



Full Commission Meeting

Updated Agenda

Thursday, June 6, 2024
7:00 PM

Location: Location: Hybrid

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

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84978205905>

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888 475 4499 US (Toll Free) 877 853 5257 US (Toll Free)

Webinar ID: 849 7820 5905

International numbers available: <https://us02web.zoom.us/j/84978205905>

<u>Name</u>	<u>Absent</u>
Mayor Tyrone Garner	☐
Commissioner At-Large Dist. 1 – Melissa Bynum	☐
Commissioner At-Large Dist. 2 – Tom Burroughs	☐
Commissioner Gayle E. Townsend	☐
Commissioner Bill Burns	☐
Commissioner Christian Ramirez	☐
Commissioner Dr. Evelyn Hill	☐
Commissioner Mike Kane	☐
Commissioner Phil Lopez	☐
Commissioner Chuck Stites	☐
Commissioner Andrew Davis	☐

1. Call to Order
2. Roll Call
3. Invocation given by Stella Ruiz, Oak Grove Christian Church
4. Pledge of Allegiance
5. Revisions to Agenda
 1. Agenda Update Adding Item No. 1 under Administrator's Agenda, Adding documents to Mayor's Agenda Item No. 6, Public Hearing Agenda Item No. 1, and Replacing Documents for Standing Committee's Agenda Item No. 1
6. Mayor's Agenda
 1. **PROCLAMATION: NATIONAL GUN VIOLENCE AWARENESS DAY**
Synopsis: Proclamation proclaiming June 7, 2024, as National Gun Violence Awareness Day.
Tracking #: 21175
 2. **PROCLAMATION: MT. CARMEL CHURCH OF GOD IN CHRIST DAY**
Synopsis: Proclamation proclaiming June 9, 2024, as Mt. Carmel Church of God in Christ Day.
Tracking #: 21176
 3. **PROCLAMATION: RAISING KC MONTH**
Synopsis: Proclamation proclaiming the month of June 2024, as Raising KC Month.
Tracking #: 21174
 4. **REQUEST: HONORARY STREET NAME TO HONOR CHESTER C. OWENS, JR. AND LILLIE OWENS**
Synopsis: A Memorandum of request pursuant for honorary signs, to establish an honorary street name sign(s) for a portion of 12th Street from Washington Boulevard north to Everett Avenue, a distance of one block.
Tracking #: 21170
 5. **PRESENTATION: MAYORS OF BONNER SPRINGS, EDWARDSVILLE AND LAKE QUIVIRA**
Synopsis: Presentations from the Mayor of Bonner Springs, Edwardsville, and Lake Quivira regarding updates on activities and needs of each entity.

For information only

Tracking #: 21171

6. **UPDATE: MAYOR CAIHARR CONSOLIDATION INFORMATION SESSIONS (DOCUMENT ADDED PER AGENDA UPDATE)**

Synopsis: An update given by Mayor Caiharr on consolidation information sessions.

For information only

Tracking #: 21172

7. Consent Agenda

1. **RESOLUTION: FISCAL YEAR 2024 KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT ALL HANDS ON DECK GRANT**

Synopsis: A resolution adopting acceptance of a grant to improve identification of and response to drug-endangered children in Kansas for an amount up to \$100,000.00.

*On May 20, 2024, the **Public Works and Safety Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 2190

2. **PLAT: MCKINNEY ACRES**

Synopsis: Plat of McKinney Acres plat, located at 804 South 89th Street, and being developed by Shirley Carter.

Tracking #: 21165

3. **PLAT: BETTIS BUSINESS PARK**

Synopsis: Plat of Bettis Business Park plat, located at Kaw Drive and Ruby Avenue, and being developed by Bettis Business Park II.

Tracking #: 21166

4. **PLAT: KELLY'S FARM**

Synopsis: Plat of Kelly's Farm plat, located at 1200 N 134th Street, and being developed by Kevin Kelly.

Tracking #: 21167

5. **PLAT: MARTINY FARM**

Synopsis: Plat of Martiny Farm plat, located at 59th and Oak Grove, and being developed by Victor Frank.

Tracking #: 21168

6. **MINUTES**

Minutes from the Regular Session meeting on March 30, 2023, and from the Special Session meeting on April 11th, 18th, 25th, May 2nd, and 16th, 2024.

Tracking #: MINUTES

7. **WEEKLY BUSINESS**

Synopsis: Weekly business materials dated March 7th, 28th, and April 25th, 2024.

Tracking #: WEEKLY BUSINESS

8. Public Hearing Agenda

8. **PUBLIC HEARING: 2025 BUDGET PROCESS (DOCUMENT ADDED PER AGENDA UPDATE)**

Synopsis: Public input related to the 2025 budget process.

For information only

Tracking #: 21173

9. Standing Committee' Agenda

1. **RESOLUTION: WAIVING INFILL HOUSING FEES (DOCUMENTS REPLACED PER AGENDA UPDATE)**

Synopsis: Approval of a resolution waiving certain fees related to new construction of infill residential housing East of 78th Street for a period of either 2, 5 or 10 years.

This item was scheduled to appear before the Neighborhood & Community Development Standing Committee, chaired by Commissioner Davis, on June 3, 2024. It was requested and approved unanimously to fast-track this item to the June 6, 2024, Full Commission meeting.

Tracking #: 21135

10. Administrator's Agenda

1. **RESOLUTION: INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKS LOCAL #53 (ADDED PER AGENDA UPDATE)**

Synopsis: A resolution authorizing the County Administrator to execute a Memorandum of Understanding (MOU) with the International Brotherhood of Electrical Workers (IBEW) Local 53, effective January 1, 2024, through December 31, 2026.

Tracking #: 21169

11. Commissioners' Agenda

12. Public Announcement

13. Adjourn

**AGENDA UPDATE
UNIFIED GOVERNMENT COMMISSION MEETING
THURSDAY, JUNE 6, 2024**

ADDING ITEM

10. ADMINISTRATOR'S AGENDA

Item No. 1 – RESOLUTION: INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS LOCAL #53

Synopsis: A resolution authorizing the County Administrator to execute a Memorandum of Understanding (MOU) with the International Brotherhood of Electrical Workers (IBEW) Local 53, effective January 1, 2024, through December 31, 2026.

Tracking #: 21169

ADDING DOCUMENTS

6. MAYOR'S AGENDA

Item No. 6 – UPDATE: MAYOR CAIHARR CONSOLIDATION INFORMATION SESSIONS

- Presentation

8. PUBLIC HEARING AGENDA

Item No. 1 - PUBLIC HEARING: 2025 BUDGET PROCESS

- Presentation

REPLACING DOCUMENTS

9. STANDING COMMITTEE'S AGENDA

Item No. 1 – RESOLUTION: WAIVING INFILL HOUSING FEES

- Resolution reflecting changes made at Standing Committee
- Presentation



PROCLAMATION

- WHEREAS,** Americans are 26 times more likely to die by gun homicide than people in other high-income countries, and more than 200 are shot and wounded, with an average of nearly 18,000 gun homicides every year; and
- WHEREAS,** Kansas is 21st in the highest rate of gun deaths, with 43,375 gun deaths every year, a rate of 15.7 deaths per 100,000 people, a crisis that costs the state \$95.1 million each year, of which is paid by taxpayers; and
- WHEREAS,** gun homicides and assaults are concentrated in cities, with more than half of all firearm-related gun deaths in the nation occurring in 127 cities; and cities across the nation, including Kansas City, Kansas work to end the senseless violence with evidence-based solutions; and
- WHEREAS,** protecting public safety in the communities they serve is mayors' highest responsibility; and mayors and law enforcement officers—in partnership with local violence intervention activists and resources—know their communities best, are the most familiar with local criminal activity and how to address it, and are best positioned to understand how to keep their citizens safe; and
- WHEREAS,** support for the Second Amendment rights of law-abiding citizens goes hand-in-hand with keeping guns away from people with dangerous histories, and renewing our commitment to reducing gun violence and pledge to do all we can to encourage responsible gun ownership to help keep our families and communities safe; and
- WHEREAS,** in January 2013, Hadiya Pendleton was tragically shot and killed at age 15; and on June 7, 2024, to recognize the 27th birthday of Hadiya Pendleton, people across the United States will wear orange in tribute to (1) Hadiya Pendleton and other victims of gun violence; and (2) the loved ones of those victims; and
- WHEREAS,** this idea was inspired by a group of Hadiya's friends, who asked their classmates to commemorate her life by choosing this color because hunters wear orange to announce themselves to other hunters when out in the woods, and orange is a color that symbolizes the value of human life; and
- WHEREAS,** anyone can join this campaign by pledging to wear orange on Friday, June 7th, 2024, to help raise awareness about gun violence; and honor the lives of gun violence victims and survivors.

NOW, THEREFORE, I, Tyrone Garner, Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas, do hereby proclaim June 7, 2024, as:

“National Gun Violence Awareness Day”

in Wyandotte County/Kansas City, Kansas. In witness whereof, I have hereunto set my hand and the seal of the Unified Government of Wyandotte County/Kansas City, Kansas.

TYRONE GARNER, MAYOR/CEO



PROCLAMATION

- WHEREAS,** in the year 1924, under the visionary leadership of Elder William McDonald, the Armstrong Church of God in Christ was established in our community; and
- WHEREAS,** Pastor McDonald led the construction of a new church building at 351 South Mill Street in 1926. Pastor McDonald humbly served the Lord until he was called from labor to heavenly reward in 1936; and
- WHEREAS,** between 1936 – 1940, Pastor Ervin Allen and the fiery orator Elder William Brockman continued the legacy, until Elder Ervin D. Wilson was appointed to be the church’s new pastor in 1940; and
- WHEREAS,** in 1961, the church moved and was renamed Mt. Carmel Church of God In Christ; and
- WHEREAS,** in 1980, Elder Ervin Sims Jr. was appointed the new pastor of Mt. Carmel Church of God in Christ; and
- WHEREAS,** Elder Ervin Sims Jr was an extraordinary visionary who led the congregation to construct a new edifice in 1986 and the beginning of future development projects; and
- WHEREAS,** in 1994, Elder Sims Jr formed Mt. Carmel Redevelopment Corporation (MCRC) with a mission to improve the quality of life for Northeast Wyandotte County residents through community revitalization and sustainable economic development; and
- WHEREAS,** a Master plan for the church’s community was created and through the arm of MCRC built low-moderate income single-family homes, a 61-unit senior housing complex, 4 transitional living duplexes, and established a partnership to manage the Willa Gill Center with the local government; and
- WHEREAS,** in 2006 MCRC built the Breidenthal Youth and Community Center, an \$8.4 million project; and
- WHEREAS,** in 2011 Elder Ervin Sims Jr. was consecrated to the Bishopric of the Ghana Jurisdiction by Presiding Bishop C. E. Blake, Sr. and the General Board; and
- WHEREAS,** in December 2014, the congregation stepped into yet another new worship facility with the capacity to seat 1,200 people, raising the praise and exaltation of the Lord to new heights; and
- WHEREAS,** on January 6, 2020, the beloved Bishop Ervin Sims, Jr. was called from labor to rest, leaving a legacy that lives on through every fiber of Mount Carmel Church; and
- WHEREAS,** on December 12, 2019, Elder Ervin Jason Sims, was installed as the new Pastor and carries forward this legacy of faith, community impact, and unwavering devotion.

NOW, THEREFORE, I, Tyrone Garner, Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas, do hereby proclaim June 09, 2024, as:

“Mt. Carmel Church of God in Christ Day”

in Wyandotte County/Kansas City, Kansas. In witness whereof, I have hereunto set my hand and the seal of the Unified Government of Wyandotte County/Kansas City, Kansas.

TYRONE GARNER, MAYOR/CEO



PROCLAMATION

WHEREAS, RaisingKC is our community's untied response to these calls for action; and

WHEREAS, during June RaisingKC Month, community experts in health, business, and community support will share the science of toxic stress and how safe, stable, nurturing adult-child relationships are the #1 way to prevent the leading mental, behavioral and physical health problems of our time, including violence, bullying, drug addiction, anxiety, depression, suicide, obesity, heart disease, cancer and more; and

WHEREAS, during June RaisingKC Month, we will lead city-wide conversations and connections through our website, RaisingKC.org, and across the entire bi-state area in over 75 public library branches, including the Kansas City Kansas Public Library; 40 social service organizations; 18 area Culver's; summer musical performances; and over 50 pediatric mental and medical healthcare providers; and

WHEREAS, an iconic RaisingKC Quilt, 10 ft. X 10 ft., depicting the moments and people who help create our Safe, Stable, and Nurturing community has been created to symbolize the comfort and coming together around our children. Every adult matters. Like the people around the quilt...coaches, teachers, neighbors, librarians, pediatricians, and family members...all can make our community Safe, Stable, and Nurturing for our children; and

WHEREAS, we are asking every adult in the community to commit to being the Safe, Stable, Nurturing person in the life of a child...or children; and

WHEREAS, we encourage the public to visit RaisingKC.org to find out more about Safe, Stable, Nurturing Relationships and the tools to build them, as we come together to make a wide, sustainable, and lasting effect on preventing the negative outcomes associated with toxic stress and positively and permanently affect all our lives and well-being.

NOW, THEREFORE, I, Tyrone Garner, Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas, do hereby proclaim the month of June 2024, as:

"RaisingKC Month"

in Wyandotte County/Kansas City, Kansas. In witness whereof, I have hereunto set my hand and the seal of the Unified Government of Wyandotte County/Kansas City, Kansas.

TYRONE GARNER, MAYOR/CEO



Report to Full Commission

MEETING DATE	PRESENTER	DEPARTMENT
	LaVert Murray, Economic Development Advisor Ana Marin, Executive Assistant lmurray@wycokck.org, amarin@wycokck.org x5010, x5010	Mayor's Office
AGENDA ITEM #6.4.		
REQUEST: HONORARY STREET NAME TO HONOR CHESTER C. OWENS, JR. AND LILLIE OWENS		
BACKGROUND		
This memorandum represents a formal letter of request pursuant to the guidelines presented to this office governing requests for honorary signs. I submit this request at the directive of Mayor Tyrone Garner. This request is to establish an honorary street name sign(s) for a portion of 12th Street from Washington Boulevard north to Everett Avenue, a distance of one block. The honorary name change is intended to honor Chester C. Owens, Jr. and his wife, Lillie Owens. This area is within the boundary of the Strugglers Hill/Roots Neighborhood Association, and they have articulated support for the requested honorary street name placement.		
RECOMMENDATION		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
n/a		
IT/POLICY CONSIDERATIONS		
PROCUREMENT CONSIDERATIONS		
LEGAL CONSIDERATIONS		
ATTACHMENTS		
Letter to Devin Tiebout and Troy Shaw on Chester Owens , Bio - CCO -exensive - Nov. 2023		

Approved by Mayor and/or Chair and Administrator to add to agenda.



Unified Government of
Wyandotte County/Kansas City, Kansas
Tyrone A. Garner, Mayor/CEO

Memorandum

To: Troy Shaw, Interim Public Works Director
Devin Tiebout, Kristopher Finger, Public Works Department

From: LaVert A. Murray, Chief Economic Development Advisor

Date: May 13, 2024

Subject: Letter of Request to rename section of 12th Street to Chester and Lillie Owens Drive

This memorandum represents a formal letter of request pursuant to the guidelines presented to this office governing request for honorary signs. I submit this request at the directive of Mayor Tyrone Garner. As presented in my May 10, 2024, e-mail to you this request is to establish an honorary street name sign(s) for a portion of 12th Street from Washington Boulevard north to Everett Avenue, a distance of one block. The honorary name change is intended to honor Chester C. Owens, Jr. and his wife Lillie Owens. This area is within the boundary of the Strugglers Hill/Roots Neighborhood Association, and they have articulated support for the requested honorary street name placement.

Mr. Owens' vita is attached hereto for your review.

Subject to your review of this request the mayor will take the necessary steps to place this matter on the June 6, 2024, full Commission agenda. We have given a critical review to your administrative guidelines and believe that this request and subsequent actions meets all of your requirements. We are in communication with the in-district commissioner and will continue to work with her as this matter works its way to the full commission meeting.

Please advise if you have additional concerns or questions.

C. David Johnston, County Administrator
Mayor/CEO Tyrone Garner

701 North 7th Street, Suite 926
Kansas City, Kansas 66101
Phone: (913) 573-5010
Email: mayorgarner@wycokck.org



Chester C. Owens, Jr.

Chester C. Owens, Jr., a resident of Kansas City, Kansas, graduated from Sumner High School in 1949 and received the Bachelor of Science degree in Business Administration from Pittsburg State University, Pittsburg, Kansas. His professional career includes a more than fifty-year range of board memberships, leadership roles and capacities, as well as religious and fraternal organizations. He is also the recipient of more than sixty awards, both locally, and nationally. He successfully owned and operated the H. W. Sewing & Company, Inc., Independent Insurance Agency for more than thirty years, and sold the company in 1998, at the time of his retirement.

In 1983, Chester Owens, Jr., was elected to the Kansas City, Kansas City Council, the first African American elected to City Government in the 20th century and served two terms, upon deciding not to run for re-election. He was and remains an advocate for justice in the past Civil Rights Movement, which included ongoing collaboration with the Rev. Dr. Martin Luther King, Jr., as well as an active participant in today's movements for equity and equality. He is a sought-after historian in African American history with emphasis on the African American community in Wyandotte County, Kansas and the African Methodist Episcopal Church. In October 2019, he was selected as one of the History-Makers, the nation's largest collection of African American Video Oral History Collection by the Library of Congress in Washington, D.C. His oral and written life account is also housed in libraries across the country.

He was married for sixty-two years to the late Lillie Anne Yates Owens, and is the father of daughters, Dr. Cynthia M. Owens-Harris, Ph.D., (Leo) and Rev. Dr. Karen L. Owens, D.Min., and the late Carla A. Owens, M.P.A. He is also the grandfather of two grandsons, Larry and Kaleb Jones and one great-granddaughter, Charleigh Corinne Heiress Jones.

Details of his education, professional career, religious and fraternal memberships, community involvement, awards, and hobbies include:

Education

- Elementary/Middle School: Ashdown, Arkansas
- 1949 Graduate of Sumner High School, Kansas City, Kansas
- Kansas City, Kansas Junior College – Sumner Division
- Bachelor of Science degree, Business Administration, Pittsburg State University, Pittsburg, Kansas

Professional Career

- Underwriter, 1959 – H.W. Sewing & Company, 1959
- General Motors – Fairfax Division, Kansas City, Kansas (took leave of absence from H.W. Sewing & Company to become first African American salaried employee, opening the door for other African American salaried employees. Remained in that position one year).
- President – H.W. Sewing & Company (1978-1998). Sold company at time of retirement.
- Past President – Kansas City, Kansas Association of Independent Insurance Agents
- Past Member Board of Governors – Kansas Automobile Assigned Risk Plan and Automobile Assigned Claims
- Chairman – Homeowners Task Force for the State of Kansas
- Gold Ribbon Award Winner Aetna Home Office Sales Course
- Past Member, Aetna Regional Advisory Council
- Board Member – Douglass State Bank, Kansas City, Kansas

Religious and Fraternal

- Member - First African Methodist Episcopal (FAME) Church (73 years)
- Past Member – Board of Stewards
- Past Superintendent of Sunday School
- Sunday School Teacher (40 years)
- Past Co-Chairman – Men of F.A.M.E.
- Kappa Alpha Psi Fraternity, Inc.
- Sigma Pi Phi (Theta Boulé)

Community Involvement

- Elected to the Kansas City, Kansas City Council, 1983
- President Strugglers Hill/Roots Neighborhood Association
- Past Vice President Economic Opportunity Foundation of Wyandotte County
- Chairman Labor and Industry Committee of NAACP (1960-1963)
- Past President – Northeast Business Association
- Past Member – Board of Governors – United Way
- Past President Cross Lines Towers (Kansas City, Kansas)
- Past President – Sumner High School Alumni Association
- Instructor – The History of Wyandotte County, Kansas – Kansas City, Kansas Community College, April 2012
- Past Member, Sickle Cell Anemia Disease Association of America – Uriel E. Owens Chapter
- Re-Enactor – First Kansas Colored Infantry

- Advisory Board – Juniper Gardens Children’s Project
- Advisory Board – Kansas City Youth Jazz

Awards

- Kansas City, Kansas Branch National Association for the Advancement of Colored People (NAACP) – Dr. E.A. Freeman Civil Rights Award
- Dr. Martin Luther King, Jr., Citizenship Award (Dr. MLK Holiday Committee, Kansas City, Kansas)
- First recipient of Kansas City, Kansas Leadership Award
- Black Man of Distinction – Friends of Yates, Inc.
- Son of Thunder – Kansas Annual Conference – A.M.E. Church
- Community Leadership Award – Kansas African American Legislative Foundation
- Special Recognition Award – Greater Kansas City Association of Real Estate Brokers and the Kansas City Chapter - National Association of Real Estate Appraisers
- Community Service Award – Resident Association of Juniper Gardens
- 2003 Recipient of the Dr. E. A Freeman Living Legends Award
- Dedicated Service Award – Kansas/Nebraska Northwest Missouri Conference of the A.M.E. Church
- Community Service Award – Turner House
- Community Service Award – Bethel Seventh Day Adventist Church
- Community Service Award – Black Archives of Mid-America
- Kansas City Globe Newspaper – One Hundred Most Influential Men in Kansas
- 2009 Volunteer of the Year, United Way of Wyandotte County
- Sumner High School Alumni Room named the “Chester C. Owens, Jr., Alumni Room (2011)
- The Youth Build Training Building named the “Chester Owens, Jr. Construction Skills Training Center (Mar. 2011).
- Outstanding Leadership – Kansas House of Representatives (March 2012).
- Recipient of 2012 USD 500 *Reasons to Believe* Alumni Honor Roll Award
- Recipient of Grinter House Friends Salute to Wyandotte County Heritage
- James B. Anderson Historic Preservation Award from the Native Sons and Daughters of Greater Kansas City

Military Service

- U.S Air Force, 1951-1955
- Honorable Discharge as S/SGT
- Korean Service Medal, United Nations Medal, Good Conduct Medal

Hobbies

- Researching African American history with emphasis on the history of the African American community in Wyandotte County, Kansas and the African Methodist Episcopal Church
- Historical Reading
- Interacting with young people regarding history and other topics of interest



Report to Full Commission

MEETING DATE	PRESENTER	DEPARTMENT
	Irene Caudillo, Chief of Staff Ana Marin, Executive Assistant icaudillo@wycokck.org, amarin@wycokck.org x5010, x5010	Mayor's Office
AGENDA ITEM #6.5.		
PRESENTATION: MAYORS OF BONNER SPRINGS, EDWARDSVILLE AND LAKE QUIVIRA		
BACKGROUND		
Presentations from the Mayor of Bonner Springs, Edwardsville, and Lake Quivira regarding updates on activities and needs of each entity.		
RECOMMENDATION		
For information only		
For Information Only		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
n/a		
IT/POLICY CONSIDERATIONS		
PROCUREMENT CONSIDERATIONS		
LEGAL CONSIDERATIONS		
ATTACHMENTS		

Approved by Mayor and/or Chair and Administrator to add to agenda.



Report to Full Commission

MEETING DATE	PRESENTER	DEPARTMENT
	LaVert Murray, Economic Development Advisor Ana Marin, Executive Assistant Irene Caudillo, Chief of Staff lmurray@wycokck.org, amarin@wycokck.org, icaudillo@wycokck.org x5010, x5010, x5010	Mayor's Office
AGENDA ITEM #6.6.		
UPDATE: MAYOR CAIHARR CONSOLIDATION INFORMATION SESSIONS (DOCUMENT ADDED PER AGENDA UPDATE)		
BACKGROUND		
RECOMMENDATION		
For information only		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
n/a		
IT/POLICY CONSIDERATIONS		
PROCUREMENT CONSIDERATIONS		
LEGAL CONSIDERATIONS		
ATTACHMENTS		
Updated Consolidation Presentation June 6 2024 copy		

Approved by Mayor and/or Chair and Administrator to add to agenda.

A BRIEF HISTORY OF CONSOLIDATION
OF KANSAS CITY, KANSAS AND
WYANDOTTE COUNTY

- “WE WERE IN A DEEP ABYSS,” SAYS FORMER CITY ADMINISTRATOR DENNIS HAYS. “WE HAD TO TRY SOMETHING. WE HAD TO GO FOR A HAIL MARY PASS.”

- “OUR COMMUNITY WAS GOING IN THE WRONG DIRECTION WITH NO CHANGE IN SIGHT,” FORMER COUNTY ADMINISTRATOR DOUG BACH

How KCK And Wyandotte County Unified During Troubled Times

KCUR | By [Eleanor Klibanoff](#)

Published March 6, 2015 at 3:47 PM CST



Monroe Dodd

WHY CONSOLIDATE?

ACCORDING TO FORMER COUNTY ADMINISTRATOR DOUG BACH'S ICMA PRESENTATION:

Impetus for Consolidation

- Negative Perception of Community (Corrupt Government)
- High Tax Rate
- Declining Population
- Lack of Development
- Declining Valuation
- Inability to Advance New Policy or Community Vision

***Our Community Was Going In The Wrong Direction With No
Change In Sight***



IN THE SAME ICMA
PRESENTATION MR.
BACH CONTINUES
THAT THE
CONSOLIDATION
ALLOWED:

Ability to Undertake Major Economic Development Projects

- Risk Taking
- Community Investment
- Confidence from the Development Community
- Kansas Speedway said “YES!”
 - Catalyst for New Opportunity
 - Eminent Domain
- Tourism District (Village West)
 - Purchased 400 Acres
 - Negotiated Major Development Agreements
- Continued Growth in Manufacturing Industry



ICMA

ACCORDING TO THE UNIFIED GOVERNMENT WEBSITE, CONSOLIDATION ALLOWED THE UG TO:

- INCREASE EFFICIENCY
- IMPROVE ACCOUNTABILITY
- INCREASE GOVERNMENT RESOURCES
- ENHANCE PLANNING AND LAND DEVELOPMENT

The Clerks Office is consolidated, handling a mix of city and county official business.

What does it mean to be a consolidated City/County Government?

The Unified Government of Wyandotte County and Kansas City, Kansas, has been a consolidated government since 1997. It is one of only two governing bodies in the state of Kansas that are consolidated. This means that by joining together, the governing body assumes the responsibilities of both the city of Kansas City, and county of Wyandotte. Consolidation helps address challenges that could otherwise be difficult for the city and county to solve individually.

Consolidating allowed the UG to:

- Increase efficiency
- Improve accountability
- Increase government resources
- Enhance planning and land development

[1997 Consolidation Study Report](#)



CONSOLIDATION TIMELINE SUMMARY:

- 1996 GOVERNOR BILL GRAVES SIGNED SENATE BILL 464 WHICH MANDATED THE CREATION OF THE WYANDOTTE COUNTY / KANSAS CITY, KANSAS CONSOLIDATION STUDY COMMISSION (CSC). SB464 AUTHORIZED GOVERNOR GRAVES TO APPOINT THE 5 MEMBERS WHO WOULD MAKE UP THE CSC.
- THE PEOPLE WERE TO RATIFY THE GOVERNOR'S APPOINTMENTS DURING THE 1996 REPUBLICAN PRIMARY . THIS ELECTION NEVER HAPPENED AND APPOINTMENTS WERE APPROVED BY DEFAULT.
- MAY – NOVEMBER 1996 THE CSC DEVELOPED A PHASING STRATEGY AND HOSTED VARIOUS MEETINGS AND WORK SESSIONS INVESTIGATING ISSUES RELATED TO CONSOLIDATION AND PREPARING THEIR RECOMMENDATION
- FEBRUARY 12, 1997 DEADLINE FOR REJECTION FROM STATE LEGISLATURE

ASSETS AND CAPITAL

- “ON THE EFFECTIVE DATE OF CONSOLIDATION, TITLE TO ALL REAL AND PERSONAL PROPERTY CURRENTLY VESTED IN WYANDOTTE COUNTY AND KANSAS CITY, KANSAS, TOGETHER WITH OTHER RIGHTS, CLAIMS AND ASSETS OF THE TWO GOVERNMENTAL ENTITIES, SHALL VEST IN THE UNIFIED GOVERNMENT.”

JOINT LEGISLATIVE BPU COMMITTEE

- “FUNCTIONAL CONSOLIDATION ISSUES BETWEEN THE UNIFIED BOARD OF COMMISSIONERS AND THE BPU WILL BE STUDIED BY A JOINT COMMITTEE. COMPOSED OF SIX VOTING MEMBERS – THREE ELECTED BPU BOARD MEMBERS AND THREE UNIFIED BOARD OF COMMISSIONERS (EXCLUDING THE 2 “AT LARGE” COMMISSIONERS AND THE COMMISSIONER FROM THE BONNER SPRINGS / EDWARDSVILLE DISTRICT. THIS IS BECAUSE THE BPU DOES NOT PROVIDE ELECTRIC RETAIL SERVICE TO BONNER SPRINGS AND EDWARDSVILLE.) THE JOINT COMMITTEE WILL MAKE RECOMMENDATION TO THE UNIFIED BOARD OF COMMISSIONERS FOR THEIR DECISIONS. THE UNIFIED GOVERNMENT ATTORNEY MAY HIRE AN ATTORNEY TO REPORT TO THE GENERAL MANAGER OF THE BPU TO ASSIST THE BPU IN DEREGULATION.”

ACCORDING TO THE CSC'S GEOGRAPHICAL FEASIBILITY STUDY:

- “ WYANDOTTE COUNTY IS RATHER SMALL AND COMPACT. THIS IS AN ADVANTAGE BECAUSE ONLY THREE OTHER MUNICIPALITIES (EDWARDSVILLE, BONNER SPRINGS AND PART OF LAKE QUIVIRA) EXIST IN WYANDOTTE COUNTY. THESE THREE CITIES ONLY MAKE UP ABOUT 6% OF THE POPULATION IN WYANDOTTE COUNTY AND COULD NOT OVERRIDE KANSAS CITY KANAS IF THE ISSUE WERE TO COME TO REFERENDUM.”

APRIL 1, 1997

- KANSAS CITY KANSAS VOTERS PASS
CONSOLIDATION MEASURE

unanimous



[yoo-nan-uh-muhs]



Phonetic (Standard)



IPA

adjective

- 1 of one mind; in complete agreement; agreed.
- 2 characterized by or showing complete agreement:
a unanimous vote.

Construction of the Wyandotte County Courthouse in 1925.

City Facts

Figures & Popular People

- Nicknames: Heart of America, KCK, The Dot
- Kansas City is the 3rd largest city in the state of Kansas and the Kansas City, Metropolitan Area. Kansas City, MO is the largest city.
- In 1997, voters unanimously approved to consolidate the city and county governments. Thus, the name Unified Government of Wyandotte County/Kansas City, KS.
- Form of government is Mayor/CEO.
- The city is part of the “Unified Government”, which also includes the cities of Bonner Springs and Edwardsville.
- Formed in 1868, the City of Kansas City, Kansas has a population of 145,786 according to the 2010 Census Bureau.
- The July 1, 2013, population estimate for Wyandotte County is 160,384.

