side, but we still have to figure that out. I do hear people say, I want my taxes lowered, and the next breath they say, I want more services and with the cost of goods and services and personnel continuing to rise at the rate they're rising now globally, I'll just tell you, I'm not smart enough to figure out how to do it, how to increase service delivery and at the same time decrease the amount that we all pay. So, I'm hoping to be shown the way.

Commissioner Burroughs said I have a question for Debbie and Reggie. Was it two years ago that we switched some of the expenses and sent the mills over to the County side for those expenses within the budget? **Ms. Jonscher** asked, are you talking about when we reallocated some of the expenses? **Commissioner Burroughs** said yes. **Ms. Jonscher** said when we looked at the employees and staff and where they were being paid because some of them do both City and County, we did look at the allocations and we did shift some expenses. I don't remember how much from the City, I'll let Reggie speak. **Mr. Lindsey** said we moved some City employees over to the County because they did County functions that we kind of split. We went through the organization and did an assessment of our own. **Commissioner Burroughs** asked, has that worked out financially beneficial for the County side? **Mr. Lindsey** said the County has endured those costs and those costs are in there right now.

Commissioner Burroughs said and even though those costs are still in there, we still see a revenue increase on the County side of the budget on the ledger. **Mr. Lindsey** said in the City General Fund where we see—continue to have a deficit, the City General Fund doesn't get the same amount of property tax revenue that the County General Fund gets so the tax revenue that comes into the City General Fund, it's kind of stagnant. It doesn't grow as quick. It depends on (inaudible) property tax doesn't grow as quick and sales taxes pretty much doesn't grow at all.

Commissioner Burroughs said with that in mind, does the City have more commercial real estate or does the County have more commercial real estate which affects how much each fund brings in in property tax? **Ms. Jonscher** said I don't know. I don't have that information. I will just point on Reggie's point, that the County General Fund, the main source of revenue is property tax whereas on the City side it's property taxes a third, I think the third highest revenue; sales tax and then franchise tax, I believe, are the higher. So, there's a less percentage on the City side. The City side has more, say, volatile revenues with the sales tax that can be affected by the economy versus the County side, which is—the majority of support is from property tax.

Commissioner Burroughs said you did state sales tax and franchise tax, we have seen an increase in those even when we didn't think they were because I want to get back to the conservative comment, conservative projection and I don't mind that conservative projection, but I am mindful that that's what it is. When I see the monies coming into the state, it gives me an idea what we could be or should be or can expect here on the City side being a city of the first class with the population that we have, we trend in the metropolitan area. So, I utilize those figures when we come forward with some of the questions, but I just wanted to ensure that we were mindful that some of that flip that occurred—was it two years ago? **Ms. Jonscher** said I believe so, yes. **Commissioner Burroughs** said okay, thank you.

Commissioner Davis said I'll be quick. The first question I'll ask, the next time we convene is if we can get the reserve percentages for all of the fund balances, that will be good. I know for Parks we're looking at 24.7%, so instead of maybe shifting over a mill, maybe we look at for at least one time expenditures, how do we shift over some of that money from the reserves over to Parks so they can use some of that money, but I would like to see if there are other comparable opportunities that we have available.

The other thing is maybe we also look at our deficit and look at how we can lower our deficit incrementality as well. I'm for incremental tax relief year by year. Maybe we kind of set a mark of how much we want our deficit to be and we adopt a budget year by year that lowers that deficit every year. I don't know if we can get some questions or anything on that, but those are my thoughts.

Street Preservation: Please select the budget response you would like to apply for street preservation

Current projected budget (blue line)	A
Current budget + 25% annual increase until 2033 (orange line)	B
\$26M beginning in 2023 until 2042 (yellow line)	C
\$26M beginning in 2023 + 15% annual increase until PCI of 65 (gray line)	D

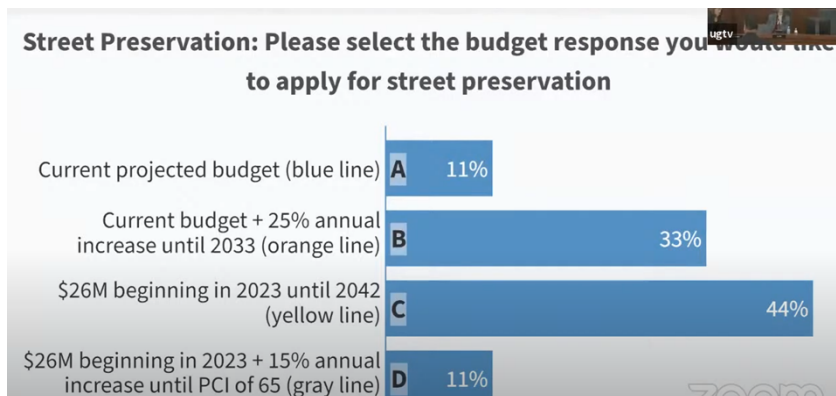
Ms. Harrison-Lee said we will move to question #3. You previously told us that Street Preservation was the number one priority. So, the question now is, is it good, is it better, or best. It's basically which of the scenarios you would like to see us do. Alley, question #3.

Ms. Porter said all I would add is that you have in front of you, you do have the chart that Jeff showed earlier for reference, so you're just going to chose one. We, unfortunately, can't see a count, so we need to know when you're—**Ms. Harrison-Lee** asked, are we all clear on the right?

Commissioner Ramirez said just more of a question, more clarification. When it says current budget plus 25% annual increase, does that mean for 2023 we'll leave the current budget or is that current budget plus increase? **Mr. Fisher** said Brandon Grover from the Engineering Division is responsible for our Pavement Preservation Program.

