

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

SPECIAL SESSION, THURSDAY, NOVEMBER 3, 2022

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Session, Thursday, November 3, 2022, with ten 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; Kane, Commissioner Fifth District; Stites, Commissioner Seventh District; Davis, Commissioner Eighth District; and Garner, Mayor/CEO, presiding. Markley, Commissioner Sixth District; was absent. The following officials were also in attendance: Alan Howze, Assistant County Administrator; Becky Berger, Administrative Coordinator in County Administrator's Office; Misty Brown, Chief Legal Counsel; Monica L. Sparks, Acting Unified Government Clerk; John Kelly, Director of Buildings & Logistics; Greg Wooton, Building & Logistics Manager; Angel Obert, Director of Parks & Recreation; Jeff Fisher, Executive Director of Public Works; Dave Reno, Public Works Community Engagement Officer; Reginald Lindsey, Budget Director; Shaya Lockett, Recreation Division Manager; and Alley Porter, Commission Liaison.

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: Stites, Davis, Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Kane, Garner.

NOTICE OF SPECIAL SESSION of the Unified Government of Wyandotte County/Kansas City, Kansas, to be conducted in a hybrid format on Thursday, November 3, 2022, at 5:00 p.m. in the fifth floor conference room of the Municipal Office Building for updates related to the Facilities Tiering Study and Recreation Study.

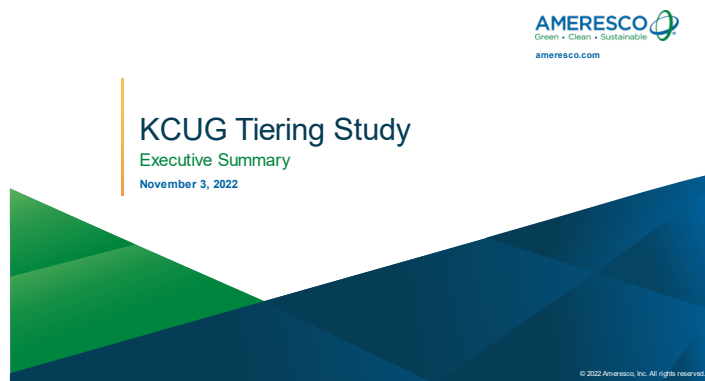
CONSENT TO MEETING of the governing body of Wyandotte County/Kansas City, Kansas, accepting service of the foregoing notice, waiving all and any irregularities in such service and in such notice, and consent and agree that we, the governing body, shall meet at the time and place therein specified and for the purpose therein stated.

Mayor Garner said tonight we have one item on our agenda, a presentation regarding Facilities Tiering and Recreation Study. I'll recognize John Kelly who is our leader of the Buildings & Logistics Department and ask him to start off with the presentation.

John Kelly, Director of Buildings & Logistics, said I'm actually going to be turning this over to Greg Wooten for a little introductory and then we'll get started with our first presentation and then following our presentation we're going to lead into our second presentation, then we'll take questions after that.

Greg Wooten, Buildings & Logistics Manager, said thank you Mayor, elected body, and on behalf of the Public Works Department, their Executive Director Jeff Fisher, and along with the Division of Buildings & Logistics, the Director then, of course, being John Kelly and I'm Greg Wooten, Manager in the Division of Buildings & Logistics.

As John mentioned, there will be two presentations. We will start out first with a presentation from Ameresco and they will be speaking on behalf of a study that's been worked in correspondence with work that Buildings & Logistics has been doing for the better part of last year. After that, then there will be the presentation by the Parks Department and I believe that both of these presentations will be quite informative for you and it is our pleasure to be here tonight and have these interactions with you. So, without further ado, it is my pleasure to present to you Ameresco. We have three representatives here tonight with Ameresco.



They are a buildings solutions group and their long awaited, much talked about Tiering Study is upon us and finished, completed, and ready to be presented to you here tonight. Mark Reddish, who is directly to my left, is the driver and lead researcher for this Tiering Study and he is also accompanied by Dan Walsh and Dana Dunn. As I said, there will be answers following the presentation that Angel and her team will give. This Tiering Study is a very data rich environment and, therefore, is very data-driven.

Background

KCUG engaged Ameresco to perform a tiering study to quantitatively and qualitatively assess the current performance of their building assets in alignment to its core values. The tiering framework will be used to inform strategic direction around asset management, capital improvements, and urban planning.



Some key words we've been hearing about and I think is very important to the elected body here of recent use and it uses key performance indicators to help develop a set of fact patterns. These specifics can be very useful in helping this elected body how to best determine the future of the Unified Government's facility inventory and the best method of rightsizing this inventory to best suit our needs now and in the future to come. It is not our intention to lead the discussion or the outcomes, but to provide the tools necessary for you to make the decisions that seem wise and best to you to bring about this rightsizing that is so desired with us and the Unified Government body as a whole. So, without further commentary, I'd like to hand this over to Mark Reddish. I think you'll be very pleased with his presentation.

Mark Reddish, Ameresco, said I'm happy to be here. This is one of my first forays into a live meeting. It's been a while for me, so I'll do my best and see if I can work out some of my old habits here. Thank you for the background. If you'll recall, Ameresco—we've delivered results for you before on using our facilities condition assessment process and our asset planner tool. We've helped you understand how much deferred maintenance you have, the life cycle of buildings, some of your current and future capital needs. It's been an important planning tool and I'm quite impressed by how well the offices have adopted the data and how enthusiastic they've been about the data.

What we'll be looking at tonight is sort of a second phase of that data, how to apply it a little bit further into what we call a Tiering Study. Greg called me the lead researcher. I actually have a partner on this. If you remember anybody that was on the subcommittee, Graham Maxwell, he was the data scientist, and Graham's actually in the UK right now, so I think I can get us from top to bottom, but if there are any questions, we can always refer them to Graham and get him to come back and get an answer there for us.

Tiering Study Scope

1. Establish Key Performance Indicators (KPIs)
2. Develop Tiering Framework
3. Apply Framework / Establish Building Tiers
4. Executive Summary

*The scope of work includes 60 buildings covering over 1.9 MSF of real estate

Essentially what we're doing with this Tiering Study, as Greg mentioned, we're trying to rightsize the portfolio.

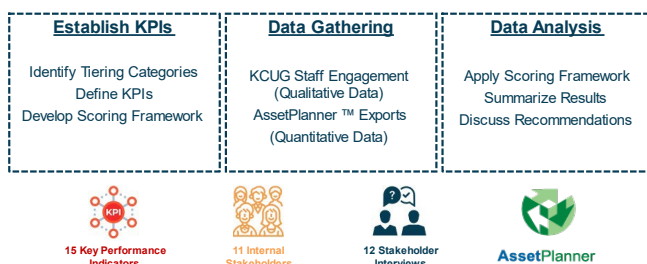
Why Tiering?

- Tiering is a specialized **portfolio segmentation analysis** designed to organize building assets into groups for **planned strategic and tactical actions**
- A tiering framework can help portfolio managers with short -term and long -term decision making geared towards **portfolio optimization**
- Building assets are categorized as Tier 1, Tier 2, and Tier 3
 - **Tier 1:** Long term strategic assets which satisfy organizational mission, vision, and values
 - **Tier 2:** Buildings prime for action, typically with an opportunity to strategical invest or divest per alignment to mission and vision
 - **Tier 3:** Poor performing assets, typically beyond useful life, compromising the quality of community and living within your portfolio

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We're trying to segment the portfolio. We're trying to get it into what we call different tiers so you can understand different actions for those buildings based on the tiers that they're in. I'll get the methodology here. People will call this portfolio optimization, oftentimes short-term, long-term decision-making.

Methodology



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Essentially we built you a model. We have a massive spreadsheet. We asked you a lot of questions. We sat with you when we tried to understand what are the Key Performance Indicators for the UG, and then we went out and exhaustively interviewed those people in the departments that know and understand their buildings. I'll go through the methodology a little bit and we added up those scores and based on those final scores, buildings landed in either a one, two or a three. We came up with 15 Key Performance Indicators. I'll go through those in a second. We did 12 different interviews with 11 different stakeholders. We captured everything, and again, we have a complicated, but pretty efficient spreadsheet that is the modeler and that is something that is a deliverable out of this project. So know that as we go through and we say—and we define the KPIs, if you wanted to add KPIs as your needs change, you can. If you want to change some of

the weighing and scoring based on news or events or because culturally there's changes, you can do that.

Tiering Categories and KPIs

Tiering Topics were reviewed and finalized with KCUG Stakeholders. Each topic consists of several underlying KPIs underpinning KPI values and priorities.



The Key Performance Indicators that we looked at, there were six buckets if you will, Economical, Sustainable, Disaster Preparedness, Accessible & Equitable, Functional, and Experiential. On the packet that you have there is an explanation of all of these in detail, but let me just step through them and kind of highlight them as best as I can. Economical was the biggest driver. That was the determination at the front that got 50% of all the weight and that borrowed from the study that we did with you starting in 2018. In 2019 we did the condition assessment so we were understanding for each of these buildings how much deferred maintenance do they have, what's the facilities condition index for them, how much high and urgent priority needs are at each of those buildings that really need to be addressed because they represent a risk to the UG.

We looked at the sustainability for the KPI, we looked at the energy performance of that particular building. We also looked at the MEP, Mechanical Electrical and Plumbing backlog because if you do improvements on those MEP, you actually can get in addition to having new systems, you can also realize some operational and energy savings out of it and has a double benefit if you will.

We looked at Disaster Preparedness. We wanted to know building by building could it suffice as a shelter, was it set up to serve the community in case of any sort of weather event or whatever you might have, did it have a generator, did it have a basement, did it have a place for people to shelter in place, etc.

Accessibility and Equitability, we looked at code, ADA compliance, we looked at ease of transport, how close was the building to transport, could somebody use public transportation to

get there, was there parking, was there bike parking, and was the building easy to navigate around. The signage; was it a good experience for a visitor.

We thought about the Functionality. We're interested in the adaptability of buildings. Could you go in and take a building and reformat it if you will. Change it up, change up locations so that what was once offices could now be conference rooms or open spaces, could now be individual offices, etc. We also looked at how many people were in the buildings and we measured those against some common IFMA-based standards.