ACCORDING TO THE CONSOLIDATION STUDY COMMISSION:

- WE NEED AN AFFORDABLE, SIMPLE AND RESPONSIVE GOVERNMENT FOR THE FUTURE
- WE NEED A MORE EFFICIENT, EFFECTIVE FORM OF GOVERNMENT TO IDENTIFY AND RESPOND TO THE CITIZEN AND COMMUNITY NEEDS.
- THE CONSOLIDATION STUDY COMMISSION STRONGLY BELIEVES THAT THE UNIFICATION OF GOVERNMENTS OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS WILL PROVIDE ITS CITIZENS WITH THE KIND OF REPRESENTATIVE, EFFICIENT AND RESPONSIVE GOVERNMENT THEY NEED TO CARRY THEM INTO THE NEXT CENTURY AND THE NEW MILLENNIUM.

WYANDOTTE COUNTY COMMUNITY MEETINGS

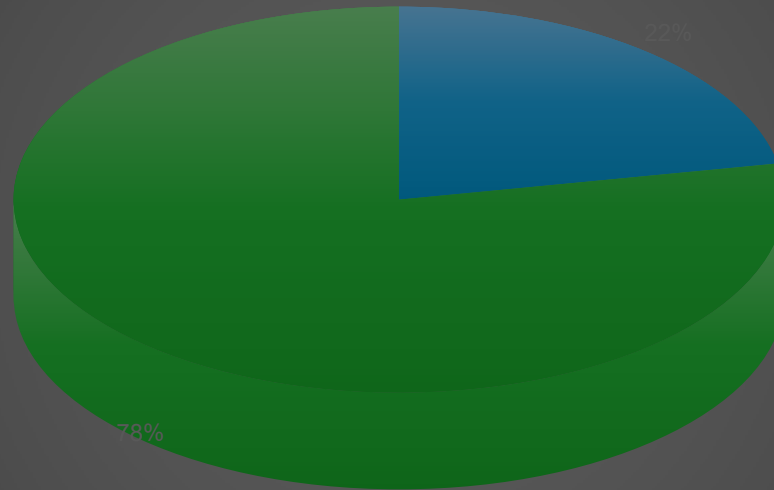
PROMISE OF CONSOLIDATION:

- THE CONSOLIDATION WILL BRING ABOUT MORE
TRANSPARENCY AND CONFIDENCE IN
GOVERNMENT

AS A RESIDENT, DO YOU TRUST THE UNIFIED
GOVERNMENT IS LOOKING OUT FOR YOUR
BEST INTEREST?

22% - YES

78% - NO

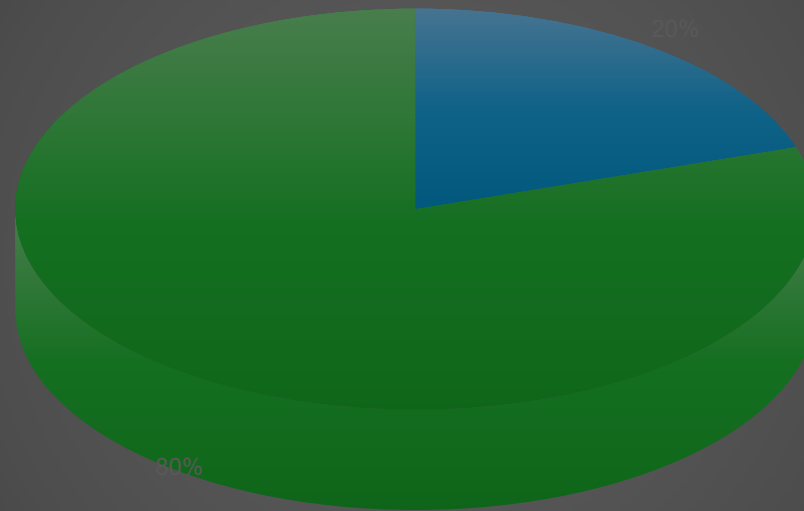


■ Yes ■ No

WOULD YOU DESCRIBE THE UNIFIED GOVERNMENT AS OPEN AND TRANSPARENT?

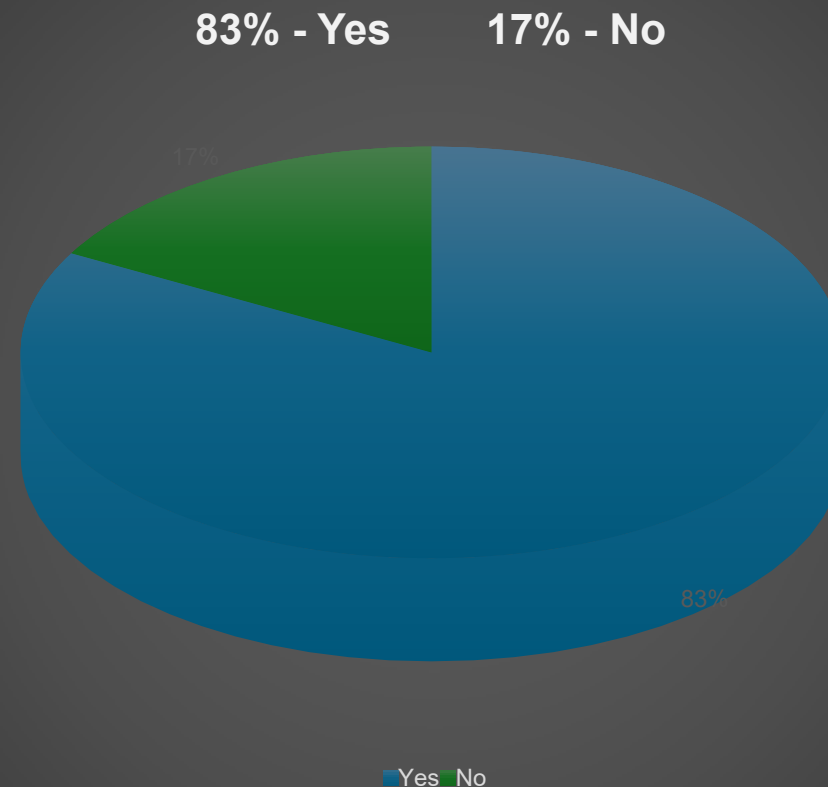
20% - YES

80% - NO



■ Yes ■ No

WOULD IT IMPROVE TRANSPARENCY AND CONFIDENCE IN GOVERNMENT IF WE ELIMINATE THE USE OF CONSOLIDATED FUNDS?



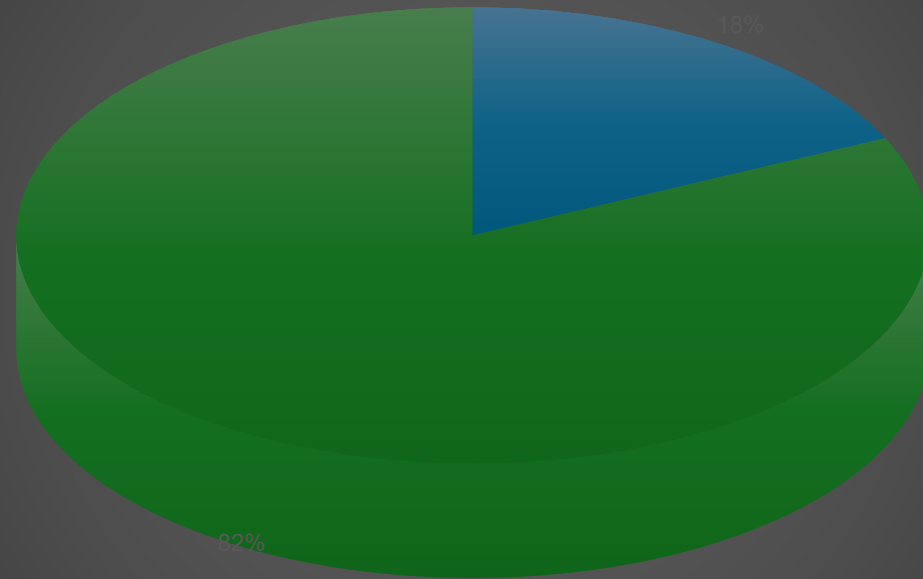
PROMISE OF CONSOLIDATION:

- THE CONSOLIDATION WILL IMPROVE COMMUNITY IMAGE

DO YOU FEEL WYANDOTTE COUNTY HAS A GOOD COMMUNITY IMAGE AND REPUTATION THROUGHOUT THE METRO AREA?

18% - YES

82% - NO



■ Yes ■ No

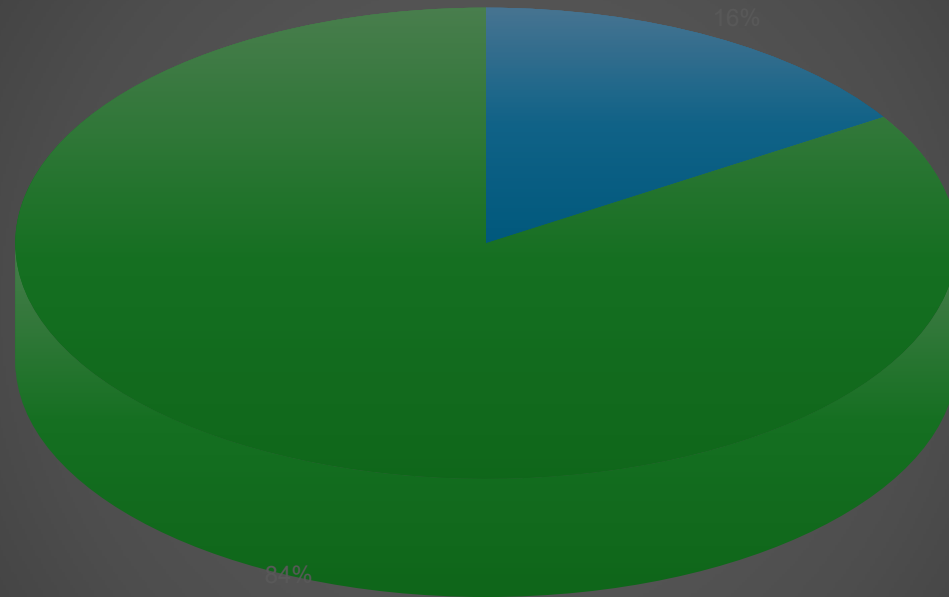
PROMISE OF CONSOLIDATION:

- THE CONSOLIDATION WILL IMPROVE EFFICIENCY OF GOVERNMENT

IS THE UNIFIED GOVERNMENT EFFICIENT?

16% - YES

84% - NO



■ Yes ■ No

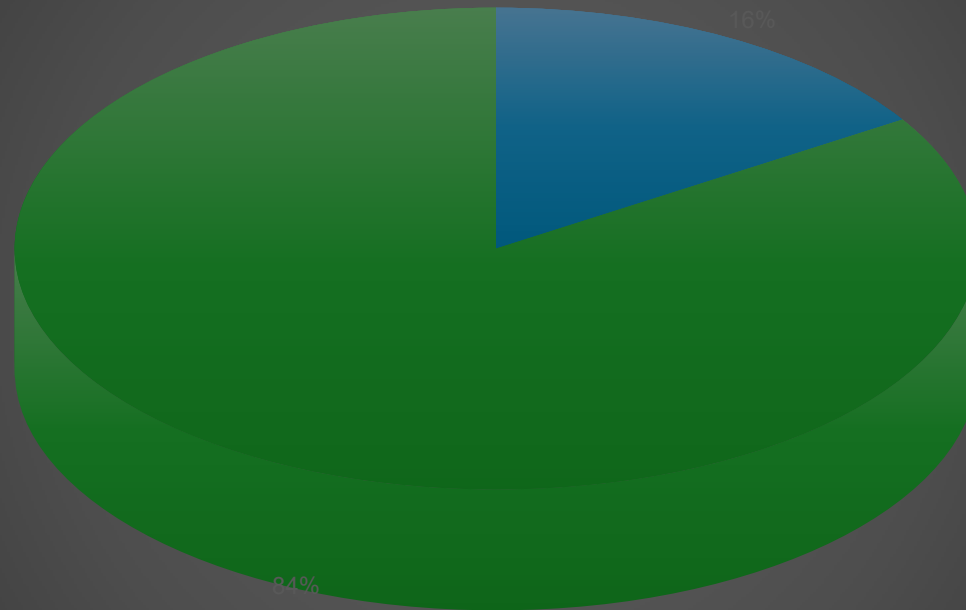
PROMISE OF CONSOLIDATION:

- INCREASED ECONOMIC DEVELOPMENT WILL
LOWER TAXES

HAS ECONOMIC DEVELOPMENT LOWERED YOUR TAXES?

16% - YES

84% - NO

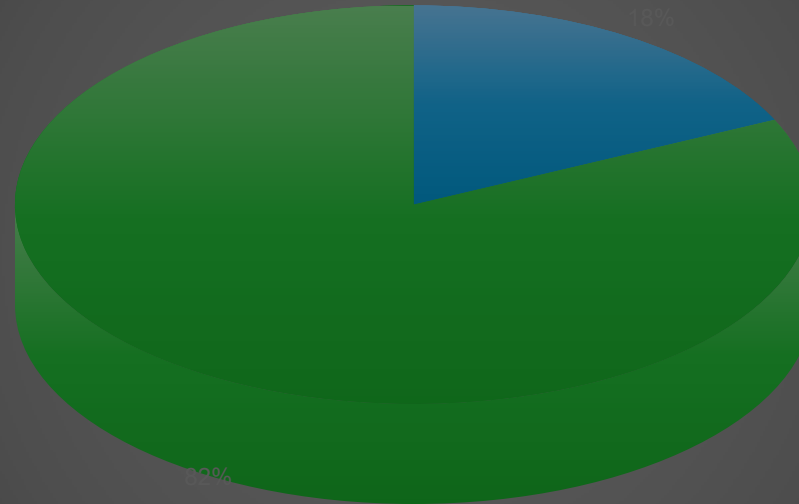


■ Yes ■ No

ON THE CURRENT PATH, DO YOU THINK THE UNIFIED GOVERNMENT WILL MAKE THE CHANGES NECESSARY TO PROVIDE TAX RELIEF?

18% - YES

82% - NO



■ Yes ■ No

COMMUNITY CONVERSATIONS:

“THE MILL LEVY HAS GONE DOWN, BUT MY TAX
BILL HAS SIGNIFICANTLY INCREASED”



•• Annual Expenditures

•• Annual Revenues

• Current Year

•• Other Operating Expenses History

•• Budget Milestones

•• Annual Budgets

Data

Expand All	2005 Actual
▶ Tax Revenue	\$ 153,056,807
▶ Charges for Services	29,771,654
▶ Other Financing Sources	45,818,519
▶ Intergovernmental Revenues	7,815,517
▶ Fines/Forfeits/Fees	5,830,282
▶ Reimbursements	2,623,695
▶ Interest Income	5,665,887
▶ Permits And Licenses	2,504,074
▶ Miscellaneous Revenue	1,753,726
Total	\$ 254,840,161

Expand All	2012 Actual
▶ Tax Revenue	\$ 181,055,519
▶ Charges for Services	46,541,555
▶ Other Financing Sources	9,305,054
▶ Intergovernmental Revenues	11,648,248
▶ Fines/Forfeits/Fees	9,515,343
▶ Reimbursements	4,161,840
▶ Interest Income	1,998,184
▶ Permits And Licenses	3,000,428
▶ Miscellaneous Revenue	1,261,363
Total	\$ 268,487,534

Expand All	2022 Actual
▶ Tax Revenue	\$ 272,767,274
▶ Charges for Services	69,223,125
▶ Other Financing Sources	15,690,349
▶ Intergovernmental Revenues	19,965,035
▶ Fines/Forfeits/Fees	10,599,690
▶ Reimbursements	3,401,849
▶ Interest Income	4,501,742
▶ Permits And Licenses	2,742,569
▶ Miscellaneous Revenue	2,159,119
Total	\$ 401,050,751

THE UG REVENUE HAS INCREASED



- Annual Expenditures
- Annual Revenues
- Current Year
- Other Operating Expenses History
- Budget Milestones
- Annual Budgets

Data

Expand All	2005 Actual
▶ Mayor and Commission	\$ 678,530
▶ Community Services	24,763,484
▶ General Government	18,477,957
▶ Internal Accounts	24,797,626
▶ Judicial Services	7,289,988
▶ Other Programs	1,760,497
▶ Public Safety	91,421,799
▶ Public Works	43,347,928
Total	\$ 212,537,809

Expand All	2012 Actual
▶ Mayor and Commission	\$ 675,971
▶ Community Services	28,394,106
▶ General Government	19,422,298
▶ Internal Accounts	31,236,541
▶ Judicial Services	7,986,145
▶ Other Programs	1,871,942
▶ Public Safety	119,729,140
▶ Public Works	53,617,177
Total	\$ 262,933,320

Expand All	2022 Actual
▶ Mayor and Commission	\$ 1,138,843
▶ Community Services	44,394,203
▶ General Government	28,868,373
▶ Internal Accounts	48,089,143
▶ Judicial Services	9,976,335
▶ Other Programs	2,737,281
▶ Public Safety	169,663,164
▶ Public Works	76,135,844
Total	\$ 381,003,186

THE UG EXPENSES HAVE
INCREASED AT A HIGHER RATE

COMMUNITY CONVERSATIONS:

“THE UG HAS A SPENDING PROBLEM”

DIY DEMOCRACY ELECTIONS LOCAL GOVERNMENT

Half of the BPU board is up for election. Here's how they keep the lights on in KCK

The Board of Public Utilities sets water and energy rates in Wyandotte County and parts of Johnson and Leavenworth counties.



By [Josh Merchant](#) September 13, 2023



REPUBLISH



The Board of Public Utilities provides water and energy to all of Kansas City, Kansas, and some surrounding areas. Most of its energy comes from coal or wind power. (File photo)

PILOT

- PAYMENT IN LIEU OF TAXES CHARGED ON THE BPU BILL
- 11.9% RATE SET BY THE UNIFIED GOVERNMENT BOARD OF COMMISSIONERS
- OVER DOUBLE MOST FRANCHISE FEES OF PRIVATE UTILITIES

- “THE CITY COLLECTS \$37M EACH YEAR FROM THE PILOT, MAKING UP APX 20% OF THE CITY’S GENERAL FUND.”
- THE EQUATES TO APX 20 MILLS
- “SINCE 2014 THE UNIFIED GOVERNMENT HAS APPROVED THE FOLLOWING RATE UTILITY INCREASES:
- WASTE WATER (RESIDENTIAL) 66%
- STORMWATER 40%
- TRASH 11%”

 **THE VOICE**

 Kansas City News

Really understanding BPU's PILOT

Why is the PILOT charged by Wyandotte County's Board of Public Utilities so high? We take a transparent look at the PILOT, what it is used for, how it compares to similar charges at other utilities, and once and for all, who can really change or do something about it.

 by **Bonita Gooch** July 25, 2023



Annual Expenditures

Annual Revenues

Current Year

Collapse All	2005 Actual
▼ Tax Revenue	\$ 153,056,807
▶ General Property Taxes	83,244,275
▶ General Sales And Use Taxes	36,971,899
▼ Payment in lieu of Taxes	17,629,418
Franchise Tax-Electricity	13,725,223
Franchise Tax-Water	2,550,499
Franchise Tax-Sewer	1,353,696

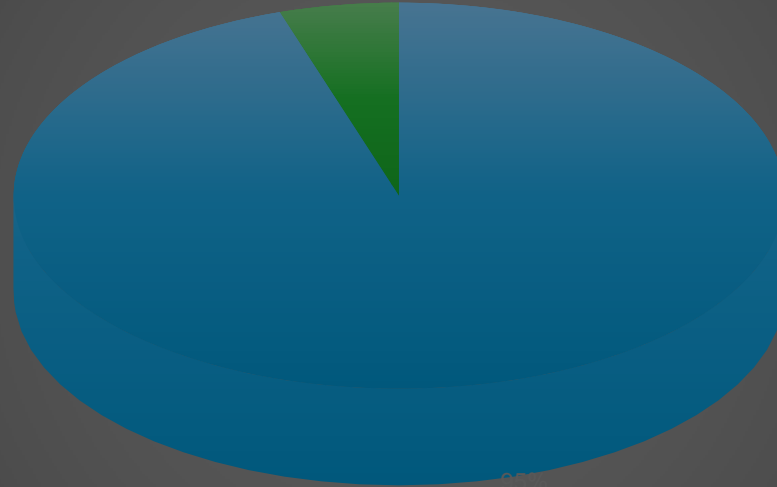
Collapse All	2022 Actual
▼ Tax Revenue	\$ 272,767,274
▶ General Property Taxes	119,876,443
▶ General Sales And Use Taxes	80,661,771
> ▼ Payment in lieu of Taxes	42,180,781
Franchise Tax-Electricity	30,731,033
Franchise Tax-Water	5,479,748
Franchise Tax-Sewer	5,970,000

PILOT
\$17M IN 2005
\$42M IN 2022

KCK RESIDENTS – DO YOU THINK THERE SHOULD BE A CAP SET ON THE PILOT TO KEEP IT WITHIN THE AVERAGE METRO AREA FRANCHISE FEE RATES?

95% - YES

5% - NO

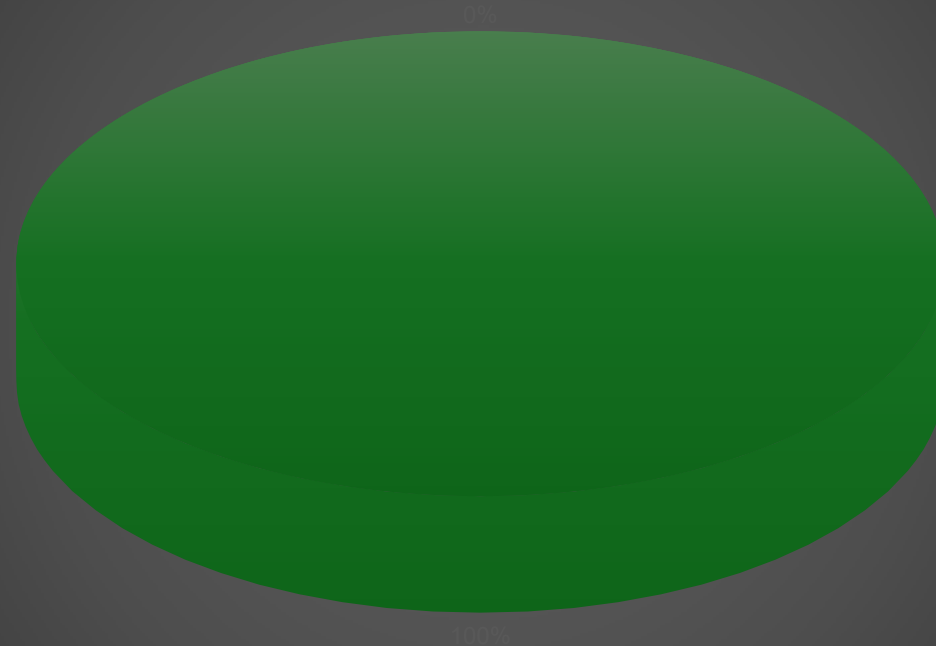


■ Yes ■ No

WYCO RESIDENTS, OUTSIDE OF KCK: DO YOU FEEL THE UNIFIED GOVERNMENT SHOULD CHARGE YOU PILOT TO DEPOSIT IN KCK'S BUDGET?

0% - YES

100% - NO



■ Yes ■ No

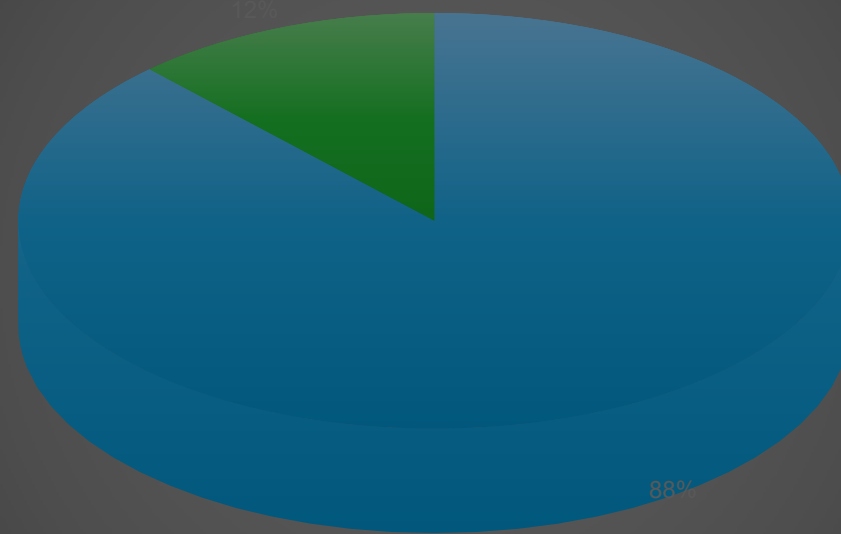
PROMISE OF CONSOLIDATION:

- CONSOLIDATION WILL REVITALIZE
NEIGHBORHOODS IN ALL PARTS OF WYANDOTTE
COUNTY

DO YOU FEEL AREAS IN WYANDOTTE COUNTY ARE OVERLOOKED OR IGNORED BY THE UNIFIED GOVERNMENT?

88% - Yes

12% - No

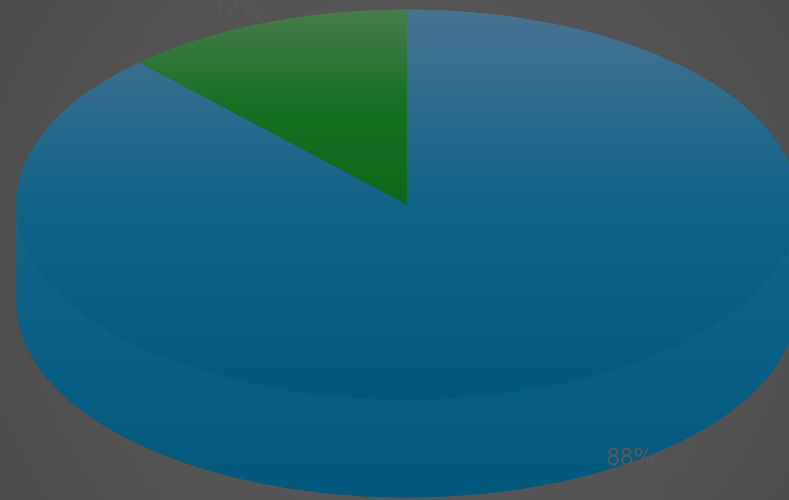


■ Yes ■ No

SHOULD COUNTY TAX DOLLARS BE PROPORTIONATELY INVESTED IN ALL PARTS OF WYANDOTTE COUNTY?

88% - YES

12% - NO



■ Yes ■ No

COMMUNITY CONVERSATIONS:

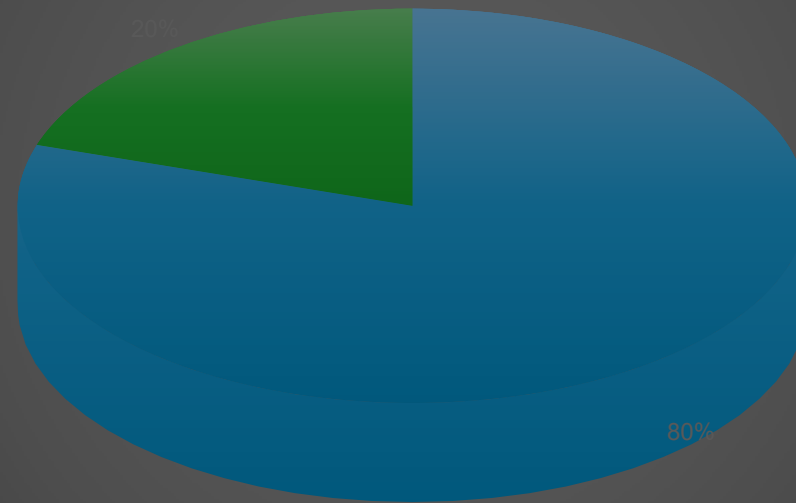
“WHERE IS THE MONEY GOING?”

ECONOMIC DEVELOPMENT WAS A
DRIVING FORCE TO CONSOLIDATE

HOW SHOULD ECONOMIC DEVELOPMENT BE FUNDED IN WYANDOTTE COUNTY?

80% - City Funded

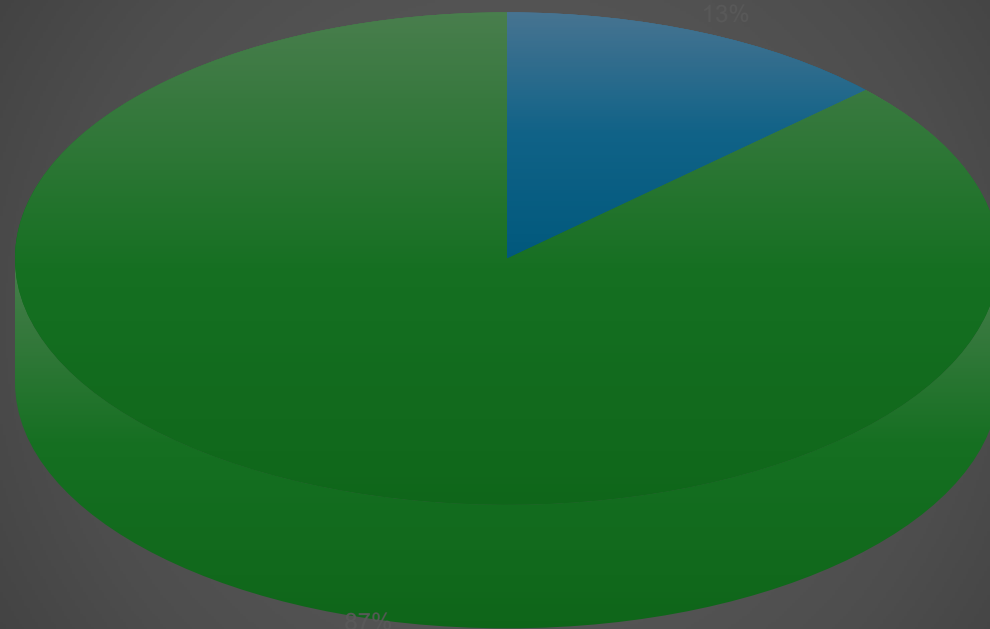
20% - County Funded



■ Each city should fund its own economic development ■ The county should fund economic development even if it only benefits one city

SHOULD THE UNIFIED GOVERNMENT DONATE TAX DOLLARS TO CHARITY?