Brandon Grover, Public Works Asset Coordination Manager, said what you're seeing in that one, it says current budget, is the currently proposed 2023 Budget and then the plus adds on after that, so for 2023 our budget is like \$7M plus 25% would be what that line would increase to, so—**Mr. Fisher** asked, is that each year after, Brandon? **Mr. Grover** said that 25% does include the annual increase after that. **Mr. Fisher** said so it's compounding. **Mr. Grover** said yes. That would move us up to \$26.7M in the following year.

Commissioner Ramirez said so 2023 would be—**Mr. Grover** said what is currently proposed as the 2023 Budget is on the blue line. **Commissioner Ramirez** said and then 2024 would be that plus the 25%. **Mr. Grover** said yes. **Commissioner Ramirez** said okay.

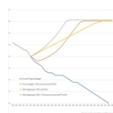


Ms. Harrison-Lee asked, do I have all responses submitted? I'm not able to see if I've got 10 responses here. **Commissioner Johnson** said you don't have mine. I don't know why I have to pick a certain percentage increase. I don't know what this decision will—how this will affect other segments of our financial statement. **Mr. Grover** said what we tried to present in this is just three options of timeframes of getting to our PCI goal of 65 in 2015 in 10 years. That's the three options you're seeing. There's hundreds of iterations of this we could run, but these are what we wanted to show as kind of a good, better, best option at this point to give us direction on how we wanted to move forward. **Commissioner Johnson** said I can't answer this question. I'm not capable of answering this question.

Commissioner Townsend asked, is there some way to show again the actual depiction of what these proposals look like by the line? They're identified here by the orange line, yellow line, gray line, blue line, but I can't see that.

DOTTE TALK: 2022 AMENDED / 2023 BUDGET

Street Preservation



The Expectation: Street maintenance was the top priority in all eight districts.

UG Response: Funding level options to increase pavement condition index (PCI) from 56 to goal of 65



#DotteTalk
weyclick.org/budget

June 30, 2022

Mr. Grover said just for vocally hearing the Commissioner, the gray line would get us to a 65 in 10 years, the orange line would get us to a 65 in 15 years, and the yellow line would get us to a 65 in 20 years based on the various increases that we're talking about.

Mr. Fisher said I will note, the red line means potholes and the bad experience for motorists because of that dip and it's going to take a little while for that line to catch up, so more maintenance money as well. **Commissioner Townsend** said okay.

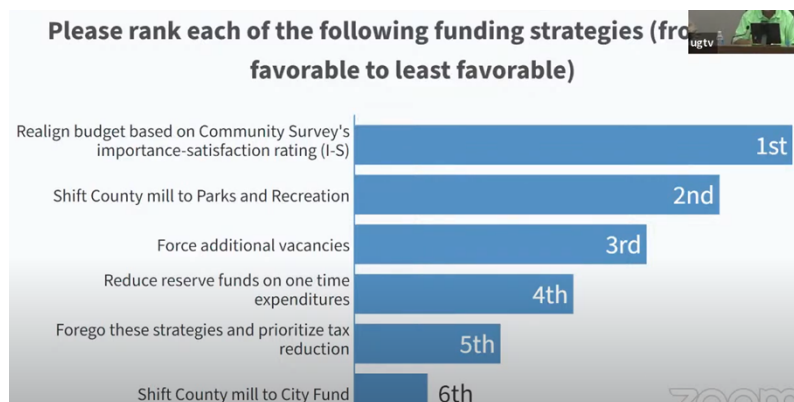
Please rank each of the following funding strategies (from most favorable to least favorable)

Shift County mill to Parks and Recreation	
Shift County mill to City Fund	
Realign budget based on Community Survey's importance-satisfaction rating (I-S)	
Reduce reserve funds on one time expenditures	
Force additional vacancies	
Forego these strategies and prioritize tax reduction	

Ms. Harrison-Lee said we'll go to question #4. **Ms. Porter** said our fourth question is going to take us back to the strategies. I know there's been a lot of conversation in regard to the various strategies, but this is where you can start ranking those, so shifting County mill to Parks or the City, realigning the budget, reducing reserves, forcing additional vacancies, or foregoing these strategies and prioritizing tax reduction.

Ms. Harrison-Lee said as you're ranking those, you will have an opportunity if your preferred strategy is not shown, to write that in on the final question.

Commissioner Townsend asked, what is the meaning of this force additional vacancies? I don't understand that. **Ms. Harrison-Lee** said additional vacancies would be looking at if you're looking to streamline expenses by looking at the staffing levels that you currently have. **Commissioner Townsend** said oh okay, something totally different—so basically, staff reduction. **Ms. Harrison-Lee** said yes, looking at the open positions, looking at staffing, looking at realigning with efficiencies. **Commissioner Townsend** said okay.



Commissioner Kane asked, what happens if you don't like any of these choices? **Ms. Harrison-Lee** said you will have an opportunity on question 5 to write in what you would like for us to consider.

Commissioner Kane said let me make a comment while we're doing this. One, I do like this one, but one of the things that we have to keep in mind, we're recovering from COVID and we don't know if we're going to get the ARPA money or more or less or whatever. Then, just look at gas prices that went up, bread prices has went up, the cost-of-living as a whole has went up drastically. The real estate—what you have to pay now when you buy a house is 5 or 6% when it was just 2 or 3% recently. I know people want to make bold changes and stuff like that, but I want to make changes that don't hurt us all in the long run and we have to be mindful of what's happening across the world right now.

So, when we say we want to move this and we say we want to move that, each grocery store, each facility now has to pay a sub-charge when they get their stuff delivered. Wood is at an all time high. There's more vacancies for jobs than there are people to work the jobs. When we're looking at the budget, we have to encompass all these things that are happening around us. So, I caution us to—we need to do the best we can for the community, but we also have to protect the community as well.