Lastly, the Experiential. We asked the folks that were working in those buildings is it a good building to work in, do you look forward to coming to work here. We asked questions about is there a cultural or historical value to this building for the community and, lastly, we asked about proximity to amenities. Is there shopping nearby, are there restaurants nearby, are there parks nearby, are there walking trails; those sort of things, so every one of those—you have six KPIs and you have 15 sub-KPIs if you will. We interviewed every department. Again, somebody at each department that knows about facilities and we went by building, asked them about each one of those and we said please grade it on a one to five. Grade whether it is a cultural or historical value building, one to five, five being an absolute, you know, that would be City Hall, that would be the Courthouse, that would be something that has been sort of a tenant and part of your culture foundation versus something that wasn't would get a one and all the great variations in between.

Tiering Topics: Key Performance Indicators

KPI #	Category	Description	Definition
1	Economical	Average Capital Needs per Gross Floor Area (\$/SF)	A measure of deferred maintenance and forecasted capital needs per gross floor area at a facility over the next 5 years
2	Economical	Facility Condition Index (%)	An industry standard risk metric comparing the amount of deferral relative to the current replacement value of an asset
3	Economical	High Priority Needs (%)	The proportional capital needs in the tactical window that are classified as High or Urgent Priority
4	Sustainable	Energy Performance	A measure of building efficiency and/or energy efficiency potential. Where available, the EUI of the building is compared to industry standards. Where unavailable, recent energy efficiency upgrades completed in the past decade are used to determine current energy performance
5	Sustainable	Backlog Segmentation: MEP (%)	The proportion of year capital needs forecast that can be attributed to mechanical, electrical, and plumbing disciplines within a facility. This is a good indicator of energy efficiency potential within a building
6	Disaster Preparedness	Disaster Response Readiness	Is the facility disaster response ready or does it require further study and/or investment?
7	Disaster Preparedness	Essential Building / Critical Infrastructure	Has the facility been identified as an "essential" building? Can the building serve as a community shelter in an emergency?

Tiering Topics: Key Performance Indicators

KPI #	Category	Description	Definition
8	Accessible & Equitable	ADA Compliance	A measure of ADA compliance in alignment with today's construction standards.
9	Accessible & Equitable	Accessibility by Transport	A measure of whether a facility can be accessed by <i>multimodal</i> means. Considers options available for travel to and from work (i.e., public transport, walking, bike storage, car parking)
10	Accessible & Equitable	Building Navigability / Accessibility	A measure of how the facility serves "all people", is "inclusive and welcoming", and can be navigated without discrimination
11	Functional	Building Adaptability	An indicator of how easily a building can be adapted from its current form, considering the costs and functional challenges associated with adaptive renewal
12	Functional	OSF per Occupant vs. Industry Benchmark	A measure of the how much space staff members have, on average, in comparison to industry standards and peers
13	Experiential	Building Experience	A measure indicating how the building, in its current state, is experienced by its staff and the community it serves
14	Experiential	Cultural Value	A measure of the building's cultural, or historical, value to the people who live and work in nearby
15	Experiential	Building Location	A measure indicating how convenient a building's location is for the staff and community its serve (i.e., proximity to amenities)

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I'm not going to go through these, but you have these for reference.

Tiering Results

Scoring

- An independent score was assigned to each KPI from 1 (Worst) to 5 (Best) to allow for comparative analysis between buildings and departments
- Each core value was assigned a weighted score relative to its importance to KCUG decision makers (Sum Total = 100%) [Core Value Score]
- Each KPI was assigned a weighted value relative to its importance within each core value (Sum Total = 100%) [Value Weighting]
- Multiplying the [Core Value Score] by the [Value Weighting] gave each KPI a % Score relative to the whole [KPI Score]
- The overall "Weighted Score" is calculated using the logic above and provides each building a score from 0-100%
- The "Tier" or "Letter" value for each building is then calculated from the "Weighted Score" based on values defined during the study

Prioritization by Core Value

Value #	Core Value Score	Core Values
1	50%	Economical
2	10%	Sustainable
3	10%	Disaster Preparedness
4	10%	Accessible & Equitable
5	10%	Functional
6	10%	Experiential

Tiering Bands

Tier	% Score	Notes
Tier 1	70%	>=
Tier 2	50%	>=
Tier 3	50%	<

Letter Grade Bands

Tier	% Score	Notes
A	70%	>=
B	60%	>=
C	50%	>=
D	40%	>=
F	40%	<

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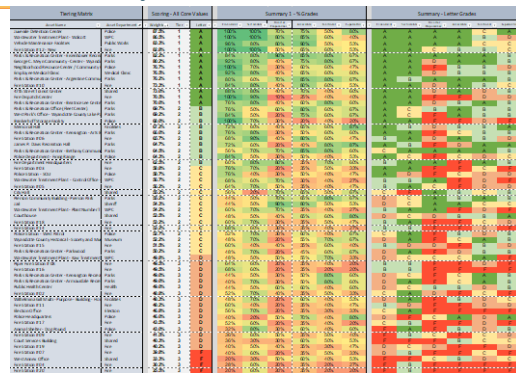
Some of the results, as I mentioned, at the top you can see in the upper right-hand, those are those six buckets and you can put weighting—different weighting on each of those buckets. In this rendition we elected to put 50% of the weight on the economical, so that has to do with the deferred maintenance in the FCI and the high priority items and then 10% for each of the other categories. The math was such that we—again, we added up those one through fives per building, applied

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some weighting to it and then whatever the final score was that building ended up in either Tier 1, Tier 2, or Tier 3. Tier 1, 70% or higher, Tier 2 between 50 and 70%, Tier 3 or 50% and below. We also did gradations inside there so you can understand what are kind of high and low performers inside those tiers and we did that in the American Scoring System, A, B, C, D, F.

Graham Maxwell who was my partner on this is British and he kept on doing it A, B, C, D, E and I said we don't do E's. It's got to be an F and he fought me on that a couple of times. I'm like no, it's really—it's got to be an F. Yeah, that's true.

KCUG Summary Table



This is just at a glance. Again, you have this information if you want to deep dive on this, but I want to show you sort of, here's the entirety of it and just for reference to say this study encompassed 60 buildings and 1.9M square feet of your portfolio as represented here.

Tier One Buildings

Tiering Matrix		Scoring - All Core Values				Summary - Letter Grades				
Asset Name	Asset Department	Weighted Avg	Score	Letter	Overall	Structure	Systems	Envelope	Interior	Operability
Amesbury Senior Center	Senior	87.5%	1	A	A	A	A	A	B	D
Woodward or Woodward Plaza - Woodport	WPC	86.5%	1	A	A	A	A	A	C	D
Victory Transportation Center	Public Works	85.3%	1	A	A	A	A	C	B	C
1000 S. Main St. - Main	Main	82.8%	1	A	A	A	A	A	B	B
Park & Recreation Center - Grandview North	Parks	82.2%	1	A	A	A	A	A	A	B
Granger C. Allen Community Center - Granger	Parks	80.2%	1	A	A	A	A	A	A	B
Neighborhood Business Center - Cambridge	Public	79.7%	1	A	A	A	A	B	B	C
Employee Medical Clinic	Medical Clinic	76.5%	1	A	A	A	D	B	B	B
Park & Recreation Center - American Community	Parks	76.2%	1	A	A	A	B	D	A	B
1000 S. Main St. - Main	Main	75.3%	1	A	A	A	A	D	B	C
4th Street Transit Center	Shelton	73.9%	1	A	A	A	D	A	D	B
1000 S. Main St. - Main	Main	73.5%	1	A	A	A	D	B	D	B
Park & Recreation Center - Grandview North	Parks	70.0%	1	A	A	A	D	B	A	B

Scoring Criteria for Tier 1: Greater or equal than 70%
Scoring Criteria "A": Greater or equal than 70%

Insights

- Tier 1 buildings are in good shape, performing well economically (Low FCI, Low DM, etc.) and are above average across other KPIs
- Primarily, these buildings are made up of new construction or have received recent capital investment

Strategic Action

Targeted Improvements

- Focus on the "bottom assets"
- Ensure no KPI / Core value is weighing the building down
- Maintain a 10% FCI

Tier 1, I'm going to go through Tier 1, Tier 2, Tier 3. We'll list out those buildings and then on the right side we'll say sort of incomes, some insights and sort of strategic actions you might want

What our recommendations are on these is maintain these as good, but put your focus, your financial focus on some of these bottom assets both on decision-making and with the investment. You always want to protect those buildings that you have in Tier 1, but the bulk of your financial decision-making will likely come in Tier 2.

Testing Matrix		Scoring - All Core Values			Summary - Letter Grades						
Test Name	Participants	Weight	1st	2nd	3rd	4th	5th	6th	7th	8th	9th
General Knowledge (GK) - 100 Questions	1000	10%	A	B	C	D	E	F	G	H	I
Mathematics (Math) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Science (Sci) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
History (Hist) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Language Arts (LA) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Physical Education (PE) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Art (Art) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Music (Mus) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Health (Health) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Environmental Studies (Env) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Foreign Languages (FL) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Computer Science (CS) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Business (Bus) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Law (Law) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Medicine (Med) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Engineering (Eng) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Architecture (Arch) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Design (Design) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Writing (Writing) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Reading (Reading) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Spelling (Spelling) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Grammar (Grammar) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Logic (Logic) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Philosophy (Phil) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Religion (Rel) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Politics (Politics) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Social Studies (SS) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Geography (Geo) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Environmental Science (EnvSci) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Life Science (LifeSci) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Earth Science (EarthSci) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Space Science (SpaceSci) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Humanities (Hum) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Arts & Culture (ArtsC) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
History & Geography (HistGeo) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Science & Technology (SciTech) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Math & Science (MathSci) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Language & Literature (LangLit) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Health & Wellness (HealthWell) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Environment & Nature (EnvNat) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Global Studies (Global) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Interdisciplinary Studies (Interdisc) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Advanced Topics (AdvTopics) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Specialized Fields (SpecFields) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Emerging Fields (EmergFields) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Future Studies (Future) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Global Perspectives (GlobalPers) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Cross-Cultural Studies (CrossCult) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Comparative Studies (CompStudies) - 50 Questions	500	20%	A	B	C	D	E	F	G	H	I
Interdisciplinary Research (InterdiscRes) - 50 Questions	500	20%	A	B	C	D	E</				