13% - Yes 87% - NO



■ Yes ■ No

PROMISE OF CONSOLIDATION:

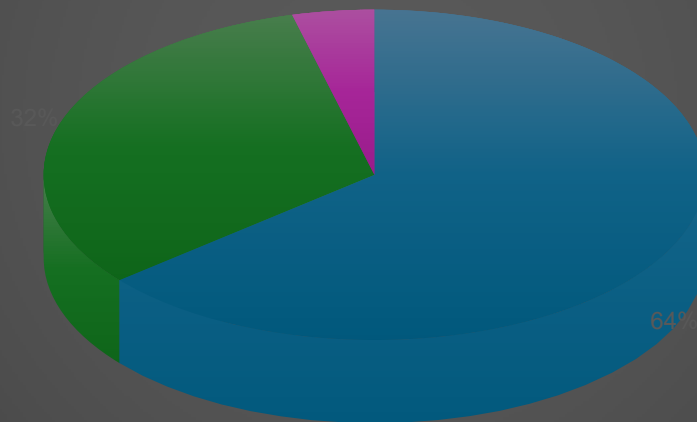
- CONSOLIDATION WILL CREATE A SIMPLE,
RESPONSIVE GOVERNMENT

DO YOU FEEL THE UNIFICATION CONSOLIDATED POWER, CREATING A LARGER GOVERNMENT OR ALLOWED FOR BETTER REPRESENTATION?

64% - Larger Government

32% - Better Representation

4% - Neutral

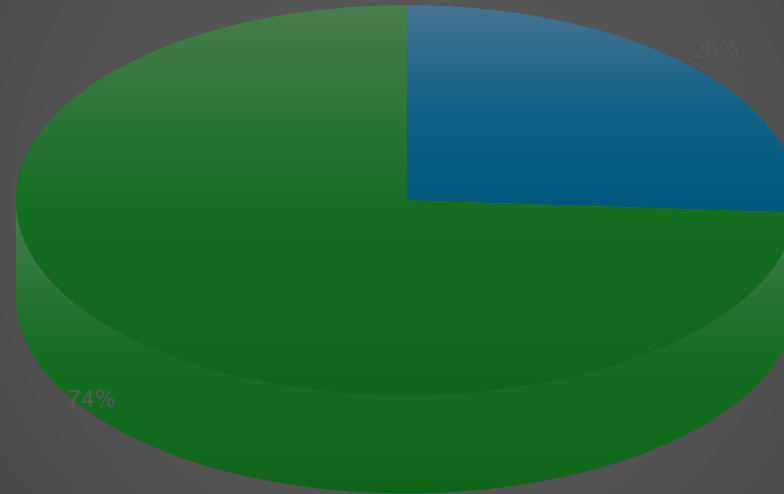


■ Larger Government ■ Better Representation ■ Neutral

DO YOU PREFER 1 ELECTED BODY MAKING ALL DECISIONS FOR CITY AND COUNTY OR WOULD YOU PREFER EACH ELECTED BODY HAVE 1 PRIORITY?

26% - One Elected Board

74% - Separate Elected Boards

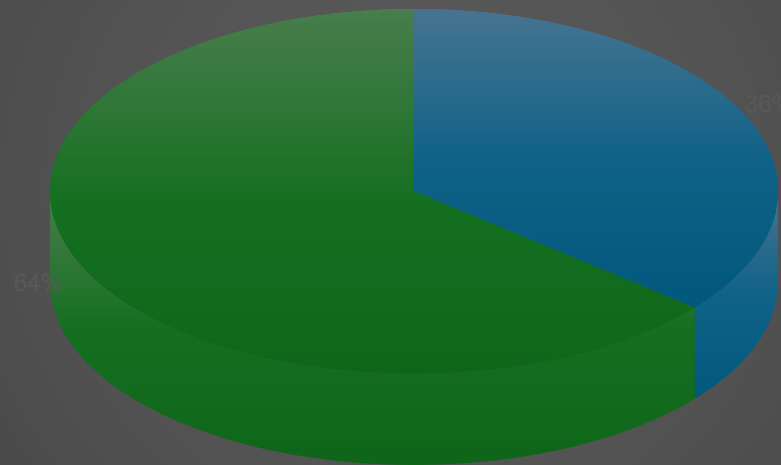


■ One Elected Board ■ Separate Elected Boards

KCK RESIDENTS – DO YOU PREFER THE SAME ELECTED OFFICIALS SETTING YOUR PILOT FEE, COUNTY AND CITY TAXES OR WOULD YOU PREFER THAT BE SPLIT UP BETWEEN SEPARATE BODIES?

36% - 1 Board

64% - Seperate Boards



■ 1 Board ■ Seperate Boards

WYCO RESIDENTS (OUTSIDE OF KCK) – DO YOU PREFER A BOARD OF COMMISSIONERS MAKING DECISIONS FOR ANOTHER CITY AND YOUR COUNTY OR WOULD YOU PREFER SEPARATE BOARDS FOR CITY AND COUNTY?

0% - 1 Board

100% - Seperate Boards



■ 1 Board ■ Seperate Boards

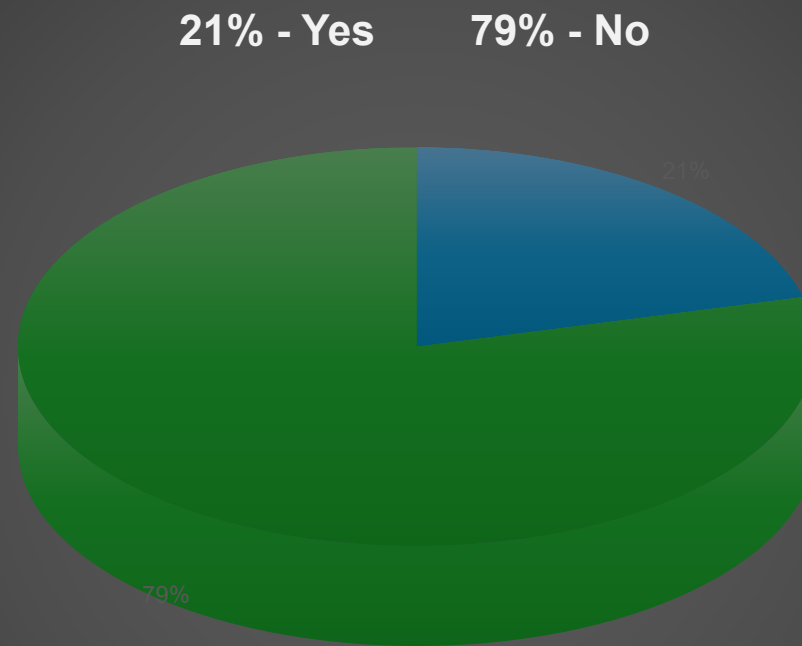
COMMUNITY CONVERSATION:

“THERE NEEDS TO BE SEPARATION
BETWEEN CITY AND COUNTY
BUSINESS AND BUDGETS”

FROM THE CSC PLAN

- “THE COUNTY ADMINISTRATOR WILL BE RESPONSIBLE FOR THE APPOINTMENT OF THE REORGANIZED DEPARTMENT DIRECTORS AND WILL ENSURE A SEPARATION OF COUNTY FUNCTIONS THROUGH AN ACTIVITY BASED ACCOUNTING SYSTEM. THIS SYSTEM WILL BECOME A MANAGEMENT TOOL FOR ANALYSIS OF EFFICIENCY AND EFFECTIVENESS AND WILL PROVIDE OTHER CITIES IN THE COUNTY A MEANS TO REVIEW COUNTY SUPPORT COSTS.”

SHOULD ANY OFFICIAL BE ALLOWED TO VOTE
ON A TAX THAT IS APPLIED TO AN AREA WHERE
THEY DO NOT LIVE AND DO NOT PAY? (EX: PET
BOARD)



■ Yes ■ No

PET BOARD

- PIPER SCHOOL DISTRICT - 2 MEMBERS
- EDWARDSVILLE (CITY) – 2 MEMBERS
- TURNER SCHOOL DISTRICT – 2 MEMBERS
- BONNER SPRINGS (CITY) – 1 MEMBER
- KANSAS CITY KANSAS SCHOOL DISTRICT – 4 MEMBERS

COMMUNITY CONVERSATION:

“THE CONSOLIDATION CREATED A LARGE BUREAUCRACY IN WHICH THE STAFF CREATES POLICY AND IS UNACCOUNTABLE TO THE MAYOR AND COMMISSION”

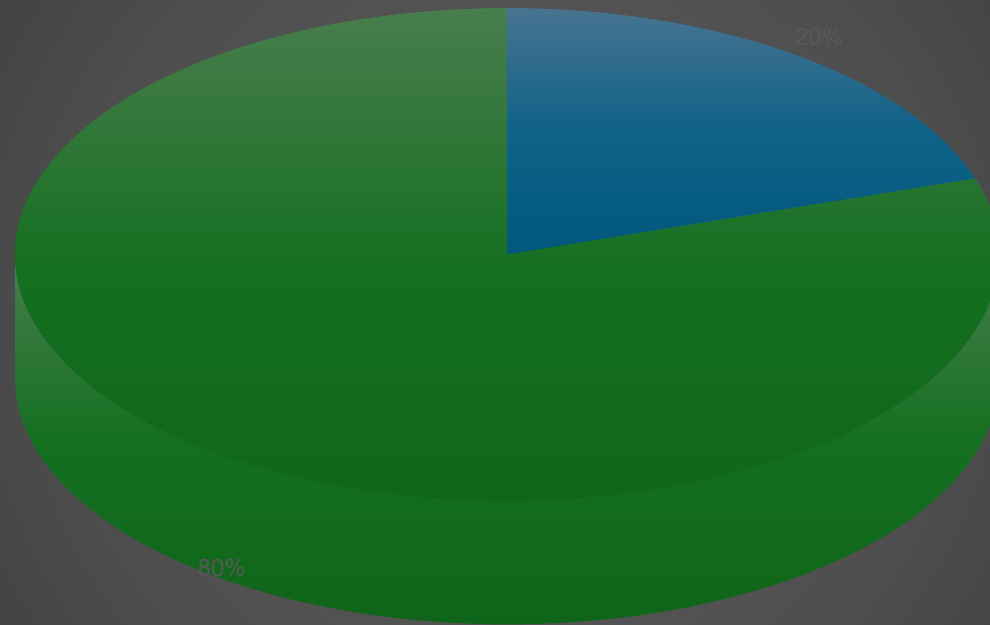
OVERALL COMMUNITY PERCEPTION

- DID THE CONSOLIDATION MEET EXPECTATIONS?
- HAS THE CONSOLIDATION BENEFITED THE RESIDENTS OF WYANDOTTE COUNTY?

DO YOU FEEL LIKE THE CONSOLIDATION PROMISES WERE KEPT?

20% - Yes

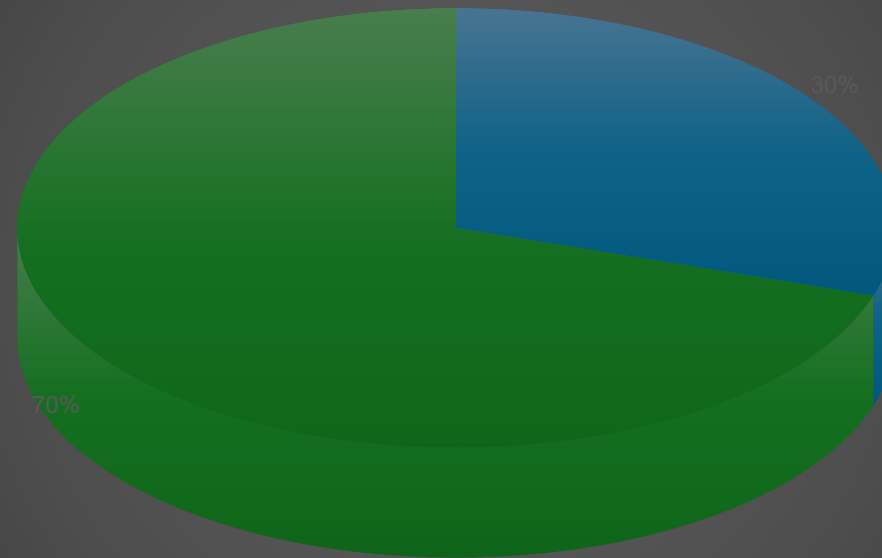
80% - No



■ Yes ■ No

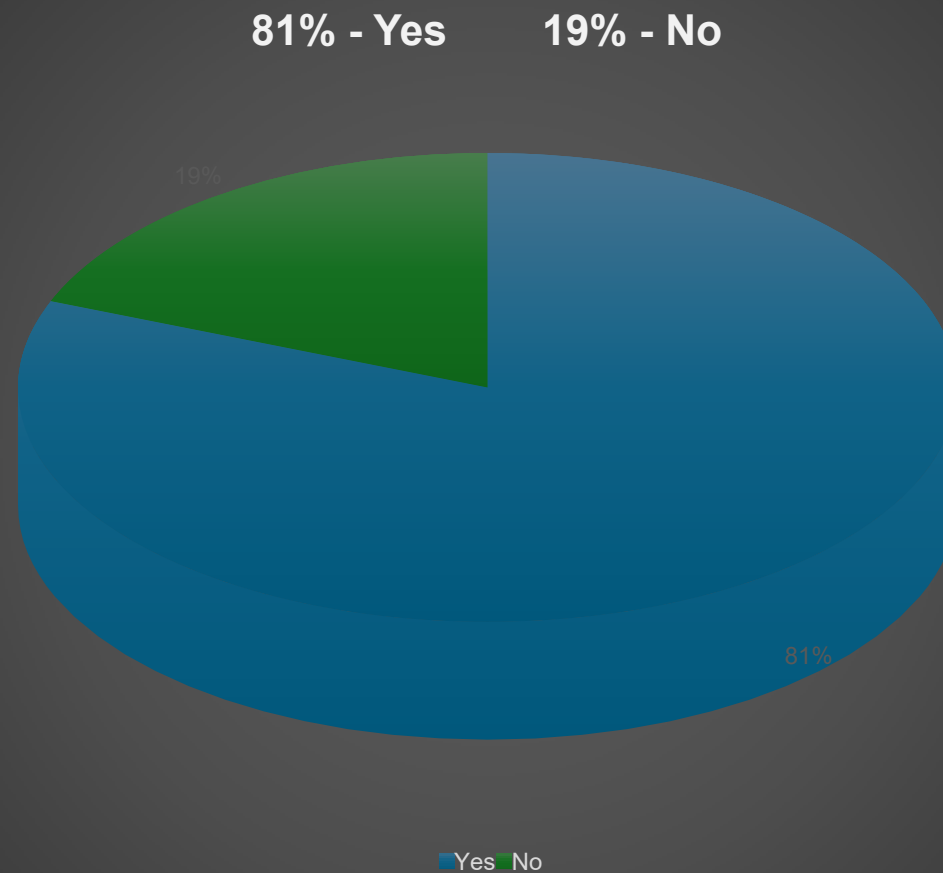
IF GIVEN THE OPPORTUNITY TO REWIND THE
CLOCK, WOULD YOU VOTE IN FAVOR OF
CONSOLIDATION?

30% - Yes 70% - No

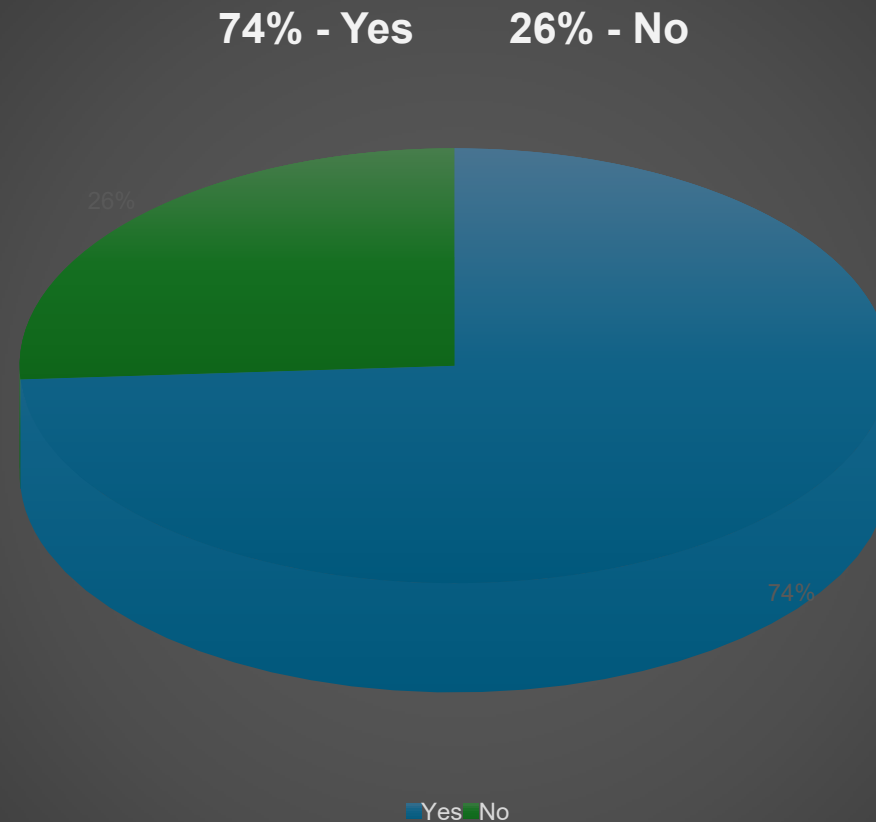


■ Yes ■ No

SHOULD THE CHARTER BE AMENDED TO BETTER SERVE THE RESIDENTS OF WYANDOTTE COUNTY?



IF THE UNIFIED GOVERNMENT IS NOT WILLING TO
ADOPT CHARTER AMENDMENTS TO BETTER SERVE
THE RESIDENTS OF WYANDOTTE COUNTY, WOULD
YOU VOTE TO TO DE-CONSOLIDATE?





Report to Public Works & Safety

MEETING DATE	PRESENTER	DEPARTMENT
	Laura Cromwell, Professional Fiscal Assistant lcromwell@psnet.int x6067	Police Department
AGENDA ITEM #IV.1.		
RESOLUTION: FISCAL YEAR 2024 KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT ALL HANDS ON DECK GRANT		
BACKGROUND		
Approval and acceptance of a grant to improve identification of and response to drug-endangered children in Kansas for an amount up to \$100,000.00, submitted by Laura Cromwell, Management Analyst, Kansas City Kansas Police Department. No matching funds are required.		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
• The FY24 All Hands on DECK grant program requires no match from the Unified Government. • All items will be funded at 100% through the grant. 1. The Police Department will be requesting funding to support and expand youth programming at the Police Athletic League of Kansas City, KS (PAL). ▪ Contractual services for additional athletic coaches and program instructors at the PAL ▪ Overtime costs for patrol officers assisting with the PAL's driver's education program ▪ Supplies to support additional PAL programming for DECK youth ▪ Care bags to provide to drug-endangered children 2. Additionally, funds will be used to advertise a fentanyl awareness/education video on social media platforms 3. Lastly, funds will be requested to send KCKPD personnel to required DEC trainings. ▪ Attendees of these trainings will train officers during annual Advanced Officer Training (AOT) and Crisis Intervention Team (CIT) trainings		
IT/POLICY CONSIDERATIONS		
The Child In Need of Care (CINC) general order and the Narcotics Unit Standard Operating Procedures (SOP) would need to be amended to include language regarding the DEC response/activation protocol.		
PROCUREMENT CONSIDERATIONS		

- All of the supply items that the Police Department plans to purchase will be less than the \$5k purchase order threshold. As such, we will obtain quotes and select the vendor with the most economical pricing in compliance with the UG's Procurement Policy.
- Contractual services will be in keeping with the MOU already established with the PAL

LEGAL CONSIDERATIONS

- If awarded funding under this grant opportunity, we will be required to sign an award document that outlines assurances we must comply with before we are able to expend any grant funding.
 1. Those assurances will be distributed to agencies selected to receive an award and are, therefore, unavailable to us at this time.
 2. If there are any assurances we are unable to comply with, we have the option to decline acceptance of the award.

ATTACHMENTS

Approved by Mayor and/or Chair and Administrator to add to agenda.

[Signature] 5/13/2024
Jynona Adams
5-14-24

RESOLUTION NO. _____

A RESOLUTION authorizing the Kansas City, Kansas Police Department through the Unified Government of Wyandotte County/Kansas City, Kansas to accept a grant award for the 2024 Kansas Department of Health and Environment All Hands On Deck Grant.

WHEREAS, the Kansas Department of Health and Environment administers grants for law enforcement agencies, including the All Hands On Deck Grant; and

WHEREAS, an application has been submitted by the Kansas City, Kansas Police Department to use the grant funds, if awarded, to improve identification of an response to drug endangered children; and

WHEREAS, the value of the grant is up to \$100,000.00, with no matching funds required.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS AS FOLLOWS:

Section 1. The County Administrator and/or his designee is hereby authorized to accept such grant if awarded, on behalf of the Unified Government and to take the steps necessary to fulfill the conditions of the grant and execute documents in furtherance of the of the grant.

**APPROVED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS,
THIS ____DAY OF _____, 2024.**

Tyrone Garner, Mayor/CEO

Unified Government Clerk



**UNIFIED GOVERNMENT OF WYANDOTTE COUNTY
& KANSAS CITY, KANSAS
PUBLIC WORKS DEPARTMENT**

ONE McDOWELL PLAZA

701 NORTH 7TH STREET, 66101

(913) 573-5400
FAX (913) 573-5435

May 23, 2024

Ms. Monica Sparks
Interim Unified Government Clerk
East Building

Re: Subdivision Plat Approval for **MCKINNEY'S ACRES**

Dear Ms. Sparks

Please be advised that the Engineering Division has reviewed the attached plat of **MCKINNEY'S ACRES** located at 804 South 89th Street and being developed by Shirley Carter.

Currently, we recommend that the Commissioners accept this plat and authorize the Mayor/CEO and Unified Government Clerk signatures. I am providing you with two mylars for signature, and one (1) paper copy for Commission review. Please place this on the next scheduled Commission agenda.

After the Mayor has signed the plat, it should be referred to Planning Division for further processing.

Respectfully submitted,

Brent E. Thompson, P.S.
County Surveyor

Digitally signed by
Troy Shaw
Date: 2024.05.29
08:41:23-05'00'

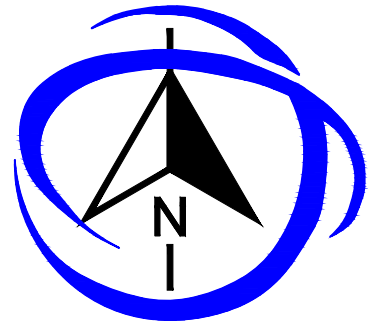
Troy Shaw, P.E.
County Engineer

- NW CORNER OF THE NE 1/4 SEC 19-11-24**
FOUND 3.25" ALUMINUM CAP IN MONUMENT BOX
- 34.85' NE TO FOUND "X" CUT ON TOP BACK OF CURB AT PT OF RETURN FOR DRIVE #8934
 - 27.30' SE TO FOUND "X" CUT ON TOP BACK OF CURB AT MID RADIUS OF RETURN FOR GRAVEL DRIVE
 - 11.80' SW TO FOUND "X" CUT ON TOP BACK OF CURB AT PC OF RETURN FOR GRAVEL DRIVE
 - 30.00' NW TO FOUND "X" CUT ON TOP BACK OF CURB

- POINT OF COMMENCEMENT**
SW CORNER OF THE NE 1/4 SEC 19-11-24
- FOUND 2" KDOT ALUMINUM MONUMENT
- 13.29' SSE TO NAIL AND SHINER IN WEST FACE OF GUARD RAIL POST
 - 20.09' S TO 3/4" PIPE ON NORTHWEST SIDE OF CORNER POST
 - 27.33' SW TO NEAR FACE OF 6" STEEL GATE POST
 - 49.77' WNW TO 60D SPIKE & KDOT WASHER IN SOUTH FACE OF UTILITY POLE

MCKINNEY ACRES

A TRACT OF LAND IN THE NE 1/4 OF SEC. 19, TOWNSHIP 11 SOUTH, RANGE 24 EAST, OF THE 6TH P.M.,
IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS.



KS ENG COA: #3135
KS SUR COA: #363
MO ENG COA: #30201008
MO SUR COA: #302014231

ALC
ATLAS LAND CONSULTING
SURVEYING | ENGINEERING | DRONE | CAD
1430 Parallel Road, Unit R, Basehor KS 66007
ANDREA@ALCONSULT-LLC.COM

FINAL PLAT

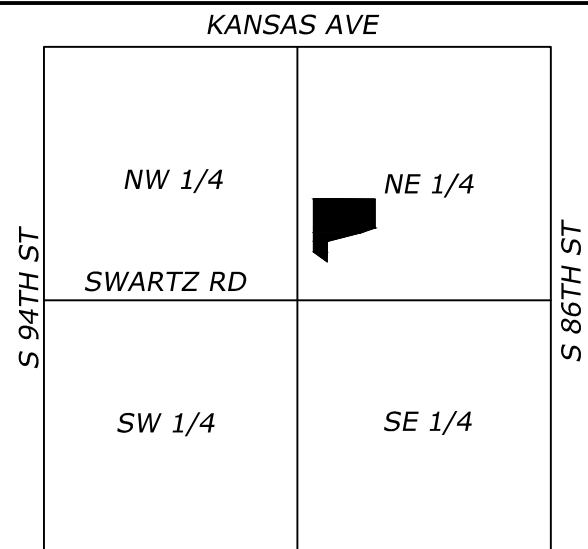
LEGEND

- ▲ DENOTES FOUND SECTION CORNER MONUMENT
○ DENOTES SET 1/2" REBAR ALC KS CLS 363 MO CLS 2022014231
● DENOTES FOUND PROPERTY CORNER AS NOTED
S/L SETBACK LINE
U/E UTILITY EASEMENT
(M) MEASURED
(D) DEEDED
(P) PLATTED
(C) CALCULATED

GENERAL NOTES

- THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS KANSAS NORTH ZONE U.S. STATE PLANE 1983
- ALL DISTANCES SHOWN HEREON ARE IN FEET
- KS ONE-CALL WAS NOT CALLED ON THIS SURVEY
- REFERENCED SURVEY
-MOON VALLEY FINAL PLAT DOC 2004R-11948 BK 40 PG 98
-WILLIAMS FARM FINAL PLAT BK 38 PG 71
- THIS PROPERTY DOES NOT LIE WITHIN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 2020C0133E, DATED SEPTEMBER 2ND, 2015
- CLOSURE PRECISION: 1 PART IN 4877788.333
- CURRENT ZONING - AG / PROPOSED ZONING LOT 1 - R-1 & LOT 2 - AG
- TITLE COMMITMENT: L23-29635 MCCAFFREE-SHORT TITLE COMPANY DATED DECEMBER 19TH, 2023 AT 08:00 AM

VICINITY MAP



METROPOLITAN AVE

VICINITY MAP

1" = 2000'

This is to certify on this 12TH day of JANUARY, 2024 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys.

ANDREA N WEISHAUBT, PLS 1730 DATE

JOB NO:23-356

SCALE



SCALE IN FEET

SEC-TWN-RNG

19-11-24

PREPARED FOR

SHIRLEY CARTER

ADDRESS: 804 S 89TH STREET
KANSAS CITY, KS 66111

DATE

JANUARY 17, 2024

DESCRIPTION PER TITLE COMMITMENT FILE NO.: L23-29637 DATED DECEMBER 13TH, 2023 AT 08:00 AM VIA MCCAFFREE-SHORT TITLE COMPANY

BEGINNING AT A POINT 10 POLES EAST OF THE CENTER OF SECTION 19, TOWNSHIP 11, RANGE 24, IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, THENCE EAST 40 POLES, THENCE NORTH 80 POLES TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 19, THENCE WEST 40 POLES, THENCE SOUTH 80 POLES TO THE POINT OF BEGINNING, CONTAINING 20 ACRES MORE OR LESS;

LESS THE FOLLOWING:
A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 11, RANGE 24, WYANDOTTE COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 165.00 FEET DUE EAST OF THE CENTER OF SAID SECTION 19; THENCE CONTINUING DUE EAST 140.00 FEET; THENCE DUE NORTH 400.00 FEET; THENCE NORTH 55 DEGREES WEST 178.04; THENCE SOUTH 40 FEET EAST AND PARALLEL TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19, 502.19 FEET TO THE POINT OF BEGINNING, CONTAINING 1.48 ACRES, LESS THAT PART TAKEN FOR ROAD PURPOSES.

ALSO, LESS THE FOLLOWING:
THAT PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 24 EAST, IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER, THENCE NORTH 90 DEGREES EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER, 205.00 FEET TO THE POINT OF BEGINNING, THENCE NORTH 00 DEGREES, 20 MINUTES, 48 SECONDS EAST, 614.54 FEET, THENCE NORTH 75 DEGREES, 05 MINUTES, 42 SECONDS EAST, 361.02 FEET, THENCE NORTH 70 DEGREES, 22 MINUTES, 36 SECONDS EAST, 175.53 FEET TO A POINT IN THE CENTERLINE OF 89TH STREET, AS DESCRIBED IN ROAD RECORD BOOK B AT PAGE 486, THENCE SOUTH 00 DEGREES, 26 MINUTES, 43 SECONDS EAST ALONG SAID CENTERLINE, 766.37 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER, THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST ALONG SAID SOUTH LINE, 523.88 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PART IN ROAD RIGHT-OF-WAY, AND SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS OR COVENANTS OF RECORD.

SURVEYORS SUGGESTED DESCRIPTION:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 24 EAST OF THE 6TH P.M., IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, PREPARED BY ANDREA N. WEISHAUBT PLS 1730, DATED JANUARY 17TH, 2023; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 88°02'32" EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 828.96 FEET; THENCE NORTH 02°24'01" WEST, A DISTANCE OF 1317.92 FEET; THENCE SOUTH 68°25'06" WEST, A DISTANCE OF 21.18 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SOUTH 89TH STREET AS IT EXISTS, ALSO KNOWN TO BE THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE SOUTH 68°25'06" WEST, ALONG THE PROLONGATION OF THE NORTH LINE OF LOT 1, MOON VALLEY, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, THENCE SOUTH 73°08'13" WEST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 360.99 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 01°36'32" EAST, ALONG THE WEST LINE OF SAID LOT 1, AND THE WEST LINE OF LOTS 2 & 3 SAID MOON VALLEY, A DISTANCE OF 214.45 FEET TO A POINT ON THE WEST LINE OF SAID LOT 3; THENCE NORTH 56°49'07" WEST, A DISTANCE OF 178.36 FEET; THENCE NORTH 02°20'20" WEST, A DISTANCE OF 817.27 FEET TO A POINT ON THE SOUTH LINE OF LOT 3, WILLIAMS FARM, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS; THENCE NORTH 88°14'00" EAST, ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 642.57 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3, ALSO KNOWN AS A POINT ON THE WEST RIGHT OF WAY LINE OF SAID S 89TH STREET; THENCE SOUTH 02°24'01" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 558.63 FEET TO THE POINT OF BEGINNING.

DEDICATION:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "MCKINNEY ACRES"

An easement is hereby granted to the Unified Government of Wyandotte County/Kansas City, Kansas, to enter upon, construct, maintain, use and authorize the location, of conduits for providing water, gas, cable, electric, sewers, and other utility services, including related facilities and appurtenances thereto, and drainage facilities, upon, under, over and across those areas outlined and designated on this plat as "Utility Easement" or "U/E", and further, subject to administration and regulation by the City, the subordinate use of such areas by other governmental entities and utilities, franchised or authorized to do business in the City of Kansas City, Kansas.