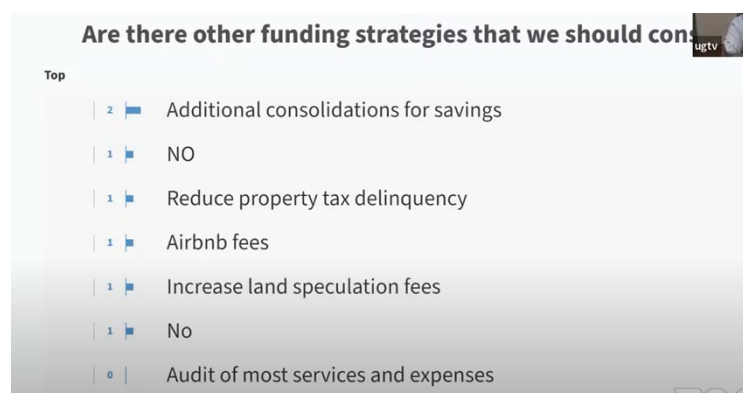
Commissioner Ramirez said this may be my last comment tonight on this. **Commissioner Kane** is correct. I want to do something, we need to do something for our community. They are still themselves, each family is still feeling the financial affects of COVID and the pandemic, but at the same time so are we and the government. We took a big hit during COVID, a big hit, and we are still recovering, still building up to where we need to be. If we didn't have ARPA, I don't know

where we would be now. We wouldn't be here. Our government wouldn't be here. We wouldn't be efficiently operating as it is now.

We want to do something whether it be incremental or what have you, I just want us to do something, but again, it's strategic and commonsense that's going to help our community, but also help our government be able to provide the necessary services and I think we can do that. Each and everyone of us loves and are fighting for their communities, for their districts. We can do it. I know we can. We've done it before, we did it during COVID, we made a lot of tough decisions about what we had to do and this is just another one. I just hope that we can work together and find that compromise amongst ourselves and that happy medium that helps everyone.



Ms. Porter said our last question again, like the previous one, are there other strategies that we may have missed that you would like to add.



Mayor Garner said while you're doing that, I would just like to make a point to follow up on Commissioner Kane and Commissioner Ramirez and these are just my thoughts. I agree that we are really in uncertain times right now in our country. We're coming out of the pandemic, it looks like we may be, if not in the middle of a recession, headed towards that way. Commissioner Kane

outlined what that looks like in real time, so I agree with Commissioner Kane and Commissioner Ramirez in part. Where I defer with my colleagues is that yes, we're a government, but we cannot continue to expect our residents who have been begging and pleading for relief to carry that burden in a way that's irresponsible.

At some point the Unified Government is going to have to tighten its belts just like anybody that has a checkbook during hard times has to do. We expect our residents in hard times to have to pay their property taxes or buy that extra slab of hamburger to feed their families. Those are hard decisions that some people have to make and that's real for some people. Keeping the lights on, gas is at an all time high. At some point when you look at our government, and the majority of our expenditures are personnel costs, and I've talked to our Administrator and please feel free to ask her, for a city of our size when you look at our staffing, especially when you look at middle number management, we're overstaffed by several. Then you look at our vacancies and the funding that goes there. I just ask for this Commission to take into account we're asking people in our community to make hard decisions when it comes to their budget, it's time for this Unified Government to do the same thing.

Number one, I was balked at when I talked about real tax relief, when you talked about revenue neutral, and that's okay, you don't have to agree with me. Some looked at that 8.5% mill levy reduction as an actual mill reduction that would reduce taxes and in all actuality it wouldn't. Really, I was proposing that we prevent a tax increase because there is no tax decrease because we can't afford it.

When you talk about streamlining our government and looking at personnel and looking at how we can operate a more efficient government, those are the conversations that I would like to see us talk about. Look at our essential services and really define what that means and who that is and as a governing body make those hard decisions.

Economic development, we have to expand our rooftops and our businesses to bring more income into our county. I haven't heard very much talk about that and how that plays into anything. Part of that, and you've heard me say it, we can't keep giving away huge incentives to big corporations that really don't need the money that really adds no relief to Wyandotte County. So, economic development is important.

I want to wrap this up. Our Administrator is saying that we're running out of time with where we're at, so please just take these things into consideration because people are suffering. The bottom line, we've got to tighten our belt and operate a more efficient government.

I'm going to turn it over to our Administrator and I apologize to the commissioners that we weren't able to get to in the interest of time.

Ms. Harrison-Lee said thank you Mayor and members of the Commission for the feedback, for your insight, for the recommendations. I want to take this opportunity to thank Alley and Taylor for kind of helping to coordinate the questions and putting it together and I want to thank Jeff, Debbie, Reggie, and the entire Budget staff behind you to help put together and Michael and Bridgette for helping you all work through this. This is a team effort, so I just want to take the opportunity to thank all the staff involved and we will continue to work with you as we build the budget.

Mayor Garner said she has asked for a 10 minute break. We're going to have to take a short recess and break so we can reset our technology equipment for our next meeting.

Commissioner Burroughs made a motion, seconded by Commissioner Stites, to adjourn the meeting. Roll call was taken and there were eight "Ayes," McKiernan, Ramirez, Johnson, Markley, Stites, Davis, Burroughs, Townsend.

**MAYOR GARNER ADJOURNED
THE MEETING AT 6:57 p.m.**

Monica L. Sparks
Acting Unified Government Clerk

dt

June 30, 2022



Unified Government Clerk's Office

Monica L. Sparks
Acting 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: Cheryl Harrison-Lee
Interim County Administrator

From: Monica L. Sparks
Acting UG Clerk

Date: June 16, 2022

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

Attachment

Weekly Business Material for June 16, 2022

1. PUBLIC NOTICES:

Alandon Tow Service, 6224 Kansas Ave., held a public auto auction on June 7, 2022, at Alandon Tow Service.