Insights

- The Tier 2 buildings can be segmented into two groups: “B” (top half) buildings are generally in better economical shape than “C” (bottom half) buildings
- Strategic Action(s)**
Improvements and Deep Retrofits
- Perform targeted improvements on “B” buildings focused on non-economical KPIs
 - Perform deep retrofit / infrastructure improvement projects to address financial shortfalls of “C” buildings AND tackle other KPIs at the same time
 - Consider alternative/disposition strategies for buildings trending “south” which don’t meet portfolio values and mission

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I think it's interesting to take these Tier 2 buildings and almost break them into sort of a top half and a bottom half. So, the ones in the top half are in better economical shape, obviously, than the ones on the bottom. With the focus here of, you know, if you see some buildings in the top half that are critical to your mission, and Greg and John have all the data in asset planner that you can dream of, if you ask the question what would it take to make one of these move from a B to an A or a C to a B or a C to an A, they've got that information at their fingertips. That's where we would say on that top half, be targeted with any improvements you might put on those. You do want to maintain those, but you have an opportunity to push those up through some targeted investment. It's the bottom half that I think deserves a pretty long look for you because those buildings, if they are part of your mission, if they are critical, if this is critical infrastructure, these might represent a good area for you to invest, take hard looks in what we call deep retrofits for infrastructural improvement projects to kind of get those from the C to the B to understand based on their mission. Do they need to be—is that ready for disaster preparedness or for community sheltering, do they need accessibility, etc.

If those in the bottom half, what we're calling C's there, if those aren't on your mission, if they don't represent high priority, critical buildings for you, then you might want to start looking at them in a different light whether it's disposition or whether it's kind of letting things run to fail and re-prioritizing your limited funds elsewhere.

Tier Three Buildings

Tiering Matrix		Scoring - All Core Values		Summary - Letter Grades									
Asset Name	Asset Department	Health	Tier	Overall	Structural	Interior	Exterior	Accessibility	Security	Energy	Water	Other	Notes
City Hall - 1000 Main Street - 1000	City	40.0%	3	D	D	D	D	D	D	D	D	D	
Police Fire Station # 100	Police	40.0%	3	D	D	D	D	D	D	D	D	D	
Fire Station # 101	Police	40.0%	3	D	D	D	D	D	D	D	D	D	
Public & Recreation Center - Kensington Branch	Public	40.0%	3	D	D	D	D	D	D	D	D	D	
City & County Office - 1000 Main Street	City	40.0%	3	D	D	D	D	D	D	D	D	D	
Public Library Center	Public	40.0%	3	D	D	D	D	D	D	D	D	D	
Fire Station # 102	Police	40.0%	3	D	D	D	D	D	D	D	D	D	
Metropolitan Police Station - Building	Police	40.0%	3	D	D	D	D	D	D	D	D	D	
Fire Station # 103	Police	40.0%	3	D	D	D	D	D	D	D	D	D	
Police Station # 104	Police	40.0%	3	D	D	D	D	D	D	D	D	D	
City & County Office - 1000 Main Street	City	40.0%	3	D	D	D	D	D	D	D	D	D	
Public Library Center	Public	40.0%	3	D	D	D	D	D	D	D	D	D	
Fire Station # 105	Police	40.0%	3	D	D	D	D	D	D	D	D	D	
City & County Office - 1000 Main Street	City	40.0%	3	D	D	D	D	D	D	D	D	D	
Public Library Center	Public	40.0%	3	D	D	D	D	D	D	D	D	D	
Fire Station # 106	Police	40.0%	3	D	D	D	D	D	D	D	D	D	
City & County Office - 1000 Main Street	City	40.0%	3	D	D	D	D	D	D	D	D	D	
Public Library Center	Public	40.0%	3	D	D	D	D	D	D	D	D	D	
Fire Station # 107	Police	40.0%	3	D	D	D	D	D	D	D	D	D	
City & County Office - 1000 Main Street	City	40.0%	3	D	D	D	D	D	D	D	D	D	
Public Library Center	Public	40.0%	3	D	D	D	D	D	D	D	D	D	
Fire Station # 108	Police	40.0%	3	D	D	D	D	D	D	D	D	D	
City & County Office - 1000 Main Street	City	40.0%	3	D	D	D	D	D	D	D	D	D	
Public Library Center	Public	40.0%	3	D	D	D	D	D	D	D	D	D	
Fire Station # 109	Police	40.0%	3	D	D	D	D	D	D	D	D	D	
City & County Office - 1000 Main Street	City	40.0%	3	D	D	D	D	D	D	D	D	D	
Public Library Center	Public	40.0%	3	D	D	D	D	D	D	D	D	D	
Fire Station # 110	Police	40.0%	3	D	D	D	D	D	D	D	D	D	

Scoring Criteria for Tier 3: Less than 50%
 Scoring Criteria "D": Greater or equal than 40%
 Scoring Criteria "F": Less than 40%

Insights

- These buildings represent the worst performing buildings by the KPIs defined in this tiering study
- Typically, these buildings carry high levels of deferred maintenance, have high FCIs, and hard decisions need to be made.

Strategic Action(s)

Deep Retrofits or Disposition + Redevelop

- Consider whether these buildings are part of your long term vision (disaster response plan, culturally significant, centrally located)
- If yes → Deep Retrofit
- If no → Disposition + Redevelop (i.e., build new, consolidate)

Tier 3 here, you'll see D's and you'll see a handful of F's in there. These are the worst performing buildings. These typically carry high levels of deferral. They have high FCI. These are where you've got to make some hard decisions, of course. It's a similar sort of approach, which of these buildings belong in your portfolio. If they belong in your portfolio, it's an (inaudible). These

deserve some investment. If they don't, if you're not sure, it's worth the study. If you know that they're not an important piece of your portfolio, that holds that old saying don't throw good money at bad. You might want to think about whether these or not should belong in your portfolio. I know that some of these are already slated for disposition, so that's the tiering. That's the 1, 2 and 3.

Again, you can see how we took the assessment data that we did in the first couple years of our engagement with you. We applied it in that economical concept. We developed some of these other auxiliary key performance indicator areas and just developed a model for you. As I said earlier, you can tweak some of the values. You can even add different KPIs in here if you want to introduce new streams of consideration. It's a model that you now own.



Part of our task was also to do a bit of a space analysis.

How much space do we need? (Traditional)

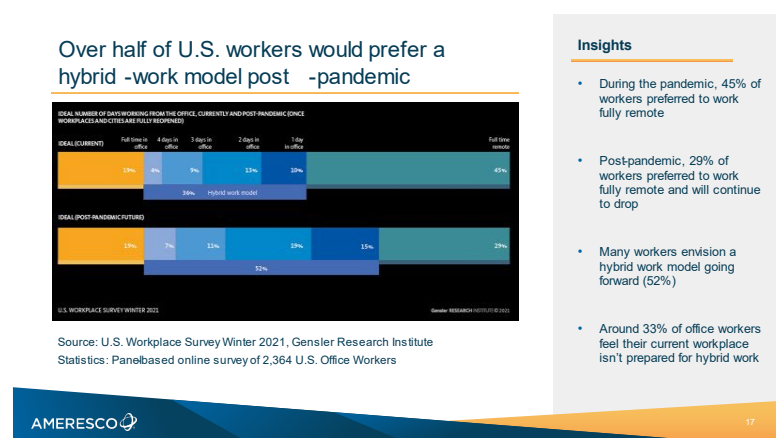
Based on 1,500 Staff (Tiering Study Scope)	Current	Industry standards (IFMA, City/County)	Potential Savings
	1,913,000 SF	1,686,000 SF	227,000 SF
	1,267 GSF/Staff	1,083 GSF/Staff	184 GSF/Staff
	\$8.6M/Year	\$7.6M/Year (\$4.50/SF excl. utilities)	\$1M/Year

AMERESCO

We did 60 buildings in 1.9M square feet. With the 1,500 staff there we have some IFMA fellows so that's the International Facilities Managers Association. We have some IFMA fellows on staff who have access to some benchmarks and industry standards and the industry standard for 1,500

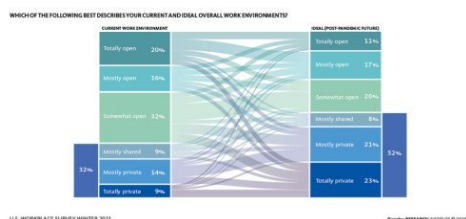
people would be about 1.686M square feet, so you have more square footage in play here than what the industry suggests you would need, you would need to the tune of about a quarter million square foot. Likewise for that staff, for that level of space, and the staffing that you have. According to the standard, there's more—you have more staff in this—or the space could accommodate less staff. There's some potential savings. You have a very unique position because you don't pay the utilities because of the relationship with BPU. That's usually a big part of this consideration is how much energy savings would you have if you didn't have people and you didn't have the lights and you weren't conditioning all the spaces, but there is still considerable savings and there's other areas that you will be spending money on, on whether it's renovation or insurance or whatever it might be on that space.

So, part of the interest of the Tiering Study is rightsizing and there's some interesting data points here about perhaps you have more square footage and perhaps there's some savings if you make some of these moves.



Interesting study that Graham was reading through and I've actually been thinking about this for the last six months because I find it fascinating. During the pandemic 45% of workers that were interviewed preferred to work fully remote. That's not a surprise, 45%, about half wanted to work fully remote. Post-pandemic about a third of workers preferred to still maintain fully remote. Going forward, half the workforce is envisioning a hybrid model and then about a third of the people think that their current workplace isn't prepared for hybrid work.

