STATE OF KANSAS)
WYANDOTTE COUNTY)) SS **SPECIAL SESSION, THURSDAY, MAY 5, 2016**
CITY OF KANSAS CITY, KS)

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in special session, Thursday, May 5, 2016, with ten members present: Bynum, Commissioner At-Large First District; Walker, Commissioner At-Large Second District; Townsend, Commissioner First District; McKiernan, Commissioner Second District; Murguia, Commissioner Third District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; Philbrook, Commissioner Eighth District; and Holland, Mayor/CEO; presiding. Johnson, Commissioner Fourth District; was absent. The following officials were also in attendance: Joe Connor, Gordon Criswell, and Melissa Mundt, Asst. County Administrators; Bridgette Cobbins, Unified Government Clerk; Kathy VonAchen, Chief Finance Officer; Ken Moore, Chief Legal Counsel; Debbie Jonscher, Asst. Finance Director; Mike Tobin, Interim Public Works Director; Wayne Moody, Deputy County Engineer; Reginald Lindsey, Budget Director; Lindsay Behgam, Executive Coordinator to the Mayor; Don Jones, Director of Building & Logistics; Trenton Foglesong, Director of Water Pollution Control; Brent Thompson, County Surveyor; Tim Nick, Public Works; Carl Webb and Chris Blake, Sergeant-at-Arms.

MAYOR HOLLAND called the meeting to order.

ROLL CALL: Bynum, Walker, Townsend, McKiernan, Murguia, Kane, Markley, Walters, Philbrook, Holland.

NOTICE OF SPECIAL MEETING of the Unified Government of Wyandotte County/Kansas City, Kansas, to be held Thursday, May 5, 2016, at 5:00 p.m. in the 5th floor conference room of the Municipal Office Building for a presentation on the 2016-2021 CMIP Budget.

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 Holland said we are going to work through CMIP tonight. It is our only item on the Special Session. We will plan to go until about 6:45 p.m. so we have time to get downstairs for our 7:00 p.m. meeting.

Joe Connor, Asst. County Administrator, tonight and Reggie is handing them out now, we're presenting the draft 2017-2021 Capital Maintenance Improvement Program Projects. This is the first of two meetings. We will present our CMIP Budget seeking your input. This draft is the result of our input sessions that were both at standing committees and the Strategic Planning Sessions last fall. We've included input from those sessions along with some staff recommendations and our study efforts which is on the Detention Center, Fire Operations and the K-32 Corridor in this draft. I'm turning over the presentation and I want to thank Kathleen VonAchen, Debbie Jonscher, Reginald Lindsey and the rest of the Finance team for their efforts in putting the CMIP together.

Debbie Jonscher, Asst. Finance Director, said the first couple of slides I'm going to go through is just a basic overview of the CMIP Program. You've seen this before. I've kind of condensed it down a little bit just to a couple of slides but it kind of explains the CMIP Program.

The CMIP Program is Capital Maintenance Improvement Program. It's a 5-year program. We include the current year plus five years looking forward. Improvements can include both Capital Project Improvements as well as Equipment needs. Project Improvements can include construction, reconstruction, maintenance or rehabilitation of an asset. Equipment needs can include replacement, upgrade or purchase of new equipment. All equipment and projects are financed either as pay-as-you-go which would be cash financing or debt financing. We do leases for three to ten years, that occurs on all the equipment and we do General Obligation Bond financings over 15-20 years.

What do we include in the CMIP? We include both Capital Equipment and Projects. Vehicles would include Police & Fire vehicles, ambulances, and firetrucks. Large equipment would be tractors, mowers, snowplows; the larger stuff. Technology could be just replacement of computers as well as software network upgrades. Capital Projects would be Public Building Improvements; it could be City Hall, the Courthouse, and Memorial Hall. Infrastructure would be streets, bridges, traffic, sewer improvements and parking lots. Parks & Recreation could be the rec centers, it could be the shelters, playgrounds, swimming pools; any of those falls under Parks and Recreation. Then we have Traffic Control which is the traffic signals, speedbumps, and things like that.

Process for Including an Item in the CMIP

- CMIP requests are submitted to the Finance/Public Works Departments
- Standing Committee evaluation of upcoming projects
  - September 2015 and October 2015
- Fall Strategic Planning Retreat – October 2015
- Administrative Review – departments and administration review all projects/equipment submitted
- Committee of the Whole–committee meetings are held to review and comment on items that have been submitted

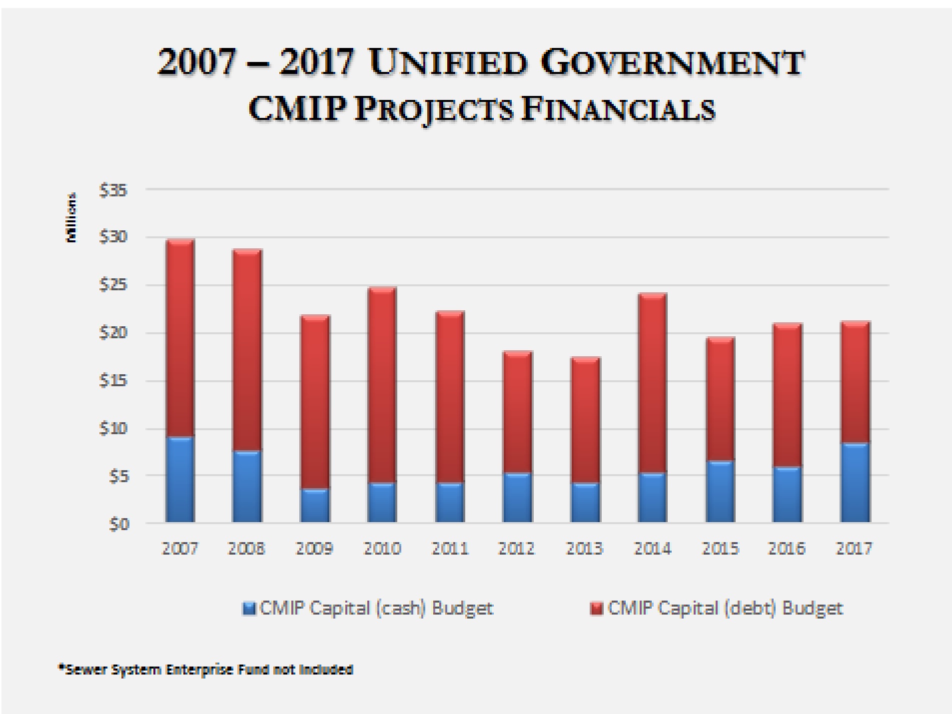
"Once finalized, the CMIP Project and Equipment lists are submitted with the Operating Budget for Commission to approve during the budget process"

This shows the process for including an item in the CMIP. CMIP requests are submitted to the Finance Department or through the Public Works Department. We've had several previous meetings to cover upcoming projects. There were two standing committee meetings back in September and October, 2015 where the Public Works staff talked about upcoming projects. There was some discussion in the fall, Strategic Planning Retreat, in October that also covered upcoming projects. Once all the items are submitted to the Finance Department then we have an administrative review and our next step is where we are tonight which is the Committee of the Whole for the Commission to review and comment on any of the items in the CMIP.

CMIP Budget Initiatives

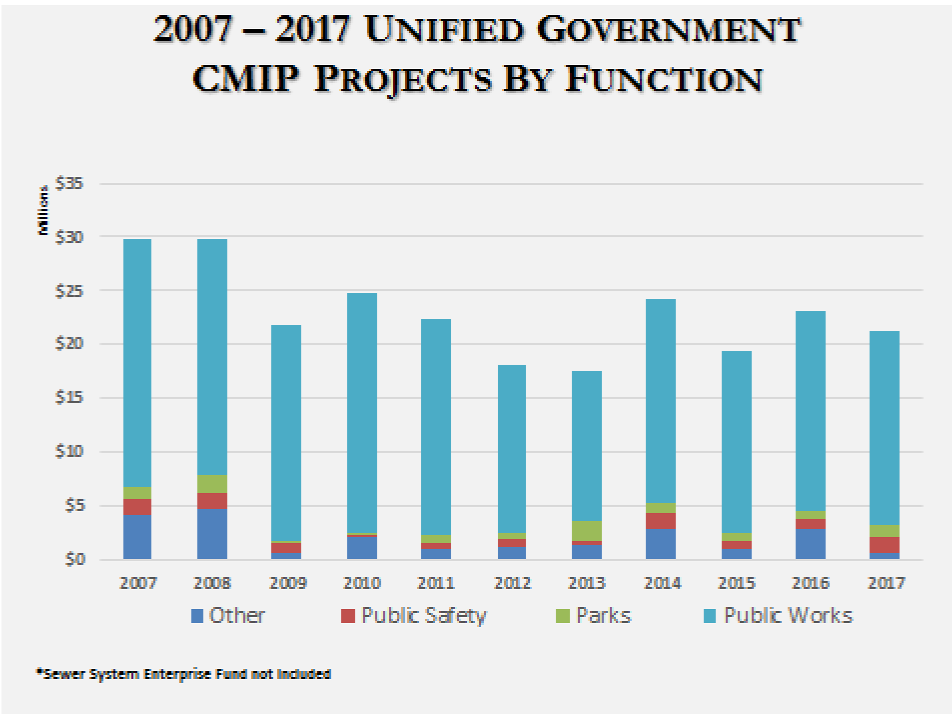
- Less debt – more cash funded projects
- New projects:
  - Neighborhood street resurfacing
  - Community planning projects
  - ADA Playground
  - Fire Station construction
  - Juvenile Facility / Jail improvements
  - K-32 Quiet Zone project

Some of the budget initiatives that we looked at to draft this CMIP Budget, we have tried to move to more cash funded projects and fund less debt. We will cover the debt spreadsheet a little bit later. We have some new projects built in. This is not everything that's in, but these are just some of the larger projects. We've included some additional funding for Neighborhood Street Resurfacing, however; we have included that; we haven't increased the debt total but we have put additional funding over on the cash side for review. We've got some Community Planning Projects, a couple of Master Plan Projects in there; we've included an ADA Playground, a couple of new fire stations are included in the 5-Year Plan as well as a Juvenile Facility and current Jail Improvements as well as the K-32 Quiet Zone. I will just state those three items we're currently building that Capital Plan so it's not completely done yet on how we will fund those last three but I will make sure to point those out when we actually get into the detail of the projects.