All City Tow Service, 6224 Kansas Ave., held a public auto auction on April 14, 20,22 at All City Tow Service.

Action: Received and filed.

2. REPORTS:

Board of Public Utilities 2021 Fourth Quarter Unaudited Financial Statement Reports for the period end December 31, 2021.

Board of Public Utilities 2022 First Quarter Unaudited Financial Statement Reports for the period end March 31, 2022.

Action: Received and filed.

3. COMMUNICATION:

Pam Kahao, Accounting Manager, regarding warrant cancellations:

Warrant #	Reissue?	Date Issued	AMOUNT	FUND/ACD	Vendor Name/Number	Reason for void
906789	No	6/17/2022	\$ 327.00	160 18000015370	Global Technology Solutions #16382	Wrong Vendor

Action: Received and filed.

4. PERSONNEL ACTION COMMUNICATION, DATED JUNE 16, 2022:

Section I -Appointments

Name	Department/Division	Eff. Date	Job Title
Lesley C Boyd	Parks/Rec	6/9/22	Rec Instructor
Jacqueline E Brown	Parks/Rec	6/9/22	Rec Instructor
Diego U Escarega	Parks/Rec	6/9/22	Rec Leader
Cody D Grasmick	Parks/Rec	6/9/22	Summer Laborer
Jarrold D Kuckelman	County Admin	6/6/22	Intern

Section III – Separations

Name	Department/Division	Eff. Date	Job Title
Vanessa Angel	Police	6/21/22	Office Asst III

Section V – Increases per Memorandum of Understanding

Name	Department/Division	Eff. Date	Job Title
Jonathan L Gutierrez	PW/Solid Waste	3/4/22	Program Supervisor

Action: Received and filed. Copy previously forwarded to Payroll.

5. TRAVEL REQUESTS:

Reginald Lindsey, Budget, travel to Austin, TX, June 7 – June 8, 2022, to attend the GFOA Annual Conference, General Fund.

Action: Approved by County Administrator's Office and received and filed.

6. CERTIFICATES OF INSURANCE:

AAMA Security Protection LLC
Angela Mexican Food LLC
Code 3 Security & Investigation, LLC/dba Code 3 Security
KCFT LLC, dba Bryce's Food Truck
PBM Securities, LLC
Semper Securus LLC DBA Signal 88 Security of Douglas, Johnson and Wyandotte Counties
Wald and Company, Inc. (2)

Action: Referred to License.

7. BUSINESS BONDS:

Electrical Contractor's Bonds:
Eas Tex Tower, LLC

Mechanical Contractor's Bond:
Overland Park Mechanical Co., LLC

Mechanical/HVAC Bond:
A to Z Heating and Cooling, LLC

Action: Referred to License.

8. RIDER:

Mechanical/HVAC Bond:

Hoit Heating & Cooling, LLC
Zachary Fortner dba Z Electric

Action: Referred to License.

9. SIGN HANGER:

Schurle Signs, Inc.

Action: Referred to License.

10. CONTINUATION CERTIFICATES:

Electric Bond:

Volt Electric, Inc

Plumber's Bond:

Cecil Chappell Jr. dba CMC Plumbing
Hendrick Grzybowski dba Homemeister, LLC
R2 Plumbing

Action: Referred to License.

11. CANCELLATION NOTICES:

Electrical Contractor's Bond:

Allegiant Service Group, Inc.

Action: Referred to License.

**12. COMMERCIAL GENERAL LIABILITY COVERAGE PART SUPPLEMENTAL
DECLARATION:**

Luis Tree Service LLC

Action: Referred to License.

13. APPLICATION FOR CMB LICENSE(OP):

Chihuahua Mexican Restaurant LLC/Liliana Campos dba Chihuahua Mexican Restaurant, 842
Osage Avenue

Action: Referred to License.

14. APPLICATIONS FOR DRINKING ESTABLISHMENT/PUBLIC VENUE:

Black Titan Holdings KS, LLC/Marieanette Jaracuaro dba Fuddruckers, 1705 Village West Parkway
Stix Legends Inc/William H. Hutton dba Stix Restaurant, 1847 Village West Parkway (2)

Action: Referred to License.

15. APPLICATION FOR CATERER:

Olive Events/Marisa Damron Roberts dba Olive Events, 3150 N. 91st Street

Action: Referred to License.

16. APPLICATION FOR LIQUOR TEMPORARY LICENSE:

Francisco Lopez dba JL Concelertos, Memorial Hall, 600 N. 7th St. This temporary permit is for 7/29/2022 from 6:30 p.m. to 11:00 p.m.

Francisco Lopez dba JL Concelertos, Memorial Hall, 600 N. 7th St. This temporary permit is for 8/13/2022 from 6:00 p.m. to 11:00 p.m.

Francisco Lopez dba JL Concelertos, Memorial Hall, 600 N. 7th St. This temporary permit is for 8/27/2022 from 6:00 p.m. to 11:00 p.m.

Action: Referred to License.

17. APPLICATION FOR PRIVATE SECURITY BUSINESS:

Semper Securus LLC dba Signal 88 Security, 539 E Santa FE St., Ste. 4, Olathe, KS 66061

Action: Referred to License.



Unified Government Clerk's Office

Monica L. Sparks
Acting Unified Government Clerk

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Kansas City, Kansas 66101-3070

Phone: 913.573.5260
Fax: 913.573.5299
<http://www.wycokck.org>

Memorandum

To: Cheryl Harrison-Lee
Interim County Administrator

From: Monica L. Sparks
Acting UG Clerk

Date: June 23, 2022

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.