Employees seeking more private workspaces post -pandemic



U.S. WORKPLACE SURVEY WINTER 2021

Source: U.S. Workplace Survey Winter 2021, Gensler Research Institute
Statistics: Panelbased online survey of 2,364 U.S. Office Workers

Insights

- Pre-pandemic, 68% of US workers worked in an open office environment
- Post-pandemic, only 48% consider open offices ideal, preferring more private office spaces
- Nationally, 75% of employees ranked access to private spaces in the office as a top priority (outranked only by enhanced air filtration and cleaning protocols)

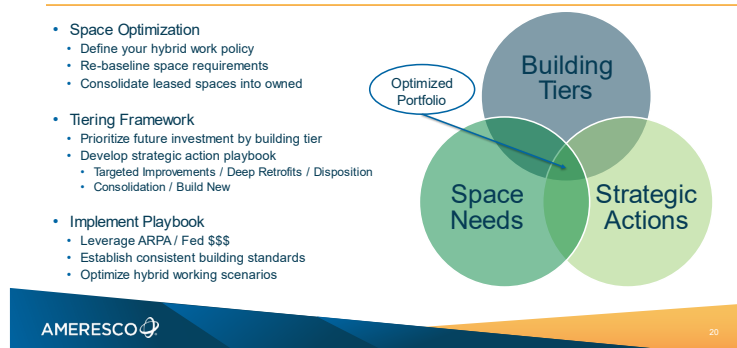
AMERESCO

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These insights about the open office environment I thought were interesting. Pre-pandemic 70% of workers worked in an open office environment. I was constantly in open office environments, super loud, everybody working all over each other. Post-pandemic only 50% of workers considered open offices ideal. They're preferring more private spaces and nationally, 75% of employees ranked access to private spaces as a top priority. We're in such an interesting time right now with the paucity of workers and you guys have particular issues with trying to hire people when you're competing wage-wise with the private sector who can offer more money typically. Inside here you might find some opportunity depending on whatever sort of work model—hybrid work model you put together. You maybe can offer something that's attractive enough to the right worker where they'll say, instead of the delta in the money, I like the work environment that I can get access to, it meets my preferences.

Summary

What does this mean for KCUG?



To summarize, putting together a hybrid work policy that is a product of rightsizing your portfolio, understanding what spaces you're going to have opened up or more consolidated and then also understanding what do you want to do in terms of do you want to have open models or do you want to have private spaces, do you want to have that hoteling atmosphere for offices. You put together that policy and that makes some of those decisions.

Re-baseline your space requirements, I think it would be an interesting study to look at those IFMA numbers that we came up with and try to understand why you're a little bit higher than what the baseline is. We're making a recommendation to look at your leased spaces. Obviously, if you have an excess of space, I don't know that having lease spaces makes all the sense in the world. You might be able to lose some leases and bring that functional space into something that you own.

The tiering framework that we've provided for you that we showed you results from is going to allow you to build sort of a decision-making framework against. So, we'll take the next steps of getting folks familiarized with how to use this tool in case you want to reconfigure it in the future to kind of use it as the oracle where you ask the questions and come up with some of the answers. From that work with that tiering model, put together a playbook. It's an interesting time right now with some of the incentives that are coming out of the federal government, you may or may not have access to money to actualize some of that playbook and optimize your hybrid work scenarios. That was what we wanted to get through.

So, again, it's just a recommendation that's kind of third-party data that we're bringing in to say we could take those dollars that you have currently in budgets and make them more impactful as opposed to drawing out that process and going through classic, what we call, plan and specification work where it's a longer drawn out process. It just makes the UG more agile and makes those dollars go further in the current environment that we have right now.

Mr. Kelly said thank you guys and like I said we'll have questions after we go through the parks piece, so if you guys can hold those questions and then we'll circle back if there's questions.



Angel Obert, Director of Parks and Recreation, said Parks and Recreation, we've been a part of the infrastructure subcommittee as well working alongside Building & Logistics and part of what we've been doing through the subcommittee that's been really focused on the Parks & Recreation side as it pertains to facilities is working with Ballard*King. Ballard*King, they're a consulting firm and they specialize in recreation and sport feasibility studies. I have Darin Barr with me tonight and I also have Shaya Lockett who is our Recreation Division Manager.

Before I hand it off to Darin, I just want to talk a little bit about why this study is so important and just at a high level and really what we're trying to achieve with it. It's not completed and so we're still working through that. I know we've met with some of you on on-threes and so some of this information might not be new to you, but I think it's a really important study that we're doing especially alongside the information you've just seen with Ameresco. Coming out of COVID and even before that, Parks and Recreation services have always been very important. Our community has definitely, through community surveys, have come out and said how important it is that we're able in our community to offer services for young people, seniors, adults and everyone in our community.

This study, what we're hoping to achieve through it, is that we will be able to formulate a better plan, a strategic plan for recreation and what that looks like for Wyandotte County. So, a lot of the work that Darin and his team has been doing, which aligns with the Ameresco Study as it pertains to infrastructure, is taking a look at our six community centers in its current state of infrastructure utilizing also some of that data and how does it relate to programming. It really takes a look at what are some of our challenges with programming in our current community centers with infrastructure, but also what are some of our opportunities. It's some really good information.

you go ahead and you see as that average on the left hand column for a variety of activities that could take place both indoors and we actually looked at outdoors as well. We then took that percentage and then applied it to your population predictions. At the time when we initially did this, we weren't able to go ahead and grab ahold of 2020 Census or 2022 projections. As we go ahead and as we move into the final report, we'll go ahead and do that.

The activities that are in green, Aerobic Exercising, Cheerleading, Pickleball, Volleyball, Yoga; those are areas that you guys could go ahead and be in the business of or already are in the business of. Now, I'm not going to sit in front of you and tell you that if you go ahead and if you build indoor pickleball courts or accommodate that, that you can expect a thousand participants. That's not the point of these data points. The point of them is to go ahead and talk about the market for services so that if you go ahead and look at something like aerobic exercising and basketball and cheerleading and gymnastics and pickleball and some of these volleyball, all of those could take place in a gymnasium space. So, building a purpose-built gymnasium for volleyball might not make a lot of sense given the population, but when you start compounding some of those together and looking at the multi-use, multi-purpose amenities and talk about how those can stack together, that makes a lot of sense.

I was with a client earlier this week. I think the other thing that we want to be careful as you move into the future is not making something so multi-purpose that it becomes purposeless, trying to do everything in one location. In order to do that, sometimes you end up shrinking areas of a facility down so small that you really get to the point where you probably shouldn't consider doing that. So, you're really at kind of a crossroads with some of these programs and program opportunities to talk about whether you move forward or whether you don't move forward.

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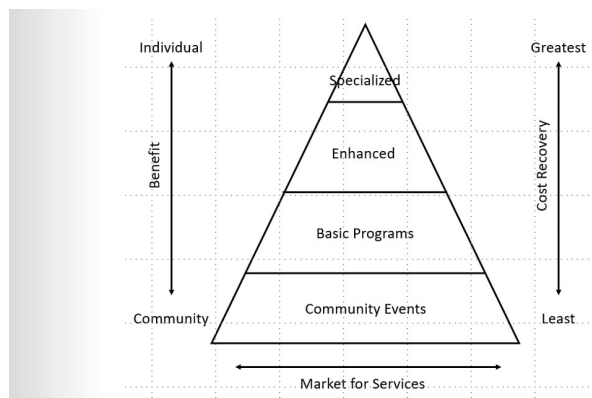
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We also provided some information on outdoor activities; things like Baseball, Lacrosse, Running/Jogging, Soccer, Softball. One of the trends that we’re seeing as an industry is sort of the inside out approach. So, whatever I can do inside, I want to be able to do outside and vice versa. You guys have already started to do that with including batting cages and other things. We did go ahead and look at swimming as an activity and kind of broke that out by itself and then the other important talking point is many clients that we work with say we want to be something to everyone. We want to go ahead and we want to offer something for everybody in our indoor facilities.

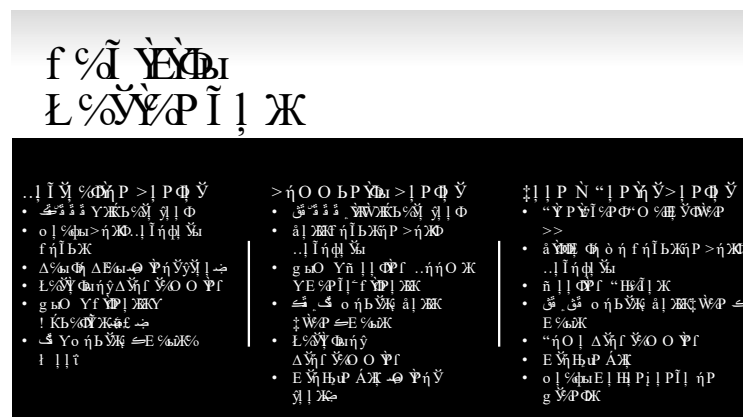
The NSGA, National Sporting Goods Association, collects this data annually and they also talk about Did Not Participate. So when you start to look at your population of the county, there’s approximately 22-23% of the population that just don’t participate in a variety of 65 different activities. That’s not good, bad, right or wrong, but it goes ahead and it helps set the expectations for market usage.



It's important to understand that when we go ahead and start making recommendations about facilities, we're not necessarily pulling those out of the air. A lot of times we'll lean on benchmarks that are produced by the National Recreation and Park Association. On the left hand side here we've got five different facility types that go ahead and that could exist or do exist within the county. In addition to that, we have the percentage of agencies that go ahead and provide those on a national level and then we have the population that can be served by a single facility. So, when you start looking at the population of Wyandotte County, it would suggest three recreation centers or 2.9 community centers, 1.3 senior centers, 1.9 aquatic centers, 1.1 teen centers.

For many of the facilities that we looked at for the community centers, we looked at a 1-mile radius and that 1-mile radius typically had a population of 5,600 to 19,000 depending upon the location. In order to hit some of those population numbers you had to bump that out to a 2.5 or 4-mile radius around the facility. It sounds like a minor change, but when you do that you get a significant overlap of service areas amongst the facilities.