In accordance with KSA 12-512b, all rights, obligations, reservations, easements, or interest shown as vacated with this plat shall be vacated as to use and as to title, upon filing and recording of this plat. The proprietors, successors, and assigns, of property shown on this plat hereby absolve and agree, jointly and severally, to indemnify the Unified Government of Wyandotte County/Kansas City, Kansas, of any expense incident to the relocation of any existing utility improvements heretofore installed and required to be relocated in accordance with proposed improvements described in this plat.

The undersigned proprietors of the above described land hereby consents and agrees the Board of Commissioners of the Unified Government of Wyandotte County/Kansas City, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or part thereof, for public use, from the lien and effect of any special assessments, and that the amount of the unpaid special assessments on such land dedicated shall become and remain a lien on the remainder of that land fronting or abutting on such dedicated public ways or thoroughfares.

IN TESTIMONY WHEREOF,
I, undersigned owner of **MCKINNEY ACRES** have set our hands this ____ day of ____, 2024.

SHIRLEY J CARTER IKERD, OWNER

ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF

BE IT REMEMBERED THAT ON THIS ____ DAY OF ____, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME SHIRLEY J CARTER IKERD, OWNER, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING, AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

My Commission Expires: _____

THIS PLAT OF **MCKINNEY ACRES** HAS BEEN SUBMITTED TO AND APPROVED BY THE UNIFIED GOVERNMENT OF WYANDOTTE/KANSAS CITY, KANSAS, PLANNING COMMISSION

DATED THIS ____ DAY OF ____, 2024
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, PLANNING COMMISSION

BY _____, CHAIRMAN

JEFF CARSON

_____, SECRETARY

GUNNAR HAND, AICP

THE DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED THIS ____ DAY OF ____, 2024.

TYRONE GARNER, MAYOR/CEO

MONICA SPARKS, INTERIM UNIFIED CLERK

RECOMMENDED FOR APPROVAL BY THE WYANDOTTE COUNTY ENGINEER, THIS ____ DAY OF ____, 2024.

TROY SHAW, P.E., COUNTY ENGINEER

COUNTY SURVEYOR APPROVAL:
THIS SURVEY HAS BEEN REVIEWED FOR FILING, PURSUANT TO KSA 58-2003, 58-2005, AND 58-2011, FOR CONTENT ONLY AND IS IN COMPLIANCE WITH THOSE PROVISIONS. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.

REVIEWED BY _____ DATE: _____
BRENT E. THOMPSON, KS P.L.S. 1277

STATE OF KANSAS
COUNTY OF)
(SS)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THIS ____ DAY OF ____, 20__, AT ____ O'CLOCK AND IS DULY RECORDED.

SUSIE P. NELSON, REGISTER OF DEEDS

MARGARET A. ORENDAC, DEPUTY

- SE CORNER OF THE WEST 1/2 OF THE NE 1/4 SEC 19-11-24**
FOUND 3/4" REBAR NO CAP
ORIGIN UNCERTAIN (HELD)
- 18.53' NE TO 60D SPIKE IN WEST FACE OF UTILITY POLE
 - 27.12' WNW TO "+" CUT ON EAST RIM OF NORTHERLY WATER VALVE
 - 37.48' SW TO PK NAIL IN SOUTHEAST FACE OF RAILROAD TIE CORNER POST
 - 76.75' WSW TO TOP TURN NUT OF FIRE HYDRANT

FOUND 1/2" REBAR CAP UNREADABLE
ORIGIN UNCERTAIN (HELD)

SE CORNER OF THE NE 1/4 SEC 19-11-24

- FOUND 1/2" REBAR NO CAP
- 23.30' NE TO EXISTING NAIL & SHINER IN LIGHT POLE
 - 32.70' SE TO CENTER OF STOP SIGN POST
 - 42.80' SW TO EXISTING NAIL AND SHINER IN POWER POLE
 - 39.80' NW TO EXISTING NAIL AND SHINER IN HIGH WIRE POLE
 - 50.70' SE TO NW CORNER OF GRAVE STONE



**UNIFIED GOVERNMENT OF WYANDOTTE COUNTY
& KANSAS CITY, KANSAS
PUBLIC WORKS DEPARTMENT**

ONE McDOWELL PLAZA

701 NORTH 7TH STREET, 66101

(913) 573-5400
FAX (913) 573-5435

May 13, 2024

Ms. Monica Sparks
Interim Unified Government Clerk
East Building

Re: Subdivision Plat Approval for **Bettis Business Park**

Dear Ms. Sparks

Please be advised that the Engineering Division has reviewed the attached plat of BETTIS BUSINESS PARK located at Kaw Drive and Ruby Avenue and being developed by Bettis Business Park II.

Currently, we recommend that the Commissioners accept this plat and authorize the Mayor/CEO and Unified Government Clerk signatures. I am providing you with two mylars for signature, and one (1) paper copy for Commission review. Please place this on the next scheduled Commission agenda.

After the Mayor has signed the plat, it should be referred to Planning Division for further processing.

Respectfully submitted,

Brent E. Thompson, P.S.
County Surveyor

Digitally signed by Troy
Shaw
Date: 2024.05.29
08:42:48-05'00'

Troy Shaw, P.E.
County Engineer

Attachments



**UNIFIED GOVERNMENT OF WYANDOTTE COUNTY
& KANSAS CITY, KANSAS
PUBLIC WORKS DEPARTMENT**

ONE McDOWELL PLAZA

701 NORTH 7TH STREET, 66101

(913) 573-5400
FAX (913) 573-5435

May 23, 2024

Ms. Monica Sparks
Interim Unified Government Clerk
East Building

Re: Subdivision Plat Approval for **KELLY'S FARM**

Dear Ms. Sparks

Please be advised that the Engineering Division has reviewed the attached plat of **KELLY'S FARM** located at 1200 N. 134th Street and being developed by Kevin Kelly.

Currently, we recommend that the Commissioners accept this plat and authorize the Mayor/CEO and Unified Government Clerk signatures. I am providing you with two mylars for signature, and one (1) paper copy for Commission review. Please place this on the next scheduled Commission agenda.

After the Mayor has signed the plat, it should be referred to Planning Division for further processing.

Respectfully submitted,

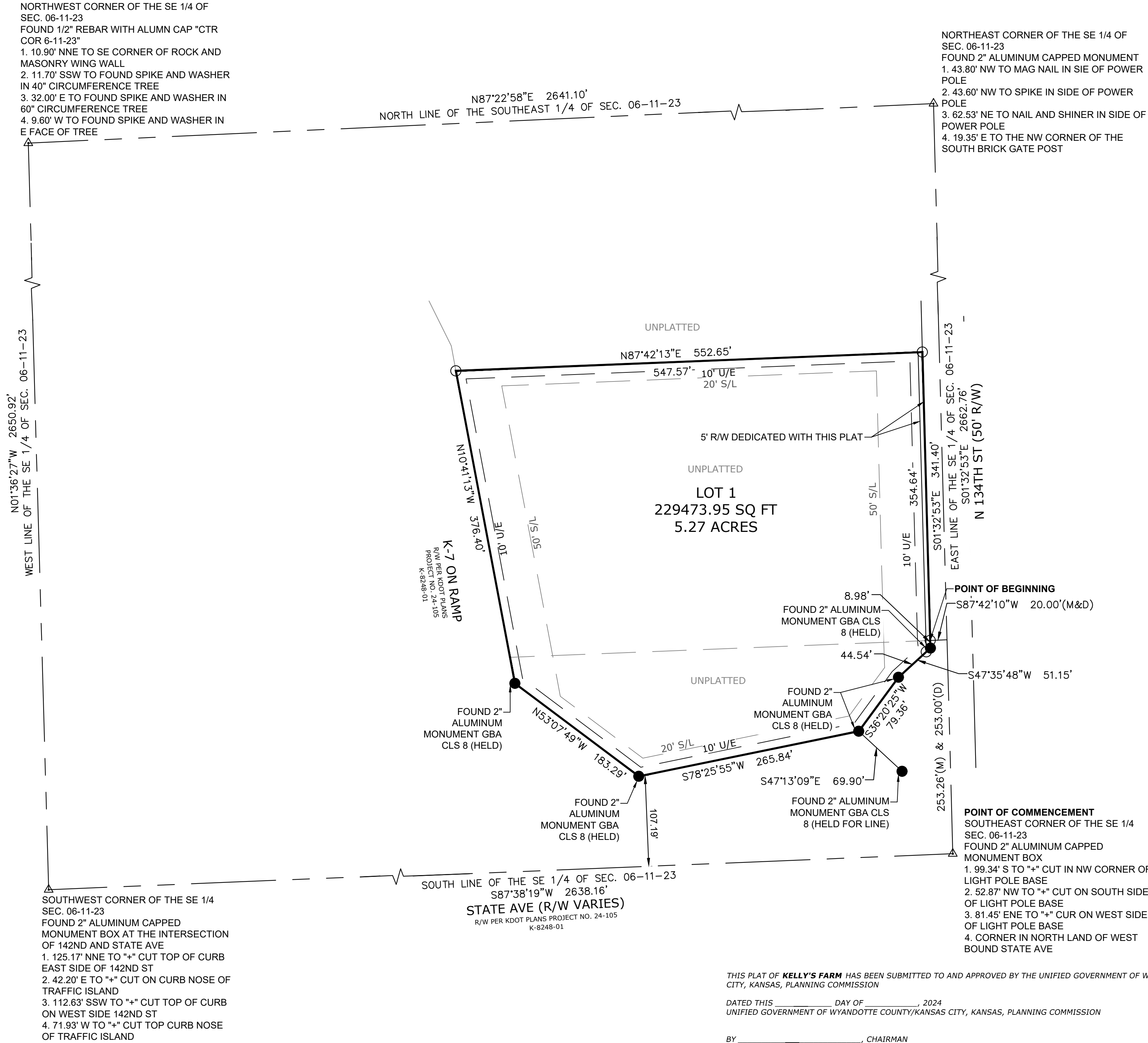
Brent E. Thompson, P.S.
County Surveyor

Digitally signed by Troy
Shaw
Date: 2024.05.29
08:41:55-05'00'

Troy Shaw, P.E.
County Engineer

KELLY'S FARM

A TRACT OF LAND IN THE SE 1/4 OF SEC. 06, TOWNSHIP 11 SOUTH, RANGE 23 EAST IN THE 6TH P.M., IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS.



THIS PLAT OF KELLY'S FARM HAS BEEN SUBMITTED TO AND APPROVED BY THE UNIFIED GOVERNMENT OF WYANDOTTE/KANSAS CITY, KANSAS, PLANNING COMMISSION

DATED THIS DAY OF 2024
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, PLANNING COMMISSION

BY JEFF CARSON, CHAIRMAN

GUNNAR HAND, AICP, SECRETARY

THE DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED THIS DAY OF 2024.

TYRONE GARNER, MAYOR/CEO

MONICA SPARKS, INTERIM UNIFIED CLERK

RECOMMENDED FOR APPROVAL BY THE WYANDOTTE COUNTY ENGINEER, THIS DAY OF 2024.

TROY SHAW, P.E., COUNTY ENGINEER

DESCRIPTION PER TITLE COMMITMENT, FILE NO.: L23-29636 DATED DECEMBER 25TH, 2023 AT 08:00 AM

TRACT 1:
A TRACT OF LAND IN THE EAST 1/2 OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 11 SOUTH, RANGE 23 EAST OF THE SIXTH PRINCIPAL MERIDIAN IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY OF NORTH 134TH STREET AS NOW ESTABLISHED, SAID POINT BEING 253.00 FEET NORTH AND 20.00 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 89 DEGREES 37 MINUTES 58 SECONDS WEST 716.27 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 73; THENCE NORTH 40 DEGREES 12 MINUTES 00 SECONDS WEST 345.19 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTH 89 DEGREES 37 MINUTES 58 SECONDS WEST 355.37 FEET, ALONG SAID RIGHT-OF-WAY LINE, TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 1 DEGREE 05 MINUTES 33 SECONDS EAST 79.17 FEET ALONG SAID WEST LINE; THENCE SOUTH 89 DEGREES 37 MINUTES 56 SECONDS EAST 1299.58 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID NORTH 134TH STREET; THENCE SOUTH 1 DEGREE 06 MINUTES 58 SECONDS WEST 341.40 FEET, ALONG SAID WEST RIGHT OF WAY LINE, TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, EXCEPT ANY PART THEREOF TAKEN OR USED FOR ROAD PURPOSES, LESS AND EXCEPT THAT PART TAKEN IN EMINENT DOMAIN PROCEEDINGS FILED IN THE DISTRICT COURT OF WYANDOTTE COUNTY, KANSAS AS CASE NO. 06-CV-949 AND MORE PARTICULARLY DESCRIBED AS:
A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 11 SOUTH, RANGE 23 EAST OF THE 6TH P.M., WYANDOTTE COUNTY, KANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE ON AN ASSUMED BEARING OF NORTH 87 DEGREES 43 MINUTES 23 SECONDS EAST, 404.299 METERS (1326.44 FEET) ALONG THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTH 02 DEGREES 16 MINUTES 37 SECONDS WEST, 157.156 METERS (515.60 FEET) TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE EXISTING HIGHWAY US 24, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND AS RECORDED IN BOOK 4556, PAGE 547, REGISTER OF DEEDS OFFICE, WYANDOTTE COUNTY, KANSAS, AND ALSO THE POINT OF BEGINNING; FIRST COURSE, THENCE NORTH 01 DEGREE 33 MINUTES 22 SECONDS WEST, 24.453 METERS (80.23 FEET) ALONG THE WEST PROPERTY LINE OF SAID TRACT OF LAND TO THE NORTHWEST CORNER OF SAID TRACT OF LAND; SECOND COURSE, THENCE NORTH 87 DEGREES 46 MINUTES 36 SECONDS EAST, 228.000 METERS (748.03 FEET) ALONG THE NORTH PROPERTY LINE OF SAID TRACT OF LAND; THIRD COURSE, THENCE SOUTH 10 DEGREES 36 MINUTES 09 SECONDS EAST, 105.370 METERS (345.70 FEET) TO THE SOUTH LINE OF SAID TRACT OF LAND; FOURTH COURSE, THENCE SOUTH 87 DEGREES 42 MINUTES 13 SECONDS WEST, 66.933 METERS (219.60 FEET) ALONG THE SOUTH PROPERTY LINE OF SAID TRACT OF LAND TO THE NORTHERLY RIGHT OF WAY LINE OF THE EXISTING HIGHWAY US 24; FIFTH COURSE, THENCE NORTH 42 DEGREES 42 MINUTES 26 SECONDS WEST, 105.126 METERS (344.90 FEET) ALONG SAID RIGHT OF WAY LINE; SIXTH COURSE, THENCE SOUTH 87 DEGREES 44 MINUTES 08 SECONDS WEST, 108.455 METERS (355.82 FEET) ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

TRACT 2:
A TRACT OF LAND IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 11 SOUTH, RANGE 23 EAST OF THE SIXTH P.M., IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE AVENUE (U.S. HIGHWAY 24/40) AND THE WEST RIGHT OF WAY LINE OF NORTH 134TH STREET AS NOW ESTABLISHED, SAID POINT BEING 50.30 FEET NORTH AND 37.50 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 6; THENCE NORTH 89 DEGREES 38 MINUTES 47 SECONDS WEST 378.13 FEET, ALONG SAID NORTH RIGHT OF WAY LINE, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 73, AS NOW ESTABLISHED; THENCE NORTH 59 DEGREES 57 MINUTES 47 SECONDS WEST 324.36 FEET, ALONG SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTH 40 DEGREES 12 MINUTES 00 SECONDS WEST 55.57 FEET; ALONG SAID EASTERLY RIGHT OF WAY LINE; THENCE SOUTH 89 DEGREES 37 MINUTES 58 SECONDS EAST 716.27 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID NORTH 134TH STREET; THENCE SOUTH 1 DEGREE 06 MINUTES 58 SECONDS WEST 37.70 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTH 89 DEGREES 37 MINUTES 58 SECONDS WEST 17.50 FEET, ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 1 DEGREE 06 MINUTES 58 SECONDS WEST 165.00 FEET, ALONG SAID RIGHT OF WAY LINE, TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, LESS THAT PART TAKEN OR USED FOR ROAD PURPOSES.

SURVEYOR'S SUGGESTED:

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 11 SOUTH, RANGE 23 EAST IN THE 6TH P.M., IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, DESCRIBED BY ANDREA N. WEISHAUBT ON JANUARY 16TH, 2024, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 01°32'53" WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 253.26 FEET; THENCE SOUTH 87°42'10" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NORTH 134TH STREET AS IT NOW EXISTS ALSO KNOWN TO BE THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE SOUTH 01°32'53" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 8.98 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE AVENUE AS IT NOW EXISTS; THENCE SOUTH 47°35'48" WEST, CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 51.15 FEET; THENCE SOUTH 36°20'25" WEST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 79.36 FEET; THENCE SOUTH 78°25'55" WEST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 265.84 FEET; THENCE NORTH 53°07'49" WEST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 183.29 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF K-7 AS IT NOW EXISTS; THENCE NORTH 10°41'13" WEST, ALONG SAID EAST LINE, A DISTANCE OF 376.40 FEET; THENCE NORTH 87°42'13" EAST, A DISTANCE OF 552.65 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE OF NORTH 134TH STREET; THENCE SOUTH 01°32'53" EAST, ALONG SAID WEST LINE, A DISTANCE OF 341.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 229,473.95 SQFT OR 5.27 ACRES MORE OR LESS.

DEDICATION:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "KELLY'S FARM"

An easement is hereby granted to the Unified Government of Wyandotte County/Kansas City, Kansas, to enter upon, construct, maintain, use and authorize the location, of conduits for providing water, gas, cable, electric, sewers, and other utility services, including related facilities and appurtenances thereto, and drainage facilities, upon, under, over and across those areas outlined and designated on this plat as "Utility Easement" or "U/E", and further, subject to administration and regulation by the City, the subordinate use of such areas by other governmental entities and utilities, franchised or authorized to do business in the City of Kansas City, Kansas.

In accordance with KSA 12-512b, all rights, obligations, reservations, easements, or interest shown as vacated with this plat shall be vacated as to use and as to title, upon filing and recording of this plat. The proprietors, successors, and assigns, of property shown on this plat hereby absolve and agree, jointly and severally, to indemnify the Unified Government of Wyandotte County/Kansas City, Kansas, of any expense incident to the relocation of any existing utility improvements heretofore installed and required to be relocated in accordance with proposed improvements described in this plat.

The undersigned proprietors of the above described land hereby consents and agrees the Board of Commissioners of the Unified Government of Wyandotte County/Kansas City, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or part thereof, for public use, from the lien and effect of any special assessments, and that the amount of the unpaid special assessments on such land dedicated shall become and remain a lien on the remainder of that land fronting or abutting on such dedicated public ways or thoroughfares.

IN TESTIMONY WHEREOF,
I, undersigned owner of KELLY'S FARM have set our hands this day of 2024.

KEVIN M KELLY & DENETTE K KELLY TRUST, OWNER, KEVIN M KELLY TRUSTEE

KEVIN M KELLY & DENETTE K KELLY TRUST, OWNER, DENETTE K KELLY TRUSTEE

ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF

NOTARY PUBLIC

My Commission Expires:

COUNTY SURVEYOR APPROVAL:
THIS SURVEY HAS BEEN REVIEWED FOR FILING, PURSUANT TO KSA 58-2003, 58-2005, AND 58-2011, FOR CONTENT ONLY AND IS IN COMPLIANCE WITH THOSE PROVISIONS. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.

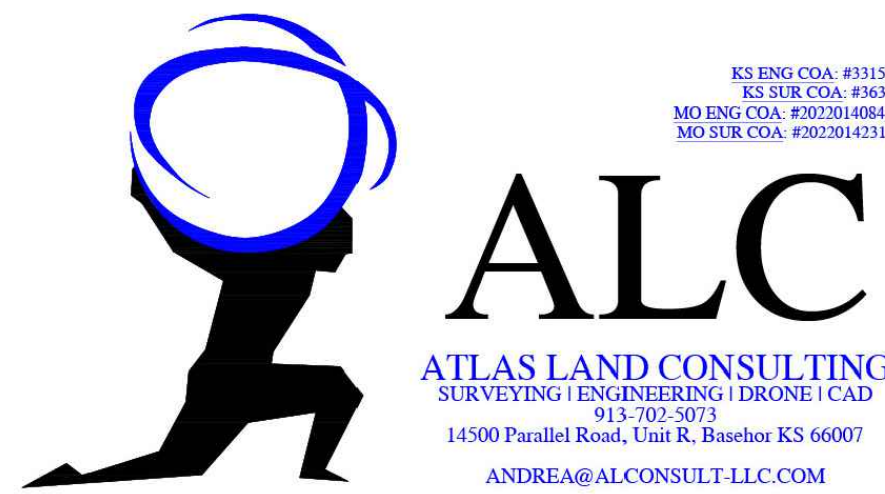
REVIEWED BY BRENT E. THOMPSON, KS P.L.S. 1277 DATE:

STATE OF KANSAS
COUNTY OF)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THIS DAY OF 2024, AT O'CLOCK AND IS DULY RECORDED.

SUSAN P. NELSON, REGISTER OF DEEDS

MARGARET A. ORENDAC, DEPUTY



FINAL PLAT

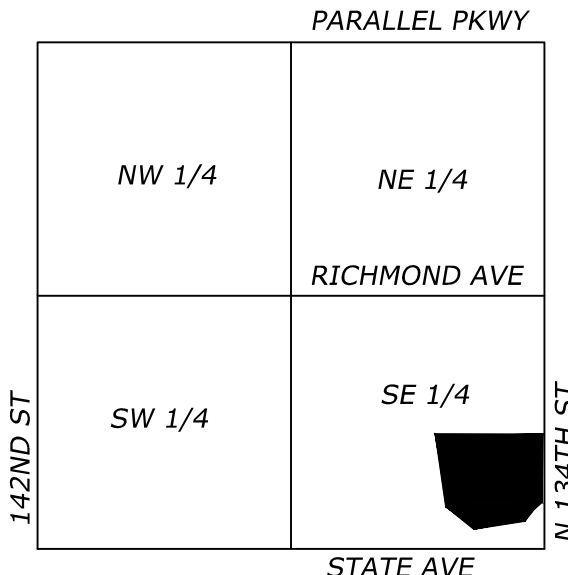
LEGEND

- O DENOTES SET 1/2" REBAR ALC KS CLS 363 MO CLS 2022014231
- DENOTES FOUND PROPERTY CORNER AS NOTED
- S/L SETBACK LINE
- U/E UTILITY EASEMENT
- (M) MEASURED
- (D) PLEADED
- (P) PLATTED
- (C) CALCULATED

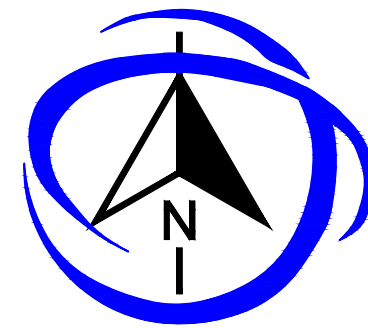
GENERAL NOTES

- THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS KANSAS NORTH ZONE U.S. STATE PLANE 1983
- ALL DISTANCES SHOWN HEREON ARE IN FEET
- KS ONE-CALL WAS NOT CALLED ON THIS SURVEY
- REFERENCED SURVEY
-THE DEGRAVE'S, BOOK 35 PAGE 88
-PLAT OF NATIVE ACRES, BOOK 34 PAGE 50
- FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20209C0110E EFFECTIVE SEPTEMBER 2ND, 2015, AREA ZONE "X" AREA OF MINIMAL FLOOD HAZARD
- CLOSURE PRECISION: 1 PART IN 778,561.250
- CURRENT ZONING - R (WYCO) / PROPOSED ZONING - AG
- TITLE COMMITMENT: L23-29636 MCCAFFREE-SHORT TITLE COMPANY DATED DECEMBER 25TH, 2023 AT 08:00 AM
- REFERENCED DEED
-KANSAS SECURED TITLE, DATED: 10/14/2010 08:34:14AM, 2010R-13300
-CERTIFICATE OF DEATH, DATED: 01/17/2023 08:56:01AM, 2023R-00535

VICINITY MAP



VICINITY MAP
1"=2000'

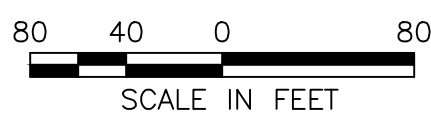


This is to certify on this 8TH day of JANUARY, 2024 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys.

ANDREA N. WEISHAUBT LS 1408

JOB NO: 23-345

SCALE



SCALE IN FEET

SEC-TWN-RNG

06-11-23

PREPARED FOR

KEVIN KELLY

ADDRESS:
1200 N 134TH ST, KANSAS CITY,
KS 66109

DATE

JANUARY 16TH, 2024



**UNIFIED GOVERNMENT OF WYANDOTTE COUNTY
& KANSAS CITY, KANSAS
PUBLIC WORKS DEPARTMENT**

ONE McDOWELL PLAZA

701 NORTH 7TH STREET, 66101

(913) 573-5400
FAX (913) 573-5435

May 13, 2024

Ms. Monica Sparks
Interim Unified Government Clerk
East Building

Re: Subdivision Plat Approval for **Martiny Farms**

Dear Ms. Sparks

Please be advised that the Engineering Division has reviewed the attached plat of MARTINY FARMS located at 59th and Oak Grove and being developed by Victor Frank Martiny II.

Currently, we recommend that the Commissioners accept this plat and authorize the Mayor/CEO and Unified Government Clerk signatures. I am providing you with two mylars for signature, and one (1) paper copy for Commission review. Please place this on the next scheduled Commission agenda.

After the Mayor has signed the plat, it should be referred to Planning Division for further processing.

Respectfully submitted,

Brent E. Thompson, P.S.
County Surveyor

Digitally signed by Troy
Shaw
Date: 2024.05.29
08:42:22-05'00'

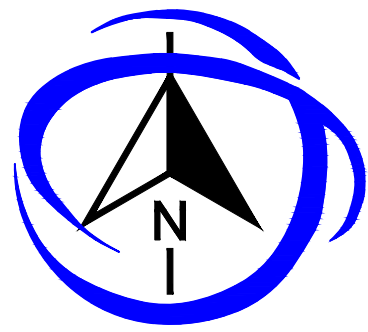
Troy Shaw, P.E.
County Engineer

Attachments

MARTINY FARMS

A TRACT OF LAND IN THE WEST HALF OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 24 EAST OF THE

6TH P.M. IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS



KS ENG COA.#3135
KS SUR COA.#363
MO ENG COA.#30201068
MO SUR COA.#30201431

ALC

ATLAS LAND CONSULTING
SURVEYING | ENGINEERING | DRONE | CAD
14500 Parallel Road, Unit R, Overland Park, KS 66207
ANDREA@ALCONSULT-LLC.COM

FINAL PLAT

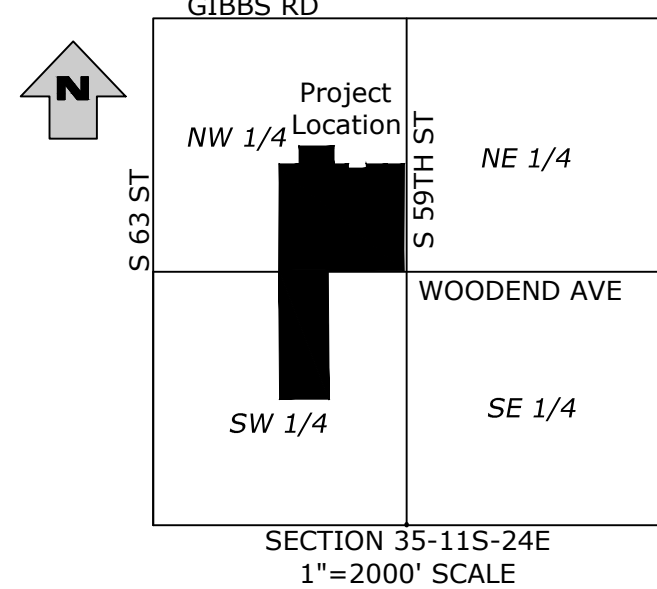
LEGEND

- DENOTES SET 1/2" X 24" REBAR WITH CAP ALC KS
● CLS 363 MO CLS 2022014231
○ DENOTES FOUND MONUMENT 1/2"X24" REBAR WITH CAP
LS 1408 UNLESS NOTED OTHERWISE
- B/L BUILDING LINE
U/E UTILITY EASEMENT
C CALCULATED
D DEEDED
M MEASURED
P PLATTED
- RIGHT OF WAY TO BE VACATED WITH THIS PLAT

GENERAL NOTES

- THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS KANSAS NORTH ZONE U.S. STATE PLANE 1983
- ALL DISTANCES SHOWN HEREON ARE IN FEET
- KS ONE-CALL WAS NOT CALLED ON THIS SURVEY
- REFERENCED SURVEY -TRACT SPLIT, ATLAS SURVEYORS, MARCH 28TH, 2016
-LOVELL ESTATES, BOOK 35 PAGE 63
- FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20209C0165D EFFECTIVE SEPTEMBER 2, 2011, AREA ZONE "X" AREA OF MINIMAL FLOOD HAZARD"
- CLOSURE PRECISION: 1 PART IN 4176523.158
- CURRENT ZONING - R-1 / PROPOSED ZONING - AG

VICINITY MAP



This is to certify on this 10TH day of AUGUST, 2023 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys.