Attachments

/am

1. COMMUNICATION/WARRANT CANCELLATIONS:

Pam Kahao, Accounting Manager, regarding warrant cancellations:

Warrant #	Reissue?	Date Issued	AMOUNT	FUND/ACD	Vendor Name/Number	Reason for Void
902038	No	2/18/2022	\$2,681.98	791 98150015571	Owsley, Deloris G., #T1419	Payee deceased. Per Legal, we are to issue to new payee.
905710	Yes	5/11/2022	\$907.91	790 2118	Meridian Title Co., #9713P	Lost warrant.
900967	Yes	1/28/2022	\$5,180.00	560 4900305291	KDHE Bureau of Water, #20290	Lost warrant.
903730	Yes	3/25/2022	\$150.00	110 65100035599	Gard, Angeline J., 3C1619	Stale dated.
			\$77.88	110 65100035599		
902775	Yes	3/4/2022	\$3,013.75 \$358,648.66 \$718.00 \$143.50 \$7,962.58	110 1923 790 1157 110 1923 790 1157 790 1157	Payit, LLC, #25276	Stale dated.

Action: Received and filed.**2. PERSONNEL ACTION COMMUNICATION, DATED JUNE 23, 2022:****Section I -Appointments**

Name	Department/Division	Eff. Date	Job Title
Osayi A. Omorodion	Parks/Rec	6/13/2022	Rec Leader
Rachel M. Williams	District Attorney	6/16/2022	ADA 1

Section II – Transfers

Name	Department/Division	Eff. Date	Former Job Title	New Job Title
Michael B. Farley	Urban Planning	6/9/2022	Planner	Planner
Russell R. Owens	PW/Fleet	6/9/2022	Lead Fleet Maint. Tech	Program Supervisor

Section III – Separations

Name	Department/Division	Eff. Date	Job Title
Henry E. Couchman, Jr.	Legal	6/22/2022	Senior Attorney
Mariah E. Smith	County Admin	6/22/2022	Media Relations Specialist

Section IV – Leaves of Absence

Name	Department/Division	Eff. Date	Job Title
Rebecca G. Berger	Finance/Treasury	6/15/2022	

Action: Received and filed. Copy previously forwarded to Payroll.

3. PERSONNEL ACTION COMMUNICATION, DATED JUNE 21, 2022:**Section I -Appointments**

Name	Department/Division	Eff. Date	Job Title
Daniel Angel-Franco	Police	6/9/2022	Police Outreach Cadet
Carol N. Baca	Police	6/9/2022	Police Outreach Cadet
Marisol B. Contreras	Police	6/9/2022	Police Outreach Cadet
Alexis O. Covington	Police	6/9/2022	Police Outreach Cadet
Dominic M. Dominquez	Police	6/9/2022	Police Outreach Cadet
Michael G. Dominquez	Police	6/9/2022	Police Outreach Cadet
Naomi Dominquez	Police	6/9/2022	Police Outreach Cadet
Emmalee D. Foya	Police	6/9/2022	Police Outreach Cadet
Sofia M. Gaona	Police	6/9/2022	Police Outreach Cadet
Jackelyn Garcia Navarro	Police	6/9/2022	Police Outreach Cadet
Mackenzie M. Greenlee	Police	6/9/2022	Police Outreach Cadet
Amia B. Hatcher	Police	6/9/2022	Police Outreach Cadet
Antonio E. Madrigal	Police	6/9/2022	Police Outreach Cadet
Anthony A. McDaniel	Police	6/9/2022	Police Outreach Cadet
Jacqueline Parada	Police	6/9/2022	Police Outreach Cadet
Mallery R. Sappington	Police	6/9/2022	Police Outreach Cadet
Hayes A. Williamson	Police	6/9/2022	Police Outreach Cadet

Section V – Increases per Memorandum of Understanding

Name	Department/Division	Eff. Date	Job Title
Jonathan D. Bond	Sheriff	8/1/2022	Deputy
Joseph E. Brockman	Sheriff	7/24/2022	Deputy
Aundreanna R. Davis	Sheriff	7/6/2022	Juv. Care Worker 1
Kathleen A. Dejamett	Sheriff	7/23/2022	Deputy
Phillip A. Estigoy	Sheriff	7/30/2022	Juv. Care Worker 1

Section VIII – Other Requests

Name	Department/Division	Action Requested and Explanation
Vanessa Angel	Police	Amend PAC 6/16/22 to reflect change in separation date to 6/17/22.

Action: Received and filed. Copy previously forwarded to Payroll.

4. PERSONNEL ACTION COMMUNICATION, DATED APRIL 7, 2022:**Section III – Separations**

Name	Department/Division	Eff. Date	Job Title
Lisa A. Jenicke	Health	3/30/2022	Professional Assistant

Section IV – Leaves of Absence

Name	Department/Division	Leave Begins	Leave Ends
Chad C. Brown	Fire	3/17/2021	3/28/2021

Section V - Increases per Memorandum of Understanding

Name	Department/Division	Eff. Date	Job Title
Mary P. Gordon	Election	3/3/2022	Election Worker
Ralph E. Gordon	Election	3/3/2022	Election Worker
Nona R. Hernandez	Election	3/3/2022	Election Worker
Victor R. Hernandez	Election	3/3/2022	Election Worker
Tammy E. Holmes	Election	3/3/2022	Election Worker
Michael W. Jackson	Election	3/3/2022	Election Worker
Reginald L. Jones	Election	3/3/2022	Election Worker
Nancy A. Lawrence	Election	3/3/2022	Election Worker
Shirley A. Moore	Election	3/3/2022	Election Worker
Alfred M. Oakman	Election	3/3/2022	Election Worker
Neydy L. Portillo	Court Trustee	12/28/2021	Sr. Case Manager
Amanda J. Ramirez	Election	3/3/2022	Election Worker
Mark E. Richardson	Election	3/3/2022	Election Worker
Brent C. Scheuerman	Election	3/3/2022	Election Worker
Steven C. Scheuerman	Election	3/3/2022	Election Worker
Deborah A. Ward	Election	3/3/2022	Election Worker
Jeffrey J. Wilson	Election	3/3/2022	Election Worker

Action: Received and filed. Copy previously forwarded to Payroll.