The next couple of graphs I'm going to go over just show where we have been with the CMIP over the last ten years. This graph shows CMIP Projects. This includes both cash funded projects as well as debt funded projects and you can see that the blue line represents cash funded projects and the red line represents debt. Back in 2007 we were at around $30M for funding

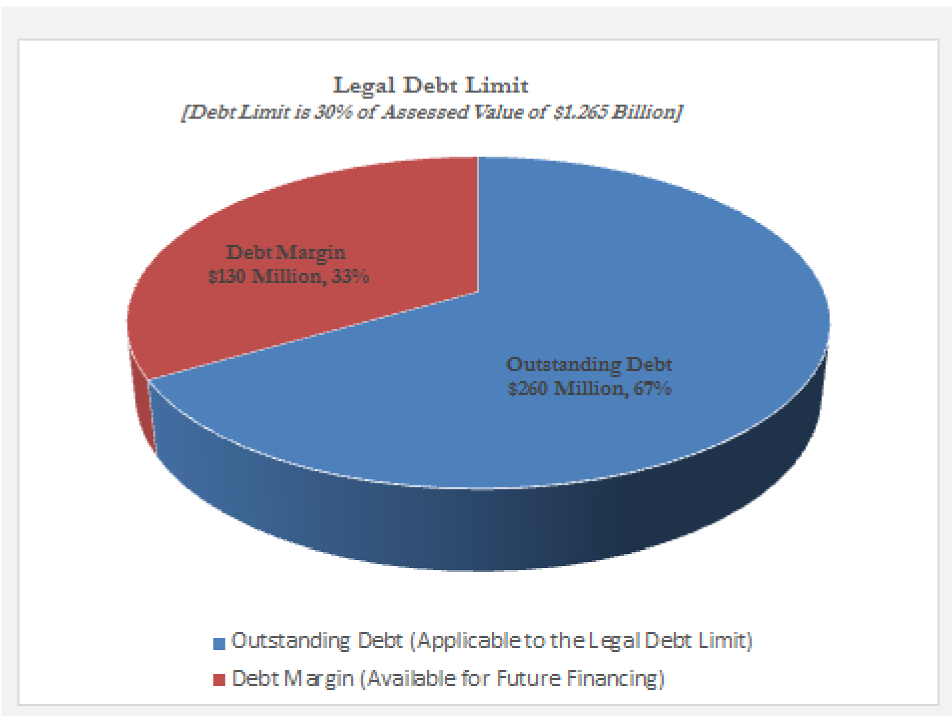
Capital Projects in our program and over the years you can see that the cash amount went down. As we went through the recession the amount of projects funded with cash was reduced and we increased our debt a little bit in a couple of years and now we are getting back up. I think we are at about $20M-$25M now is what we're projecting for 2017. I will just say this graph does not include the Sewer Enterprise Fund.



This graph shows also the same timeframe. It shows the CMIP Projects by function and this also includes both cash and debt funded projects, however; we've broken them out by functions to show. We've got Public Works, Parks, Public Safety and then the rest are categorized in Other and we took the debt projects and tried to consolidate those. If they were street projects they went to Public Works, park projects went to Parks and so that is included there and you can see in 2008, again, we were at the $30M level. This is the same graph, it shows the same numbers, but it's just broken out differently.

I'm now going to turn it over to Kathleen to explain the next couple of slides.

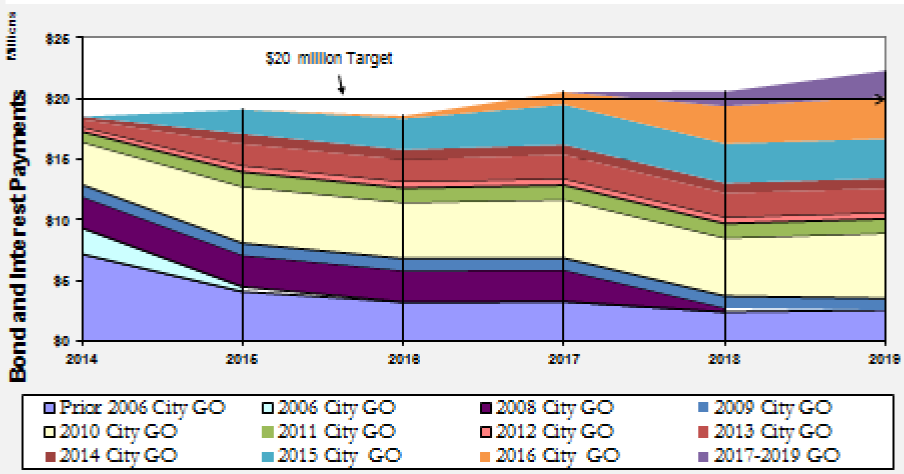
Kathleen VonAchen, Finance Director, said as you know we finance a good portion of our Capital Program with debt, generally GO Debt and it's backed by a mill levy that was set and you look at that mill levy every year. In the current year the City Mill is around 16.5 or so and the respective County Mill for Capital Projects is 2.17. We collect that revenue each year in order to make the annual debt service payment and that is reflected in the Debt Service Fund that's respectively set-aside for that and we're going to go over that fund in the next slide.



This slide is what is called the Legal Debt Limit which is set by Kansas Statute and the debt limit is a matrix that municipalities use in order to judge the affordability of our outstanding debt. The Legal Debt Limit is set at 30% of assessed value. Assessed value at the end of fiscal '15 was roughly $1.265B so 30% of that is what our Legal Debt Limit is. At the moment the city's outstanding debt that's applicable to just the Legal Debt Limit, because there are other debt issuances that are not applicable to this debt limit by statute, right now it is $260M. The total if all 30% of assessed value if we were to reach that point it would be $390M, but because we're not at that limit we still have $130M of margin in order to issue debt in the future to finance our Capital needs as we go into the future. **Mayor Holland** asked is that just GO backed debt or does that include Enterprise Fund debt, for instance, with the sewers. **Ms. VonAchen** said it does not include Sewer Enterprise Fund debt. **Mayor Holland** said okay, that's important. **Ms. VonAchen** said it also doesn't include any debt related to the Public Building Commission which are Lease Revenue Bonds. It doesn't include TIF; it doesn't include any of those sorts of outstanding debt. **Mayor Holland** said that have other revenue streams beyond our general obligation mill levy. **Ms. VonAchen** said that's right.

Projected GO Debt Service Expenditures (2014 - 2019)

	2014	2015	2016	2017	2018	2019
GO	19,596,223	18,824,003	19,186,488	21,076,158	21,001,649	22,542,810
TIF	1,798,965	1,768,735	1,914,352	1,909,973	1,909,579	2,111,340
Other Funds	5,507,216	6,892,001	6,713,750	7,665,363	7,427,517	6,981,772
Total	26,902,404	27,484,739	27,814,590	30,651,494	30,338,745	31,635,922



This is a slide that you've seen before. It's the projected GO Debt Service Expenditures. This is basically a graphic demonstration of our annual debt service payments and the colors signify the year in which the debt issuance was entered into and those are all listed down below in the color code. This graph is only talking about the information that is found in the yellow highlighted top line which is the General Obligation Debt. You can see it from years fiscal 2014 through fiscal 2019 you can see the total amount of debt service that the Unified Government pays out every year. For example, in 2016 it's estimated to be $27.8M but $6.7M of that is from other funds and $1.9M of it is TIF. The remainder is $19.18M is General Obligation Debt so that $19.18M is shown here. That $19.186 is all shown right here. In the past the city has generally set a target that the annual debt service should stay roughly around $20M and so you can see in these out years that we're projecting that we will be exceeding that. In order to fund any additional debt we would need to either grow our assessed value, right, in order to keep the mill the same we would have to grow our assessed value for that mill to generate enough revenue to pay more of this debt down or we would need to add a few more mills in order to support that. **Commissioner Walker** said or cut expenses. **Ms. VonAchen** said or pay with cash. **Commissioner Walker** said I just—you never say cut expenses, if you cut expenses that could have the same desired effect. **Ms. VonAchen** said or find efficiencies.