ROGER B. DILL LS 1408

JOB NO: 23-222

SCALE

150 75 0 150
SCALE IN FEET

SEC-TWN-RNG

35-11-24

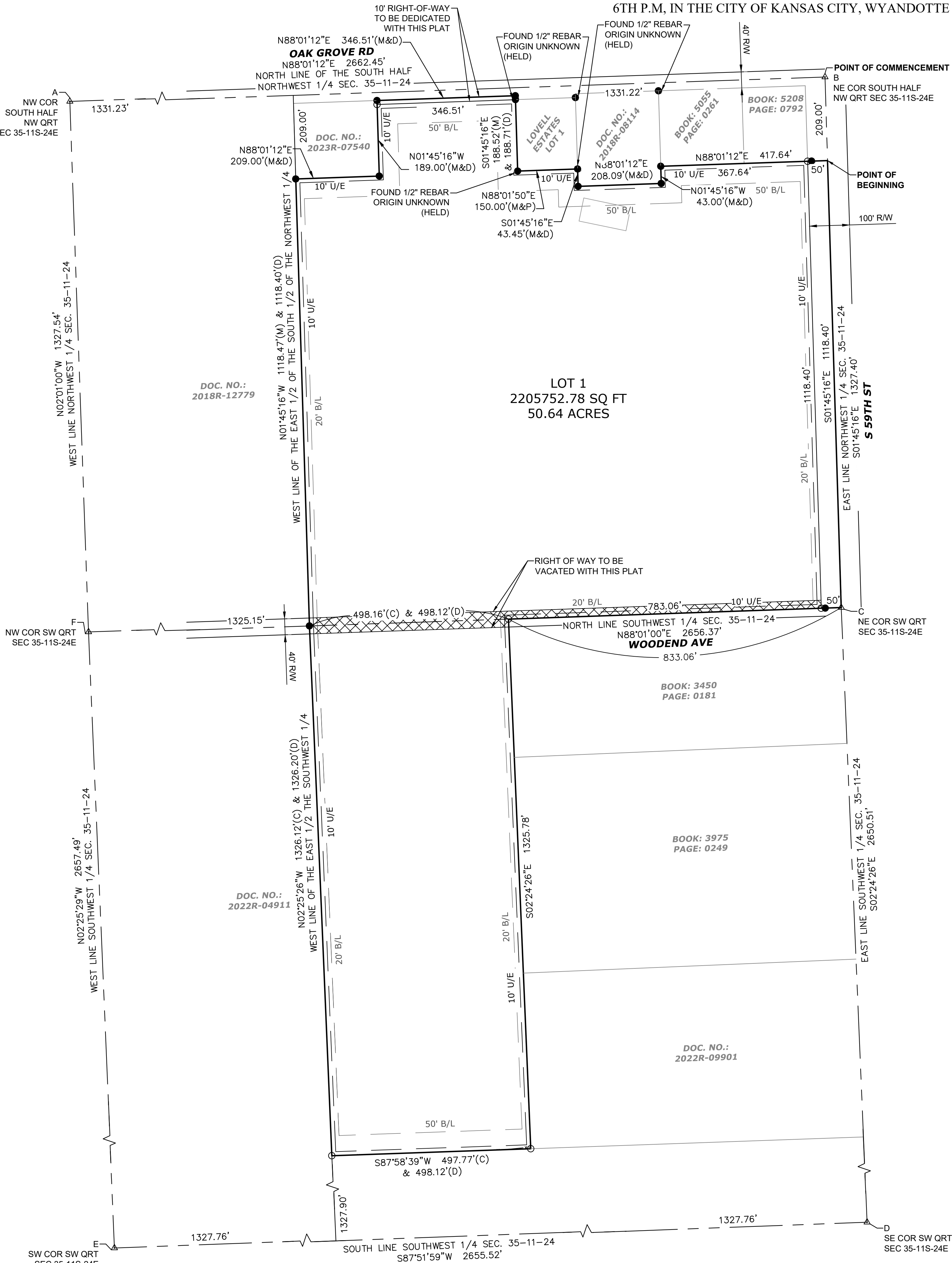
PREPARED FOR

VICTOR FRANK MARTINY II

ADDRESS:
6029 OAK GROVE RD
KANSAS CITY, KS 66106

DATE

AUGUST 23RD, 2023



DESCRIPTION PER DEED 2016R-05565:

LEGAL DESCRIPTION:

TRACT I:

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 24 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88°01'12" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 40 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF 59TH STREET SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 88°01'12" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1291.22 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 01°45'16" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1118.40 FEET; THENCE NORTH 88°01'12" EAST, A DISTANCE OF 209.00 FEET; THENCE NORTH 01°45'16" WEST, A DISTANCE OF 189.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF OAK GROVE ROAD; THENCE NORTH 88°01'12" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 346.51 FEET TO A POINT ON THE PROLONGED WEST LINE OF LOT 1, LOVELL ESTATES, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS; THENCE NORTH 01°45'16" EAST, A DISTANCE OF 150 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 01°45'16" EAST, ALONG THE PROLONGED EAST LINE OF SAID LOT 1, A DISTANCE OF 43.45 FEET; THENCE NORTH 87°30'25" EAST, A DISTANCE OF 208.09 FEET; THENCE NORTH 01°45'16" WEST, A DISTANCE OF 43.00 FEET; THENCE NORTH 88°01'12" EAST, A DISTANCE OF 377.64 FEET TO THE WEST RIGHT OF WAY LINE OF 59TH STREET; THENCE SOUTH 01°45'16" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1118.40 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS TRACT B, AS SET FORTH ON TRACT SPLIT SURVEY FILED APRIL 13, 2016, UNDER DOCUMENT NO. 2016R-04741

TRACT II:

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 24 EAST OF THE 6TH PRINCIPAL MERIDIAN IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE NORTH 89°47'33" EAST, ALONG THE NORTH LINE OF SAID QUARTER, QUARTER SECTION A DISTANCE OF 498.12 FEET BY SURVEY; THENCE SOUTH 00°38'58" EAST, PARALLEL WITH THE EAST LINE OF SAID QUARTER, QUARTER SECTION A DISTANCE OF 1325.83 FEET BY SURVEY TO THE SOUTH LINE OF SAID QUARTER, QUARTER SECTION; THENCE SOUTH 89°45'01" WEST, ALONG THE SOUTH LINE A DISTANCE OF 498.12 FEET BY SURVEY TO THE SOUTHWEST CORNER OF SAID QUARTER, QUARTER SECTION; THENCE NORTH 00°39'04" WEST, ALONG THE WEST LINE OF SAID QUARTER, QUARTER SECTION A DISTANCE OF 1326.20 FEET BY SURVEY TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

OVERALL PLAT DESCRIPTION:

A TRACT OF LAND IN THE WEST HALF SECTION OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 24 EAST OF THE 6TH P.M. IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, PREPARED BY ROGER B. DILL PS 1408 ON AUGUST 23, 2023; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE SOUTH 01°45'16" EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 209.00 FEET TO BE THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT, THENCE SOUTH 01°45'16" EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 1118.40 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE SOUTH 88°01'00" WEST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1325.78 FEET; THENCE SOUTH 87°58'39" WEST, A DISTANCE OF 497.77 FEET; TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER; THENCE NORTH 02°25'26" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1326.12 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 01°45'16" WEST, ALONG THE WEST LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 1118.47 FEET; THENCE NORTH 88°01'12" EAST, A DISTANCE OF 209.00 FEET; THENCE NORTH 01°45'16" WEST, A DISTANCE OF 189.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF OAK GROVE ROAD AS IT NOW EXISTS; THENCE NORTH 88°01'12" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 346.51 FEET; THENCE SOUTH 01°45'16" EAST, A DISTANCE OF 188.52 FEET TO THE SOUTHWEST CORNER OF LOT 1, LOVELL ESTATES, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS; THENCE NORTH 88°01'50" EAST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 150.00 FEET; THENCE SOUTH 01°45'16" EAST, A DISTANCE OF 43.45 FEET; THENCE NORTH 88°01'12" EAST, A DISTANCE OF 208.09 FEET; THENCE NORTH 01°45'16" WEST, A DISTANCE OF 43.00 FEET; THENCE NORTH 88°01'12" EAST, A DISTANCE OF 417.64 FEET TO THE POINT OF BEGINNING. CONTAINING 2,205,752.78 SQFT OR 50.64 ACRES MORE OR LESS.

DEDICATION:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "MARTINY FARMS"

The undersigned proprietor of said property shown on this plat does hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, parkways, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietor hereby absolves and agrees to indemnify the Unified Government of Wyandotte County/Kansas City, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easement.

An easement is hereby granted to the Unified Government of Wyandotte County/Kansas City, Kansas, to enter upon, construct, maintain, use and authorize the location, of conduits for providing water, gas, cable, electric, sewers, and other utility services, including related facilities and appurtenances thereto, and drainage facilities, upon, under, over and across those areas outlined and designated on this plat as "Utility Easement" or "U/E", and further, subject to administration and regulation by the City, the subordinate use of such areas by other governmental entities and utilities, franchised or authorized to do business in the City of Kansas City, Kansas.

In accordance with KSA 12-512b, all rights, obligations, reservations, easements, or interest shown as vacated with this plat shall be vacated as to use and as to title, upon filing and recording of this plat. The proprietors, successors, and assigns, of property shown on this plat hereby absolve and agree, jointly and severally, to indemnify the Unified Government of Wyandotte County/Kansas City, Kansas, of any expense incident to the relocation of any existing utility improvements heretofore installed and required to be relocated in accordance with proposed improvements described in this plat.

The undersigned proprietors of the above described land hereby consents and agrees the Board of Commissioners of the Unified Government of Wyandotte County/Kansas City, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or part thereof, for public use, from the lien and effect of any special assessments, and that the amount of the unpaid special assessments on such land dedicated shall become and remain a lien on the remainder of that land fronting or abutting on such dedicated public ways or thoroughfares.

IN TESTIMONY WHEREOF,
I, undersigned owner of **MARTINY FARMS** have set our hands this _____ day of _____, 2023.

VICTOR FRANK MARTINY II, OWNER

ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME **VICTOR FRANK MARTINY II, OWNER**, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FORGOING INSTRUMENT OF WRITING, AND FULLY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC _____

My Commission Expires: _____

THIS PLAT OF **MARTINY FARMS** HAS BEEN SUBMITTED TO AND APPROVED BY THE UNIFIED GOVERNMENT OF WYANDOTTE/KANSAS CITY, KANSAS, PLANNING COMMISSION

DATED THIS _____ DAY OF _____, 2023
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, PLANNING COMMISSION

BY _____, CHAIRMAN
JEFF CARSON

_____, SECRETARY
GUNNAR HAND, AICP

THE DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED THIS _____ DAY OF _____, 2023.

TYRONE GARNER, MAYOR/CEO

BRETT A. DEICHLER, UNIFIED CLERK

RECOMMENDED FOR APPROVAL BY THE WYANDOTTE COUNTY ENGINEER, THIS _____ DAY OF _____, 2023.

TROY SHAW, P.E., COUNTY ENGINEER

COUNTY SURVEYOR APPROVAL:

THIS SURVEY HAS BEEN REVIEWED FOR FILING, PURSUANT TO KSA 58-2003, 58-2005, AND 58-2011, FOR CONTENT ONLY AND IS IN COMPLIANCE WITH THOSE PROVISIONS. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.

REVIEWED BY _____ DATE: _____
BRENT E. THOMPSON, KS P.L.S. 1277

STATE OF (KANSAS)
JSS
COUNTY OF _____

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK AND IS DULY RECORDED.

NANCY BURNS, REGISTER OF DEEDS

SUSIE NELSON, DEPUTY

SECTION CORNER TIES:

(A) NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER SEC. 35-11S-24E
-FOUND COTTON SPINDLE

- 26.75' NW TO NAIL IN SW FACE OF POWER POLE
- 7.80' W TO 1/2" IRON BAR
- 39.75' SW TO NAIL IN NW FACE OF POWER POLE
- 28.15' SE TO NAIL IN NE FACE OF POWER POLE

(B) NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER SEC. 35-11S-24E
-FOUND MAG NAIL

- 67.50' NE TO NAIL AND WASHER IN NW FACE OF POWER POLE
- 66.10' SE TO NAIL NAD WASHER IN N FACE OF POWER POLE
- 65.40' NW TO TOP CENTER OF FIRE HYDRANT
- 45.30' SW TO NAIL IN W FACE OF POWER POLE

(C) NORTHEAST CORNER OF THE SOUTHWEST QUARTER SEC. 35-11S-24E
-FOUND 3/4" SQUARE BAR

- 99.00' SW TO NAIL NAD WASHER IN SE FACE OF POWER POLE
- 50.30' SE TO CHISEL CUT ON TOP OF GIRDER OF GUARD RAIL
- 58.10' NE TO CHISEL CUT ON TOP OF GIRDER OF GUARD RAIL
- 2840' NNW TO CHISEL CUT ON TOP OF GIRDER OF GUARD RAIL

(D) SOUTHEAST CORNER OF THE SOUTHWEST QUARTER SEC. 35-11S-24E
-FOUND 1/2" IRON BAR 0.4 FEET BELOW ASPHALT

- 99.00' SW TO NAIL NAD WASHER IN SE FACE OF POWER POLE
- 53.33' SE TO FOUND PK NAIL AND WASHER ON NE FACE OF POWER POLE
- 71.69' SW TO FOUND NAIL AND BOTTLE CAP ON NW FACE OF POWER POLE
- 63.79' NW TO FOUND NAIL AND BOTTLE CAP ON SW FACE OF POWER POLE

(E) SOUTHWEST CORNER OF THE SOUTHWEST QUARTER SEC. 35-11S-24E
-FOUND 1/2" IRON BAR AT CENTERLINE COUNTY LINE ROAD AND 63RD STREET

- 32.20' NE TO FOUND PK NAIL AND BOTTLE CAP IN WEST FACE POWER POLE
- 33.20' SE TO FOUND NAIL AND BOTTLE CAP IN SW FACE POWER POLE
- 46.70' SW TO FOUND NAIL AND LS-533 WASHER IN SE FACE POWER POLE
- 33.30' NW TO FOUND MAG AND WASHER IN EAST FACE POWER POLE

(F) NORTHWEST CORNER OF THE SOUTHWEST QUARTER SEC. 35-11S-24E
-FOUND PK NAIL IN PAVEMENT OF 63RD ST 4 FEET WEST OF CENTERLINE

- 92.89' NE TO FOUND NAIL AND SHINER IN W FACE OF POWER POLE
- 24.10' E TO FOUND NAIL AND BOTTLE CAP AT W FACE OF FENCE POST
- 67.51' SE TO FOUND NAIL AND SHINER AT W FACE OF POWER POLE
- 89.15' SW TO FOUND TOP BOLT OF FIRE HYDRANT
- 19.50' NW TO FOUND NAIL AND WASHER IN SOUTH FACE POWER POLE.

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

PLANNING & ZONING AND
REGULAR SESSION
MARCH 30, 2023

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Regular Session Thursday, March 30, 2023, with eleven members present: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Townsend, Commissioner First District; McKiernan, Commissioner Second District; Ramirez, Commissioner Third District; Johnson, Commissioner Fourth District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Stites, Commissioner Seventh District; Davis, Commissioner Eighth District; and Garner, Mayor/CEO, presiding. The following officials were also in attendance: David Johnston, County Administrator; Patrick Waters, Acting Chief Counsel; Daniel Kuhn, Senior Attorney; Gunnar Hand, Director of Planning and Urban Design; Brett Deichler, UG Clerk; and Brittne MacDonald, UG Clerk's Office.

Mayor Garner said before I call this meeting to order, I want to announce that some commissioners, staff, and the public are attending remotely via Zoom, by phone, or 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 that the public that is observing knows who is speaking. This is critical given the number of remote participants and is current guidance from our Kansas Attorney General's Office.

Mayor Garner said I will now call this meeting to order. Roll call.

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

Mayor Garner said we will have our invocation given by Commissioner/Pastor Harold Johnson, immediately followed by the Pledge of Allegiance.

Mayor Garner asked, Clerk, are there any revisions to tonight's agenda? **Mr. Deichler** said there were two last minute changes that needed to be announced tonight. First, the proclamations on the Mayor's Agenda would be read first while the Planning and Zoning Agenda will immediately follow, as previously published.

Secondly, our Planning and Zoning staff received a late email notification this afternoon requesting withdrawal of Items COZ2022-053 and MPL2022-030 for Adam Williams from tonight's P&Z Consent Agenda.

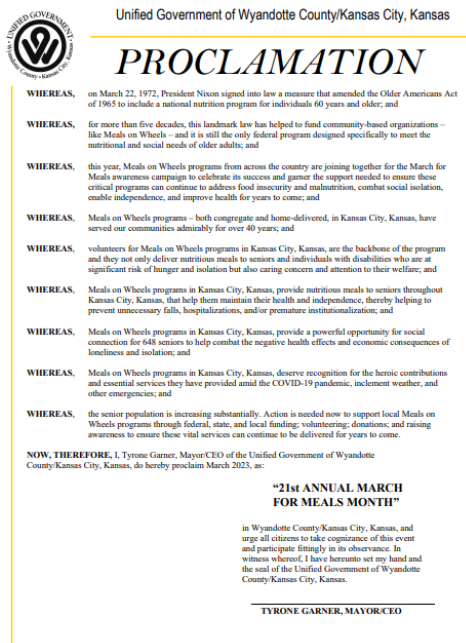
MAYOR'S AGENDA

Brett Deichler, UG Clerk, said as stated earlier, we are going to hear the proclamations. I will read them now from the Mayor's Agenda.

Item No. 1 – 212368...PROCLAMATION: 21ST ANNUAL MARCH FOR MEALS MONTH

Synopsis: Proclamation proclaiming March 2023, as 21st Annual March For Meals Month, submitted by Tyrone A. Garner, Mayor/CEO.

Brett Deichler, UG Clerk, read the following proclamation.



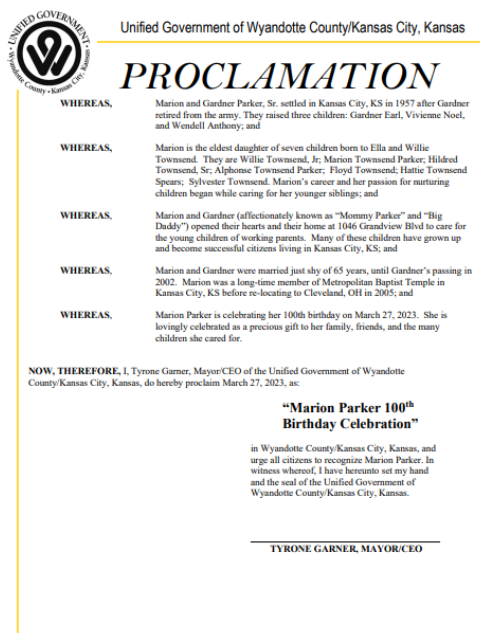
Action: The proclamation was read.

March 30, 2023

Item No. 2 – 212367...PROCLAMATION: MARION PARKER 100TH BIRTHDAY CELEBRATION

Synopsis: Proclamation proclaiming March 27, 2023, as Marion Parker 100th Birthday Celebration, submitted by Tyrone A. Garner, Mayor/CEO.

Brett Deichler, UG Clerk, read the following proclamation.

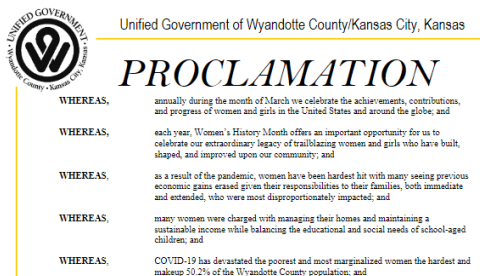


Action: The proclamation was read.

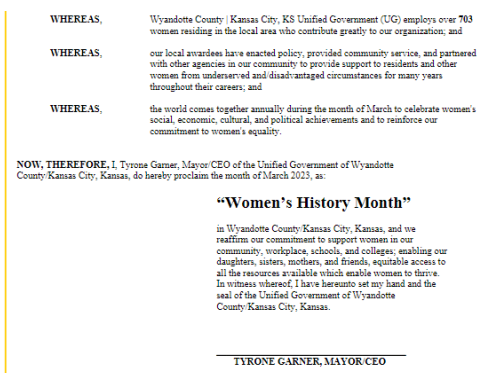
Item No. 3 – 212365...PROCLAMATION: WOMEN'S HISTORY MONTH

Synopsis: Proclamation proclaiming March 2023, as Women's History Month, submitted by Tyrone A. Garner, Mayor/CEO.

Brett Deichler, UG Clerk, read the following proclamation.



March 30, 2023



Action: **The proclamation was read.**

Item No. 4 – 212377...RECOGNITION: WOMEN'S HISTORY MONTH

Synopsis: Recognition of three notable women from Wyandotte County in honor of Women’s History Month, submitted by Tyrone A. Garner, Mayor/CEO.

Mayor Garner said the Unified Government, sponsored by your Mayor’s Office here, every year we like to recognize really instrumental, phenomenal women that have really trailblazed and have done some awesome things, great things here in Wyandotte County and Kansas City, KS, for History Month.

Going back to 1988, each President of the United States has recognized March as being a Women’s History Month. It’s really a unique, but exciting moment for us here in Wyandotte County to recognize those women that we deem really something special, that have done great things, awesome things, instrumental things, not just for themselves, but to improve the lives of people that call Wyandotte County home.

We’re going to recognize three women tonight.

PRESENTATION NAME

Irene Caudillo



- Immediate Past President/CEO El Centro, Inc. after 10 years of leadership
- Nonprofit program developer in Wyandotte County since receiving her Master of Public Administration from UMKC
- After a leadership role in KC, MO, she returned to Wyandotte County as the Executive Director for Youth Opportunities Unlimited, Inc.
- Also held leadership roles at Catholic Charities and Swope Health Services during her career



DATE | 2

March 30, 2023

Irene Caudillo is the past President/CEO of El Centro, Inc., after 10 years of leadership. It's a non-profit program developed in Wyandotte County. She also has her Master's Degree in Public Administration. She's really been phenomenal and instrumental in really developing the skills and attributes and championing the success of the Latino and Hispanic community here in Wyandotte County.

After her leadership role in Kansas City, MO, she returned to Wyandotte County as the Executive Director of the Youth Opportunities Unlimited, Inc. She's had leadership roles at Catholic Charities and Swope Health Services during her career in Wyandotte County and Kansas City, KS.

PRESENTATION NAME

Ladora Yvonne Lattimore



- Former Executive Director/CEO of Friends of Yates, Inc. after 33 years of leadership
- Led the transition from Yates Branch YMCA to the Friends of Yates, Inc.
- Developed the Black Men & Women of Distinction Program, in recognition of Black History Month now in its 43rd year when she joined the Yates Branch YMCA in 1980
- She also developed the first and only shelter for Battered Women and their Children in Wyandotte County (now operating as Friends of Yates, Inc.) that same year
- Sumner High School and Northeast Junior High School Alumni

DATE | 3

Ladora Yvonne Lattimore is the former Executive Director/CEO of Friends of Yates, Inc., after 33 years of leadership, really doing instrumental work in helping women cope with domestic violence and get past the negative impacts of abuse from toxic relationships. She's also built bridges between law enforcement and the police and done a lot of philanthropical work throughout Wyandotte County that has really helped bridge resources to those people in Wyandotte County that needed those resources the most.

She led a phenomenal transition from Yates Branch YMCA to the Friends of Yates battered women's shelter. She developed the Black Men & Women of Distinction Program in recognition of Black History Month, now in its 43rd year, when she joined the Yates Branch YMCA in 1980.

She also developed the first and only shelter, again, for battered women to include the children, which is somewhat unique.

She's a graduate of Sumner High School and Northeast Junior High School Alum.

PRESENTATION NAME

Kathy Wolfe Moore



- Former Kansas State Representative, District 36 after serving 12 years
- Current External Liaison for the University of Kansas Health System
- Previous Chief of Staff to Mayor Carol Marinovich
- Attended the University of Kansas receiving a BSW in Social Welfare and MSW, Social Work
- Attended Bishop Ward H.S., Kansas City, KS



DATE | 4

Kathy Wolfe Moore is the former Kansas State Representative of the 36th District after serving 12 years in that capacity. She's currently at the University of Kansas where she works. She's a liaison for the University of Kansas. She is the previous Chief of Staff to the Honorable Mayor Carol Marinovich, who was the first Mayor of the Unified Government of Wyandotte County/Kansas City, KS.

Kathy Wolfe Moore attended the University of Kansas receiving her BSW in Social Welfare and MSW in Social Work. She also attended Bishop Ward High School in Kansas City, KS.

She has done phenomenal work in making sure that Wyandotte County received the good services and resources and attention being a strong advocate and voice of everything that was available from the state of Kansas, fighting hard to make sure that Wyandotte County was never left out and never left behind.

She retired here recently, and so we are honored and appreciative of her life work of making sure, and collective with all three of these women, to try and make sure that Wyandotte County is a great and safe place to live, work, and raise a family. We are honored to have these three women devoted to the mission of trying to make lives better here in Wyandotte County.

Mayor Garner said I know that there's friends in the audience and people that have worked with these awesome ladies that have done so much great work for Wyandotte County. You're more than welcome to take a minute if you want to have words on behalf of any of these women.

Pat Pettey, Senator for the 6th District, said I had the pleasure to be elected as a commissioner at one time as well before I was a senator. I've had the pleasure to work with all three of these

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wonderful women in different capacities. They all have such wonderful talents and they have contributed, just as the Mayor said, so much to our community in a variety of ways.

One thing that's common is that it's all been about the welfare of people within the Wyandotte County/Kansas City, KS, community and working to make their lives better whether it's safety or whether it's being recognized as a person of importance in our community, even if you're not a citizen and having access to resources, and then also being interested in making sure that their children are having the opportunities to become productive members of our community.

Then there's Kathy Wolfe Moore, who I not only served with in the legislature, but during our time together in Topeka, we also were roommates, so we've spent a lot of quality time together as well.

Thank you so much for recognizing these wonderful women. We know that they're just a few of the many women that contribute, just as those ladies sitting in this commission right now, that contribute to making our community a better place to live.

Mayor Garner said I know most of our commissioners know these awesome women that were recognized, so I'm going to offer our commissioners an opportunity to give some words of just a reflection.

Commissioner Ramirez said congratulations to the three of you. You three have been trailblazers in this community; dedicated your life. I think that's the biggest words to use—the dedication to Wyandotte County and to the betterment of Wyandotte County. The three of you have touched different sectors of this community, but you've worked together to just make our community better. We are proud to be in Wyandotte County and Kansas City, KS. The work that you've done in your life has made that even better. I thank you, each and every one of you.

Commissioner Bynum said I just want to echo what everyone else has spoken, but I would be remiss not to make sure that I added my voice because you three, I've known each of you in a different capacity, a wonderful capacity, and I've loved every moment that I've spent working with you in this community that we call home. I just want to say thank you so sincerely for all that you've done. It's a debt that cannot be repaid. Thank you. By the way, just keep working.

Commissioner Burroughs said when it comes to public servants, you have them right here in the front that are committed. What you've been able to set as a bar for young ladies in this community is to be respected and recognized here this evening.

I want to thank you for your commitment to service to our community, but more importantly, I want to thank you for being friends. I've known you all for quite a while, and you are all well worth the time and trouble that we all harass you. We just want to say thank you and wish you the best. Godspeed.

Commissioner Kane said I wish we could give you ladies a bigger gift because you handed us a bigger gift than we handed you. We appreciate the work that you're doing, that you did, and continue to do.

I want to shout out to my classmate in grade school and high school. Kathy Wolfe Moore and I went to a senior dance together. We go back further than anybody in the room. Kenney's heard that story a thousand times. Thanks, ladies.

Commissioner Townsend said, ladies, congratulations. Mayor, thank you for highlighting the efforts of these three women. I personally look forward to a day where women, minorities, anyone who has contributed as these ladies have, won't have to be called out just in a single month. I can imagine the times as they gave the service that we've heard about here tonight, situations where they may have been the only female in the room, the only African-American or Hispanic in the room, or the only woman in the room, period. I guess that gets to the heart of why we have a special month to recognize achievements of women. I look forward to the day when they will be recognized 365 in any month of the year. I applaud them.

Thank you, Mayor, for highlighting them. God bless each and every one of you. Thank you for your work.

Commissioner Johnson said, Mayor, thank you for this opportunity and to all of the honorees tonight. What a great time to honor them. I appreciate you putting that forward, Mayor.

Irene Caudillo, I'll start with you. She's the one who got me into working at a board level with non-profit organizations, YOU, and I'll never forget that because you saw something in me

that you thought was worthy. The only off that I have is that you got me on and then you left and went somewhere else. I'll never forget that either.

I've watched you progress through your career. We talked about our kids at times and different things that were going on in their lives. I salute you and the great work that you've done at El Centro. It's just marvelous, so thank you for being the shining star that you are.

The one and only Ladora Lattimore. It's about time that people gave you your flowers because you have been giving people their flowers for many years. You have been recognizing persons of distinction, persons of color year over year and has done that in an eloquent way. I, personally, have a Ladora Lattimore shelf, two shelves in my office, because you have been that mindful of myself.

I work with my commissioners trying to make sure that the work that you initiated and has kept going over the years, continue to be able to be viable because it's changing lives of persons that are falling in the cracks, persons whose voices are never heard. So, I appreciate you and salute you for that.

To Ms. Wolfe Moore, I've never had the opportunity to work one-on-one, but everybody says you gotta work with Kathy Wolfe Moore because she's a great person. Well, I know I can see that you're a great person by the man that you married. I almost said can I get an amen. I salute you as well for the work that you've done. I've watched from afar and I can tell that you were certainly a change agent for our community, so I salute you as well. Thank you. Thank you all.

Mayor Garner said what's really unique about these three women isn't that they're women because women are doing awesome things all over our country. These are just three women that have done really great things amongst a lot of women in Wyandotte County. What's unique and some say well, what's special about them. They're all retired and they recently retired. In the words of a mentor of mine, God's not done with you yet. So, God still has a plan and purpose for you.

Wishing you continued blessings as you move forward in whatever God has for you. Thank you so much for all the volunteering, the service, and the things and the time and effort that you

put in to the people of Wyandotte County. We are humbled, and we are indebted, and we are gracious more than you can even imagine.

I agree with Commissioner Kane. This is just a small token of appreciation, but really our hearts have so much more for you. So, God bless you and thank you again.

Mayor Garner said I'd also like to recognize before they leave. I'll start with the person that stood up first. We have Ken Moore, who is the past Chief Counsel of our Unified Government. We have Mary Gonzalez, who is a past Board Chair of our Board of Public Utilities. She's with us here tonight as well. We have Bob Milan, who is past Chair of the BPU as well. We have Dennis Hays, who is the original County Administrator for this Unified Government of Wyandotte County/Kansas City, KS. Not last, but least, the trailblazer. She has a street in front of this building named after her, the Honorable Carol Marinovich, who is the first Mayor of the Unified Government of Wyandotte County/Kansas City, KS. Thank you all so much for being here.

Action: The three women were recognized for their service.

Item No. 5 – 212336...APPOINTMENTS: SOLID WASTE MANAGEMENT COMMITTEE

Synopsis: Appointment of members to the Solid Waste Management Committee, submitted by LaVert A. Murray, Economic Development Advisor to the Mayor.

Action: This item was presented after the Planning and Zoning Agenda.

PLANNING AND ZONING CONSENT AGENDA

PLANNING AND ZONING AGENDA

Mayor Garner said I'm going to ask the Clerk to read the statement. There are two distinct parts of the Planning and Zoning portion, which will be handled first, then a Consent Agenda that will come with that, Planning and Zoning Consent Agenda.

Brett Deichler, UG Clerk, read the statement, required by law.

Mr. Deichler asked, does any member of the Commission wish to disclose any contact with proponents or opponents on any item on tonight's agenda? **Commissioner Burroughs** said I'd like to disclose support and opposition to 2023-001. They pulled the item of 2022-053. I will ask for some guidance, Mayor. Also, 2022-030, both opponents and proponents. I do have a question in reference to one of the resolutions this evening. Do we need to disclose contact with resolutions this evening? Counsel? It's not on the consent calendar. I just want to make sure.

Patrick Waters, Acting Chief Counsel, said only if it's a financial interest.