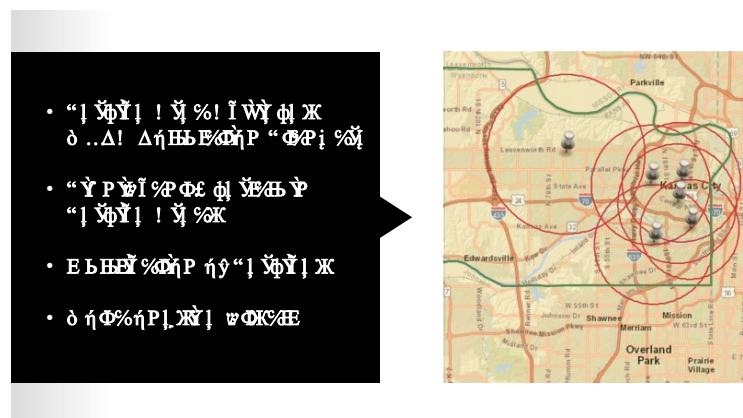
Again, we haven't made any recommendations yet, but if you're just going from a benchmark perspective and a service area perspective, all of a sudden we're starting to double up on a lot of the services and a lot of the facilities that could be provided to residents of the county.



We mentioned some of these on the previous slide and it's intuitive when you've been doing this for a few years, but for the group there's some pretty big differences between a senior center and a community center and a teen/senior center. We've highlighted those up there. I think some of the biggest differentiators are the sizes. Your recreation center and your community center have a significant difference in size, but they have a significant difference in operating structures as well. Most recreation centers go ahead and come with some type of membership or daily

admission. Community centers on the other hand are typically more drop-in focused, less fee focused, more program focused, higher rate of cost recovery, typically it comes with a recreation center, it becomes a little bit lower with the community center and cost recovery is pretty much non-existent when you start talking about a teen center or a senior center.

One of the things that we are seeing as it relates to senior centers is that those facilities are beginning to trend out. There's a certain segment of the population of the senior population that simply does not want to go to a senior center. I always use my parents as that example. They'd much rather go to a community center or recreation center, but they're not interested in going to a senior center because, of course, they're not seniors. Their age might suggest differently. This is just something that as you go ahead and as you begin to move forward something to keep in mind.



As I mentioned, when you go ahead and you bump those service areas out to achieve the recommended populations, this is what the overlap begins to look like in terms of a service area. It becomes sort of a can of worms, spaghetti, whatever you want to call it. I'm not suggesting that you absolutely should get rid of facilities, but there needs to be cuts. If you continue to maintain this number of facilities, there becomes the need for some very, very, very significant differentiation from facility to facility and location to location.

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Lastly, we know it’s not a one-size-fits-all reality, so we went ahead and looked at a bit of a hybrid model and, again, kind of looked at the spaces that could be included, hours of operation would drop back and be much more community focused, community center centric, not membership-based, but there might be a fitness area within the facility that is fitness-based, lots of programs and rentals. Again, when you start mapping out the full-time staffing required for the administration of that area, you’re at about \$192,500.

Again, the purpose of going through these numbers is not to point a finger, find fault, anything along those lines, but it does go ahead and point to the fact if the county is going to reinvest in those facilities or expand facilities or contract facilities, if there is this higher demand for programming, which we know there is, that in order for the facilities to accommodate that the facilities might have to change. But beyond that, just how the facilities operate on an annual basis, might have to change. It’s just the—strictly from a numbers perspective, that’s the reality.

Commissioner Kane asked, could you pull it up where you showed the target? What’s the 78th Street north of Parallel, how many community centers do we have? **Mr. Barr** said, I’m sorry, what’s the question? **Commissioner Kane** said west of 78th Street, north of Parallel, how many community centers do we have? **Mr. Barr** said one. **Commissioner Kane** asked, west of 78th Street, the answer is zero. The former Administrator sold the Kane Community Center back to the school district. Why he put that in the contract God knows, but he did and I don’t mean to get on you about this—**Mr. Barr** said you can. That’s why you pay me to do this. **Commissioner Kane** said we don’t have a park, we don’t have a community center, and we got six of them and I wouldn’t want to close any of them. They are there for a reason, people use them. Just because I

don't have one, I'd sure like everyone else to have one, so I think it would be a bad idea to close any of them.

Mr. Barr said everyone obviously has their own opinions when we come to that. We've not really made any recommendations yet in terms of going ahead and closing or contracting or any of that. We still have a series of focus groups and stakeholder meetings we're going to do this next week before we begin to get to the point of making some of those recommendations, but I completely understand your point.

Commissioner Kane said while I'm here, I sure would like to have a park out west and then after I get my park, then we can put a community center in the park. Right, Jeff?

Commissioner Stites said any discussion about—just talking about 78th Street west, south—north Parallel, what (inaudible) what about 78th Street south of Parallel in that whole big area that's known as Bonner Springs and Edwardsville, is there discussion—will there be recommendations and collaboration with those two cities also? **Mr. Barr** said I think as we go through this, some of the next steps that we have—or, obviously, after we do this next set of meetings, we need to go ahead and we need to begin to talk about what we see as the future goals of Parks & Recreation, in particular, the community centers and how they want to deliver those services.

If you go ahead and if you go strictly off the benchmarks that we went ahead and showed you, you would want to try and expand those services or spread those services so that they can touch other communities and other portions of the county. One other layer that we still have to include in this is who are some of the other providers that are in those areas if there are other community centers or other municipalities that are providing some of those services. Same thing with private providers. It really is going to become a decision that the county is going to have to make in terms of, you know, their role in providing those services to the full population.



That was good timing, so we were at the question point.

Commissioner Kane said you do have a community center. The George Meyn Community Center. Don't you have a community center down in Edwardsville? **Ms. Obert** said yeah, it's functioning more as a reservation hall, but labeled as a community center.

Mr. Barr said I think that's the other side of it, is that this focused on discussion of the community centers. We also did go ahead and take a look at the three different halls that the county operates plus the pool. We tried to make it as comprehensive as possible, but in some of those, yes, you're starting to talk about some crossover and do we treat a hall like a community center and vice versa.

Commissioner Townsend said since you've taken into account in the process a pool, was part of this to look at, and this has come up several times in the last couple of years, what a new pool might look like. We have our one pool at 10th & Quindaro and several years ago, more than several, questions were asked about adding slides and this thing and that thing, but it was prohibitive because of the massive upgrades that would have to be done for reasonable accommodations, which, you know, it should be. So, is there any plan afoot as part of this, what you're doing now or later, as a separate item just to look at where a new pool might go or using the same location to totally redo that pool? I'll take this time, again, to commend Parks & Rec for all that they did this past summer with getting it up. That was the main thing and for the public, this week we'll do kind of what happened, how many we had and all of that.

It's also another plug early on for people at the high school level where you can take swimming classes, do it. We need lifeguards. I've said it before, Kelce and Mahomes great as

they are, can't do a doggone thing without a football. We can't do anything with a swimming pool without qualified lifeguards, so take it away.

Ms. Obert said I'm going to go ahead and start with that and if Darin wants to pick up on that, he can. I know the 2017 Master Plan actually did not address Parkwood pool, so going into this it was really important that we had Darin and his team take a look at that. It does touch a little bit, but what they really recommend, and you'll see in the final review, is that they recommend its own aquatic study for Wyandotte County and also taking a look at Parkwood pool. I do believe we've got funding for that and are operating to do that next year, so that is exactly what we'll be doing is taking a look at Parkwood pool and getting those recommendations and also what does the future of aquatics look like in Wyandotte County. If I've missed anything, Darin, you can cover that, but definitely on our radar. We wanted to include a piece of that in this study as well. **Commissioner Townsend** said great to hear.

Mayor Garner said just to piggyback off the Commissioner's questions, can you update us on Learn to Swim. I believe there's some updates and announcement. Can you let everyone know where we're at with the Learn to Swim Program and how that ties into Parkwood pool because I know a lot of work went into that. **Ms. Obert** said absolutely, Mayor, I would love to. Earlier this week GEHA made an announcement in partnership with the YMCA and then also the Hunt Family Foundation is that they are continuing their Learn to Swim Program, which I know that there's kind of two different ones that started last year, but Warner Media funded the swim program that took place with USD 500, which is very exciting. I know that we've covered a lot of the statistics from that and how many kids have went through that program, but last summer GEHA stepped up as a community partner and provided the funding to be able to run two weeks of free swim lessons out of Parkwood pool.

We were able to get 200 kids through that program last summer and I think what's really important to note there is that we were able to meet kids in our community where they were at. So instead of them having to travel to the Providence YMCA, we were able to bring that program right to their community and so that's something that's really important for us as we move forward in our partnerships is, you know, we need to meet our kids in our community where we're at. So, earlier this week GEHA made that announcement that they're continuing that and they're expanding it, so they'll be doing various locations in partnership with the YMCA, but continuing

their partnership for Parkwood for 2023. We'll be working with them on what that looks like and how many weeks and how many kiddos we anticipate to get through, so very exciting, positive news going into 2023. It's never too early to start talking about a pool season. **Commissioner Townsend** said yes, yes.

Commissioner Ramirez said thank you everybody for the presentation, for the Tiering Study. I know this was something that Commissioner Bynum and my subcommittees talked about a lot and we focused on this and so I thank staff for having and wanting to have that open and unfiltered conversation of what we need to do. I'm happy that it's finally come to us as a Tiering Study so that we can start using it for moving forward and also for our parks. You know Parks & Recreation has a special place in my heart. I used to work for Johnson County Parks & Rec, so I'm very excited that we have this and we're going forward and I'm happy that we're using the NRPA benchmarks to help us figure it out.

I will say I wouldn't agree or wouldn't be for closing community centers, but like Darin had mentioned, maybe it's not per se closing facilities, but specializing and looking at what we can turn them into rather than closing them down and also expanding where we need to go. But I would agree that I wouldn't support anything of closing, but if there was something that had to be done, you know my ask will always be to do a heavy, heavy, heavy duty of working with the community of explaining and talking and doing a lot of community engagement. Not just if there's a closure, but in general. If we go through this process of reimagining our recreation centers and our community centers I should say, we don't have a recreation center in Wyandotte County based on standards. I just ask, continue that community engagement. I know Parks & Rec will. You guys do an amazing job of going out to the community, listening to them, and doing the best that you can, provide what you can with what you're given.

I'm hoping this next budget cycle that we've given you a little bit more money that a lot—little more can be done. Thank you to everyone for this. This is necessary information that we need as we move forward since our Interim Administrator, you know, reimagining our UG, reimagining our county; these are good pieces of information we'll need to get there.