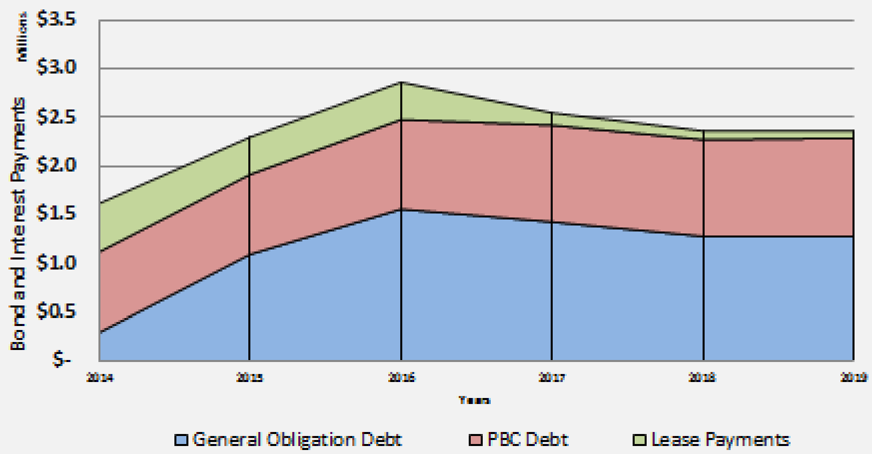
Commissioner Markley said I just want to clarify so the projection is based off of this assuming that we adopt everything that's in here. **Ms. Jonscher** said, no, the projection is only—currently we have about $60M in outstanding temp notes. Those temp notes don't add to the debt service total until they're permanently financed with a bond so those temp notes are not even included and so the projections that we've made from 2017 to 2019 assumed that those projects are going to pay off over the next several years. The new debt for 2017 would be anything we issue would be on top of this. **Ms. VonAchen** said you probably already know this, but having come from another state it's kind of new to me, but here in Kansas we issue temp notes while the construction is taking place and then once the project is completed then they roll up those temp notes and then issue a long-term debt with the bonds. So, those are not shown here.

Mayor Holland said I think one thing that would be helpful too is to be able to see—because our CMIP goes out to 2021 to see if there is anything going out in 2021 of those bottom issuances that are going to start dropping off. I think that would be helpful for us to see because it would be—you can see how different things peak and fall. If there is a fall coming after 2019 and it's going to start going down because some of the earlier issuances are going away, that would be helpful to know or if it's only projected to hold that high or go higher we need to know that. **Ms. VonAchen** said we can provide that at the May 12th meeting but clearly if you see—since this is prior to 2006 you can extrapolate that, in 2026 we will likely have some of that light purple number fall off but that's not for another seven years but there may be some others in the more near term. **Mayor Holland** said that would be great.

Commissioner McKiernan said this is the conversation you and I have already started to have but are we actively looking at ways that we can do more cash financing and less debt financing so that we can not only take the principal off but we can afford that interest charge? **Ms. VonAchen** said yes, so as we walk through the projects you will notice that there is a package or a set of projects that are recommended to be funded through the Public Building Commission and that's because—the Public Building Commission is basically a separate legal entity and what they do is they issue Lease Revenue Bonds. The revenue stream that comes into that to pay the debt service is found from operational savings or other types of efficiencies that may be found in your larger organization of the UG. That operational savings we hope will be sufficient to meet that debt service for those projects. Of course the details, we're still working through it but at the moment that's what we're looking at. **Mayor Holland** said if you would go back two or three slides to the bar graph that showed debt versus cash, Commissioner, you can see the trend 2007, 2008 we lowered cash going into 2009 and 2010 and 2011 and then we gradually started increasing cash projects. You can see we hit a low in the recession in terms of cash and we shifted a lot of expenditures over to the debt side and now we're starting to catch up 2016, 2017 with a more cash balanced issuance of projects. The higher that blue goes the less the red goes up. **Commissioner McKiernan** said not necessarily. **Mayor Holland** said well ideally the higher the blue goes, the more we can do with cash, the less we would have to do with debt. That is the challenge. **Ms. VonAchen** said the County Administrator and the rest of the staff when we were reviewing the projects we noted projects which for the most part are really annual maintenance and we want to move away from funding those with debt and move those to the cash side because they're really Operating, they don't go away, they're reoccurring every year.

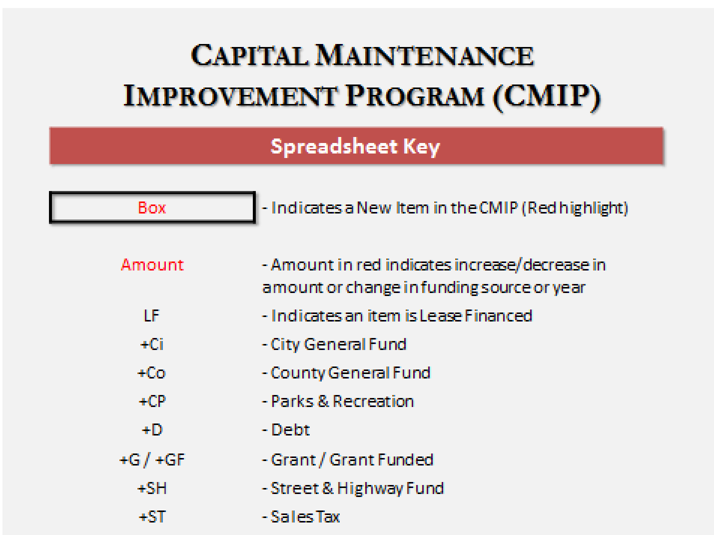
Projected County Debt Service Expenditures (2014 - 2019)

	2014	2015	2016	2017	2018	2019
General Obligation Debt	$ 295,184	$ 1,093,586	$ 1,556,680	$ 1,425,679	$ 1,278,150	$ 1,274,550
PBC Debt	$ 823,496	$ 820,375	$ 920,359	$ 994,709	$ 992,763	$ 1,012,438
Lease Payments	$ 497,606	$ 383,001	$ 384,001	$ 125,000	$ 90,000	$ 72,000
Total	$ 1,618,300	$ 2,298,977	$ 2,863,056	$ 2,547,405	$ 2,362,931	$ 2,361,007



Here's the same graph only on the County side and to tell you the truth Debbie knows more about this than I do, but for the most part it's the same graph except it's a little different in that all of the debt service payments made on the County Debt Service Fund are reflected in the graph here. They are supported by the current mill levy so there is no real target except whatever the mill levy is set at and you can speak to what they are. **Ms. Jonscher** said I'll just say as Kathleen said the current mill levy that's set is set to pay the current debt that we've issued so it would be as we talked about those projects for the Public Building Commission, those could increase. We would have to find additional funding to cover those additional costs. The current mill levy is set to cover all the payments. The majority of these, we've got General Obligation debt, we've got PBC debt; the PBC debt is mostly the radio project as well as the Amphitheatre Project that is currently out there. The General Obligation debt, the biggest portion of that is related to the Radio Project and then we have a few lease payments but those are starting to slide off as we get toward 2020.

Ms. VonAchen said at this point we're prepared to launch into the actual spreadsheets that we provided you.



Ms. Jonscher said we did include a key with your spreadsheets. We changed the markings a little bit in the document from what we've done in the past. This year any change or any new item the amounts are marked in red so they stand out from the rest of the document and then any new projects are indicated with a box around the amount so the box indicates that amount has not been in the CMIP previously.

You have a couple different packets. We have a Debt Financed Projects, we've got a Cash Financed Projects section and then the last page is a list of the Unfunded Projects that we've been tracking over the last several years. I guess I could go through and kind of highlight the new items. We do have staff here if there are any questions on any projects or if there is another way that you want to proceed, but I could just go through and kind of highlight all the new stuff first and then if there are any questions—**Commissioner McKiernan** asked are you starting on debt or cash. **Ms. Jonscher** said we can start on debt. I'm going to turn this over to Mike.

Mike Tobin, Interim Public Works Director, said basically what is in front of you are the projects that we've presented to you previously. There are a few exceptions as Debbie indicated and those are marked. As you go through—how would you like for us to do this? If you would like to start with the Street Projects because they are listed right here I can bring Wayne Moody up and we can answer any detailed questions. The biggest change right away to Street Maintenance is that they have added a lot of cash to the out years and switched it over from debt as Kathleen and Debbie both mentioned. **Ms. VonAchen** said you won't see that movement until we get to the cash sheet but we will highlight it when we get to it.

Mayor Holland said I also want to differentiate, the numbering you see at the bottom that says total of $9.85M, that total is total debt; it's not Debt Service. **Ms. VonAchen** said that's right. It's the subtotal for the Streets related debt, Outstanding Debt, not the Debt Service. **Mayor Holland** said so this can be confusing because we looked at the $20M mark, this isn't $10M onto that $20M; that's $10M onto the $260M. **Ms. VonAchen** said that's right. So, if we were to issue GO Bonds today just to roughly—if we issued $20M then annually we would have to pay about $1.5M every year on Debt Service for a 30 year bond issue. **Mayor Holland** asked do you typically bond 20 or 30 years. **Ms. VonAchen** said I guess we do 20. **Mayor Holland** said if we bond typically for 20 years then presumably every year we're paying off 5% of our debt load. Is that right? **Commissioner Walker** said it should work that way but when I have opposed these in the past it never quit works out that way.