Commissioner McKiernan said I've had contact with proponents of VAC2023-001. **Commissioner Stites** said proponents of 2022-092 and PR2022-052.

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

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

I'll ask if anyone in attendance would like to set an item aside. Clerk, is there anyone joining us virtually? **Mr. Deichler** said seeing none.

Commissioner Burroughs asked that Item B2. 2023-001, be pulled off the consent calendar.

Action: **Commissioner Kane made a motion, seconded by Commissioner Stites, to approve all remaining items on the Consent Agenda.** Roll call was taken and there were ten "Ayes," Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

CHANGE OF ZONE APPLICATIONS

Item No. 1 – 212340...CHANGE OF ZONE APPLICATION COZ2022-037 - COLBY KIRK WITH CAP OUT INVESTMENTS LLC

Synopsis: Change of Zone from R-1(B) Single Family District to RP-5 Planned Apartment District to construct a multi-family property with group home and transitional housing at 915 Barnett Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.
And

Item No. 1 – 212341...SPECIAL USE PERMIT APPLICATION SP2022-092 - COLBY KIRK WITH CAP OUT INVESTMENTS LLC

Synopsis: Special Use Permit to operate a group home and transitional housing at 915 Barnett Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.
And

Item No. 1 – 212349...MASTER PLAN AMENDMENT MPL2022-024 - COLBY KIRK WITH CAP OUT INVESTMENTS LLC

Synopsis: Master Plan Amendment from Urban Density (Central Area Plan) to Medium-Density Residential (Central Area Plan) at 915 Barnett Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The applicant, Colby Kirk, with Cap Out Investments LLC, has filed a Change of Zone from R-1(B) Single Family District to RP-5 Planned Apartment District, Master Plan Amendment from Urban Density to Medium Density Residential (Central Area Master Plan) and a Special Use Permit for temporary/transitional housing for 9 residential units. The Planning Commission voted 7 to 0 to recommend approval of Change of Zone Application COZ2022-037, Special Use Permit Application SP2022-092 and Master Plan Amendment MPL2022-024, subject to:

1. This Change of Zone case is being heard in conjunction with BOZA2022-050, which is seeking a variance in the side yard, interior setback, a reduction in lot area and a reduction in off-street parking to operate transitional housing on 0.18 acres at 915 Barnett Avenue;
2. This property is within the 200-foot Environs of the William T. Maunder Residence, 1885 located at 616 North 9th Street. Prior to obtaining a building permit, Planning Staff must perform an Historic Environs Review;
3. Provide the contact information of property manager to the residents in the neighborhood;
4. Implement the following items into the residence:
 - a. Working smoke detectors in each bedroom plus each level of the unit/house;
 - b. GFCI outlets required in bathrooms;
 - c. Double keyed locks are not allowed;
 - d. Copper cannot be used for gas supply lines;

- e. Windows must be operable, not blocked or boarded;
 - f. Handrails are required at sets of four (4) or more stairs/ risers;
 - g. Hot water tank and furnace must be vented properly and operational; and,
 - h. Electric panel and circuits must be safe.
5. All dwelling units within a new development must be provided with a basement or with a FEMA standard safe room constructed to tornado standards for the protection of the occupants. A FEMA safe room constructed to FEMA Publication 320 or Publication 361 is required;
 6. Comply with all KCKFD requirements, which includes, but is not limited to installing a residential fire suppression system adhering to all relevant codes and ordinances;
 7. Construct a driveway with asphalt or concrete for two (2) parking spaces in the rear of the property for tenants or staff;
 8. Permanently remove the trash enclosure from the front yard. Bring the trash bins to the curb the evening before or day of trash service;
 9. Preserve the trees in the front and rear yard;
 10. Sec. 27-459(f) A reasonable amount of landscaping is required on all projects with emphasis on softening the visual impact of parking areas and enhancing the overall appearance. Trees are required at not less than one (1) per 4,500 square feet of site area;
 11. Sec. 27-700(b)(1) Buffer plantings, which shall include the equivalent of a minimum of one (1) evergreen tree or one (1) shade tree and three (3) large shrubs for each 30 feet of adjacent project boundary, shall be provided for such development adjacent to single-family or two-family zoned property. Except in district R-M and C-0, such buffer plantings may be arranged on any portion of the property. Buffer plantings will be in addition to required trees. All multi-family residential projects shall include at least one (1) shade tree per 8 dwelling units and one (1) shrub per dwelling unit in addition to the tree requirement, but not in addition to the buffer plantings if required;
 12. All shade trees shall be at least two (2) inch caliper. All evergreens shall be at least six (6) in height. All shrubs shall be five (5) gallons, external to the site and three (3) gallons internal to the development when planted;
 13. All disturbed areas within the development shall be brought to finished grade and seeded or sodded. There shall not be any exposed, bare ground unless the lot has an active building permit for building construction;
 14. All lighting, whether mounted on the exterior of parking deck or within the structure shall have 90-degree cutoff fixtures. Light cannot exceed one footcandle as measured from said property line;
 15. All utility connections must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building;
 16. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the unified government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
 17. Obtain a rental license from the Rental Licensing Division located at Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8649;
 18. If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8780 and businesslicense@wycokck.org;

19. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
20. All existing and future driveways must feature curb cuts that are constructed to UG standards;
21. A Right-of-Way Permit is Required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;
22. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
23. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed by right or by Special Use Permit under the new zoning district, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
24. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
25. All conditions of approval herein must be constructed, executed, implemented, or otherwise completed within six (6) months of approval unless otherwise determined by the Director of Planning or their designee;
26. The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved; and,
27. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

Action: Commissioner Kane made a motion, seconded by Commissioner Stites, to approve Change of Zone Application COZ2022-037, Special Use Permit Application SP2022-092 for two years, and Master Plan Amendment

MPL2022-024, all subject to the stipulations. Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 2 – 212342...CHANGE OF ZONE APPLICATION COZ2022-053 - ADAM WILLIAMS

Synopsis: Change of Zone from RP-1A Planned Two Family and AG Agriculture (WYCO) Districts to RP-2 Planned Two Family District for attached two (2) family home development at 12601 Hollingsworth Road and 12600 Par Lane (Dub's Dread Golf Course), submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

And

Item No. 2 – 212350...MASTER PLAN AMENDMENT MPL2022-030 - ADAM WILLIAMS

Synopsis: Master Plan Amendment from Open Space (Prairie-Delaware-Piper Area Plan) to Medium-Density Residential (City-Wide Area Plan) at 12601 Hollingsworth Road and 12600 Par Lane (Dub's Dread Golf Course), submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The applicant, Adam Williams, seeks to rezone 12601 Hollingsworth Road and 12600 Par Lane from A-G Agriculture and RP-1A Planned Suburban Residential Districts (WYCO) to RP-2 Planned Two Family District to build 78 duplex buildings, totaling 156-units on 41.94 acres. The Planning Commission voted 7 to 0 to recommend denial of Change of Zone Application COZ2022-053 and Master Plan Amendment MPL2022-030, due to incompatibility with the neighborhood and plan as the area is single-family homes and there are no duplexes in the area.

Action: The applications were previously withdrawn by the petitioner.

Item No. 3 – 212343...CHANGE OF ZONE APPLICATION COZ2023-002 - ANDREW GRIBBLE WITH KIMLEY HORN & ASSOCIATES

Synopsis: Change of Zone from No Zoning to RP-5 Planned Apartment District for a proposed multi-family apartment development at 6909 State Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

And

Item No. 3 – 212351...MASTER PLAN AMENDMENT MPL2023-003 - ANDREW GRIBBLE WITH KIMLEY-HORN & ASSOCIATES

Synopsis: Master Plan Amendment from None to High-Density Residential (City-Wide Area Plan) at 6909 State Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The applicant, Gabe Fritz, is requesting a Change of Zone from No Zone to RP-5 Apartment District and a Master Plan Amendment from no designation to High-Density Residential to construct the Winterwood multi-family development at 6909 State Avenue. The development will consist of 8 four (4) story buildings totaling 192 total units. The Planning Commission voted 6 to 0 to recommend approval of Change of Zone Application COZ2023-002, and Master Plan Amendment MPL2023-003, subject to:

The applicant is seeking a deviation from the Multi-Family Design Guidelines requirement to orient buildings towards the roadway.

- a. The City Planning Commission did not grant this deviation, therefore the following conditions shall apply:
 - i. The Final Site Development Plan shall demonstrate the positions of Building #2 and the adjacent parking lot to the South being swapped, to where Building #2 fronts State Avenue; and,
 - ii. Applicant shall provide either a six (6) foot tall opaque fence or additional, enhanced landscape screening along the eastern property line in their final site development plan.
2. Downspouts will be painted to architecturally blend into the building and/or recessed into the corners of buildings as to not be in plain view of the public.
3. Additional crosswalk markings and signage shall be added to the site plan prior to the Final Site Development Plan;
4. Bike racks should be provided throughout the site to allow for bike storage. The applicant shall demonstrate this on the Final Site Development Plan;
5. The siding shall not consist of batten board. The lap siding shall be installed horizontally and should be of a cementitious material;
6. Sec. 27-460(f) A reasonable amount of landscaping is required on all projects with emphasis on softening the visual impact of parking areas and enhancing the overall appearance. Trees are required at not less than one (1) per 4,500 square feet of site area. The site is 10.04 acres, which requires 97 trees, exclusive of the street trees and parking lot island trees requirements;
7. Sec. 27-577(b)(3) Street trees are required to be provided for every thirty (30) feet of street easement or frontage. As part of the future Final Development Plan the landscape plan shall reflect this requirement along State Avenue and College Parkway;
8. All overstory trees shall be at least two (2) inch caliper when planted. All ornamental trees shall be at least two (2) inch caliper when planted. All evergreens shall be at least six (6) feet when planted. All shrubs shall be five (5) gallons when planted;
9. All landscaping shall be irrigated;
10. BPU ground mounted transformers shall be screened on all four (4) sides from public view. Architectural screening walls are the preferred method, but landscape screening is an allowable alternative. Screening shall be designed to be solid to the view, and any designs incorporating

air circulation shall not be visible. Screening height must be the greater of either six (6) feet tall or the height of the utility being screened. Designs shall show two (2) possible site orientations. Designs will also incorporate all BPU Engineering specifications and largest of all the required dimensions. Refer to attached BPU Engineering documents for details;

11. Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a well-kept manner, such screening need not be provided;
12. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the unified government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
13. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
14. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
15. All existing and future driveways must feature curb cuts that are constructed to UG standards;
16. A Right-of-Way Permit is Required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;
17. Site improvements that include land disturbance activity on greater than one (1) acre of surface area of land shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;
18. The Department of Planning & Urban Design shall not give approval for any temporary certificate of occupancy (TCO) or final certificate of occupancy (CO) before the completion of all required work. For any project that requires a certificate of occupancy, prior to requesting for any certificate, the applicant, permit holder, and/or property owner shall complete all items required by: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned District

Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District Requirements, Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. Planning Department standards require that all required work be complete prior to requesting a TCO. The only item that is allowed to be incomplete is landscaping, which shall be complete before requesting a CO. A Bonded CO may be allowed in case of adverse weather conditions; however, all requirements must be completed for all items not secured by the bond;

19. Issuance of a certificate of occupancy for any project or property associated with an entitlement from the City Planning Commission or UG Board of Commissioners, shall not be issued prior to the completion of all landscape elements for the project to the standards and requirements for a Final Certificate of Occupancy and the successful review by departmental inspection. As an alternative to completely meeting all standards and requirements for a Final Certificate of Occupancy, to allow for cases of weather delays, plant seasonality, or shortages of labor or materials, the applicant may request to submit a landscape performance bond or surety. Requests to submit a landscape performance bond or surety for a particular project must receive eligibility approval from the Department of Planning and Urban Design prior to submission. Submissions must meet all requirements of the Bonding Procedure Policy and pass the review process. Bond applications shall only be approved by the Zoning Enforcement Officer, Lead Planner, or Director of Planning & Urban Design. Bond applications shall receive final approval before the applicant may request any inspection or re-inspection of a project or property for a Bonded Final Certificate of Occupancy;
20. A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) Permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks, or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting;
21. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed by right or by Special Use Permit under the new zoning district, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located; and,
22. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

Action: Commissioner Kane made a motion, seconded by Commissioner Stites, to approve Change of Zone Application COZ2023-002 and Master Plan Amendment MPL2023-003, subject to the stipulations. Roll call was taken and

there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

SPECIAL USE PERMIT APPLICATIONS

Item No. 1 – 212341...SPECIAL USE PERMIT APPLICATION SP2022-092 - COLBY KIRK WITH CAP OUT INVESTMENTS LLC

Synopsis: Special Use Permit to operate a group home and transitional housing at 915 Barnett Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: Item previously heard in conjunction with Change of Zone Application No. 1 – COZ2022-037.

Item No. 2 – 212344...SPECIAL USE PERMIT APPLICATION SP2023-001 - ADAM AND DANIELLE BOYLE

Synopsis: Special Use Permit to operate a short-term rental at 802 North 82nd Terrace, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The applicants, Adam and Danielle Boyle, are requesting a Special Use Permit to operate a short-term rental at 802 North 82nd Terrace. This is not the owner’s primary address. The Planning Commission voted 6 to 0 to recommend approval of SP2023-001 for one (1) year), subject to:

1. The applicant shall provide proof to staff of the following repairs prior to their ordinance being approved by the Board of Commissioners
 - a. The stairs shall be repaired or replaced to create a consistent height between stairs;
 - b. The basement stairs shall have a fire barrier installed;
 - c. An anti-tip bracket shall be installed on the gas range/stove;
 - d. A TPR valve shall be installed on the water heater that extends to within 6” of the floor;
 - e. The trees in the rear yard shall be trimmed to clear branches from the overhead service wires;
 - f. The abandoned wiring shall be removed from the electrical panel;
 - g. Any identified ungrounded outlet shall be grounded;
 - h. Replace the flexible gas line with a rigid gas line; and,
2. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that as both the property owner and the business owner that they are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
3. Maximum number of guests shall be seven (7);
4. All parking must be off-street, maximum number of vehicles is three (3);

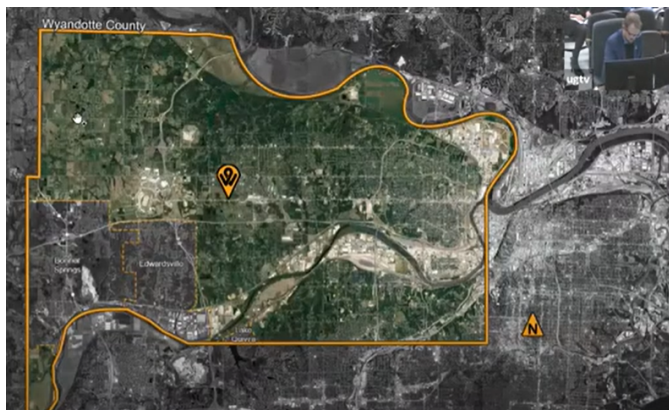
5. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;
6. Applicant must maintain liability insurance;
7. Applicant must maintain the property's physical condition through the duration of the permit;
8. All reservations shall be a minimum stay of 24 hours;
9. No meals shall be prepared in the dwelling by the owner or owner's agent;
10. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;
11. The owner or owner's agent/operator shall provide a guest book with the following information:
 - a. Information within the dwelling unit to inform and assist renters/guests in the event of a natural disaster, power outage, or emergency including but not limited to tornado, severe shelter in place, evacuation, or utility contact information;
 - b. A lead-based paint notification for any property built before 1978.
 - c. An asbestos notification for any property built before 1981.
 - d. Information for the guest to report any concerns to Host Compliance at 913-246-5133 (phone number) and www.hostcompliance.com/tips (website);
12. The property must remain in proper maintenance and free of hazards, pests, or infestations.
13. The Department of Planning & Urban Design shall not give approval for any temporary certificate of occupancy (TCO) or final certificate of occupancy (CO) before the completion of all required work. For any project that requires a certificate of occupancy, prior to requesting for any certificate, the applicant, permit holder, and/or property owner shall complete all items required by: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned District Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District Requirements, Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. Planning Department standards require that all required work be complete prior to requesting a TCO. The only item that is allowed to be incomplete is landscaping, which shall be complete before requesting a CO. A Bonded CO may be allowed in case of adverse weather conditions; however, all requirements must be completed for all items not secured by the bond;
14. The granting of this Special Use Permit does not transfer with a change of ownership of the property.
15. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
16. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not

violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;

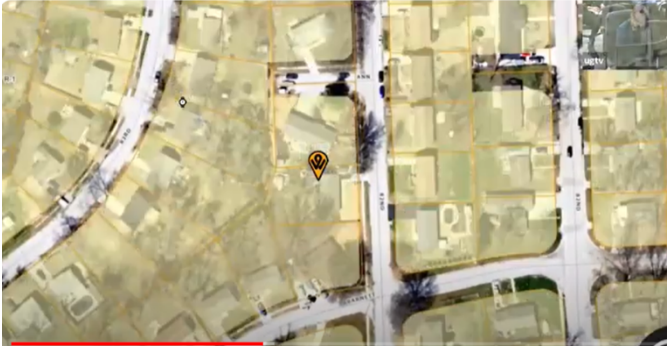
17. The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit in order to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
18. All conditions of approval herein must be constructed, executed, implemented, or otherwise completed within six (6) months of approval unless otherwise determined by the Director of Planning or their designee; and,
19. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

Case		
SP2023-001		
Petitioner	Address	
Adam & Danielle Boyle	802 North 82 nd Terrace	
Synopsis		
To approve a Special Use Permit to operate a short-term rental. This is not the owner's primary residence.		

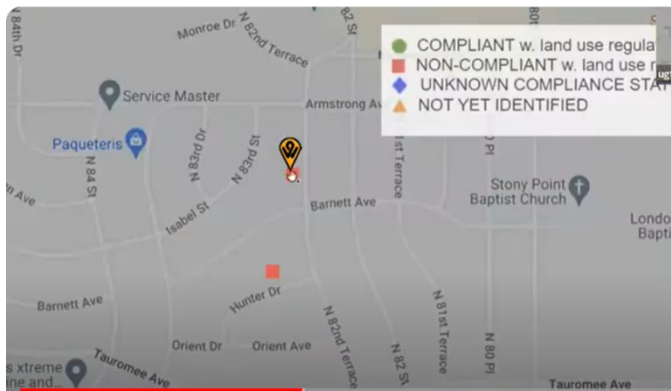
Gunnar Hand, Director of Planning and Urban Design, said this is a new, short-term rental application with no on-site manager.



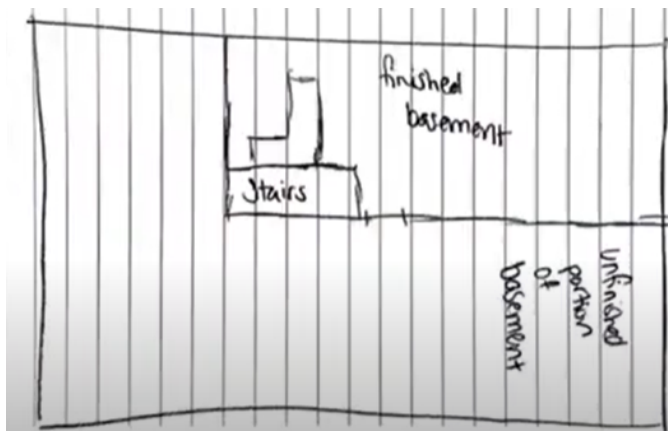
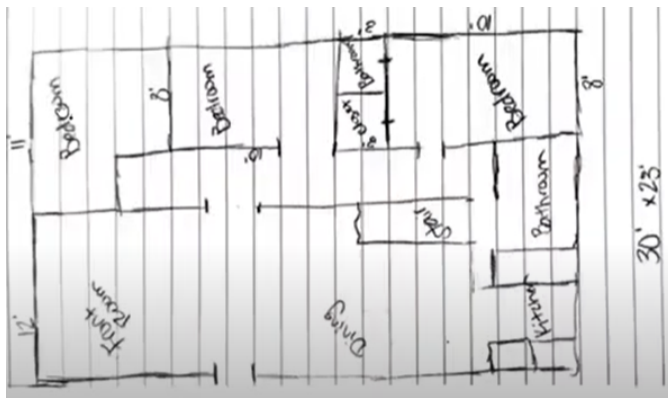
This is in the City-Wide Comprehensive Plan in the Midtown area.



Staff received no letters of support; no letters in opposition. No notices of violation.



March 30, 2023



Staff agrees with the Planning Commission's recommendation of approval for one year to include a maximum of seven people and three off-street cars maximum.

Mayor Garner said I'll ask the applicant or representative, if they're present, to present their application. (No one appeared.)

March 30, 2023

Mayor Garner said I'll now open the public hearing and ask the Clerk if he received any direct notification from the public who wish to express their comments in favor of this item.

Mr. Hand said, Mayor, the applicant is here. He's online.

Adam Boyle, 205 Dewey St., Vermillion, KS, said I guess I'm confused here. You just need to know what we're doing with the property or... **Mayor Garner** said your ask as far as your application regarding this matter is concerned.

Mr. Boyle said the wife and I purchased this property as a secondary vacation home for us to use while we're visiting Wyandotte County for various reasons for us and the kids. We're looking to utilize the time we're not there, obviously, as a short-term rental to kind of help supplement the secondary mortgage.

Mayor Garner asked, Clerk, is there anyone present who would like to speak in favor of this item? **Mr. Deichler** said seeing none. **Mayor Garner** asked, Clerk, is there anyone joining us virtually who would like to speak in favor of this item? **Mr. Deichler** said seeing none.

Mayor Garner asked, Clerk, have you received any direct notification from the public who wish to express their comments in opposition to this item? **Mr. Deichler** said no comments were received by the Clerk. **Mayor Garner** asked, is there anyone present here today that would like to speak in opposition to this item? **Mr. Deichler** said seeing none as well. **Mayor Garner** asked, Clerk, is there anyone joining us virtually who'd like to speak in opposition? **Mr. Deichler** said seeing none.

Mayor Garner said I will now close the public hearing. Petitioner, would you like to make some closing remarks?

Mr. Doyle said sure. I would ask that the commissioners move forward with approval of the application, as stated, for the short-term rental. Like I said, we love the county. We want to be a part of the community there and help it grow and spend more time there. We really hope you guys move forward with the approval.

Commissioner Burroughs said I pulled this because I was asked by the neighborhood group that I attended a meeting the other night and it was concerned about this particular facility up against the neighbors, and the fact that there wasn't going to be an on-site maintenance group. I was just hoping that someone would be here from the neighborhood group to speak. There was a commitment made that we would have an opportunity to have this discussion this evening, but if they choose not to be here and speak in opposition, I just wanted them to know that a commissioner abided by their request and chose to take this action this evening.

Action: **Commissioner Burroughs made a motion, seconded by Commissioner Ramirez, to approve Special Use Permit Application SP2023-001 for one year, subject to the stipulations.** Roll call was taken and there were ten "Ayes," Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 3 – 212345...SPECIAL USE PERMIT APPLICATION SP2023-003 - ALEXANDRA BURNHAM WITH SPRINGFIELD LLC

Synopsis: Special Use Permit to operate a short-term rental at 4101 Fisher Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The applicant, Alexandra Barnum, is requesting a Special Use Permit to operate a short-term rental at 4101 Fisher Street. This is not the applicant's primary address. The Planning Commission voted 6 to 0 to recommend approval of Special Use Permit Application SP2023-003 for one (1) year, subject to:

1. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that as both the property owner and the business owner that they are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
2. All repairs must be made to the property prior to operation;
3. Maximum number of guests shall be seven (7);
4. All parking must be off-street, maximum number of vehicles is three (3);
5. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;
6. Applicant must maintain liability insurance;
7. Applicant must maintain the property's physical condition through the duration of the permit;
8. All reservations shall be a minimum stay of 24 hours;
9. No meals shall be prepared in the dwelling by the owner or owner's agent;

10. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;
11. The owner or owner's agent/operator shall provide a guest book with the following information:
 - a. Information within the dwelling unit to inform and assist renters/guests in the event of a natural disaster, power outage, or emergency including but not limited to tornado, severe weather or storm, or flash flooding. Information should contain appropriate designation for shelter in place, evacuation, or utility contact information;
 - b. A lead-based paint notification for any property built before 1978.
 - c. An asbestos notification for any property built before 1981.
 - d. Information for the guest to report any concerns to Host Compliance at 913-246-5133 (phone number) and www.hostcompliance.com/tips (website);
12. The property must remain in proper maintenance and free of hazards, pests, or infestations.
13. The granting of this Special Use Permit does not transfer with a change of ownership of the property.
14. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
15. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
16. The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit in order to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved.
17. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.
18. The Department of Planning & Urban Design shall not give approval for any temporary certificate of occupancy (TCO) or final certificate of occupancy (CO) before the completion of all required work. For any project that requires a certificate of occupancy, prior to requesting for any certificate, the applicant, permit holder, and/or property owner shall complete all items required by: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned District Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District

Requirements, Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. Planning Department standards require that all required work be complete prior to requesting a TCO. The only item that is allowed to be incomplete is landscaping, which shall be complete before requesting a CO. A Bonded CO may be allowed in case of adverse weather conditions; however, all requirements must be completed for all items not secured by the bond.

Action: Commissioner Kane made a motion, seconded by Commissioner Stites, to approve Special Use Permit Application SP2023-003 for one year, subject to the stipulations. Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

VACATION APPLICATION

Item No. 1 – 212347...VACATION APPLICATION VAC2023-001 - RYAN SIMPSON WITH OLSSON

Synopsis: Vacation of right-of-way at 438 South 26th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The Applicant, Ryan Simpson DBA Olsson, is seeking approval for the vacation of the Right-of-Way at 2600 Bayard Avenue. The subject property is a roadway that runs parallel to the Union Pacific Railroad tracks that lie South of City Park and Interstate I-70. The Vacation has been requested to privatize the roadway as part of the construction of a detention pond with a controlled access gate for the Union Pacific Railroad Company as part of a larger improvement project. An additional portion of the property has been dedicated for public Right-of-Way as an alternative route to reach the Levee Trail, which was previously accessed via the area requested to be vacated. The Planning Commission voted 6 to 0 to recommend approval of Vacation Application VAC2023-001, subject to:

1. An access agreement with the Kaw Valley Drainage District shall be maintained;
2. Construction and access shall be coordinated with the Kaw Valley Drainage District and associated parties or contractors to ensure smooth transition and access to any roadway during construction phases;
3. A Right of Way Permit is Required. Please contact the Public Works Department at (913) 573-5311 to begin this process;
4. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;

5. A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) Permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks, or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting;
6. The City of Kansas City, Kansas reserves to itself the right to, at any time after the effective date of this ordinance, reenter or permit a public utility to reenter that portion of said tract of land hereby vacated for the purpose of repairing installing, constructing or reconstructing any public utilities, including, but not limited to sewers, conduits, electric light pole lines, etc. that are now or may hereafter be installed in the tract of land hereby vacated; and,
7. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

Action: Commissioner Kane made a motion, seconded by Commissioner Stites, to approve Vacation Application VAC2023-001, subject to the stipulations. Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

PLAN REVIEW APPLICATIONS

Item No. 1 – 212352...PRELIMINARY PLAN REVIEW APPLICATION PR2022-049 - ELAD MUSALLET

Synopsis: Preliminary Plan Review for a convenience store with retail and kitchen at 5648 State Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The applicant, Eiad Musallet with P&R Diversified, Inc., seeks to build a 3,500 square foot convenience store, 2,000 square foot retail tenant space, and 1,000 square foot kitchen/restaurant and construct a new gas canopy with 8 fuel pumps on 1.61 acres. The Planning Commission voted 6 to 0 to recommend approval of Plan Review Application PR2022-049, subject to:

1. The following requirements of the Commercial Development Guidelines Overlay District have not been met in which the applicant is requesting a deviation for approval:

Per Section 27-575(e)(1), the majority of all surface parking and all drive through facilities should be located to the maximum extent possible behind or in the interior of a block.

The applicant wants to have the gas canopy pump and a portion of customer parking between the building and the right-of-way;

2. Because this is a planned district, a Final Development Plan is required to be submitted following this entitlement process. Final architectural and civil drawings are required to be submitted at such time;
3. For future reference, a Special Use Permit is for a liquor store and a variance from the separation distance of the Schlagle Stadium and KCKPS Central Kitchen are required;
4. Parking lot shall be repaved and striped;
5. Sec. 27-575(d)(9) To the maximum extent possible, there shall be pedestrian circulation from the perimeter of the site to the principal customer entrance to all buildings. Within the site, there shall be pedestrian connections provided to all pedestrian activities, including transit stops, street crossings, open space, building and store entry points, and adjacent pedestrian systems. Paint a crosswalk across the driveway aprons between the sidewalks to illustrate a pedestrian path;
6. Sec. 27-575(d)(13) Site design should integrate and facilitate access to public transit. Show the transit stop in front of the property on the site plan. A bench is provided, but a bus shelter may be warranted. Further discussion with KCATA is necessary. Contact Ryan Hurst, Department of Transportation at (913) 573-8312 or rhurst@wycokck.org;
7. Sec. 27-576(c)(1) Commercial development should take into account the architectural design of all building elevations, 360 degrees. Quality design should be expressed on all elevations of the building;
8. Sec. 27-576(e)(2) Exterior building materials shall not include the following:
 - a. EIFS at the ground level or comprising more than 15 percent of any façade;
9. Keep existing full growth trees along the east property line, which effectively screens a portion of the parking lot and building from the property to the east;
10. Enhance landscaping along the north and east property lines;
11. Sec. 27-575(e)(4) Parking must be screened from adjacent streets by walls, shrubs, trees, or design elements;
12. Per Sec. 27-277(a)(5) Landscaping shall exceed the typical code requirements by a least 75 percent. The site for the proposed development is 1.61 acres, 18 trees are required based on Commercial Design Guidelines and exclusive of the screening requirements for the lots zoned CP-2 Planned General Business District adjacent to residentially zoned properties, street trees and trees planted within parking lot islands;
13. Sec. 27-577(b)(2) Landscape berms and/or continuous rows of shrubs are required to screen parking from adjacent development or public streets. Shrubs used in this area must not exceed a maximum height of 30 inches at maturity;
14. Sec. 27-577(d)(1) At least 75 percent of the length of the building foundations facing public streets, the exterior of the development, or common spaces must be planted with ornamental plant material such as ornamental trees, flowering shrubs, perennials, and groundcovers;
15. Sec. 27-577(b)(3) In general, formal, stand-alone trees are encouraged to be planted in landscape zones along major streets and medians. These trees should be planted as follows:
 - a. One tree with a minimum caliper of two (2) inches (ornamental), evergreen trees must be at least six (6) feet when planted provided for every 30 feet of street easement or frontage;
 - b. Street trees should be planted no closer than 55 feet and no more than 65 feet apart. Groupings of ornamental trees and shrubs should be placed in between the street trees;
16. All overstory trees shall be at least two (2) inch caliper when planted. All ornamental trees shall be at least two (2) inch caliper when planted. All evergreens shall be at least six (6) feet when planted. All shrubs shall be five (5) gallons when planted;

17. All landscaping shall be irrigated;
18. Landscaping is required to screen all parking areas and service entries. This includes perimeter parking and the trash enclosure.
 - a. All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times;
19. All lighting whether mounted on the building or installed in the parking lot shall have 90-degree cutoff fixtures. Additionally, this includes lighting installed underneath the canopy;
20. All utility connections, this includes green electrical boxes and freestanding electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building;
21. All new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building. Architectural screens such as opaque, textured, or perforated panels do not meet the standards of the Commercial Design Guidelines;
22. Regarding BPU transformer screening, the following applies:
 - a. Gate doors are required for all types of screening that are placed in front of the transformers.
 - b. Fences shall be installed two (2) feet off the ground and have adequate clearance to open gate doors at 180° and have 10 feet clearance from pad when gate doors open.
 - c. Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.
 - d. For slat fences, customer shall install a minimum four (4) inch slats and have four (4) inches of space between each slat.
 - e. Customer must take account of the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity. (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking account the growth of saplings).
 - f. Pad must have a minimum clearance of six (6) feet on each side, six (6) feet on the back and five (5) on the front allowing for 10 feet on the front when gate doors open;
23. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
24. The existing pole sign needs to be removed as it is in violation of Sec. 27- 725(c);
25. Per Business Licensing Division: If approved, occupying businesses must file and maintain a current business occupation tax application with our office located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, Kansas 66102, (913) 573-8780 or businesslicense@wycokck.org;
26. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
27. All existing and future driveways must feature curb cuts that are constructed to UG standards;

28. A Right-of-Way Permit is Required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;
29. Site improvements that include land disturbance activity on greater than one (1) acre of surface area of land shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;
30. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable; and,
31. Issuance of a certificate of occupancy for any project or property associated with an entitlement from the City Planning Commission or UG Board of Commissioners, shall not be issued prior to the completion of all landscape elements for the project to the standards and requirements for a Final Certificate of Occupancy and the successful review by departmental inspection. As an alternative to completely meeting all standards and requirements for a Final Certificate of Occupancy, to allow for cases of weather delays, plant seasonality, or shortages of labor or materials, the applicant may request to submit a landscape performance bond or surety. Requests to submit a landscape performance bond or surety for a particular project must receive eligibility approval from the Department of Planning and Urban Design prior to submission. Submissions must meet all requirements of the Bonding Procedure Policy and pass the review process. Bond applications shall only be approved by the Zoning Enforcement Officer, Lead Planner, or Director of Planning & Urban Design. Bond applications shall receive final approval before the applicant may request any inspection or re-inspection of a project or property for a Bonded Final Certificate of Occupancy.