Commissioner Davis said thank you all again for presenting this to us. Myself, Commissioner Ramirez, he's the Chair, and then Commissioner Markley, we all serve on a subcommittee and we

look at our parks and our buildings and this was presented to us and had a great kind of session of breakouts and conversations that I think can really push our community forward.

To our consultant, I want to ask some questions. There's a lot of expansion out west, which both of my colleagues alluded to, and the furthest community center we have is in my district, Eisenhower. When controlling for that, controlling for the population expansion out west, what is your recommendation or what have you seen other cities do where at one time, and this is what we kind of see on that map, the population was kind of centered around east KCK. Now the population is shifting further west. What have you seen other communities do when they have those changes? **Mr. Barr** said there's a multiple of different options that the county could go ahead and take. As you move forward going ahead and making sure that you have it clearly defined as to what role you think the county should take in providing those services becomes important. That's the first step.

The second step is to go ahead and look and see what the other opportunities are provided in those areas whether that's through private, municipal, HOA; those types of things. As we're seeing some communities expand and they're having purpose-built subdivisions or HOA Associations and they're providing a pool or they're providing a meeting room space or they're providing a workout room, in some cases communities have decided that need is being met there and maybe we don't need to go ahead and build a whole new facility.

In the case of a county, in some cases it's the municipalities within the county and how they're going ahead addressing those needs and how that interfaces with what it is that you're doing. So, I think that the best recommendation I can give you is to go ahead and kind of approach it from a 30K foot view and then come down to ground level and make sure that it's just a consistent approach across the board. But, I think that first statement that I made of really understanding or agreeing on what the role of those services are, baseline services, that you want to make sure are provided and then determining if there's others that are providing them is the first step. **Commissioner Davis** said yeah, I appreciate that.

My second question for you is you talk about, you know, so hey, the fact that we do not have a rec center in Wyandotte County or at least kind of under the purview of the Unified Government, which is telling that was something that was pretty jarring for me. You talk about community centers and the potential to provide some differentiation. In your experience, can you talk about examples of other jurisdictions, where again similar situation, what would be an

example of differentiating between one community center to another? **Mr. Barr** said sure. There's a group that we worked with in the greater Chicago area, and this is just an example, and it's already been said that there's not a big support in contracting the facilities, but some groups have gone ahead in this particular organization, looked at contracting. When they did that, two of the existing facilities that they had pre-existing, one became a teen center, one became a senior center and that differentiated those two and then they moved to a larger recreation center. I think it's important when you go ahead and you look at those NRPA statistics and benchmarks to understand that that's what they are. They're not telling you what you have to do. The county could go ahead and make the decision that, look, we're not in the business of providing recreation centers. We're in the business of providing community centers that we can offer programming, we can provide gathering places, we can provide opportunities for senior programming and to that end maybe we don't go ahead and get into the recreation center business. We leave that for some of the things that are included in those to the private sector or other municipalities within our jurisdiction.

For those groups that do have a number of facilities that are there, it really becomes how they change their identity is through their program focus. You have some that become very sports centric, you have some that become very wellness focused, you have others that become senior focused without calling it a senior center. You know if someone had a whole lot more foresight than we did when we were working in Lee's Summit, the City Administrator at the time, and when they built their senior center right next to their community center and recreation center, he said it will not be called a senior center. That was in the early 2000s and it was sort of reading the tea leaves. I think that's part of what you have to go ahead and do is just really understand what your role is in providing these things and then going ahead and figuring out what areas we want to duplicate from facility to facility and what areas we need to have some differentiation.

Commissioner Davis said my last question, Angel, is it possible for us to put a slide back up, particularly slide 10 because this was also very, very important. I just want to hit on this and it's where we break down the allocation of the \$13.5M that goes to parks. So, \$13.5M for your total department, Angel, out of that only 1.9 or 14.3% for recreation. Can you talk about the other—my math may be off, 86%, where does that money go? **Ms. Obert** said I know that is a little bit of the discussion that we had kind of throughout our discussion groups. I think it's really good

conversation and really happy to be in this position to kind of bring more awareness back to recreation and kind of retell our story and what that looks like for the future, but we spent, I think, it's about \$7.5 or \$8M of that as our parks budget. So, obviously, that's the largest program in our budget and then you have our recreation budget which is also that 1.9 you see there is very comparable to our mowing program as well. So the mowing program and the recreation program are very close with our park program being the largest. Those two are close second and third. That I know was a little bit of the discussion we had and I thought it was really good discussion because when we're working in these groups Darin asked the question what are your values for recreation.

Some of the things I found interesting is a lot of what first came to mind to the participants in this group, it was a lot of values that were more tailored to parks, not so much recreation. So this process, I think is just going to be really beneficial for all of us to work together to figure out where are we at in recreation and serving our community. What do we want that to look like going forward and how do we do that with the current inventory of infrastructure facilities that we have. Does that kind of answer your question? **Commissioner Davis** said in other words, we need to put more money in your department dedicated to community centers. I mean you're very diplomatic in that approach, but that's really what it is. If we want to deliver for our citizens, we need to put in the investment.

Commissioner Townsend said can we go back to slide 4 and 5. I just wanted to get a better understanding with what the average column means here. **Mr. Barr** said sorry I didn't do a better job explaining this, so again, the percentage is based on statistics from the National Sporting Goods Association. Every year they collect data on how Americans spend their time and so they have a national average of participation. They also take that data and slice it based on income level, based on age distribution, and based on region of the country. So we take those three data points, the age distribution of Wyandotte County, the median household income, the location which you're west north central across the U.S. and the national number and average those together so that percentage is impacted by those factors so you could go ahead say it's unique to the demographic characteristics of the county. **Commissioner Townsend** said so we're saying aerobic exercise, that 16.6% of Wyandotte County participates in that type of activity? **Mr. Barr** said correct. **Commissioner Townsend** said but not because there was a survey done necessarily of Wyandotte

County people. This is national average, national statistics. **Mr. Barr** said yes, that's an accurate statement. There could be variances based upon presence of facilities, presence of other providers, personal preferences. There can be fluctuations to these numbers, but in our years of consulting experience, this is the method that we have found that gets you the closest, but I'm not saying it's perfect. **Commissioner Townsend** said okay. That answered the question.

Commissioner Townsend said Ms. Obert just mentioned something too as part of Parks & Recreation, the mowing aspect. So many times we're focused on what the activity is, but I have to take this opportunity to commend all those people working in Parks & Rec doing that mowing. Parkwood is a beautiful park. We've got some challenges, sometimes on the west side, but that's improving. Quindaro Park, Garland, so I just have to take this opportunity to recognize those people who are all a part of that. People will not want to go to recreation sites that look a mess and so it's a very important part of it and I would like to recognize those people who do that for us week in, week out.

Mr. Barr said, Commissioner, you bring up a really good point that I probably didn't make, is that parks, recreation, community centers, all of those facilities; there's a program that nobody talks about and that's drop-in recreation. So, whether I'm going with my son and going to a park and playing basket—shooting baskets at a basketball court, that's drop-in recreation. Going ahead and being able to go to a community center and meet up with a group of people and use a gymnasium, that's drop-in recreation. That's a Hallmark program of municipal recreation, government recreation, and that's one thing an area with your parks and with your community centers where you're probably exceeding expectations as it relates to the availability of those spaces. So, again, it kind of piggybacks on what you're saying of doing a good job. That is an area where the county is doing an excellent job of making those spaces available to their residents.

Commissioner Stites said I think first off it's kind of important to make sure that we distinguish between the two of a Edwardsville community rental space where people just merely rent it to have events inside versus a true community center. I also look at the multiple locations kind of like restaurants. You know you have pizza, you have—and maybe that's that identification now that we may need to be looking at. One of them is focused on health, one of them focused on

swimming or sports or the senior aspect and just like restaurants, you know, you have all in the same area, but there's multiple choices on which one you can patronize.

Mayor Garner said when you look at programming and maybe this is for you Director, I've gotten a few complaints from various people in the community, mostly those that are on the lower (inaudible) spectrum of the social economic ladder as to accessibility due to fees. Is that something you all have looked at as well as maybe making the fees as such to be more affordable? Those that just can't afford, especially some of these youth teams and leagues and things of that nature where you have a lot of inner city kids that their family just don't have the financial means to be able to afford uniforms, let alone, sometimes exorbitant fees that are associated with utilizing these facilities for whatever programs or activities or resources that may be involved. That's just something to think about, not a topic for discussion.

Maybe I missed it, but if you could help me out and going back to the slide, I think we listed some of the facilities. Did we actually rank or tier the most utilized rec center with those that aren't as utilized? Was that part of this? **Mr. Barr** said we've not gone through a utilization analysis where we've gone ahead and talked about number of programs or number of visitors or those types of things. The visitors might be challenging to get into, but no is the quick response to that. From our perspective we've not done that.

Mayor Garner said I think that would be key because I know Commissioner Bynum and McKiernan are looking at the health aspect, which is great on the committees that they're on. When you talk about our health rankings and then Commissioner Ramirez is also looking for efficiencies and I think that would be a good item to capture when you talk about who's using the facilities, where at, how often, and to what degree. I know you came out with the last statistics about nationally on what types of activities. Have we done anything to really break down what those activities look like for Wyandotte County and Kansas City, Kansas? That would be an interesting picture to go along with which facilities are being used and for what purpose to kind of help give the commissioners as they do their work moving forward and look at making some informed decisions, that information would really be, in my opinion, useful to our Commission as well as recommendations on—I apologize if maybe I overlooked it, but I just didn't see any recommendations to the Commission on rightsizing and what that looks like.

When you talk about rightsizing, I'm a big believer in doing things that are community-driven. I've seen the national statistics. I believe that the work that you've done, and again, I apologize if that went over my head, but I didn't hear anything or maybe I missed community input in this regard as far as the needs assessment and the rightsizing in that regard. I think the Parks Board could be instrumental in that to some degree, maybe not totally, but I would be curious for this Commission and myself to hear from the Parks Board from time to time on the work that they're doing as well as their view and vision for parks as it pertains to all of Wyandotte County because all the commissioners have appointed individuals to those Park Boards and I think their voice should be relevant to coincide with our community and keeping with being community-driven.