Ms. VonAchen said if we had leveled Debt Service and we didn't backend it or frontend it, yes, that would be true. If you issue $20M in bonds for 20 years my guess is that Debt Service would be more around $1.8, maybe $1.9. **Mayor Holland** said the idea is if we took our Debt Service of $20M and 10% of that would be $2, $1M of that would be 5%; anything over 5% that we're adding we're actually adding costs because presumably that—as a rule of thumb over time that if 5% comes off every year, if we add more than 5% each year in Debt Service than we're adding to the accumulative debt expense; we're not decreasing debt we're increasing debt. Is that right? **Ms. VonAchen** said that's right. **Mayor Holland** said if we want to keep it the same we would only have $1M of Debt Service per year. Well, and $260M is a ton of money; you know we have a $300M budget so if you think of it in terms of income—you know you think about it in your household income how much house you can afford, how many times your annual income is your house. If you look at it $260M is a lot of money but it's 67% of our valuation within one year earnings total for the city so it's a big number but we're a big city. **Ms. VonAchen** said you have $130M in available resources to issue debt and still remain under the Kansas Debt Limit requirement but—**Mayor Holland** said let's not do that. **Ms. VonAchen** said certainly there are advantages to issuing debt. They call it Intergenerational Equity and those that are benefitting from the improvement or the asset that you're putting in place are those that are paying for it over time so the people in the future will also benefit and they're also paying for it as well. You wouldn't, for example, you don't want to debt finance your refrigerator but you would want to debt finance your house so that's what you want to think about when you're looking at this and you don't want to buy a house at the total amount that your banker says you can borrow. You want to do something a little less than that in order to give yourself some room. **Mayor Holland** said that's right and your Intergenerational Equity, I've never heard that term before, but the idea is a street is going to be in use for 20 years and the people who drive on it for 20 years should all help pay for it.

Wayne Moody, Deputy County Engineer, said if you're looking at the first page items that are important are to look at the amount that we have held constant in our Neighborhood Street Resurfacing and then remember that on the cash side we're increasing the cash side so overall the amount that we're putting towards Resurfacing will increase.

New Projects in the maintenance area are Pedestrian Access to Transit. We are increasing the amount of sidewalks and bus stops that we can put out there for public views to get to transit stops.

Commissioner Markley said this question kind of probably applies to several of these because they all say that they are partially grant funded and so I'm just curious on each one, is this just our portion or is this the total and the grant is showing somewhere else? How does that work? **Ms. Jonscher** said the grant issue shows—the grant portion shows on page 6 of the Debt section, the last page. The grant amounts are listed there. **Commissioner Markley** said so this amount is just our part. **Ms. Jonscher** said that's correct.

Mr. Moody said moving onto the Rehabilitation & Reconstruction Projects, ongoing projects that we have shown in the past are listed there. We have shifted one of them, the Hutton Road Project from Georgia to Leavenworth Road, we've shifted it out one year from 2017 to 2018 and we've added to the program the four basic projects that we have applied for MARC grants on and they're listed: Leavenworth Road, Central Avenue at 7th Street, Safe Routes to School Phase F at Willard/White and the Metropolitan Bikeway Improvements. **Mr. Tobin** said the Central Avenue at 7th Street Project is different from the Central Avenue Rehab Project that's up at the top. We pulled that intersection out of the bigger project because it required more work and it requires additional signalization. Also, the improvement is going to extend up 7th Street in both directions and that's why it's not part of that. Please note also on the Hutton Road Project that we moved out one year. 2018 will probably be critical for construction for that project so that we don't miss out on the KDOT money that's available for it. We believe that's the extent that it can be moved. Also, on these two sets of projects I believe they hit directly at what was the main complaint of the Citizen Survey in that street maintenance was the number one item.

Commissioner Bynum said on the very first item, the Neighborhood Street Resurface, with $1.9M and then $1.8M kind of across the board; is that just your department deciding among the streets which ones need that? **Mr. Moody** said what we were directed to do was try to reduce the amount of GO Debt and increase the amount of cash funding and when we get into the cash side of the budget sheet that will show up again that has been drastically increased. The overall budget for Asphalt Overlays has increased in this budget that we're presenting to you tonight. **Ms. VonAchen** said if you want to see it, it's on the Cash sheet on page 3.

Commissioner McKiernan said, Wayne, I think the question she is asking is does this funding follow the same formula that we've used every year up until this point where Engineering assesses all the roads, Engineering recommends priority roads that are at that critical point for resurfacing, that Engineering meets with each of the District Commissioners to confirm that those are the roads that will be resurfaced, so that same process still holds. **Mr. Moody** said yes. We will be doing that in the future. It's just a matter of getting through budget, getting things set and then letting us take that increased budget and try to apply it evenly throughout the city. **Mayor Holland** said but the cash represents, if I'm not mistaken, a 50% increase over last year. **Mr. Moody** said oh yes.

Mr. Moody said on the next page we're moving into the annual Bridge Projects. That has not changed whatsoever. As we go down into the Traffic Engineering Projects they are pretty constant also. **Commissioner Walker** asked, Wayne, have we ever dealt with the bridge issue on our side of Lake Quivira, the box culvert that I know they have been complaining about for 10 or 12 years. **Mr. Moody** said we have four culverts out on Holliday Drive. We are keeping an eye on all four of them. They will eventually need to be replaced and we have programmed in out years to try to handle some of that through various funding mechanisms that are in the budget now. We haven't specifically gone in and said this culvert this year. We're trying to keep an eye on it be moreless wise about how we actually tackle it. **Commissioner Walker** said you know those culverts get a lot of truck traffic from Deffenbaugh using Holliday Drive. A lot comes in on 435 as well but I think they have some merit in their claims that a couple of those culverts are about at the end of their useful life and they definitely need to be replaced.

Ms. Jonscher said on the next section are the Facilities Projects. We have one new item there for 2016 and that is the Reardon Center Parking Lot and I believe that is a resurfacing of the parking lot. You will see next to it is a new item but it also has a +ED and that stands for Economic Development. Over on page 5 I have listed an additional $150K for that project and that funding comes from the Gateway Gardens TIF. We closed that TIF out several years ago, maybe 2010, and there was still some money remaining in there for projects within the TIF and so there is about $150K so we've allocated that on page 5. **Mr. Tobin** said if I could add to what Debbie is saying, in a discussion with Mr. Bach it was decided since the hotel sold and we were going to put some more money into the Reardon Center as a result of that sell that now would be the time to bring up the discussion for this group, exactly the extent of the improvements to that parking lot that you would like to do. The $150K that's available in the TIF would basically resurface the north lot and allow maybe some better driveway entrances. To correct the problem in both lots and to dress the facility up and landscape it properly and have a nice parking lot that would sit in with the Downtown Streetscape as it's being planned, the project could go as much as $550K-$575K and the rest of that money is up for you to decide how that would come in. **Commissioner Markley** said my question related to that is do we have an obligation to a certain amount or to certain improvements as a result of that agreement? **Melissa Mundt, Asst. County Administrator,** said not as it relates to the parking lot, that's not my understanding, but we do have a definite safety need in that parking lot. If you have been in it any time recently, which most of us have, we definitely need to do something with it and that's what we're trying to do with the monies that are sitting there is to get it enhanced. **Mr. Tobin** said as Melissa said I don't think anyone questions the need to do something with the parking lot, it's a question of how much you want to do and at what speed or what phase you want to do it.

Ms. Jonscher said I will go ahead and continue on with the changes on the next page in the Benefit District. There was a change. We have moved the Westheight and Westvale Projects. I believe Westheight was originally scheduled for 2017, however; it doesn't look like that project is ready to proceed so we've shifted that project. We shifted both of those projects out. Those are the only changes. **Commissioner Murguia** said, Debbie, I'm sorry to interrupt you but I have a question. I'm just curious as we go through the list if nobody says anything about the new items or any concerns then I'm assuming it automatically will go into the budget. What kind of feedback are you looking for on these new items or are you not looking for feedback tonight? **Mr. Connor** said I think, Commissioner, this is a feedback session for us, the first of two and so as we're starting to build the budget and starting to get the final assessed valuation and starting to figure out how much cash we actually do have, these numbers may shift some as we go through it. If there is certainly feedback that says no, take it out, then that's what we will do. **Commissioner Murguia** said so now is the time to do that, correct, if that's what we're going to do? **Mr. Connor** said correct. **Ms. Mundt** said the other option is to go through it with us tonight and certainly we will be back here again next Thursday. I think that's the schedule so if you have questions tonight, ask. If you want to think about it, next Thursday and that's why we have two sessions so this is fresh to everybody tonight so I think you could do it both ways. **Commissioner Murguia** said so there will be another opportunity to decide because I just got this yesterday and I just reviewed it this morning. **Ms. Mundt** said absolutely. We're going through it tonight with everybody and that's why we have two sessions scheduled because it's a lot to absorb. We've been working on it for weeks so it is going to take a little bit of time for you guys to figure it out too.

Mayor Holland said I think the key is having the fall Strategic Planning Session to kind of give some direction of projects and priorities. Obviously, the Public Hearing Session and looking at the survey and the Listening Tour and seeing the priorities of the community and of this Commission, the staff has worked very hard to prioritize the spending. As you heard with Street Improvement, that's a top priority in our city to make sure that priority is shown in here. I think as we look through it one of the things we want to do from a policy level is say does this match the priorities of this Commission and of the citizens in terms of what we want to see money spent on. For me I think that's more important than individual projects per se though we all have an investment in individual projects. We want to balance both policy level piece of making sure we're putting money in the right places and specific areas that impact different commissioners in your area and so I think that's the balance we're looking for.