5. CLAIMS FOR DAMAGES:

- Manuala Perez, P.O. Box 94639, Cleveland, OH 44101, alleging she was traveling on Mill Street and Homer Street in KCK, when a UG vehicle struck her vehicle.
- Reed Roderick, P.O. Box 94639, Cleveland, OH 44101, alleging his vehicle was parked and unoccupied at 1226 Budd Circle in KCK when a UG vehicle struck his vehicle.

Action: Received and filed. Copy previously forwarded to Legal.

6. SUMMONS:

- Joshua Brunson vs. Unified Government of Wyandotte County/KCK, et al, Case No. 2022CV02189.

Action: Received and filed. Copies previously forward to Legal.

7. TRAVEL REQUESTS:

- Robert Anderson, Public Works, travel to San Diego, CA, July 10 – July 13, 2022, to attend the ESRI User Conference, general fund.
- Timothy Fowler and Bryan Minich, KCKPD, travel to Bartlesville, OK, August 1 – August 4, 2022, to attend the Solving Homicides: Investigative Steps to Success training seminar, travel fund.
- Damon Mitchell and Njeri Mwangi, Office of District Attorney, travel to Washington, D.C., June 6 – June 9, 2022, to attend the NDAA Executive Course training, travel fund.
- Troy Rice, KCKPD, travel to St. Augustine, FL, June 19 – June 25, 2022, to attend Berla's Vehicle System Forensics course, FBI funded.

Action: Approved by County Administrator's Office and received and filed.

8. APPLICATIONS FOR CMB LICENSE (DRINK. EST./PUBLIC VENUE):

- Phase 1 Bar & Lounge, LLC, d/b/a Phase 1 Bar & Lounge LLC, 1042 Central Avenue, KCK, 66102.
- CMA Enterprises, LLC, d/b/a Casino Bar, 1100 Osage Avenue, KCK, 66106.

Action: Referred to License.

9. APPLICATION FOR MASSAGE THERAPIST LICENSE:

- Simona Simmons, d/b/a with Midwest Chiropractic Center, 13020 Canaan Center Drive, Suite B, Bonner Springs, KS, 66102

Action: Referred to License.

10. APPLICATION FOR PRIVATE SECURITY BUSINESS LICENSE:

- Code 3 Security & Investigation, LLC, 1051 Kings Highway, Ste. 6, Rolla, MO.

Action: Referred to License.



Unified Government Clerk's Office

Monica L. Sparks
Acting Unified Government Clerk

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<http://www.wycokck.org>

Memorandum

To: Cheryl Harrison-Lee
Interim County Administrator

From: Monica L. Sparks
Acting UG Clerk

Date: June 30, 2022

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.

Attachments

/am

1. COMMUNICATION:

- Jason Norbury, Executive Director, Downtown Shareholders, submitting the financial report for the Self-Supporting Municipal District/Downtown Improvement District (SSMID) for the month of May 2022.

Action: Received and filed.

2. CLAIMS FOR DAMAGES:

- Janell Rhodes, 1717 N. 94th Street, KCK, alleging damage to vehicle when she hit a pothole on exit ramp from I-435 south to Parallel Parkway, East.

Action: Received and filed. Copy previously forwarded to Legal.

3. SUMMONS/NOTICE OF PUBLIC HEARING:

- Ethel L. Williams vs. Unified Government of Wyandotte County/KCK, et al, Case No. 2021CV625, COA 171.

Action: Received and filed. Copies previously forward to Legal.

4. TRAVEL REQUESTS:

- Carlos Navarro, Narcotics, travel to El Paso, TX, June 15 – June 17, 2022, to attend a coordination meeting with El Paso, DEA funded.
- Brian Romo, KCKFD, travel to St. Louis/Eureka, MO, May 21 – May 26, 2022, to attend the Surface Water Rescue and Swiftwater Rescue, travel fund.

Action: Approved by County Administrator's Office and received and filed.

5. APPLICATIONS FOR CMB LICENSE (LIQUOR TEMP. LICENSE):

- Carolyn Tobaben, Vox Theatre Event Space LLC, 1405 Southwest Blvd., KCK 66103. This temp permit is for 6/23/22 to 6/25/22 from 6:00 p.m. to 11:00 p.m.

Action: Referred to License.

6. APPLICATIONS FOR CMB LICENSE (DRINK EST/PUBLIC VENUE):

- Perla Garcia, d/b/a Tarahumaras Mexican Restaurant #2, 503 N. 6th Street, KCK 66101.

Action: Referred to License.

7. APPLICATIONS FOR CMB LICENSE (CATERER/DRINK EST/HOTEL):

- KC Hutton Road LLC, d/b/a Homewood Suites by Hilton, Kansas City Speedway, 10922 Parallel Pkwy, KCK 66109.

Action: Referred to License.



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Memorandum

To: Cheryl Harrison-Lee
Interim County Administrator

From: Monica L. Sparks
Acting UG Clerk

Date: July 7, 2022

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.

Attachments

/am

1. BPU REPORT:

- Board of Public Utilities, 2021 Annual Comprehensive Financial Report.

Action: Received and filed.