Action: Commissioner Kane made a motion, seconded by Commissioner Stites, to approve Preliminary Plan Review Application PR2022-049, subject to the stipulations. Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 2 – 212353...PRELIMINARY PLAN REVIEW APPLICATION PR2022-052 – ERIC GENTRY WITH VICTORY JEEP

Synopsis: Preliminary and Final Plan Review for Victory Jeep at 1701 North 100th Terrace, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The applicant, Eric Gentry with Victory Jeep, is seeking approval of an amended Preliminary Development Plan to

increase the total square footage by 24 percent (from 18,446 square feet to 22,922 square feet) and Final Development Plan and Final Plat to construct a new automotive dealership (Victory Jeep) at 1701 North 100th Terrace. The Planning Commission voted 6 to 0 to recommend approval of Plan Review Application PR2022-052, subject to:

The following requirements of the Commercial Development Design Guidelines Overlay District have not been met, and the Applicant has been granted a deviation for:

- A. Per Section 27-576(e)(2) the specific metal paneling may be used for more than 15 percent (the entire front façade) of only the front facing façade of the building.
 1. Sec. 27-575(d)(7) There shall be a hierarchy of internal circulation beginning with site access from the public street.
 - a. Access driveways shall feed into driving lanes which shall divide into parking lanes and parking areas;
 - b. There shall be limited access to driveways, which shall be provided from driving lanes, not parking areas, wherever possible;
 - c. Circulation patterns within parking areas shall be defined by curbs and landscaped islands;
 - d. Where possible, groups of buildings should be serviced by dedicated service access lanes;
 2. Sec. 27-575(d)(8) states that “Internal vehicular, bicycle and pedestrian circulation must connect in a manner obvious to users” while Sec. 27- 575(d)(9) states that “to the maximum extent possible, there shall be pedestrian circulation from the perimeter of the site to the principal customer entrance to all buildings. Within the site, there shall be pedestrian connections provided to all pedestrian activities, including transit stops, street crossings, open space, building and store entry points, and adjacent pedestrian systems”;
 3. Construct a sidewalk on North 100th Terrace and connect into the sidewalk network of the development to the front door;
 4. Sec. 27-575(d)(11) Internal pedestrian walkways within parking lot or drive area must be distinguished from other surfaces;
 5. Sec. 27-575(d)(12) Pedestrian connections must be clearly defined in a combination of two or more of the following ways:
 - a. Six-inch vertical curb;
 - b. Trellis;
 - c. Special railing;
 - d. Bollards;
 - e. Special paving;
 - f. Low seat wall or other architectural features;
 - g. Pedestrian scale lighting; or
 - h. Traffic calming devices.
 6. Sec. 27-575(e)(2) Pedestrian walkways through the parking area to building entrances should be clearly marked pursuant to this subdivision;
 7. Sec. 27-576(h)(1) For new construction, windows, windows with awnings, and covered pedestrian walkways should total at least 60 percent of the building frontage along public streets or parking lots. Windows should be for display purposes or to allow viewing both into and out of the interior;
 8. The elevations demonstrate a continuous facade along the South and North elevations. Sec. 27-576(c)(2) In order to break up the monotonous appearance of long facades, a building

- wall no more than 45 feet in length should be divided into increments of no more than 45 feet through articulation of the façade. This can be achieved through combinations of at least three of the following techniques:
- a. Divisions or breaks in materials;
 - b. Building offsets (projections, recesses, niches);
 - c. Window bays;
 - d. Separate entrances and entry treatment; or
 - e. Variation of rooflines
9. Downspouts on the south elevation shall be internalized;
 10. Sec. 27-577(a)(5) - Landscaping shall exceed the typical code requirements by at least 75 percent.
 - a. The district requirement is one (1) tree per 7,000 square feet of site area. The 3.43-acre site is 149,410 Square Feet, which requires 22 trees per the Code of Ordinances;
 - b. All deciduous trees shall be at least 2½" caliper when planted. All evergreens must be at least six (6) feet in height when planted. All shrubs must be planted at a minimum of five (5) gallons;
 11. Landscaping shall be irrigated
 12. The proposed plan provides adequate tree cover, providing approximately 50 trees. Please refer to Sec 27-577(a)(5) to ensure that the tree requirement is met;
 13. Sec. 27-577(b)(2) Landscape berms and/or continuous rows of shrubs are required to screen parking from adjacent developments or public streets. Shrubs used in this area must not exceed a maximum height of 30 inches at maturity;
 14. Sec. 27-577(b)(3) In general, formal, stand-alone trees are encouraged to be planted in landscape zones along major streets and medians. These trees should be planted as follows:
 - a. One (1) tree with a minimum caliper of two inches (ornamental) evergreen trees must be planted at least six (6) feet tall (when planted) provided for every 30 feet of street easement or frontage;
 - b. Street trees should be planted no closer than 55 feet and no more than 65 feet apart. Groupings of ornamental trees and shrubs should be placed in between the street trees;
 15. Sec. 27-577(d)(1) At least 75 percent of the length of building foundations facing public streets, the exterior of the development, or common spaces must be planted with ornamental plant material such as ornamental trees, flowering shrubs, perennials, and groundcovers;
 16. The master plant palette for this development is as follows:
 - a. Autumn Blaze Maple
 - b. Armstrong Columnar Maple
 - c. Imperial Honey Locust
 - d. Autumn Brilliance Serviceberry
 - e. Eastern Redbud
 - f. Summer Snow Japanese Tree Lilac
 - g. Eastern White Pine
 17. The Commercial Design Guidelines require that all disturbed areas within the development shall be brought to finished grade and seeded or sodded. There shall not be any exposed, bare ground unless the lot has an active building permit for building construction;
 18. All new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building. Architectural screens such as opaque, textured, or perforated panels do not meet the standards of the Commercial Design Guidelines;

19. Sec. 27-575(g)(3) All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times;
20. Per the Legends Auto Plaza Conceptual Design Guide, use of low energy, high efficiency LED lighting is encouraged/ All site lighting and accent lighting shall be subject to review for both aesthetic and photometric analyses. In all instances glare shall be minimized to eliminate light pollution to adjacent properties;
21. Regarding BPU transformer screening, the following applies:
 - a. Gate doors are required for all types of screening that are placed in front of the transformers
 - b. Fences shall be installed two (2) feet off the ground and have adequate clearance to open gate doors at 180° and have 10 feet clearance from pad when gate doors open.
 - c. Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.
 - d. For slat fences, customer shall install a minimum four (4) inch slats and have four (4) inches of space between each slat.
 - e. Customer must take account of the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity. (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking account the growth of saplings).
 - f. Pad must have a minimum clearance of six (6) feet on each side, three (3) feet on the back and five (5) on the front allowing for 10 feet on the front when gate doors open;
22. Per Sec. 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
23. Shall comply with the Legends Auto Plaza Conceptual Design Guide.
 - a. All wall mounted signage shall be individual letters;
24. Section 27-573 acknowledges the use of the Commercial Design Guidelines and their use in this district as established by Ordinance O-50-06;
25. If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;
26. Any automotive-related business in Wyandotte County shall be responsible to ensure that the business operations are at all times compliant with all applicable local ordinances and State Statutes and Regulations [27-463 through 27-470; 27-592 through 27-616] [KSA 65-3424, KAR 28-29-29 through 28-29-33]. Proof of proper disposal of waste tires with a Kansas State permit-holding waste tire collector or waste tire processor is required to be maintained at the management office and provided to any enforcement staff upon request;
27. If approved, the Applicant must file and maintain a current business occupation tax application with Business Licensing Division located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;
28. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the

use of (i.e., change of occupancy) an existing structure. The Applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;

29. All existing and future driveways must feature curb cuts that are constructed to UG standards;
30. A Right-of-Way Permit is Required. The Applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;
31. Site improvements that include land disturbance activity on greater than one (1) acre of surface area of land shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620; and,
32. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.

Action: Commissioner Kane made a motion, seconded by Commissioner Stites, to approve Preliminary Plan Review Application PR2022-052, subject to the stipulations. Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

MASTER PLAN AMENDMENTS

Item No. 1 – 212349...MASTER PLAN AMENDMENT MPL2022-024 - COLBY KIRK WITH CAP OUT INVESTMENTS LLC

Synopsis: Master Plan Amendment from Urban Density (Central Area Plan) to Medium-Density Residential (Central Area Plan) at 915 Barnett Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: Item previously heard in conjunction with Change of Zone Application No. 1 – COZ2022-037.

Item No. 2 – 212350...MASTER PLAN AMENDMENT MPL2022-030 - ADAM WILLIAMS

Synopsis: Master Plan Amendment from Open Space (Prairie-Delaware-Piper Area Plan) to Medium-Density Residential (City-Wide Area Plan) at 12601 Hollingsworth Road and 12600 Par Lane (Dub's Dread Golf Course), submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: Application was previously withdrawn by the petitioner.

Item No. 3 – 212351...MASTER PLAN AMENDMENT MPL2023-003 - ANDREW GRIBBLE WITH KIMLEY-HORN & ASSOCIATES

Synopsis: Master Plan Amendment from None to High-Density Residential (City-Wide Area Plan) at 6909 State Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: Item previously heard in conjunction with Change of Zone Application COZ2023-002.

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

Item No. 1 – 212354...AN ORDINANCE authorizing a Special Use Permit for live entertainment at an existing restaurant (SP2022-050) at 1005 Osage Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-29-23**, “An ordinance authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, for live entertainment at an existing restaurant at 1005 Osage Avenue, Kansas City, Kansas.” **Commissioner Kane made a motion, seconded by Commissioner Stites, to approve the ordinance.** Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 2 – 212355...AN ORDINANCE authorizing a Special Use Permit to operate a fleet maintenance facility for Frito-Lay (SP2022-116) at 1105 South 5th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design

Action: **ORDINANCE NO. O-30-23**, “An ordinance authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, to operate a fleet maintenance facility for Frito-Lay at 1105 South 5th Street, Kansas City, Kansas.”
Commissioner Kane made a motion, seconded by Commissioner Stites, to approve the ordinance. Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 3 – 212356...AN ORDINANCE authorizing a Special Use Permit for a borrow site of earthen material for off-site fill (SP2022-119) at 10702 Donahoo Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-31-23**, “An ordinance authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, for a borrow site of earthen material for off-site fill at 10702 Donahoo Road, Kansas City, Kansas.”
Commissioner Kane made a motion, seconded by Commissioner Stites, to approve the ordinance. Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 4 – 212359...AN ORDINANCE authorizing a Home Occupation Special Use Permit for continuation of a pet grooming business (SP2022-085) at 7114 Parallel Parkway, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-32-23**, “An ordinance authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, for continuation

of a pet grooming business in the applicant's residence at 7114 Parallel Parkway, Kansas City, Kansas." **Commissioner Kane made a motion, seconded by Commissioner Stites, to approve the ordinance.** Roll call was taken and there were ten "Ayes," Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 5 – 212360...AN ORDINANCE authorizing a Special Use Permit to expand the operation of an existing liquor store (SP2022-086) at 8222 Parallel Parkway, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-33-23**, "An ordinance authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, to expand the operation of an existing liquor store at 8222 Parallel Parkway, Kansas City, Kansas." **Commissioner Kane made a motion, seconded by Commissioner Stites, to approve the ordinance.** Roll call was taken and there were ten "Ayes," Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 6 – 212362...AN ORDINANCE authorizing a Special Use Permit for continuation of a medical waste transfer station (SP2022-088) at 200 Funston Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-34-23**, "An ordinance authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, for continuation of a Medical Waste Transfer Station at 200 Funston Road, Kansas City, Kansas." **Commissioner Kane made a motion, seconded by Commissioner Stites, to approve the ordinance.** Roll call was taken and there were ten "Ayes," Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 7 – 212363...AN ORDINANCE authorizing a Special Use Permit for continuation of a Short-Term Rental (SP2022-101) at 1101, 1103, 1107 and 1109 North 79 Terrace, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-35-23**, “An ordinance authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, for continuation of a Short-Term Rental at 1101, 1103, 1107 and 1109 North 79th Terrace, Kansas City, Kansas.” **Commissioner Kane made a motion, seconded by Commissioner Stites, to approve the ordinance.** Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 8 – 212366...AN ORDINANCE authorizing a Special Use Permit for a Short-Term Rental (SP2022-102) at 4342 Pearl Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-36-23**, “An ordinance authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, for a Short-Term Rental at 4342 Pearl Street, Kansas City, Kansas.” **Commissioner Kane made a motion, seconded by Commissioner Stites, to approve the ordinance.** Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 9 – 212369...AN ORDINANCE authorizing a Special Use Permit for the Temporary Use of Land to keep equipment related to a roofing business (SP2022-108) at 6541 Donahoo Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-37-23**, “An ordinance authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the

Unified Government of Wyandotte County/Kansas City, Kansas, for the Temporary Use of Land to keep equipment related to a roofing business at 6541 Donahoo Road, Kansas City, Kansas.” **Commissioner Kane made a motion, seconded by Commissioner Stites, to approve the ordinance.** Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 10 – 212370...AN ORDINANCE authorizing a Special Use Permit for a Short-Term Rental (SP2022-064) at 4410 Rainbow Boulevard, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-38-23**, “An ordinance authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, for a Short-Term Rental at 4410 Rainbow Boulevard, Kansas City, Kansas.” **Commissioner Kane made a motion, seconded by Commissioner Stites, to approve the ordinance.** Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 11 – 212372...AN ORDINANCE rezoning property at 6822 Berry Road (COZ2022-044) from R-1 Single Family District to A-G Agriculture District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-39-23**, “An ordinance rezoning property hereinafter described located at approximately 6822 Berry Road, in Kansas City, Kansas, by changing the same from its present zoning of R-1 Single Family District to A-G Agriculture District.” **Commissioner Kane made a motion, seconded by Commissioner Stites, to approve the ordinance.** Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 12 – 212373...AN ORDINANCE rezoning property at 4547 Melody Lane (COZ2022-052) from R-1 Single Family District to R-2 Two Family District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-40-23**, “An ordinance rezoning property hereinafter described located at approximately 4547 Melody Lane, in Kansas City, Kansas, by changing the same from its present zoning of R-1 Single Family District to R-2 Two Family District.” **Commissioner Kane made a motion, seconded by Commissioner Stites, to approve the ordinance.** Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 13 – 212371...AN ORDINANCE authorizing a Special Use Permit for continuation of a Short-Term Rental (SP2022-107) at 3801 Lloyd Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-41-23**, “An ordinance authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, for continuation of a Short-Term Rental at 3801 Lloyd Street, Kansas City, Kansas.” **Commissioner Kane made a motion, seconded by Commissioner Stites, to approve the ordinance.** Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 14 – 212375...AN ORDINANCE authorizing a Special Use Permit to continue operation of a multi-family Short-Term Rental (SP2022-078) at 819 Southwest Boulevard, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-42-23**, “An ordinance authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, to continue

operation of a multi-family short-term rental at 819 Southwest Boulevard, Kansas City, Kansas.” **Commissioner Kane made a motion, seconded by Commissioner Stites, to approve the ordinance.** Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

PLANNING AND ZONING NON-CONSENT AGENDA

SPECIAL USE PERMIT APPLICATION

Item No. 1 – 212346...SPECIAL USE PERMIT APPLICATION SP2023-004 - TOM PROEBSTLE WITH SKYLINE PROPERTY DEVELOPMENT, LLC

Synopsis: Special Use Permit to operate a short-term rental at 10 South Hallock Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The applicant, Tom Proebstle, is seeking approval to operate a short-term rental with event space at 10 South Hallock. The resident is not owner’s primary address. Additionally, the home is set to be demolished as the site is approved for a future high-rise apartment development. The Planning Commission voted 5 to 1 to recommend approval of Special Use Permit Application SP2023-004 for one (1) year, subject to:

1. Maximum number of guests shall be 7;
2. All parking must be off-street, maximum number of vehicles is three (3);
3. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;
4. Applicant must maintain liability insurance;
5. Applicant must maintain the property’s physical condition through the duration of the permit;
6. All reservations shall be a minimum stay of 24 hours;
7. No meals shall be prepared in the dwelling by the owner or owner’s agent;
8. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager’s contact information within the entrance of the area that is rented;
9. The owner or owner’s agent/operator shall provide a guest book with the following information:
 - a. Information within the dwelling unit to inform and assist renters/guests in the event of a natural disaster, power outage, or emergency including but not limited to tornado, severe weather or storm, or flash flooding. Information should contain appropriate designation for shelter in place, evacuation, or utility contact information;
 - b. A lead-based paint notification for any property built before 1978.
 - c. An asbestos notification for any property built before 1981.
 - d. Information for the guest to report any concerns to Host Compliance at 913-246-5133 (phone number) and www.hostcompliance.com/tips (website);
10. The property must remain in proper maintenance and free of hazards, pests, or infestations;

11. Entertainment hours are limited to 10:00 AM to 12:00 AM;
12. All entertainment must cease by 11:00 PM;
13. All other applicable noise ordinance standards must be followed per Section 22-128;
14. Doors and windows must stay closed during any entertainment performance;
15. Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;
16. The Department of Planning & Urban Design shall not give approval for any temporary certificate of occupancy (TCO) or final certificate of occupancy (CO) before the completion of all required work. For any project that requires a certificate of occupancy, prior to requesting for any certificate, the applicant, permit holder, and/or property owner shall complete all items required by: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned District Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District Requirements, Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. Planning Department standards require that all required work be complete prior to requesting a TCO. The only item that is allowed to be incomplete is landscaping, which shall be complete before requesting a CO. A Bonded CO may be allowed in case of adverse weather conditions; however, all requirements must be completed for all items not secured by the bond;
17. The granting of this Special Use Permit does not transfer with a change of ownership of the property;
18. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
19. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
20. The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit in order to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
21. All conditions of approval herein must be constructed, executed, implemented, or otherwise completed within six (6) months of approval unless otherwise determined by the Director of Planning or their designee; and,

22. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

Case	
SP2023-004	
Petitioner	Address
Tom Probestle	10 South Hallock Street
Synopsis	
To approve a Special Use Permit to operate a short-term rental. This is not the owner's primary residence.	

Gunnar Hand, Director of Planning and Urban Design, said this is a new, short-term rental with no on-site manager.



It's located in the Central Area Plan.

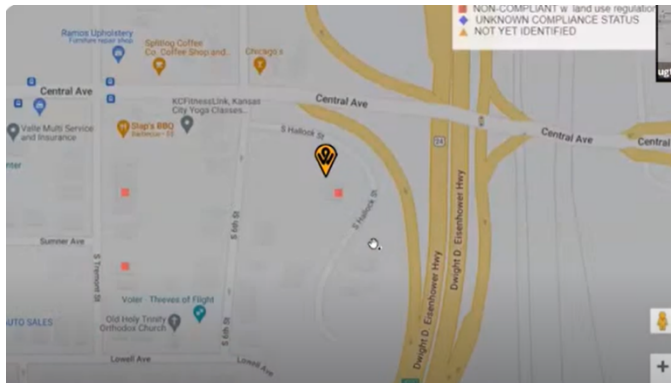


March 30, 2023

I think you're familiar with the location. It's the site of another entitlement for the proposed 505 multifamily development. It's that house that still is on that site. The applicant is asking to use it as a short-term rental before construction begins on that project, assuming it moves forward.



Staff received no letters in support. There was opposition at the City Planning Commission, and staff did receive opposition, included in the staff report.



There are no notices of violation on this property.



March 30, 2023

Mayor Garner said I'll ask the applicant or representative to present the application.

[illegible]

March 30, 2023

Public Opposition	Public Support
Staff has received three (3) letters in opposition.	None to date.
Staff Recommendation Approval	

Mayor Garner said I'll now open the public hearing and ask the Clerk if there's any notifications received from the public who wish to express their comments in favor of this item. **Mr. Deichler** said no comments were received by the Clerk. **Mayor Garner** asked, is there anyone present that would like to speak in favor of this item? **Mr. Deichler** said seeing none. **Mayor Garner** asked, Clerk, is there anyone joining us virtually who would like to speak in favor of this item? **Mr. Deichler** said seeing none as well.

Mayor Garner asked, Clerk, were there any notifications received from the public who wished to express their comments in opposition to this item? **Mr. Deichler** said no notifications were received by the Clerk. **Mayor Garner** asked, is there anyone present who would like to speak in opposition to this item? **Mr. Deichler** said seeing none. **Mayor Garner** asked, is there anyone joining us virtually, Clerk, who would like to speak in opposition to this item? **Mr. Deichler** said seeing none as well.

Mayor Garner said I will close the public hearing. Would the petitioner like to make any closing comments in regard to this item, or representative? **Mr. Simpson** said no additional comments.

Action: **Commissioner Kane made a motion, seconded by Commissioner Burroughs, to approve Special Use Permit Application SP2023-004 for one year, subject to the stipulations.** Roll call was taken and there were ten "Ayes," Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Mayor Garner said that concludes the Planning and Zoning portion of tonight's meeting. We will now move to the regular portion. We did make a move to move the Mayor's Agenda to the beginning, but we're going to go to the Regular Consent Agenda portion.

Mayor Garner asked, do any members of the Commission or County Administrator wish to set aside any item on the Regular Consent Agenda?

Brett Deichler, UG Clerk, said, Mayor, we do have one item on your agenda still which is the appointment to the Solid Waste Management Committee; an action item that needs to be handled first before we go to Regular Consent.

Mayor's Agenda Item No. 5 – 212336...APPOINTMENTS: SOLID WASTE MANAGEMENT COMMITTEE

Synopsis: Appointment of members to the Solid Waste Management Committee, submitted by LaVert A. Murray, Economic Development Advisor to the Mayor.

Four-year terms:

Zach Daniel, submitted by Mayor Caiharr and Mayor Lija
 Christina Brake, submitted by Mayor Harrington
 Bridgette Williams, submitted by Mayor Tyrone Garner
 Commissioner Tom Burroughs, submitted by Mayor Tyrone Garner
 Nancy Zielke, submitted by Mayor Tyrone Garner
 Don Jones, submitted by Mayor Tyrone Garner
 Rusty Roberts, submitted by Mayor Tyrone Garner
 Bill Johnson, submitted by Mayor Tyrone Garner
 John Blessing, submitted by Mayor Tyrone Garner
 Mike Hey, submitted by Mayor Tyrone Garner
 Mike Tobin, submitted by Mayor Tyrone Garner

LaVert Murray, Economic Development Advisor to the Mayor, said you have before you the 11 Solid Waste Management Committee members who have agreed to accept appointments as Solid Waste Committee members. Pursuant to the ordinance that created this committee, I will tell you that in every aspect, we followed the ordinance as required by the Mayor to appoint these committee members. The Mayor of Bonner Springs appointed a committee member for that area; and, of course, collectively the Mayor for Edwardsville and Lake Quivira did also appoint their member. The committee will come together after these appointments are ratified. Of course, Mr.

Fisher's staff will help manage this committee. And, of course, we work with Javier on his staff to come up with the collection of members that have been appointed.

Jeff Fisher, Executive Director of Public Works, said I'll just add that Kansas State Statute requires a five-year plan. This committee is responsible for developing that, updating that, and I assume, not to mention, that's their primary purpose.

Commissioner McKiernan said I fully support this. It's great. It's a needed thing. I think that Commissioners Markley, Bynum, and myself used to be a part of this committee or had done some work for this committee. I would just think if there was a transition or if we were moving on, we would have gotten a courtesy note saying we're moving on. I don't remember getting any such notifications. So, let's rock and roll, but let's also talk amongst ourselves while we're doing it.

Mr. Murray said if I could, Commissioner, and you're right. You all were part of that old process. Forgive me. I don't know how that committee disbanded during the pandemic time. I did speak with, I think, one of the commissioners that used to be on the committee. My apologies for not reaching out to the others to let you know it was transition. It was not purposeful.

Action: **Commissioner Bynum made a motion, seconded by Commissioner Markley, to approve.** Roll call was taken and there were ten "Ayes," Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

REGULAR CONSENT AGENDA

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

Action: **Commissioner Ramirez made a motion, seconded by Commissioner Markley, to approve.** Roll call was taken and there were ten "Ayes," Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 1 – 212358...ORDINANCE: BRIDGE 311 RECONSTRUCTION PROJECT NO. 105-U-2436-01

Synopsis: Approval of an ordinance directing the Chief Counsel to commence legal proceedings to acquire the property necessary for the project, submitted by E. James Bain, Assistant Counsel. The Commission previously adopted Resolution No. R-63-22 declaring the project to be a necessary, valid public improvement project and authorizing a survey to identify and describe the property to be acquired.

Action: **ORDINANCE NO. O-43-23**, “An ordinance condemning real property and/or real property rights for the location, laying-out, reconstruction, expansion, repair, maintenance, operation and use of the Thorne Drive Improvement Project, including the replacement of Bridge 311 over Barber Creek, (Project No. 105 U2436-01) in Kansas City, Wyandotte County, Kansas, and directing the Chief Counsel to institute eminent domain proceedings as provided by law to acquire the tracts and parcels of land described in this ordinance.” **Commissioner Ramirez made a motion, seconded by Commissioner Markley, to approve the ordinance.** Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 2 – 212310...NOMINATIONS: BOARDS AND COMMISSIONS

Jake Miller to the Planning/BOZA from 3/30/2023 to 12/31/2023, submitted by Commissioner Burroughs.

Erica Simpson to the Library Board from 3/30/2023 to 12/31/2025, submitted by Commissioner Kane.

Dan Duncan to the Golf Advisory Board from 3/30/2023 to 12/31/2023, submitted by Commissioner Burroughs.

William (Bill) Miller to the Law Enforcement Advisory Board from 3/30/2023 to 12/31/2025, submitted by Commissioner Kane.

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

Item No. 3 – MINUTES

Synopsis: Minutes from the Commission meeting on April 28, 2022; and Executive Session on February 21, 2023.

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

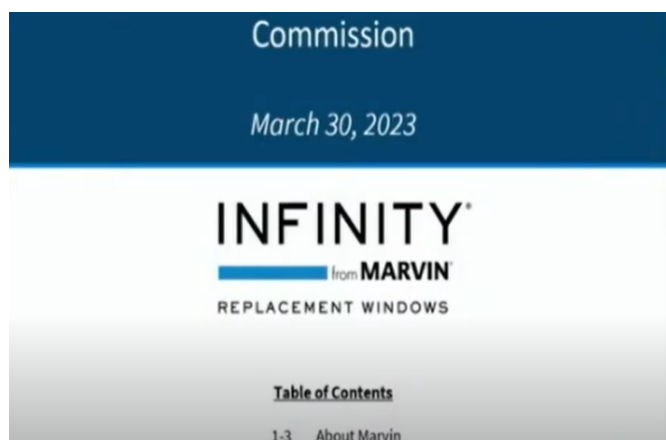
Item No. 4 – WEEKLY BUSINESS MATERIAL

Synopsis: Weekly business material dated March 2, 9 and 16, 2023.

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

PUBLIC HEARING AGENDA**Item No. 1 – 212299...RESOLUTION: INTENT TO ISSUE INDUSTRIAL REVENUE BONDS FOR THE BENEFIT OF INFINITY WINDOWS LLC**

Synopsis: Resolution of Intent to Issue Industrial Revenue Bonds in the amount not to exceed \$90,000,000 to finance the acquisition, construction, improving, and equipping of a manufacturing facility for the benefit of Infinity Windows, LLC, submitted by Patrick Waters, Acting Chief Counsel. On March 6, 2023, the Economic Development and Finance Standing Committee, chaired by Commissioner Burroughs, voted unanimously to approve and forward to the full commission.



Dan Stocker, Director of Operational Strategy at the Marvin companies, said I'm here representing the Marvin company's Infinity Windows tonight. On behalf of the Marvin company's Infinity Windows and the team here tonight, I'd just like to extend a sincere thank you to Mr. Mayor and the Commission for your time this evening. This project has been a long time in the making, and we're very excited about being at this point in the game.

I also wanted to thank Dr. Mosier for hosting a lunch today, and Greg Kindle for pulling the group together. We really appreciated that time just having the time with some of the commissioners, Mr. Mayor, for an open conversation. It was fantastic, and it was a great relationship builder for our team. We really appreciated it.

I also wanted to note quickly. Greg Kindle set up some time with Dr. Mosier and Dr. Dain with us a few weeks ago. We learned a lot more about KCK Community College today. The curriculum that they have in alignment with our company matches up so well. It's almost like we were part of the curriculum. It fits our needs in a significant way. We appreciated that.