Commissioner Murguia said there is a list on here—these items that we're going over right now actually have numbers attached to them and are included in the budget. I realize we get to decide whether or not we want to leave them there but there are other projects that I think we will get to eventually that for some reason are on the list but are not actually in the budget. They are referred to as Unfunded Projects. I would like to understand how one project warrants in the budget with a dollar amount and other projects are on an unfunded list outside of the budget. How does a project move from the unfunded list to the funded list? **Mayor Holland** said I think with funding is how it moves. This is the process we do every year of looking at. We always have an unfunded list. There are more needs in our community than we could possibly do right now and so I think it's up to our Engineering staff and our Public Works staff and the Program staff to say what are the most urgent needs and we fund those first because if I look at the unfunded sheet, that last page, I see a Fire Alarm exit in Court Services at the Courthouse for $2M. I see ADA Improvements at the Courthouse for another $1M.

Commissioner Murguia said those aren't the projects I'm referring to. It goes along with what you just said about what the results on the survey were which were streets as a number one priority in this county and you have three street projects that are not funded; Hollingsworth, Leavenworth Road and then 18th Street & Metropolitan Reconstruction. I recognize the first two are three million dollars but the last one which happens to be in my district is $350K so I don't know how to take a number one priority item and get it on the list and I would love—somebody submitted a street with pictures on it, I would love to compare visually this street with the other streets that staff has viewed as a priority, that would be great because I think a picture says a thousand words. So, will we get to see pictures at some point about how they are prioritized and how they make the funded list? **Mayor Holland** said I guess that's a question for the Commission. Do we want to see pictures of the projects from the staff? I know the Engineering staff has gone out and the evaluation of what it looks like, visually what it structurally looks like. A bridge could look fine but it could be failing underneath. I don't necessarily need to see pictures of projects. I think we just need to see money and if there is a movement that we want to make then we need to look at where it's going to come from.

Commissioner Markley said I think that's the discussion point here. There's not necessarily money coming in for these other street projects either, but clearly we've made some a priority over others and this is a pretty small amount of money for that particular project and even not that huge amount of money for those other two unfunded projects compared to some of the other ones. I think the overall discussion point in whether we have that discussion today or we have it next Thursday is are the ones on the unfunded list the ones that we want to have remain unfunded or do we think they are a higher priority and need to be swapped out with something else.

Commissioner Walters said I would like to hear just what the priority list is. Is it volume of traffic or is it physical condition or just what. How does something get prioritized? **Mr. Moody** said it really is a lot of those factors and more. As we look at projects and possible projects we try to figure out where the funding can come from. Whenever you're talking about a $3, $4 or $5M or even a $10M project; what funding can we get from MARC, what type of grants can we get. In particular the 18th & Metropolitan Project that Commissioner Murguia was referencing is one that for years probably needed to be done and it's a matter of trying to set a priority which the Commission is the one who sets the goals, the priorities. We review them prior to that and our recommendations right now have three projects that are in the unfunded category. We could probably dream up a bunch more to sit into that list and we've had several commissioners help us with some in the past. Our goal is to present something that's rational that makes sense. A lot of times it takes public input to try to move something forward. **Mr. Connor** said I think the other to remember is when we present in the fall a lot of the funding agencies change their priorities as well and so sometimes our projects match and we can get the grant money for those and other times they don't and so we're trying to bring forward the ones we can get the most work done for the smallest amount of money.

Commissioner Murguia said I still have not heard why a one-lane road that's falling apart that is a very small project in a dollar amount, that's needed to be improved for years, as you said yourself, falls on the unfunded list versus what's on the funded list. I have no idea how that's made except I heard public input, grants, but I don't see any grants attached to all of these projects that are funded. **Mr. Moody** said that project would be 100% city funds. **Commissioner Murguia** asked are all the projects on the funded list, do they have grant money attached to every single one of them. **Mr. Moody** said not all of them, no. **Commissioner Murguia** said well then, again, I go back to I would like to understand the criteria that you determine what's a priority and what's not. **Mayor Holland** said if you look at the first page under Rehabilitation & Reconstruction Projects, everyone on the bottom is +Grant. Everyone is a +Grant and so I think what we have is we have 100 streets that need to be repaired desperately and we have ten streets that we can get grant money for and those ten streets go to the top of the priority list. I think that's one way they move up to the priority list. The other things that you see at the top piece of Neighborhood Street Resurfacing, that's pretty generic; it's not specific. Annual Arterial and Collector Resurfacing is generic. Annual District Street Rehabilitation is generic. ADA, generic; Neighborhood Street Repair, generic; Crossing Improvements, generic and the ones you see at the top except for the State Avenue Resurfacing with Village West is the only specific one down there so the top maintenance projects are all generic. The specific projects below that I'm looking at I see all have grant matching money. **Commissioner Murguia** said our staff just told us that all the street projects that we're doing are not grant funded. **Mayor Holland** said I'm just looking at the page. **Commissioner Murguia** said so which is it. Is the information on the page accurate or is our staff accurate? Which one is it? **Mayor Holland** said I think we're saying the same thing Commissioner. **Commissioner**

Murguia said they just said—the question is are all street projects grant funded and they are saying no and you're saying they are. **Mayor Holland** said he just said that $350K project would be 100% city money. **Commissioner Murguia** said I'm talking about the existing projects. Are all the existing street projects that we're doing grant funded? **Mr. Moody** said if you look on the first page 47th & Orville Resurfacing is not grant funded. If you look at it the 57th Street Resurfacing is not grant funded. **Commissioner Murguia** said so that's good. You don't have to go through the list so there are some that are not grant funded. I got it.

The other question I would have is we're prioritizing a Metropolitan Bikeway Improvement, and this is my district, so we're choosing to prioritize a Metropolitan Bikeway Improvement over a road improvement that has needed improvements for years, just a comment. **Mayor Holland** said because there is grant funds available and I think this is a part of what we do. When we get grant funding we prioritize and this has been Commission direction from day one, we prioritize leveraging grant money so if there is a group that wants to give money for a grant we do shift our resources to do that project. Yes, I think that's a priority that we have and I will point out the two he listed that are not grant funded, actually there are three, all those are pushed out to 2018, 2019 and 2020 and so those could keep getting pushed. I mean that one on Metropolitan could be on here and it could be 2018, 2019 or 2020 so if it's on the unfunded list that means it 2022 or after unless it gets moved up the priority list.

I think I can interpret a request from Commissioner Murguia that she would like to see the Metropolitan & 18th Street moved up onto the funded list. Is that accurate? **Commissioner Murguia** said yeap. **Mayor Holland** said okay. I think that's the kind of direct feedback that would be helpful to say I would like to see it. Now, we all have a wish list and so we need to hear the wishes, we put them up there and then staff is going to have to take that feedback back and see how we fund it.

Commissioner Walker said I look at this with the perspective that unfortunately was ingrained in me a long time ago of north of the river and south of the river and here's virtually—I can't predict what streets you're going to decide to resurface so yes there may be some streets that get it out south, but overwhelmingly these projects ignore the needs of the south side. Turner, I can't tell you the last time I saw an asphalt truck anywhere near my street and certainly my street is not in bad enough condition so I'm not saying it should, but there are streets very close to where

I live that I travel on a regular basis. I can't imagine how they are ignored every year, I can't. I just cannot imagine. I also would like to see this 18th & Metropolitan funded. It is a disastrous intersection to try to navigate your way back onto 18th Street off of I can't remember the street. There's Ruby but the north/south street that goes all the way up the hill. It's a numbered street. It goes by Argentine Middle School. I realize repairs don't always fall in geographical and I'm not advocating that every district get an equal amount but there are clear neglects in the Turner, Argentine, Rosedale area in my opinion. I live there and have frequented that area for a lot of years and I sure see a lot more repairs going on north of the river. We pour a lot of money into Center City area, the downtown and I don't see the fairness of it. I don't know what equality would mean in this case but a little better balance so I'm going to support that project to be on a funded list. **Commissioner Murguia** said it would simply be helpful if we had a clear definition or policy of how we get projects on the funded list and how they're evaluated. If there was something in writing we could do mental evaluation on our own. I just think that is in the spirit of fairness and acuity.

Commissioner Walker said I've got a bunch of projects if you want to know out in the Turner area. I have drainage projects that peoples' houses are going to go off into the creek if we don't eventually get to them. I can give you an address on Osage, I won't give you the gentleman's name because I don't think he would want his name on TV, but I've had your people out there and I've been told that—more or less what the answer is that the houses that are benefitted are worth three quarters of a million dollars and this project is $400K and so it's probably not a good dollar for dollar investment. If that's not the correct interpretation to take away from that then I need to be corrected but if I'm one of those six people in those houses it sure is somebody's responsibility to do that. I know we've got drainage problems all over, but come on, once in a while some of them have to be south of the river. We pay taxes out there just like everybody else does so if you add up these projects in here you are going to find 90% of them are north of the Kansas River. Maybe that's fair and maybe it's not, I don't know.

Commissioner Markley said I'm so happy somebody else is banging the storm drainage drum over here. **Commissioner Walker** said I have just for years seen repairs, buildings, bridges, streets, I'm not asking for half the pie; I'm just asking for at least one piece of the pie for the people that live out south.