I think the Youth Study, which would really be great, and going on with this and then I heard something about mowing. It's just my thought, I believe that one of the commissioners brought that up here and it just kind of jogged my memory. I think it would be great for administration to look at how we can consolidate the mowing aspect for efficiency and better application of that resource because right now you've got Public Works, Parks, and I believe a portion of SOAR that all do mowing. From my understanding, just the little inquiry that I've done, these three entities aren't really talking to each other in a way that I think that really calls for the most effective and efficient way to perform that function. That's something that I think would be really great for administration and staff to look at as well, is how do we streamline that process to better align with the needs that we know exists in our community when it comes to those types of services.

Mr. Barr said you mentioned rightsizing and input and parks sport. We're not finished with our study so you didn't miss it. We didn't talk about it. This next week we've got a series of stakeholder groups and focus meetings that we're going to do that also includes the Park Board, so that will be instrumental in going ahead and then from there we'll begin to make some recommendations as it relates to rightsizing and that will allow our partner, Clark Anderson, to talk about, okay, if you're going to do some of the rightsizing, what does that mean in terms of investment for existing facilities and future facilities. On the other side of the coin, we'll begin to talk about what that means in terms of operations and additional programming opportunities and those types of things, but your message is loud and clear in terms of making sure we engage those groups to be community focused.

Mr. Kelly said, Mayor, I just want to add on to that, the whole thing about rightsizing is still all part of Ameresco's approach looking at all facilities. We just had this second component to go more in to talk about this, but they are also when we're talking rightsizing and we're looking at all UG properties as a whole. It is part of our thought process going forward to get you guys involved to see what that looks like for the future.

Commissioner Bynum said I have some questions about the Tiering Study and they're kind of just technical questions for me to understand better the document. On slide 12 of this one, 12 gets into the Tier One Buildings, and again, these are just questions to make sure I know what we're talking about. At least on my sheet it's number 12, Tier One Buildings.

So, Fire Station 12 is where? These are all by number and I don't know my fire stations by number. That's Piper. Okay, Station 12 is Piper, Hutton Road. **Mr. Kelly** said yep. **Commissioner Bynum** said Station 10, where is that? **Mr. Kelly** said Station 10 is West 36th Street, KU Med off Bell. **Commissioner Bynum** said the Fire Dispatch Center, where is that located? **Mr. Kelly** said 911 Dispatch, Commissioner, I'm sorry I can barely see, but if you said Dispatch, Police and Fire Dispatch are together over off of Riverview by BPU. **Commissioner Bynum** said got it.

Next page is Tier Two. Fire Station 6 is where? **Mr. Kelly** said it is 9548 State Ave. **Commissioner Bynum** said 9548 State Ave. **Mr. Kelly** said yes, right next to the old Annex. **Commissioner Bynum** said Fire Station 3. **Mr. Kelly** said that's off Kansas Avenue going towards Kemper to the East. **Commissioner Bynum** said okay, right below it, it says Police Station SOU. Are we talking about our brand new South Patrol Building? **Mr. Kelly** said no, it's the old existing—**Commissioner Bynum** said it makes me wonder about the date of the study because this is—oh, Special Operations. **Mr. Kelly** said yeah, that's true. **Commissioner Bynum** said that doesn't mean south. **Mr. Kelly** said no. **Commissioner Bynum** said Special Operations. **Mr. Kelly** said Score Units. **Commissioner Bynum** said Fire Station 5 is where? **Mr. Kelly** said 910 Quindaro Blvd. **Commissioner Bynum** said 10th & Quindaro. **Mr. Kelly** said yep, at the park. **Commissioner Bynum** said sorry, the reason that the police station wouldn't upset me was because I was like it's all F's and it's brand new, but it's not that, okay. That was disturbing me. Fire Station 18 is where? **Mr. Kelly** said 5429 Leavenworth Road. **Commissioner Bynum** said

and 14 is where? **Mr. Kelly** said 2615 No. 27th St., Klamm Park. **Commissioner Bynum** said and then 15 is Fairfax, correct? **Mr. Kelly** said yes, off Kindleberger.

Commissioner Bynum said on Tier 3, Piper Fire Station 8 is at 123rd & Leavenworth Road. **Mr. Kelly** said correct. **Commissioner Bynum** said and 16 is—**Mr. Kelly** said the one in Turner off 55th Street, 1437—that's one that's going to be replaced with the new one in Turner. **Commissioner Bynum** said it's a replacement plan, yay. **Mr. Kelly** said we're taking two of those bad to go to a new, so those will be dropping off. **Commissioner Bynum** said Fire Station 2 is where? **Mr. Kelly** said 6241 State Ave. **Commissioner Bynum** said and 11? **Mr. Kelley** said 3100 State Ave. **Commissioner Bynum** said 17 is where? **Mr. Kelly** said 2416 So. 51st St., the other Turner location. **Commissioner Bynum** said those are the two Turner—**Mr. Kelly** said that will be going into the new 16s. **Commissioner Bynum** said I know where the dog pound is. Fire Station 9 is where? **Mr. Kelly** said 11th & Central. **Commissioner Bynum** said 19 is where? **Mr. Kelly** said North 80th Terr., 1011 No. 80th. That's the West Patrol complex. **Commissioner Bynum** said oh, that's West Patrol. That was 19, 7 is where? **Mr. Kelly** said Strong Ave., 2717 Strong. **Commissioner Bynum** said 4, is that 81st & Leavenworth Road? **Mr. Kelly** said yes, 3044. **Commissioner Bynum** said and then 20? **Mr. Kelly** said 20 is off 77th & Kansas roughly.

Commissioner Bynum asked, do you happen to know, there's a plan within our Fire Division for replacement. Does this happen to match their plan? **Mr. Kelly** said yes. **Commissioner Bynum** said that's good. **Mr. Kelly** said some of them and I think as the Fire Department has showed that further west where we don't have a lot of coverage where we just recently did 12s to start covering that area, but there's a couple on part of theirs that they want to hit further west and north, northwest out there, but yes, this kind of coincides. The Fire Department's worked with Ameresco on this, getting information and going out to those stations, so it does align. Some of the things as we've put this information together we've gone back and looked at some of these maybe that you have questions like why is that in that D category or F because we think this holds some historical value to us as a community or something. I think just when we get to some of those locations if we feel those are sacred facilities, we can have those discussions, otherwise we are going to use this to drive budgets going forward.

I know you talked today a lot about fire stations, but yes, to answer the overall question, that is part of moving forward with getting out of the most deteriorated ones that you see on D's and F's that are going to be part of that replacement program.

Mr. Wooten said also, Commissioner, I would like to layer on top of that. I think that speaks well to the validity of the Ameresco Study. Here we have two separate studies conducted without any type of interaction, years apart, in different settings, but the methodology is solid and it's proven out in the data that it's produced over years, you know, by different organizations. I think that tells—well not just for the Fire Department, but the global view of that study overall.

Commissioner Bynum said, Mayor, one thing I wanted to mention is that we have had the information that you mentioned before in the past pre-COVID, it's several years ago, but we had the data from Parks as to like the most used rec center and the second. I don't know how much trouble that is for you to get that, but I know you've brought that to us in the past because I remember very clearly Eisenhower was most used followed pretty closely by Argentine. I don't know with COVID what those numbers look like. I know in the past you've brought those to us. It would be interesting to see them. **Someone** said it would probably be just as valuable to use the pre-COVID numbers as opposed to post. **Commissioner Bynum** said yeah.

Commissioner Bynum said just another question on the Tiering Study and then I have two more questions. When we use disaster preparedness as a key performance indicator I'm curious—my Red Cross days are clicking. When we looked for locations that could be Red Cross shelters, we were looking for things like showers, ways for people to get clean and food prep, so I wonder what are you looking at when you rank—don't get me wrong, I love our brand new Wolcott Wastewater Treatment Plant, but when you rank that an A for disaster, what are you factoring into that? **Mr. Reddish** said we have to look up specifically for that building, but we were looking at things like generation, is there a generator on site. **Commissioner Bynum** said probably. **Mr. Reddish** said does it have a basement, so you could shelter in place. **Mr. Kelly** said square footage that could be easily utilized. Something that we can move into quickly if there would be something within an area of our community that that building could act as some form to regroup us as an organization and keep functions going throughout the community.

Commissioner Bynum asked, so are you saying maybe more so for the government to use than the public? **Mr. Kelly** said well, yeah, that's my interpretation of it. I think it could be twofold, like Memorial Hall for example. You know it was considered and classified as an old fallout shelter. It still kind of has that thing if something bad were to happen here or at the Courthouse, could we jump in and get operations moving or if a school something bad happened.

We had something in the past where the Police Department reached out to me that at one of the schools that there was a threat and how do we get a bunch of kids out of the school and get them somewhere, so I think we're kind of looking and I know you bring mention of showers and cooking facilities, I just think we're looking at holistic where we can move a bigger operation, get them into a location and try to function as quickly as we could to get operations. **Commissioner Bynum** said that makes sense. **Mr. Wooten** said open square footage that can be easily utilized.

Mr. Reddish said one of the other sub KPIs was for criticality, so is it deemed a critical infrastructure. **Commissioner Bynum** said that makes sense too. Okay, I appreciate that.

Commissioner Bynum said the only other question I really have is just kind of what's next for all of us together based on this analysis that you've provided for us? What's our next steps? **Mr. Kelly** said I think for us or me as Director of Facilities, as we go through the process, through the budget processes going forward that we communicate with what you guys saw here tonight. That when we have recommendations potentially from other departments that are advocating to try to get CMIP dollars and such, but we're going to keep moving forward with this rightsizing approach looking so we help you guys make better decisions. There's multiple things going on here at City Hall. You see that we're working here on the Plaza Project that will allow us to have space coming back into the basement here at City Hall that—you know this is just John thinking outside, that if I was able to have that space and move some of the folks from the Courthouse or certain functions that aren't really court related. You know, just an example, I think we talked about our lease spaces, NRC is a lease location, that we can bring some of those type of departments into our own assets where it's rightsized when we get the people in the right square footage and such and that we just keep bringing that information to you through the budget process and having you guys help us with those informed decisions on what buildings might start coming off.