2. COMMUNICATION:

- Zachary Daniel, Assistant City Manager/City Clerk, City of Edwardsville, KS, adopting a redevelopment project plan known as Project Plan 2A in the Woodend Road TIF Redevelopment District.

Action: Received and filed.

3. CLAIMS FOR DAMAGES:

- Family of Althea Wallace, 4528 Waverly Avenue, KCK 66104, alleging personal injury and damages due to collision with UG vehicle on October 30, 2021.

Action: Received and filed. Copy previously forwarded to Legal.

4. TRAVEL REQUESTS:

- Jakob Blackman, KCKPD, travel to Washington, D.C., July 11 – July 15, 2022, to attend the Task Force Officer Training, ATF funded.
- Katrina Brennan and Sarah Morris, Health/PHS/WIC, travel to Orlando, FL, September 6 – September 9, 2022, to attend the 2022 Nutrition Education & Breastfeeding Conference, WIC fund.
- Shenee Davis, KCKPD, travel to Augusta, KS, July 10 – July 15, 2022, to attend the NTOA SWAT Team Leader Development training, travel fund.
- Dion R. Dundovich, KCKPD, travel to Huntsville, AL, July 17 – July 23, 2022, to attend EOD Recertification, travel fund and conference fee and hotel, FBI funded.
- Betty Ewell, Aging Department, travel to Baltimore, MD, August 14 – August 19, 2022, to attend the 2022 Meals on Wheels (MOW) Annual Conference, MOW funded.
- Elaine Moore, KCKPD, travel to Ft. Thompson, SD, July 11 – July 14, 2022, to attend the Police Athletic League Fishing Camp 2022, Employee Training and Travel Fund.
- Raymond Nunez, KCKPD, travel to Dallas, TX, October 14 – October 19, 2022, to attend the IACP Annual Conference, Employee Training and Travel Fund.
- Angel Obert, Parks and Recreation, travel to Oak Brook, IL, August 14 – August 18, 2022, to attend NRPA Director's School, Employee Training and Travel Fund.

- Dyland C. Passinese, KCKPD, travel to San Clemente, CA, July 4 – July 8, 2022, to attend DEA case work, DEA funded.

Action: Approved by County Administrator's Office and received and filed.

5. CERTIFICATE OF INSURANCE/LIABILITY INSURANCE:

- Phillip Lopez, d/b/a Pleasant Hill Electric
- Garda World Security Corp., Gardaworld Cash Services, Inc. (2)
- Garda World Security Corp., Whelan Event Staffing Services, Inc., d/b/a BEST Crowd Management
- Garda World Security Corp., Whelan Security Co.
- Phil Lopez, Arboles Tree Trimming LLC

Action: Referred to License.

6. BUSINESS BONDS:

- Electrical Bonds:
 - Power Electric Service LLC
 - Renewable Consulting, LLC, d/b/a Ecovole Solar
- Mechanical/HVAC Bonds:
 - Alexander Mechanical Inc.
 - NS2J, Inc., d/b/a TemperaturePro
 - QuesTec Constructors, Inc., d/b/a QuesTec Mechanical
- Plumber's Bonds:
 - J-Hawk Plumbing, Inc.
 - Mac Wilson LLC
- Rider Bonds:
 - American Boiler Services, d/b/a American Boiler & Mechanical
 - Electric One LLC

Action: Referred to License.

7. CONTINUATION CERTIFICATES:

- Electrical Bonds:
 - A&A Electrical Inc.
- Heating and Cooling Bonds:
 - United Heating and Cooling, Inc.
- Plumbers Bonds:
 - Cecil Chappell, Jr., d/b/a CMC Plumbing

- Mechanical-HVAC Bonds:
 - Hussmann Services Corp.

Action: Referred to License.

8. CANCELLATION NOTICE OF INSURANCE/BOND:

- Kansas City Community Gardens, Inc.
- Electrical Bonds:
 - S&L Electric, Inc.
 - Galloway's Electric
- General Contractor's Bond:
 - Herriott, Roy D. & Beets, Sherry, d/b/a Express Septic
- Mechanical Bonds:
 - A&S Mechanical HVAC Inc.
 - All Day Comfort Heating and Cooling
 - McGraff HVAC LLC
 - P&L Mechanical LLC

Action: Referred to License.

9. REINSTATEMENT NOTICES

- Kansas City Community Gardens, Inc.

Action: Referred to License.



Staff Request for Commission Action

Tracking No. 211790

Full Commission Meeting Date: 7/28/2022

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 7/11/2022
(If none, please explain):

Publication Required: No

<u>Date:</u> 07/20/2022	<u>Contact Name:</u> Jud Knapp	<u>Contact Phone:</u> x5472	<u>Contact Email:</u> jknapp@wycokck.org	<u>Department/Division:</u> Economic Development
<u>Item Description:</u> The Land Bank Manager respectfully requests that the Neighborhood and Community Development Committee review the proposed item and forward it to the Land Bank Board of Trustees for final consideration, Submitted by Jud Knapp, Land Bank Manager 15 Single Family Homes 19 Multi Family Units 1 Commercial 1 Garage				
<u>Action Requested:</u> Approve				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u> FC Memo Land Bank Options 07.28.22				



Wyandotte County Land Bank
Economic Development Department
Jud Knapp, Manager

701 North 7th St., 4th Floor
Kansas City, Kansas 66101

Phone: (913) 573-5472
Fax: (913) 573-5745
Email: jknapp@wycokck.org

M E M O R A N D U M

TO: Neighborhood & Community Development Standing Committee
FROM: Jud Knapp, Land Bank Manager
DATE: July 22, 2022
SUBJECT: Option applications for consideration

The following **option application(s)** are being presented at the 07/11/2022 meeting:

A. New Construction - Single Family Homes – 15 Homes

1. Aaron Lawrence – 1 Home
 - i. 1716 Southwest Blvd - 905524
2. Ashleigh Downs – 1 Home
 - i. 3224 N 44th Ter – 172219
 - ii. 3224 R N 44th Ter – 914010 – Land locked unbuildable parcel
3. Mark Roth – 1 Home (3 Total)
 - i. 2610 N 57th St – 036211
4. Mark Roth – 1 Home (3 Total)
 - i. 5711 Yecker Ave – 920418
5. Mark Roth – 1 Home (3 Total)
 - i. 2725 N 59th St – 920416
6. 4036 Properties – Dewanna Williams – 3 homes
 - i. 2922 N 30th St – 099308
 - ii. 2914 N 30th St – 099309
 - iii. 2910 N 30th St – 099310
7. Brian Sparks – 1 Home
 - i. 3509 Lust Dr – 079408
8. Norlito C. Castillo Jr – 2 homes
 - i. 840 Ann Ave – 081349
 - ii. 925 Ann Ave – 080652
 - iii. Staff Comments – would require a narrow lot review for both lots
9. James Michael – 1 Home
 - i. 812 S 10th St – 072811
10. Communities Cares, LLC
 - i. 2 homes built on 4 lots – 75ft frontage per home
 1. 1914 N 6th ST – 140712

2. 1920 N 6th St – 140711
3. 1922 N 6th St – 140710
4. 1926 N 6th St – 140709
- ii. 1 home built on 3 lots – 75ft frontage total
 1. 1927 N 6th St – 140635
 2. 1929 N 6th St – 140634
 3. 1931 N 6th St – 140633
- iii. Staff comments – narrow lot review.

B. Multi Family – 19 units total

1. Shonda Gonzales – 4 units
 - i. 1620 N 75th Dr – 928715
 - ii. Staff Comments – The creek would require state and federal permits to build Sidewalk and trails master plan requires a 10ft wide trails built following the creek. Build off of Oakland Ave. This lot could be very difficult to build and might be unbuildable.
2. Stone & Bush Homes LLC – Parking lot
 - i. 1001 Brown Ave – 210009
 - ii. Currently owns – 3061 Parkwood Blvd - 210013
 - iii. Summary – The apartment building needs additional parking for the tenants
 - iv. Staff Comments – Build a sidewalk on Brown Ave connecting the parking lot to the apartments. replat and vacate the right of way with KDOT to make this a single parcel. Rezone to R5 so the parking lot could be built.
3. Wall-Ties & Forms INC – 15 units
 - i. Townhomes
 1. 835 Parallel Ave - 095058
 2. 831 Parallel Ave – 095057
 3. 827 Parallel Ave – 095056
 4. 825 Parallel Ave - 095055
 5. 834 Troup Ave - 095059
 6. 830 Troup Ave - 095060
 7. 843 Parallel Ave - 095068
 8. 851 Parallel Ave – 095069
 - ii. *Summary* – The plan is to build 15 unit townhomes on 8 Land Bank lots. In the NE Area Master Plan this area for the townhomes is Lower-Medium Density Residential which townhomes is an allowed building type.
 - iii. *Staff comments* – narrow lot reviews do not allow for flat roofs. If the applicants don't meet these requirements, they will need a variance.
 - iv. *Land Bank Advisory Board* – Groundwork NRG is not in support of this project without appropriate vetting, support from the neighborhood associations or residents that live around the impacted development site.

C. Commercial

1. Mohammad A Chaudhry
 - i. 706 Quindaro Blvd – 111910
 - ii. Summary – The applicant wants to open a convenience / grocery store at 704 Quindaro Blvd. They currently do not have enough parking to open the store. This request is for the adjoining Land Bank to build a 20 space parking lot.
 - iii. Staff comments – curb cut will be needed.

D. Garage

1. Teriona Emery
 - i. 1037 Grandview Blvd
 - ii. Currently owns – 1035 Grandview Blvd - 080568
 - iii. Staff Comments – not recommending



Staff Request for Commission Action

Tracking No. 211791

Full Commission Meeting Date: 07/28/2022

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 07/11/2022
(If none, please explain):

Publication Required: No

<u>Date:</u> 07/20/2022	<u>Contact Name:</u> Jud Knapp	<u>Contact Phone:</u> x5472	<u>Contact Email:</u> jknapp@wycokck.org	<u>Department/Division:</u> Economic Development
<u>Item Description:</u> The Land Bank Manager respectfully requests that the Neighborhood and Community Development Committee review the proposed item and forward it to the Land Bank Board of Trustees for final consideration, submitted by Jud Knapp, Land Bank Manager.				
4 Property transfer requests				
<u>Action Requested:</u> <i>Approve</i>				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u> NCD Memo Land Bank Property Transfers 07.11.22				



Wyandotte County Land Bank
Economic Development Department
Jud Knapp, Manager

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M E M O R A N D U M

TO: Neighborhood & Community Development Standing Committee

FROM: Jud Knapp, Land Bank Manager

DATE: June 30, 2022

SUBJECT: Property Transfers applications for consideration

The following **property transfers application(s)** are being presented at the 07/11/2022 meeting:

- E. Property Transfers - 4
 - 1. Rebecca Davis
 - i. 5911 N 123rd St – 234011
 - ii. Currently owns – 5917 N 123rd St – 234010
 - iii. Summary – the lot is unbuildable due to plat restrictions on lot size.
 - 2. City of Bonner Springs
 - i. 455 N Bluegrass Dr – 228408
 - 3. UG Transfer to Land Bank
 - i. 426 N 78th St
 - 4. UG Transfer to Land Bank
 - i. 621 Village West Pkwy