Commissioner Bynum said without adding too much to your workload to Commissioner Walker's point, perhaps what could be helpful for all of us is a look at the last two or three years' worth of CMIP Street Projects by district. I asked for that a couple weeks ago. **Ms. Mundt** said, Commissioner Bynum, I know and we have been working on it. I think it has got caught up in us trying to get to today. I'm not sure of the status of that. If someone from Public Works can tell me how close they are on that, are we close? **Mr. Moody** said we have begun work on it but we are not close at this time. We've been focusing mainly on tonight getting this ready. **Ms. Mundt** said so staff is working to produce that. It's just an unfortunate situation that we haven't kept data in that fashion. **Commissioner Bynum** said I think it would be helpful.

Commissioner Kane said well, that's an excellent question because I've asked it a couple of times and they told me they wouldn't give it to me and that's kind of frustrating because I think once we get it then we can see where the money is spent and each one of us commissioners has a particular road or an area that we want to see fixed so we shouldn't get mad at Ann for being territorial on a road that they already said wasn't that good. I don't even know what road she is talking about but like the one from Hutton, Georgia to Hutton, that frustrates me not getting it but in my mind I'm going to focus more on a fire department building. When we're looking at this we're not supposed to get territorial but—and the reason I'm saying this is when I asked that question when Dennis was here Dennis wouldn't give me the answer because he goes you might not like it. Well, it would be interesting to know how much is spent in each district and the frustration for me with the road they're not doing out on Hutton Road is the traffic has increased so bad that you could be stuck at the light at Leavenworth Road all the way back to Georgia. Not just during race weekend, during traffic hours and stuff like that so these are things that when the staff says this is what we think and I've done this with these guys, I've said I would like to see this road fixed but I went to them, they didn't come to me and I said this is what I'm worried about and we should do that as commissioners too. Here's a high priority area, this is the street I'm worried about, let's work on it.

Commissioner Bynum said the only other comment there is it gets back to my original question about the $1.9M for the Street Resurfacing. The original question was how is that $1.9M spent decided by and I think it goes to Commissioner Murguia's question and Commissioner Kane's question and Ms. Mundt had indicated that I had asked for this information several weeks ago trying to be in preparation for knowing this meeting was coming because we all had been forewarned several weeks ago that this discussion was coming and so it would have been helpful for me to see what's the history. What's the history of expenditures, I still feel fairly new here so I think we all do sort of share a notion that our area is not getting enough or our share of and I have no way to know if that's true or not. I would just rather work with data than how we feel. **Ms. Mundt** said just to address that I think what you will see when you go through this is we are hitting things with a method and a means and that we are looking at the whole community as staff because that's how we work our projects. We will get there. Again, it's not how we have been keeping track of it. We have files and everything but we will get there but it's just going to take time and we're going to show it as a whole community.

Mayor Holland said one of the things that we need to be aware of because it's relevant is we don't spend money equitably if you mean equal number of dollars in other locations. For instance, in a Street Rehabilitation Project in the northeast with sidewalks, there was historically a street there with curbs and sidewalks. That's a different cost than going to the middle section of our city which is basically from 38th to 72nd Street which was built under the old township rules with no requirement for curb, sidewalk, or stormwater which unfortunately is all of Turner. When you talk about building you spend $1M in Turner and you will do about a third or a quarter of the work that you would do with the $1M in another part of the community because of the stormwater needs and because of rebuilding the whole surface because when you have ditches on both sides of the road it's just more expensive to capture that stormwater, cover it over, build curb and sidewalk on top of it. As we look at this information we need to know that if we're looking for a dollar for dollar match, if we're looking for a linear foot match—we need to have an equal interest in every part of our city. That doesn't necessarily mean that we're going to spend equal dollars in each part of our city and I think it's fair to expect that we have an equal level of interest in every part of our accepting the fact that different parts based on age or preexisting items is going to be more or less expensive.

Commissioner Murguia said I just have one thing I want to say just so everybody is clear on my position, whether we're talking about roads or we're talking about a building or we're talking about out west or we're talking about in the city; I think what would clear up any bad feelings or any misunderstandings if there is a criteria on how we determine who gets the money and who doesn't. Whatever the issue is, what's the criteria for bridge repair, what's the criteria for street resurfacing, what's the criteria for an economic development project, what's the criteria for whatever the topic is if there is a criteria, the concern is that it boils down to popularity and politics from my perspective. I can't speak for everyone but from my perspective many people believe that's how decisions are made and I would prefer we not make decisions like that and that we make decisions based on good policy and good ordinances and good criteria. I hope in the future that we can begin to establish very specific things in writing that will tell people why we choose Commissioner Philbrook's street instead of Commissioner Kane's street and then there won't be any more questions. **Ms. Mundt** said I would echo that staff looks at the community and they're using their engineering skills and abilities and we don't look at that way so that's what we're hired to do. We're hired to serve the Commission which is the whole body. **Commissioner Murguia** said right but we have to answer to the public as politicians and they're not engineers and so when we answer to them they need to understand how our staff makes the decisions that they do.

Mayor Holland said I think we should keep moving.

Ms. Jonscher said the last section to cover under the City Debt is the YMCA. We're on page 3 of the Debt Financing. **Commissioner Kane** asked does anybody have an update on the YMCA. **Mayor Holland** said yes, we will have update at the end of May, first week of June. We're preparing a new Healthy Campus update.

Ms. Jonscher said I just want to comment this $6M was originally in the 2015 Budget so we have shifted it to the 2017 Budget. This is not an additional amount put into the budget. I think that covers everything on the City Debt. One thing I did want to point out right above the YMCA is the City Debt Project total. We have referred to in the past when we talked about that $20M limit and keeping our Debt Service payments at that level, one of the things we have done every year when we look at how much the total amount of projects that we're going to fund under the City side we have tried to keep that at a $13M-$15M level knowing that adding those new projects on as we convert other projects to permanent financing that helps keep us within that mill levy. Historically the debt projects were at $18M-$20M level and then several years ago we dropped that back down to about $13M-$15M. I just want to say that in 2016 we're just under $15M and then in 2017 we do drop to just below $13M.

Moving on to page 4 is the Sewer and Stormwater Debt. These debt projects are backed by the Sewer & Stormwater revenues and they have on the sewer side there are several new projects, stormwater has a couple new projects also if there are any questions on any of those. **Ms. VonAchen** said I did want to point out also that all of these projects are included in the—they are based on the 25-Year Master Plan that they have been developing and have proposed to the EPA for their review and approval. Trenton is here to answer any questions you might have on these projects. **Mayor Holland** said all of these projects as you understand it are covered by our Sewer and Stormwater fees, is that right? **Ms. VonAchen** said that's right, they're Sewer Service charges. **Mr. Tobin** said also, Mayor, they are a part of the IOCP/CSO briefing that we gave to all the commissioners. **Ms. VonAchen** said by the way they have been scheduled so that in order to have as minimal of an impact on our utility rates as possible given the guidelines that we've had that are in place in the policy and Trenton can talk about that.

Ms. Jonscher said if there are no questions on the Sewer or Stormwater, we will move onto page 5. The first section is the Public Building Commission and this is where—we talked a little bit about the Public Building Commission in the beginning, this is where we are showing our fire stations, the K-32 Quiet Zone and the Juvenile Facility as well as the Jail Improvements. As we said the current County Debt Service Mill Levy is based on projects that have already been issued so if we were to move forward with these projects, it would probably require an increase in revenue in the future when we bond these projects. **Ms. VonAchen** said so these are the projects that are a result of the various studies, our operational studies that have been undertaken over the past year or two. As I mentioned these would be Lease Revenue Bonds so the revenue pledged to make the lease payments would come from efficiencies found in the General Fund, the Consolidated General Fund. There may be possible additional resources found from efficiencies derived from the Fire Study. From the Jail Study we found significant operational efficiencies with the Jail Study as you know with the double bunking and moving the inmates off of the contract rate and housing them back in our own facility. We're still working on the details of all of this. I did want you to know that once we move closer, if you approve these projects, once we move closer to presenting them to the Public Building Commission for approval then we will have better details on all of those projects.

Commissioner Kane said I remember talking about the Quiet Zone. I don't ever remember pushing it forward and then today I got multiple emails from people and our office got multiple calls from the people who have evidently seen this because I know we talked about it but I've also talked to some commissioners in Edwardsville and Bonner that aren't interested in doing this. Before we would move forward with something like that I would think we would want some sort of approval from the other municipalities. My real question is, how did this get put on here when we only had a conversation about it and that we didn't really discuss it and I don't believe anybody—I know Jim was pushing but how does something like this at $4.5M, over $4.5M, get on here? Has anybody said yes, no, maybe, I want this, I don't want this? I was standing by the girls today when they were getting the phone calls and I have the emails right here.

Commissioner Walters said I haven't gotten any emails so if you could forward those to me I would really appreciate it. I have been pushing for this and the reason I have been pushing for it is that it's part of the K-32 Corridor Development Study and this amount of money was included in their recommendations, however; there are a lot of moving parts to the Quiet Zone Study. It's a complicated project and it really doesn't compare well to a lot of these others because there are three municipalities involved. There is a recommendation that is complicated by the fact that it has several options on multiple crossings all of which have separate price tags to them and they are also various implementation strategies that would significantly modify the cost. I have been pushing for it to be considered because I think it would help us a lot to do the next step investigation to help us figure out what the best implementation strategy would be and what the best cost structure and financing structure would be. In my conversations with the Mayor and with Doug they would like a signal from the Commission that we're somewhat serious about this before they take it to the next step and that's why I have been pushing for it to be considered as a project.