Like I said, we know some of the fire stations, those are newer facilities, we've got the new Juvenile Center that we've put up. We still have a couple criminal courts that are in the old Court Service Building and that building is not getting any better. We're not investing dollars into that building, so my goal is if we can make some of those movements with just what we did here at City Hall or maybe looking at kind of a one-stop shop type facility. That we do an investment within the community, get rid of some of these smaller buildings where I don't have four or five

different budgets. That we have just one building kind of a campus place that's kind of in the midtown location.

I think we're going to, commissioners and Mayor, we're just going to keep informing you guys as we move through the budget process on our thoughts is the best approach moving forward and get you guy's input on those decisions.

Commissioner Bynum said, Mayor, I've been kicking around some of this stuff just in my head with no expertise and you know some notions of some ways we could do exactly some of that rightsizing. It's interesting to me that two of the buildings I have been thinking about that we could potentially say goodbye to or reuse in a different way are in your Tier 3 category. You know I'd really like to maybe sit down with you and talk about that soon and then see if it's something that could be pursued further with savings and consolidation and things like that. **Mayor Garner** said I'm open for that, Commissioner, and then not to take away from Commissioner Ramirez and his leadership position with the Efficiencies Committee, that's some of the work they've been tasked with, working with the community. So I think between those three entities, all of us working together, I think that's a good step forward especially when you talk about what's necessary and needed along with potential cost savings moving forward for our residents.

Commissioner Stites said so there will be some discussion or you guys have had discussion about a combined location, for example, Indian Springs. That's very centralized, I-70 and 635, that could maybe take this list of obviously some of them can not come up the list. You can't take fire stations off, yeah, I get that, you're going to have to have them out there, but I don't know that there wouldn't be any reason that we couldn't have—and I know I'm saying this and I don't really mean it, one air-conditioner to take care of, one water heater, one roof system, one infrastructure. **Mr. Kelly** said yes, it makes sense. **Commissioner Stites** said and that we can house whether it be the NRC, we could have the police training facility, the fire training facility, police and fire dispatch all under one roof and that they can easily—then once you have that you can also look at some restaurant facilities that go inside there and really turn that 635—I'm just throwing that location because I like it, 635 and I-70 into a combined Unified Government center. So, you are discussing that.

Mr. Kelly said, yes Commissioner. Mr. Fisher and myself just had a discussion here this last week and as we're talking essentially kind of right in that area. You know talking on that site, what that potentially would look like to a developer doing some type of joint, so it is in our wheelhouse and we're thinking what that looks like and ways we can leverage for our community. Like I said, it would be much nicer for me and my role instead of having all these little outline small buildings that we keep throwing money at to have kind of a one-stop shop where we can—you know it's also better for our community. Some of these facilities that they're going to, and I'll just use 82nd, for example, as far as the Treasury's Office, we got a small little parking lot. People on the western end are going out there to take care of their business and they get there to the lobby that's just congested and everybody, so I think there's a lot of strategies that we're going to be looking at going forward, but we will make sure that we're circling back to make sure that you guys are thinking we're going down the right path. It's definitely—everything you said is what we're thinking. **Commissioner Stites** said I'm glad to hear that. To me that seems to make a lot of sense. Parking is always an issue, this eliminates the parking issue, so great to hear that.

Commissioner Townsend said just following up on the question that Commissioner Bynum raised, before you make or as you continue to make right size kind of recommendations, does our consultant have yet to do some other work. Is that process still ongoing? **Mr. Kelly** said yes, Commissioner, just because we're looking at this at this point, knowing that we have to consolidate some, there's going to be us coming back to you knowing that there's money involved. Some of the facilities that you see that might be in the categories of C's or D's that might be getting close to that F, we still might have to make some type of an investment before we can transition out of that particular area before we get into a new facility. But at the same time, we know that if we want to try to get a return on investment, some of these buildings that we might want to try to liquidate, the best bang for our buck is to make sure that we can sell that real estate.

There are improvements that we'll probably have to make in some of those to make sure that we can get the most for our assets that we turn around and sell, so there is still work to be done with working with Ameresco to help us. We have some dollars within the budget over the next couple of years to get us—like I said, there's a lot of work happening over at the Courthouse within this next year with a lot of mechanical equipment, air-conditioning, heating, and that's also going to allow us to look at other areas of that building that haven't been used in the old jail, so this isn't

something that's going to happen overnight. It is going to be something four to five years out that we start getting and if we keep on path with this rightsizing, I think we'll get to a place where our tax base and our people will be pleased with the things that we're doing. **Commissioner Townsend** said so the consultant will continue to work with us over several years. **Mr. Kelly** said yes.

Mr. Wooten said I would like to layer just a little bit on top of that as well. In this study, if you noticed, Ameresco's goal has a great reputation for efficiencies in energy savings; however, they also have a great reputation for operational savings and they alluded to that in the study by talking about the utilization of space and what does the workforce and its environment look like in the near future. So, how much is the hybrid model going to apply to us, I don't know, I know we just had come to some sort of conclusion, but I don't know if we've baked that into the cake of what our future outlook might look like and then start to realize how that applies to the utilization of the space that we have. Currently, we've probably got 10% we could save just by reallocation and rightsizing, so what does that look like for the Unified Government. That's where the collaboration comes along with you and us as policy is set, then the production follows that and they will help us align all these thoughts into a cohesive plan that works efficiently.

Commissioner Davis said I'm just kind of questioning a statement. I see on here Wastewater Treatment Plant, Kaw Treatment. Is that the potential facility for the Biosolids Project or is that another—**Mr. Kelly** said yes. **Commissioner Davis** said that is, so that also was a Tier 3 building that got a letter D. **Mr. Kelly** said but, Commissioner, too that is a project that where the maintenance facility—where the majority of the guys that are working at Water Pollution on the maintenance team, that is the building that we're getting ready to construct there out by the Fleet Center. That's a joint project with the CSI Lab, so that's another one that you're looking at right now as the study was being unfolded that they're just looking at, it's like this is not in good shape, so those guys will be moving into a new environment. The system within the facility of the treatment plant are different than what they were really talking about, the work experience for the people working there. **Commissioner Davis** said gotcha. Thank you for the clarification.

The last thing I'll say for staff, I think we are in a transformative moment in our community where we need the best and brightest ideas, so you all, please do not allow us to make

stupid decisions. Give us your expertise, give us your expert opinion, and if we see any other cities that are thriving the cities, that we model ourselves after. They trust the people that they hire, they trust the consultants that are coming in and they go with those guided decisions, so thank you so much for the work that you all are doing and the work that you will do to push our community forward.

Commissioner Burroughs said I appreciate the return on investment. I would be remiss if I didn't bring up our Memorial right across from City Hall that is in—it was mentioned earlier that it could be a place that we have to go in case of an emergency downtown, but if we were to have to utilize that facility for a long period of time, the ability to provide services such as food and other opportunities would be abysmal. That there is an opportunity for us to increase the usage of Memorial Hall with a newer more sanitary condition in the kitchen that is below a level that is not seen by the public, but could be utilized to enhance not only the concessions, but serve the hall up at the very top of the Memorial Hall so that those that want to have parties catered in, could utilize that kitchen.

I too do believe that the Memorial in Missouri is a respectful Memorial to those that gave all and our hall should be considered the same and it's not nice to see it on a higher level of being a graded, but at the same time we could get a return on investment if we made some investments in that facility. I would encourage us to give strong consideration to doing that. It is our downtown venue that could provide tremendous services for this community. **Mr. Kelly** said thank you Commissioner. I agree and I know we've had conversations on a recent, you know, in the last few months of a walk through you did and the areas that you noted are definitely ones that we—you know there's not a big budget thrown there, but that is something that we definitely need that we bring back to you guys as the elected body to see because you're right. I mean the facility is used a lot. Greg could spout off how many events we've had this year, but there are areas within the facility that definitely needs some updating that would make that facility function even at a better capacity, so I appreciate that. **Mr. Wooten** said we're approaching 170 events this year.

Mayor Garner said thank you all. I'll close out in the interest of time. Just from me if I had a request and ask, the centerpiece for me of all of this is people and I'm really big on being community-driven, especially when you're talking about the quality of life that these types of

venues and resources and good services provide to our residents, so I just want to remember that. Make sure that we try the best we can to make sure everything we do has a basis on what is best to enhance the livelihood and the lives of people and the quality of life that they've come to expect from this Unified Government when we provide these types of good services and resources.

Another thing is rightsizing and I've talked about that, but I think that especially when you look a huge percentage of our population, specifically in specific zip codes, a lot east of 55th Street are well below the poverty line and especially when you talk about 20% on average in Wyandotte County/Kansas City, Kansas live at or below poverty. So, right pricing should also be considered when you talk about these facilities because we can build all the facilities, we can right size all we want, but at the end of the day if people don't have the ability to access these facilities and these resources and these venues and these activities, there's no point in having the facility.

On the other side of that equation, we ask our taxpayers to fund, to build these facilities and to support them. I just—my own personal belief is I think it's a heavy ask and then to come back and ask our residents to also pay to use the very facilities that they built with their hard-earned tax dollars. So, right pricing for me has to be part of that equation.

Then, looking at the types of activities going back to that, especially when we talk about what we do decide upon as this Commission and not overlooking the cultural aspect and the cultural integrity of our neighborhoods and the cultural needs that some in our neighborhoods might have. I mean I can put a tennis court in certain neighborhoods and I can tell you they wouldn't get used whereas I can put a basketball court in another part of our community and you wouldn't have enough space because it would always be used. So just really connecting with the community in a way to find out what they want as opposed to what we may want sometimes and really pushing the needs of this community forward with the foundation where people are always put first.

Thank you so much. I apologize, our staff and our IT team is going to need probably about an extra 15 minutes to get set up to transition from this special session to full commission meeting, so expect the full commission meeting to start promptly at no later than 7:15. It should be more than enough time and thank you all for your presentation, thank you for your work. I appreciate everything you all do. You guys are awesome. Staff, thank you so much for your time and effort. I'm going to adjourn this meeting and I'm just going to ask for a motion.

Commissioner McKiernan made a motion, seconded by Commissioner Davis, to adjourn the meeting. Roll call was taken and there were seven “Ayes,” Davis, Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson.

MAYOR GARNER ADJOURNED

THE MEETING AT 6:45 p.m.

Monica L. Sparks
Acting Unified Government Clerk

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