Commissioner Walters said I do have a question though about the Public Building Commission. I thought that was primarily for County projects and so I'm surprised to see the fire stations in the Public Building Commission. **Ms. VonAchen** said they can be for both City and County.

Commissioner Kane said and bringing up fire stations--**Commissioner Philbrook** said can I address his comments because we have been in conversation over this and study and he is 100% right this is a very, very, complicated setup. In some ways I'm kind of surprised that they put it on here for this next year. I would like to see it broken down into those sections and suggestions on a plan of attack over years because you are talking about a lot of money and it has to be done in a way in which we get the best bang for our buck because each one of those costs about how much, I forget? Is there anybody here that worked on that other than Tobin? **Mr. Moody** said I will probably answer several of those questions. The overall cost on the study was actually close to $6M to implement it fully. We got into conversations in the last month with Al Cathcart after he gave his presentation at the Commission meeting and we said $6M is too much for one bite. What can we break it down to and how can we break it out and there are seven different projects that can be broken out of the overall Quiet Zone Study and we are representing just the first five of those—**Commissioner Philbrook** said that's in that $4.5M. **Mr. Moody** said yes, in that $4.5M. We actually in our submission of budget information we carried it out to the year 2023 just literally to give you something to look at and to consider. We need to know what the direction the City wants to go.

Commissioner Murguia asked so how did that make it on the funded list versus the unfunded list. **Mayor Holland** said I think Doug's memo that he sent out as a cover letter to this talks about this. These items, all of them under Public Building Commission, are on the unfunded list. That the anticipation of building fire stations, new jail stuff, and the K-32 Quiet Zone would come from operational efficiencies that we find. That's why they're not on the funded list, but they are on the project possibility list that should we find the efficiencies then the Commission could talk about are these the projects that we want to fund with the efficiencies that we find. **Commissioner Murguia** said wait, that's a completely different—wait a minute. So these are on the unfunded list but according to the schedule for funding it looks like the Quiet Zone is scheduled to receive funding in 2017, 2018, 2019, 2020 and 2021, over the next five years. When you go to the unfunded list that I'm on that doesn't attach it to a year, it just says unfunded with a random amount, but this actually is assigned a year. Just what you said earlier, Mayor, you said if I wanted my road project funded it could be on the list but it would have to be in 2022. That's my question. So, how does this project warrant funding and consideration for 2018 and a project of mine doesn't warrant funding until 2022 and they're both on the unfunded list?

Commissioner Philbrook said can we back up because I wasn't capable of finishing my questions and asking some. **Commissioner Kane** said well neither did I and you jumped right in.

Mayor Holland said first of all our staff has worked very hard and they do every year and this is my tenth CMIP presentation that I've seen from our staff and every year our very professional staff works very hard to put together a proposal that they think is going to move the city forward and then they balance that initial look with feedback from the Commission and then the Commission ultimately decides where the priorities are. Now, if an Engineer tells us that a bridge is falling down we can chose not to fix it to our own peril but there are places that we can shift priorities when there's not something falling down from one work area to another. That's what we're here for today. I think the staff has worked with integrity and has done a very good job to listen to the feedback of this Commission and try to put it in a working document that we can consider. The operable word here is consider. We do CMIP every single year and it actually started last fall in the standing committee's when the standing committee's took the first look in September and October of the CMIP Plan to keep it refreshed in peoples' minds and now we get the first look. We do this every May as we're going into the budget in July and we look at the CMIP proposals from the staff. There is nothing new that's happening here today. This is every year and our job is to look at it and give the feedback that we think is the most effective for moving our city forward. I want to just stop the conversation at that point and say we need to make sure that we're just giving feedback, trust our staff and give the feedback of what we think we would like to see happen and then the staff can take that feedback and present a new document for us because we're going to vote on this with our budget in July. The presentation that Doug gives in his budget in July for CMIP is going to reflect the input that the Commission gives in this session and next week's session. My experience with CMIP is I very seldom get everything I want. My experience is the staff doesn't get everything they want. We have far more needs than we have money to spend. There is integrity to this process. It's a longstanding process, this is just this years' process so I think we just need to take a deep breath and work through this. We have about another 25 minutes before we're going to need to break and go downstairs for our 7:00 p.m. and then everyone has the time to read this over the next week and give additional feedback and if we need another Special Session on CMIP in June, we will have another Special Session in June. We're going to get through this so let's backup.

I'm going to go back. There have been a couple of people that have been speaking and I'm going to try to back us up and get us back on track and go in order and I promise everyone is going to get an opportunity to say something. We were talking about the Quiet Zone and I want to wrap-up that. Mr. Kane wants to shift to fire stations and Commissioner Markley had her hand up and Commissioner Philbrook has some more input. Let's go back to Commissioner Walters and then we will finish up the Quiet Zone with whoever would like to speak to that and then we will move onto the next topic.

Commissioner Walters said I don't know exactly how the dollars are spread out over years and how that strategy unfolded but I've learn a new word, Intergenerational Equity. It seems to me that this would be an ideal project to consider in that way and that's always the way I've considered it because this is a long-term investment and to bond it over 30 years to me seems to make sense and then you're talking about $200-300K of expenditures per year to implement the project all at once. Obviously, there are other ways to approach it, phasing it by area and stretching it out, but for it to have its most impact getting it all taken care at once would be best and a long-term financing seems to me to be approachable with the current expectations of revenue. That's kind of where I've come from on my thinking of implementation and I just wanted to bring that forward for other commissioners to consider and understanding that it's a large number, but spread out over years it could be something that would benefit that southern edge of the county dramatically.

Mayor Holland asked is there any other comment on the Quiet Zone. **Commissioner Philbrook** said I wanted to finish what I was saying. Jim, I was going to ask you if you would be willing to get together in some kind of a Special Session to kick this can around and talk about it. I understand the Quiet Zone and there are a lot of different aspects to it, but I think if we're going to move it forward as a Commission we need to get it out and take it out for a drive and figure out exactly how the whole Commission wants to handle it. Does that work for you? **Commissioner Walters** said sure. **Commissioner Philbrook** asked could we do that please. **Mayor Holland** said alright. **Commissioner Kane** said I would like to see the other municipalities there when we do it.

Commissioner Markley said I was also surprised today to receive some emails and phone calls on this issue. I don't know where people got information about it but suddenly there is just sort of an influx of concerned people and I think that overall the price tag is what's sort of alarming. Personally, I don't feel like we're at the point yet to be deciding where the overall price tag gets spread out and what years it goes in. I feel like we're still at a point where we have to figure out do we have other jurisdictions as partners, is there development that could be tied to this that would make one area make more sense than another and if the other jurisdictions aren't involved, do we have enough intersections in our city alone to meet the requirements? As I understand it you have to do a certain number in a road to create a Quiet Zone. I just feel like there is still a lot of work to be done before I feel like I'm at a point to want to see these million dollar numbers in the out years. How did we arrive at the $525K number? Is that related to doing additional research or is that related to doing the project which I just feel like we're not quite at that point yet? **Mr. Tobin** said as it has been so appropriately stated, this is a very complex issue and due to the fact that the railroad is part of it as well as three different municipalities, it almost has to be phased and to do the different phasing there are distant requirements per the federal rules for the railroad. Wayne and I neither one are experts on these type of crossings or this whole Quiet Zone Project. We don't mean to give that impression so please don't think that we are. We will be happy to meet with anybody and show them what we have and go over the study with them at any time.

Mayor Holland said the other issue just in terms of the Quiet Zone that I think is relevant and I think it speaks to Hal Walker's point in terms of spending in different areas. Since we ended CIFI around 2009 or 2010 the amount of Capital Investment we've made on the County side in projects in Bonner and Edwardsville have been pretty nominal and so I think you could make an argument that in terms of equity as the Unified Government there hasn't been a lot of projects. That's why I think the K-32 Corridor Study is so important that goes along with the Quiet Zone Study and merging those two together was ideal because K-32 is an area that has a lot of opportunity for growth from 435 all the way to the Turner Diagonal. I think there is some merit in exploring it, but again, there would need to be revenue in order to build it and that revenue has not been identified but what kind of bites at the apple would be necessary have been identified and I think that's helpful.

Commissioner Murguia said this is where I get back to fairness and equity again. Commissioner Philbrook, you just said yourself well maybe we need to have a Special Session about the Quiet Study. Well, what about the $3M road improvement for Hollingsworth Road, do we need to better understand that or the $3M road improvement to Leavenworth Road that isn't getting funded or the $350K on Metropolitan Avenue road improvement that's not getting funded. Again, what warrants a Special Session for what projects versus what doesn't? Again, it's about fairness and equity; not about hey I want to highlight that project because I'm going to cut a deal with that person. I think what's important is, again, it goes back to—this isn't at all critical of our staff. If someone is interpreting it that way, don't, because I'm not criticizing the hard work of our staff, what I'm question is the direction that our staff is getting and who they are getting it from and how these projects are determined. That's why I feel like the heat or the pressure would be off our staff and if there was a very specific policy and criteria on how projects got on the funded list and so everyone here is clear, I think you all do a great job and I'm not criticizing the work that you do at all. I don't want anyone to think that staff is playing favorites or that some politician is directing what gets put on what list. I think to be open and transparent and to let our public know this is how we make decisions and let all of you use your skillset in bringing those suggestions forward I think is a great process. That's my two cents on how I think we should proceed.

Mr. Connor said, Commissioner, thank you for the kind words for staff because they do work awful hard on these projects. I would just say we've invested money in these three studies, we've invested money in a Parks Master Plan and other things where we have to comply with what are the implementation steps going to be. This was our attempt to provide implementation funds without really knowing where we're going for sure for all three of these studies. There are also funds in here for Park Master Plan implementation which isn't even done yet but we will be done this year. I think the investment was made in having these studies done, we just feel it's our obligation to bring you back the results on what's the price tag going to be and how to implement it and that's where it's going to go back and forth. **Commissioner Murguia** said but, Joe, that's not what I said and this is where you know people respond, but that's not what I said so my fear is you're not hearing me and so I'm not going to let it go any more like I have for nine years. I didn't say that. All I said is we've done a lot of work on the other projects that are on an unfunded list that are not the amount of money that cost to make those improvements aren't linked with a particular year that they could be funded where this project is and other projects. It's not just the Quiet Zone, its other projects. I'm just saying how do you get other projects in our budget where they're actually a dollar amount linked with a year that they will be paid out and worked on and what warrants one project in front of the other one. That's all I'm saying. **Mr. Connor** said I understand.

Mayor Holland asked anything else on Quiet Zones? I think we're about to shift gears.

Commissioner Kane said the entire workforce here is outstanding and we do challenge staff and staff challenges us, but when you look at the way our police cars look, our outdated equipment that we have for Parks & Rec, the lawnmowers and all that stuff, the firetrucks; those are the things I think we need to say hay we need more. I know we're buying more but we're still not caught up with where we need to be. My frustration is we know there is a need for a fire station, a police substation out west and that hasn't even got a little bit of grass growing under it. Somebody tell me, and we all know the need and the growth is out there, why this isn't on the list of importance. **Mayor Holland** said I think the fire station is listed for $4M in 2017 on page 5. **Commissioner Kane** said then somebody please tell me the beginning of 2017, the end of 2017, what are we going to do? **Mr. Connor** said I think there are a couple of things that are happening pre putting the shovel in the ground for a fire station and part of it is planning and part of it is land acquisition. The other part of it is we've got the joint Labor/Management Committee that's working on a plan to bring back to you to how to phase those in. Again, that plan is not done but we want to set-aside money in the budget so when it is done we will be ready to go. **Commissioner Kane** said and that's what I need to know, but I would also like to be involved because it's in my district.

Commissioner Murguia asked what's the Fire Station Rebuild. **Mayor Holland** said one of the things we know in the plan and I think we have seen FACETS is doing a great job working through the plan on the Fire Department, we're not going to be able to build any fire stations until we have efficiencies in operation which includes some consolidation. The report says we have significant overlap in the east, we need additional fire stations out west, and I don't want to just consolidate in the east. We need to build new fire stations in the east as well because if we're going to relocate we should relocate to a more optimum position, but we're not prepared to spend any money on a fire station until we have the efficiencies and the operation that the study is calling for. That's where we're going to be able to move that project forward. **Commissioner Murguia** asked what is the Fire Station Rebuild. **Mayor Holland** said I think it's a placeholder for, this is my understand, it's a placeholder because we have—our fire stations are in deplorable condition and it's not because the guys don't do a great job of taking care of them, it's because they're old and outdated. So, we have a lot of fire stations that need keeping part of the Fire Study is going to say well if we consolidate do we build a new one entirely or is there one that is in pretty good shape that's in the right location that we can rehab. I think it's a placeholder. You'll note there are no addresses on any of this.

Commissioner Kane said when we go to consolidating I sure would like to have a public vote of which commissioner wants to close one of their fire stations.

Commissioner Murguia said Mike is talking about the fire station out west, right Mike? **Mr. Tobin** said correct. **Commissioner Murguia** said so where it says just fire station, the $4M, does that mean that's the $4M for the fire station in Mike Kane's district? Since these aren't attached to addresses I just want to insure that we're talking about that fire station. Is that the one? **Mayor Holland** said there are no addresses on this. We have not completed the study. There are task forces working on the Consolidation Plan. The Consolidation Plan cannot be implemented—the whole study can't be implemented without work on the contract. There are groups working on the contract right now so that we can implement the study and until the study comes back and we see the study, this group sees the study and approves the direction of the study, we're still working through that. My expectation is we're going to be able to work through the contract issues and the study issues this year yet so that we can put a shovel in the ground in 2017 for preferably two stations because I think politically if we're going to build stations out west, we have stations in the east that need to be rebuilt. We need to look at the plan and I think the staff is optimistic by putting this placeholder in 2017, but frankly, if we don't approve the study as a body, if this Commission doesn't approve the study, then there is no building—I mean these are just placeholders. We won't be building it because we don't have an agreement on the study. **Commissioner Murguia** said I just want to be clear I disagree with that. This fire station, Mayor, this fire station for out west has been a source of contention and needed amenities since you and I were elected to the Commission in 2007. Given our report on the available debt and that this is already listed as a debt financed project I don't think the fire station out west should be contingent on anything to do with the Fire Study. Everything else, if you want to make it contingent upon that, then that's up to you but I really don't think—that western fire station has been in high demand for years so I think we should do that regardless of what happens with the rest.

Commissioner Walker said I want to say, Commissioner Murguia, the promise of a new fire station occurred long before you and Mark were elected. That fire station was promised when that area of the community was annexed along with a number of other things that you would normally expect with annexation. The same things that Turner was promised in 1966 when it was annexed and we still have the two fire stations that were township fire stations when we were annexed. As far as I'm concerned this $4M, I've got two fire stations right now that are not particularly attractive. I've used the gnome house, the fairy house for the one; but this $4M has got to go somewhere out west because we promised those people, and I can't remember the year they were annexed, 1993-1994. Wasn't Joe Steineger still Mayor? **Mr. Tobin** said a little before that actually. **Commissioner Walker** said Joe Steineger was Mayor. **Mr. Tobin** said I think the annexation was finished in 1992. **Commissioner Kane** said they promised better streets and fire stations and some other things. **Commissioner Walker** said they definitely promised the fire station because it was long past its useful life even then, but it was a township fire station so it was as good as what you could have expected.
Commissioner Markley said I agree on the fire station out west. If nobody else has a specific fire station comment I wanted to ask something more general about this.

Commissioner Markley said I think it was Debbie that said something along the lines of if we did everything on this list we would have to increase the mill levy in the future. I will just go on the record saying I don't like that. What I'm wondering about in terms of the items on this list what are the numbers we're trying to get to on this total line to not have to make a mill levy increase in the future? I know that's hard to say because I know we're anticipating some efficiencies that would create additional revenue, but if you could just sort of ballpark what can be on this list without us looking at that future three mill increase that I think you mentioned. **Ms. Jonscher** said I will just say I think what I was trying to say was that none of these projects are funded with the current mill levy. That's not to say that in the future if we had additional property tax revenues that a mill increase would be required but currently none of these projects are—the mill levy funds the projects that have already been bonded and these are not included there. **Commissioner Markley** said so assuming, just to make sure I'm understanding, assuming that our income from our current mill levy did not change we would be in trouble, if it went up we would be okay.

Ms. VonAchen said the resources needed to make the debt service to pay for these projects would, think of this as a separate fund as a separate legal entity, so in the current consolidated General Fund we have identified areas where we expect operational savings to be had. For example, like with the jail, when we made that presentation we bring those inmates back from the private beds into our own, we're expecting to save roughly $800-$900K a year. Those savings would be then rededicated for the debt service payment of these projects that are under the Public Building Commission section if that's what you're referring to. Just those and so that's an example. Hopefully, there may be savings found from operational efficiencies in the Fire Department, perhaps there is an opportunity for some sharing of resources from other entities that are along the Quiet Zone. So, all of those details are still needing to be worked out. It's just a preliminary plan. **Commissioner Markley** said maybe I don't understand the Public Building Commission entity all that well, but from what I'm gathering the whole point is we would pay using efficiencies gathered from elsewhere in the organization. What happens if we don't find enough efficiencies to cover the amount we're spending? **Ms. VonAchen** said then whatever the net difference would be, let's say you need $2M a year toward debt service for this and we only found $1.5M, then the other $ .5M would have to be either a transfer from the Consolidated General Fund or an increase to the mill levy for just this respective Public Building

Commission entity. **Commissioner Markley** said so if we make a transfer—this might be getting too technical, if we have to make a transfer from our other funds, how does that impact the pie chart because you said this falls outside the pie chart, but if we have to take money out of our General Fund to put on debt over here, does that go to the pie chart or not? **Ms. VonAchen** said no, it doesn't. What I'm suggesting is we pay cash to make up the difference or you up the mill levy a little bit, but the presentation here is with the hope that we can find resources and savings within our existing operations to hopefully support the debt service for all of these here. That would be a lease payment, Lease Revenue Bonds.

Mayor Holland said we will have another opportunity, we will have another CMIP Special Session currently slated for next Thursday so take it home, use your highlighter, circle it, take notes and we will be taking recommendations and then those recommendations will be applied into the budget presentation Mr. Bach will give us in July. Ultimately we will vote on the priorities.

MAYOR HOLLAND ADJOURNED
THE MEETING AT 6:42 P.M.

Bridgette Cobbins
Unified Government Clerk

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