Another topic I wanted to touch on was when we talked with Dr. Dain about the Piper School District, she shared with us a very clever tag line, connecting the dots in Wyandotte County and how we connect our students with the local businesses and how we can connect those and get them to work together. We're very excited about being a part of that connection and the Piper School District as well. I'll jump into the presentation.

Marvin is a fourth-generation, family-owned and lead business, headquartered in Warroad, Minnesota, with more than 7,000 employees across 16 cities throughout North America.

Marvin's product portfolio includes the Signature, Elevate, and Essential Product Collections, which offer an extensive selection of made-to-order window and door solutions, as well as Infinity Replacement Windows, providing homeowners with a premier line of replacement windows sold and installed by local professionals. The company's portfolio also includes TrueStyle Doors, the leading manufacturer of made-to-order architectural interior doors and Coastline Windows & Doors, a leading manufacturer of impact-resistant windows and doors for residential and commercial construction.

Since the company's inception, Marvin has earned a reputation as an innovator and industry thought leader. Today, the company is driven by a purpose to imagine and create better ways of living.

For more information, please visit: <https://www.marvin.com/our-story>

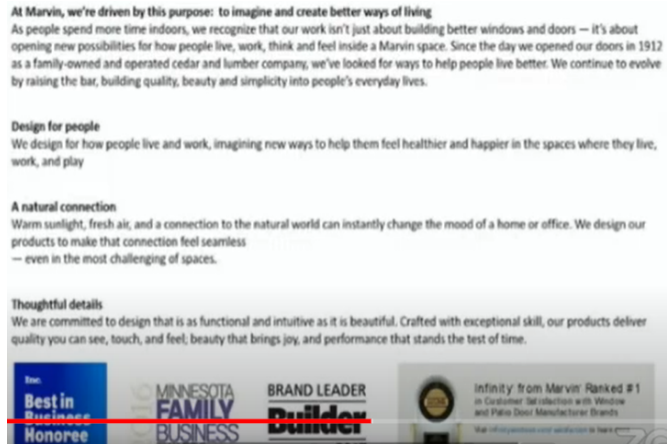


So, we'll cover a few slides about our parent company, the Marvin companies, and then we'll get into the Infinity Replacement Windows topic as well, then we'll jump into the project a bit and close it out.

About Marvin. Marvin is a fourth-generation, family-owned and lead business, headquartered in Warroad, MN, with more than 7,000 employees across 16 cities throughout North America. We're still a family-owned company and we're very committed to our employees, the communities, and our customers. Warroad is a small town with a population of about 1,700 people. Warroad is our foundation, it's our headquarters, but it's truly our foundation for our values.

The Marvin product portfolio is very diverse covering many different markets. We have four different product collections here that are made-to-order windows and door solutions. Then we have Infinity Replacement Windows, sold and installed by local professionals. The Infinity business unit will be the first product line that we're planning to produce in the Kansas area. They just celebrated their, or we celebrated our 20-year anniversary just last year. We also have two leading manufacturers with True Style Doors, being an architectural interior door company. Our Coastline Windows, a leading manufacturer in the hurricane impact resistant market.

Since the company's inception in 1912, Marvin has earned a reputation as an innovator and industry thought leader.



Today, the company is driven by a purpose to imagine and create better ways of living. To imagine and create better ways of living, we recognize that people spend a lot more time indoors. With that, our work isn't just about building better windows and doors. It's about opening new possibilities for how people work, think, and feel inside their homes. We continue to evolve this by raising the bar, which is one of our core values.

We also have a responsibility to contribute on how we design for how people live and work, imagining new work in their homes, imagining new ways to help them feel healthier and happier in the spaces where they live, work, and play.

We have a natural connection to the outdoors through our windows. We allow a lot of sunlight and fresh air in, and we recognize that we can instantly change the mood of a home or office. We design our products to make that connection feel seamless. Our thoughtful design is functional, intuitive, and beautiful; crafted with exceptional skill. Our products last and withstand the test of time.

Below, you'll just see a few awards that we've earned and shows the appreciation of our industry.

Our Values

Do the right thing. Be stronger together. Think differently. Raise the bar. Believe it's possible.

Building community

We put people first — not just in how we design, but in how we build for the future. We commit to long-lasting and trusting relationships with our employees, customers, partners, and communities, and are there for them when they need us most.

Committed to sustainability

We're used to taking the long-term view, and we recognize that a serious commitment to sustainable operations is just good business. We are committed to sustainable practices, both for the environment and for the communities in which we operate. At Marvin, sustainability goes beyond "green" business practices. This year, we were recognized with two prestigious awards related to our building: NAACP — Presented by the Colorado Chapter of the Commercial Real Estate Association and UII — Urban Land Institute. As we work towards more sustainable manufacturing of our products and construction of our buildings, we are also making efforts to build sustainable communities across the U.S., where Marvin products are manufactured.

Putting communities first

Inc. Magazine, known for its annual ranking of the fastest-growing companies, named Marvin one of its 2022 Best in Business honorees. The list highlights businesses that demonstrate foresight, caring, and dedication to prioritize impact — for clients and customers, community, industry, environment, and even on society as a whole. This recognition couldn't speak more clearly to our values and guiding principles and it's an honor to be included.

"Together, we can help people live better through beautiful design and exceptional quality."

— Paul Marvin, CEO

I wanted to touch on our core values. They're very important to us and they're do the right thing. Be stronger together. Think differently. Raise the bar and believe it's possible. This is not just a plaque on the wall. This is who we are. It's the foundation of our beliefs and our culture. We put people first, not just in how we design, but in how we build for the future. We commit to long-lasting and trusting relationships with their employees, customers, partners, and communities. In over 110 years, we've not executed a layoff. That hasn't always been easy, but it drives home our people come first mentality.

I also wanted to touch on a few of the different ways that we engage with the communities in which we do business today. We have a partnership with United Way. We lead blood drives. We go to career fairs. We feed the hungry. There's backpack programs, coats for kids, and giving at Marvin for some of our employees that may be going through a hardship. This certainly shows the continued philanthropic spirit that Marvin's had since the beginning.

From a sustainability perspective, we take the long-term view and recognize that a serious commitment to sustainable operations is just good business. We're committed to sustainability practices for both the environment and the communities in which we operate. At Marvin, sustainability goes beyond green. It's not only built into part of our products, in our manufacturing processes, but also in our new construction builds in our buildings.

I just wanted to note that our true style facility in Colorado received a couple of prestigious awards for reducing energy usage and reducing emissions by using solar power and biomass spoilers. We're pretty proud of that facility for earning those awards.

Inc. Magazine certainly recognize how Marvin puts communities first by naming Marvin one of its 2022 Best in Business honorees. This recognition couldn't speak more clearly to our values and guiding principles. It's an honor to be included.

March 30, 2023

Infinity Replacement Windows was developed when Marvin recognized an opportunity to provide high-quality fiberglass replacement windows and doors to discerning homeowners. Sold and professionally installed by retailers, Infinity products are made of Ultrex® pultruded fiberglass and expertly designed to replicate the look of traditional wood windows while providing modern features and low maintenance. The combination of superior materials and professional installation has resulted in a product line that is high performing, energy efficient, and long lasting.

For more information, please visit: <https://www.infinitywindows.com/>



Jumping into the Infinity product. As mentioned, this is the product line that we plan to start producing first in the Kansas area. Two of the co-founders of Infinity Replacement Windows are here with us tonight, and we're in our 21st year of operation.

Infinity Replacement Windows was developed when Marvin recognized an opportunity to provide high-quality fiberglass replacement windows and doors. Sold professionally and installed by retailers. Infinity products are made of Ultrex pultruded fiberglass and expertly designed to replicate the look of traditional wood windows while providing modern features and low maintenance. The combination of this superior material and professional installation, has resulted in a product line that is high performing, efficient, and long lasting.

We have a very well-rounded product offering there that allows us to come up with whole home packages. We don't need to utilize other brands or products to complete a home package.

Strength

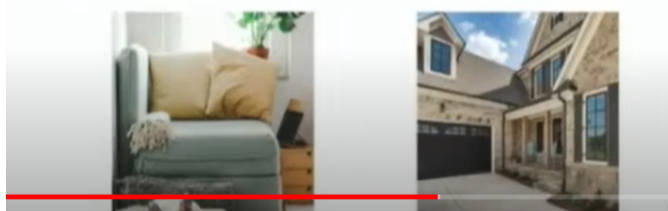
Our Ultrex® fiberglass delivers lasting performance

- Expands 87% less than vinyl — resists expanding and contracting in any climate
- 8 times stronger than vinyl — protects the integrity of your home
- Resistant to leaks, seal failures, and stress cracks — all things that can affect energy efficiency

Style

Acclaimed design that withstands the test of time

- Ultrex's fiberglass windows and doors strength delivers narrow profiles for expanded views and more daylight
- Our proprietary acrylic finish is fade-resistant and virtually maintenance-free
- We offer a complete collection of styles, features, and options to complement any home



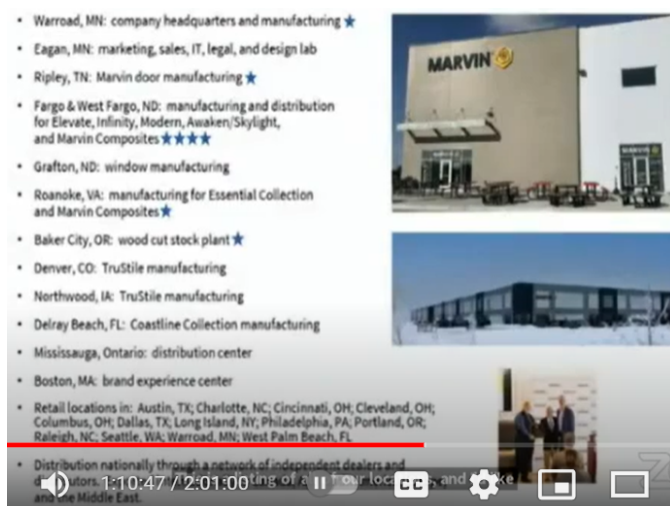
I wanted to touch just briefly on the Ultrex material, which is part of what makes our Infinity window line so great. It's one of the materials at the core. It's a superior material with strength,

March 30, 2023

style, durability that provides a lasting performance. Characteristics of minimal expansion, strength, and durability out performs our competitors significantly. It's eight times stronger than vinyl; resistant to leaks, seal failures, and stress cracks.

From a style perspective, the strength delivers narrow profiles for expanded views and more daylight. Our proprietary acrylic finish is fade-resistant and virtually maintenance-free. One of the things that our customers are constantly asking us for is larger windows, larger doors more daylight, how do we get more glass. Ultrex sets us apart and is a material that certainly allows us to meet their needs.

I wanted to talk to you Marvin's current footprint and touch on a few items.



This is certainly a slide that we take a lot of pride in. This is a listing of all of our locations. I'd like to draw close attention to those locations that have the blue star behind them. Those are our VPP star sites. Safety is a primary pillar for the Marvin companies and Infinity Windows. It's something that we lean on heavily and ensure that our employees go home in as good or better shape than they came to work. It's important to us. We have eight VPP star sites that have achieved this status. I'd like to share an interesting OSHA stat with you. Fewer than 1 out of every 1,000 manufacturing locations in the United States achieve this status. That's 0.1% of all the manufacturing companies in the US. We have eight. It's something that we're proud of. Our goal is to continue with the rest of our manufacturing locations in the coming years.

I wanted to also briefly touch on our rapid growth and one of the reasons why we want to add Kansas in this location to our footprint. A little over five years ago, our CEO and fourth

generation family member put a goal out there for us to double the size of the company in seven years. We're just over five years into that and we're exceeding that goal and have no reason to believe we won't make that. That's doubling the size of the company in seven years. We look forward to adding Kansas as a partner in Wyandotte County to support our growth and future expansions.

Investment from IRB application (approx. amount requested)

- Land \$10M
- Building \$50M
- M&E \$27M
- Other \$3M
- Total \$90M

Location

- 9822 Leavenworth Rd, Kansas City, KS 66109 (Quick Ref ID #R20722, Parcel ID #243300)
- +/- 400,000 SF manufacturing facility

Employees (compensation expected at county average from time of state application submissions)

	2024		2025		2026		2027		Total	
	New FT Jobs	Avg Hly Wage	New FT Jobs	Avg Hly Wage	New FT Jobs	Avg Hly Wage	New FT Jobs	Avg Hly Wage	New FT Jobs	Avg Hly Wage
Mfg. / Fab / Assembly	50	21.28	200	21.28	150	21.28	120	21.28	520	21.28
Leadership	5	60.10							5	60.10
Office	5	38.46	15	38.46	15	38.46	10	38.46	45	38.46
Part Time Employees			10	19.00	10	19.00	10	19.00	30	19.00
New Jobs & Wages	60	25.95	225	22.32	175	22.62	140	22.34	600	22.78

Employee benefits include insurance for medical, dental, vision, supplemental, disability, basic life, supplemental life, and legal; health savings account / flexible spending account; 401(k) plan; tuition reimbursement; employee assistance program; mental health services; and parking reimbursement.

We're planning just over a 400,000 square foot

Some details on the project. The IRB application was submitted for \$90M. This is a large company investment for us. The breakdown here between land and building, you can see what makes up the \$90M. This is a big deal for our company and to help us with our growth. The location is just off of 99th & Leavenworth. We're planning just over a 400,000 square foot manufacturing facility ramping up to about 600 full and part-time employees in the first four years.

At the March 6th meeting, I was able to call in and listen to the meeting. There was discussion around the median wage. That had increased since the time of our original submission. We certainly recognize that. That has raised to \$22.51. We will meet that median county wage, and we will be competitive in this market. We are committed to that.

A couple of other things to touch on this slide. We put a lot of time and effort into our employee value proposition. As you can see listed here, we have a, I would say, a phenomenal benefits package. We're really proud of it. Its another thing that we do to take care of our employees. We value a diverse, inclusive workforce, and provide equal opportunities for all applicants and all employees.

This location was chosen after an extensive real estate search, including dozens of cities in multiple states. How did we decide?

- Strong workforce
- State and local commitment to education
- Compatible company and regional values
- Pro-business state and local government
- Collaborative & honest approach to economic development

We are very excited about this project and taking the next step to becoming a long-term partner with the state and community. We are committed to hiring local employees, working with local construction companies, and partnering with local education institutions. We are confident that this project will be successful for our customers, employees, and community. **Thank you** to everyone present today and all of those who have helped along the way.



This location was thoughtfully chosen after an extensive real estate search including dozens of cities in multiple states. How did we decide? How did we get here? We certainly recognize the strong workforce, a genuine appreciation for state and local education. The regional values are very comparable to the Marvin core values. That was something that was a must for us, and we've certainly felt that through the meetings that we've had and appreciate that very much. It's a pro-business state with local government that's already proven to be a true partner and a collaborative and honest approach to economic development.

We're very excited about this project and taking the next step to becoming a long-term partner with the state and community. We are committed to pairing our expertise with the talent in the local community, including new employees, local construction companies, educational institutions, and more to ensure success for our Marvin customers, employees, and the community.

Lastly, I would feel terrible if I didn't bring this up. We owe a great deal of appreciation and thanks to Jeff Freeman and Greg Kindle. They've been instrumental for us to gain the utmost confidence in making this significant decision. They've supported every ask that we've had including setting up meetings for us with many of you, many of the utility companies, the education systems have been huge. Having some one-off time with Dr. Dain and Dr. Mosier was a huge deal. It helped us out a lot. When we met with other companies like Herff Jones and Plastic Packaging, they had nothing but great things to say about doing business in this area. It really reinforced our decision.

I'd also like to thank our real estate partner, JLL; our developer, Scannell; our architect, Finkle + Williams; Olson Engineering; and the utility companies for all the partnerships that they've given us to help us get to where we are today. Thank you again, Mr. Mayor, the Commission, and everyone present today for all those that have helped us along the way.

PROJECT OVERVIEW

INFINITY
by **MARVIN**
REPLACEMENT WINDOWS

SITE INFO

- 406,960 square feet
- 600 net new jobs
- 56-acre site
- Operational early 2024
- \$90,000,000 investment (land, construction, equipment)

TAXES

- Current Taxes: \$27,372
- Request: 65%/10-year Property Tax Abatement
- Taxes Year 1 PILOT: \$323,727
- Taxes Paid Over the Initial 10 years: \$3,518,728
- Taxes Paid After Abatement Term: \$1,081,767 est.

COMMUNITY BENEFITS

- Local, Minority, Woman-Owned Goals
- Working with KCK Community College, Piper School District
- Local Hiring Focus

Economic Development & Finance Committee

Patrick Waters, Acting Chief Counsel, said I really just want to focus on the middle section there and talk about the tax impact. As you can see, currently, we're only getting about \$27,000 a year in taxes on the site. Even with the partial abatement, in year one, it'll be over ten times that we'll get from the PILOT payment. That, obviously, steps up over the 10 years to about \$380,000 by year 10. After the abatement wears off, we expect to receive about a million dollars in year 11.

Mayor Garner said I'll now open the public hearing. Clerk, are there any notifications which were received from the public who wish to express their comments regarding this item? **Mr. Deichler** said we did receive a request here from Greg Kindle to speak.

Greg Kindle, President of Wyandotte Economic Development Council, said I'm here in support of the resolution to issue industrial revenue bonds for Infinity Windows' investment. I've had the opportunity to work with this firm for now well over a year, almost 15-16 months, as they've narrowed their search from many Midwestern communities, and even a number of communities here even within the Kansas City region.

It really has been about creating relationships. I know I got a shout out, which I much appreciate, but I think it's important for you all to know that there were a lot of folks involved in this discussion including the Board of Public Utilities, both on the electric side and the water side. Your team from wastewater, Jeff Fisher's team. Gunnar has been involved. We've had a number of folks involved in this conversation including Patrick Waters who, as you know in this time we haven't had as large of an economic development team, has been instrumental in making sure that we keep all of this moving forward. All of those folks, and many others that I have failed to mention—and I know the Kansas Community College and Dr. Dain from the Piper schools are

here also may make a couple of comments, but it has taken a lot of relationships. Marvin Windows, like us, don't make these decisions lightly and so we have gone the extra mile, I hope, to make this work and to make this a great location not just for this facility, but hopefully, many more opportunities for this community and Marvin Windows.

In terms of the project itself, as you all know, I think it meets the zoning. They're looking to create 600 new jobs, to meet our median wage, plus benefits. They're committed to LMW goals for construction. They've committed to working with the school district, the community college doing training there.

Regarding increased revenues today, we generate about \$27,000 a year in taxes. The first year alone will generate about \$300,000 a year. Over the first 10 years, they'll generate about \$3.5M in new property taxes.

To us, this is exactly the kind of companies that you want us to go out and bring into this community. We're focused on the community. With that, we ask that you would approve this resolution.

Cecilia Manck, Wyandotte County, asked, I just wanted to ask the Clerk did he say \$90M in STAR bonds? **Mr. Deichler** said you're correct. It was \$90M industrial revenue bonds; not STAR bonds; IRBs. **Ms. Manck** asked, can I say something real quick? **Mayor Garner** said if you're going to speak in favor of this. **Ms. Manck** said it's not. I don't have any objections to it other than that bonds...**Mayor Garner** said only on this item.

Mayor Garner asked, is there anyone in the audience that would like to speak in favor?

Greg Mosier, President of Kansas City, KS Community College, said I, too, have had the opportunity to work with Marvin Windows over this last year as they've been looking at sites across the country. Not only is it a great economic investment for Wyandotte County, but as they touched on, they really are community-oriented. Dr. Dain will touch more on maybe some of the most recent conversations that we've had, but they are very much involved in the school systems all the way from middle school through college, community college and even beyond that. Their involvement with our curriculums, I believe, is going to be incredible. They mentioned, I think,

they have on average 50 internships going at a time. Is that right? Fifty internships going at a time currently in their existing locations.

I'll just say, they'll be a great addition to Wyandotte County. I fully support this request.

Jessica Dain, Superintendent of Piper School District, said I'm a resident of Kansas City, KS. I am here in support of the resolution before you. Here are some of the reasons why I am supportive of Marvin Windows and why I hope you will approve this resolution. We appreciated having an early discussion with Marvin Windows as it shows a commitment to the community and their desire to be an engaged corporate sponsor.

The 600 jobs they are creating are good jobs that I hope our residents, be they in Piper or elsewhere in the county, will consider. We are excited to have Marvin Windows and our team in our community. I've had a chance to meet with them along with Dr. Mosier at KCKCC to discuss how we can work together to create a talent pipeline that aligns with their needs and the career exploration goals we have for our students. We look forward to many more discussions with Dan Stocker, Brian Johnson, and others on their team to talk more about internships, externships for our teachers, tours, and the possibility of scholarships.

In our early discussions with them, they shared their deep level of involvement with the educational community in their current home community of Fargo. We believe the partnerships they spoke of align perfectly with our hopes and desires of community partners in the Piper School District. With it, our district's future ready initiatives is paramount that every community and industry partner in the county understands the potential benefits of these relationships. While the real-world learning opportunities they can offer to our students, provide real-life classrooms for our students to learn, fail, and explore. These partnerships also help build industry human capital pipelines. I was so impressed with the passion for education with both myself and the K-12 setting, and with Dr. Mosier in the programming scholarships in the post-secondary setting.

Lastly, we appreciate the financial and human resource investments they plan to make which includes the property taxes generated for the school district, even during—**Mr. Deichler** said one minute remaining.

Dr. Dain said—the abatement period as the district will receive far more than we do today. At over \$133,000 a year, that will be an addition of \$1.5M revenue for the school district in 10 years' time. That's something that we do not take for granted. It's icing on the cake and something

we consider connecting the dots. With that, thank you for your time and consider you to approve the request.

Mayor Garner asked, is there anyone else that would like to speak in favor? **Mr. Deichler** said seeing none. **Mayor Garner** asked, is there anyone online, Clerk, that would like to speak in favor of this item? **Mr. Deichler** said seeing none. Susan Stevens has now raised her hand online.

Susan Stevens said I'm here in the Argentine neighborhood. I am excited about this venture because they're going to actually be coming in and putting back in the community, paying taxes and supporting the community. I'm excited about that. I speak in favor.

Mayor Garner asked, Clerk, is there anyone else who would like to speak? **Mr. Deichler** said seeing no others.

Mayor Garner said with no further comments, I'm going to close the public hearing. Do any members of the Commission have any questions or comments?

Commissioner Kane said I think I got set up today. Can you show slide 6 where they showed their safety records. Mr. Kindle, if that's not a setup, I don't know what is. My career is in safety. We talked about that today. I'd say you got a pretty good safety record. In fact, what I hope is that when you build the one here, it's just to say it was the four star.

We talked earlier about we would like local contractors, local workers as many as possible. We were at the community college today. Dr. Dain has talked about stuff like this since day one that she got there. She wanted somebody that would come in and work with the school districts for our kids that aren't going to go to college; have a better place to go than just college. That's outstanding that you have some of the benefits that you have.

I appreciate the fact that—how many of you guys from the businesses are here? Raise your hands. That shows that you spent a lot of money coming today just for a short visit to make sure that this project passes. The fact that we're going to receive so much money for the kids, because I'm all about the kids and it's not just going to benefit the Piper School District, it's going to benefit all the school districts. The community college is already heavily involved, so whatever

equipment you use there, they know they can get it there so they could train their students to come work for you folks.

Action: **RESOLUTION NO. R-16-23**, “A resolution determining the intent of the Unified Government of Wyandotte County/Kansas City, Kansas, to issue its industrial revenue bonds in the aggregate amount of not to exceed \$90,000,000 to finance the costs of acquiring, constructing, improving and equipping a manufacturing facility for the benefit of Infinity Windows, LLC, and its successors and assigns.”
Commissioner Kane made a motion, seconded by Commissioner Bynum, to adopt the resolution.

Commissioner Bynum said, Mayor, in a discussion phase, I would ask our Chief Legal, Mr. Waters, for all of the intent to issue bond items, if you could just give the general public a very brief synopsis of what that means because I just think that our general community fails to understand. I think it’s because we don’t explain it well enough, often enough.

Also, thank you so much for the investment that you’re bringing. We’re very excited about it. After you make that great explanation, I am seconding the motion.

Mr. Waters said industrial revenue bonds are not a traditional revenue generating bond. The company buys its own bonds and pays it back through the revenue from the project. The nice thing about this for the Unified Government is that there is no liability on our part for repayment of the bonds in any way. It’s really a legal mechanism by which to grant—be able to set up a PILOT schedule and do a partial abatement. It’s different from other bonds in that way that there’s no liability for the Unified Government.

Commissioner Stites asked, did I miss a slide where we talked about local, minority and women-owned participation, or is that in here? I didn’t see it or talked about it. Did we?

Mr. Waters said we will have our standard LMW goals as part of the project, yes. That’s in the resolution.

Commissioner Stites said for those of you that were fortunate enough to be in our 5:00 meeting, several hours ago, one of the items that we talked about was housing and jobs in Wyandotte County and the lack thereof. I think that this is exactly one of the projects that we

would, as a Commission, would be looking for to bring in quality jobs, long-standing partners with you guys, and like Commissioner Kane said, I appreciate the folks, all of you, not just one representative, a whole bunch of you. Thank you guys very much, and we look forward to being partners with you.

Mayor Garner said I just want to say thank you. You could have gone to a lot of places throughout this country and you settled in on Wyandotte County. I thank the team, Greg Kindle, Dr. Mosier, Dr. Dain, and others that I know contributed; staff, I know Gunnar Hand as well as Patrick Waters, and probably a lot of other people that aren't even mentioned that really brought this about.

You all came into Wyandotte County seeing value, and we really appreciate you seeing the value because commissioners are right. We have talked about expanding our tax base here, but not just expanding our tax base for the benefit of the Unified Government, but really what you bring are jobs. Jobs bring opportunity and those opportunities bring hope to a lot of our residents that want a livable wage, that want to work and live here in Wyandotte County and call it home. Others that are looking to relocate and want housing.

This actually improves our capability to work with other developers in the housing market to bring the housing that these workers are going to need so we can anchor folks right here in Wyandotte County, which is going to increase tax revenues just as well from those housing and all the other things that we know residents are going to contribute to Wyandotte County.

Thank you for your time. Thank you for your effort. I will let this Commission know that the state, in Topeka, has taken notice of this and they are excited about this opportunity as well, all the way to Topeka. I think you know who some of those people are. I encourage our Commission to join positives that have been presented, and I encourage a resounding support for the resolution.

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

Item No. 2 – 212300...RESOLUTION: INTENT TO ISSUE INDUSTRIAL REVENUE BONDS FOR THE BENEFIT OF VILLAGE OF THE LEGENDS, INC.

Synopsis: Resolution of Intent to issue Industrial Revenue Bonds in the amount not to exceed

\$19,000,000 to finance the acquisition, construction, improving, and equipping of a senior living facility for the benefit of Village of the Legends, Inc., submitted by Patrick Waters, Acting Chief Counsel. On March 6, 2023, the Economic Development and Finance Standing Committee, chaired by Commissioner Burroughs, voted unanimously to approve and forward to the full commission.

Kirk Peterson, 900 W. 48th Pl., KCMO, said I'm here on behalf of the developer/applicant which is Real Estate Equities Development. I'm joined by Andrew Schaefer, in the back, one of the developers/principals in from Minnesota today to be here for this important vote. I've been working with him for a number of months, about a year, actually a little over a year.

This developer has decades of experience in delivering stellar active adult communities. They have 40 communities like this with a value of almost three quarters of a billion dollars. They have a reputation for quality, integrity, and long-term commitment to their communities. Bottom line is their top shelf, I think of.

I just have to have a quick comment that's incredible. The Marvin situation is incredible. As an EDC guy, that's incredible. I will just say, Marvin, when I hear about the integrity of that company, jobs and all that, it gives me goosebumps when I think about it. It was an amazing deal that we just heard.

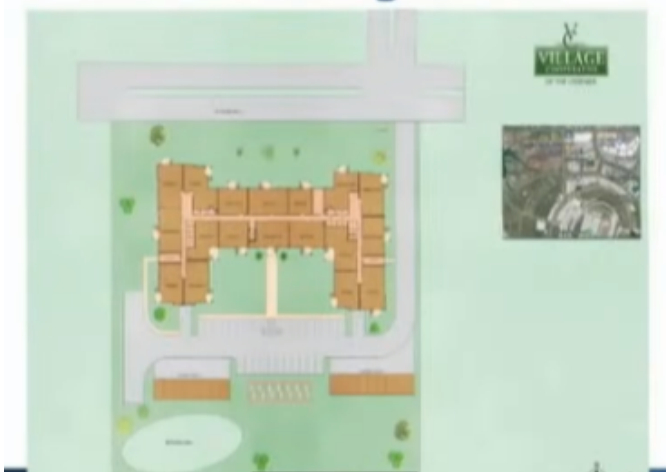
This right here is a company, by the way, from Minnesota as well. I don't know what's going on. Welcome to Wyandotte County. It's a great place, This is amazing. This is also an amazing company with an amazing track record that is choosing Wyandotte County. I'm saying that in front of Andrew. It's a really big deal, which I know everybody is excited about.

Future Village Cooperative of The Legends



Just to get our bearings on where the site is. This is a three and a half acre site that is bounded at State Avenue to the north—it's north of State Avenue. Delaware Parkway is to its north, so south of Delaware Parkway. The Village West Apartments are just to the north of it, and then it's east of that new criterion single family rental project that you recently approved.

Future Village Cooperative of The Legends



This is the site plan. This is a 55 plus active adult community with 58 units. One and two-bedroom units. Four-story building. It has underground parking on each side so everybody has safe, convenient parking.

Future Village Cooperative of The Legends



Just to give you a little look at the rendering here. Take a good sense of that. One thing to say quickly about their reputation, they're big on community. Community, some of the asked amenities they have as these assets are club areas, reading areas, garden plots, guest suites for people to come stay, and then absolutely top shelf end unit amenities as well.

Briefly, I did a little more at committee. I know a lot of you look back and watch committee and all that, so I'll keep it shorter and just answer questions. But just to get you a little excited about an asset like this coming to Wyandotte County. So, the benefits of a 55 plus active adult facility like this is that seniors that are getting to the point where they don't want their single family house anymore. They want to be here in Wyandotte County, but they don't want to mow the grass. They don't want to take care of the roof and all that. They come to a place like this and they can stay here and still have the quality they want. It allows them to not leave the county.

It also attracts seniors. People that want to be around the number one tourist destination in the state right there in Village West, they can be there. They can enjoy it all, everything it has to offer and live right nearby it.

This is market rate. It's extremely nice. The residents have expendable income and they help us through spent sales tax dollars, ultimately creating jobs, economic activity. They're highly sought after. These projects are highly sought after by all the cities that I get to work in the metro. Why? Because, again, that spending. Those seniors are active still and they're spending money in the community. There's no cost to the schools. They're obviously not creating school kids, but they're creating property tax and they don't have the emergency services. We need higher levels of care. This isn't that and it doesn't have the kind of emergency services burden that sometimes we get with some of our higher level of care.

I'll let Patrick briefly put up the slide that talks about the proposed incentives. I'll just give you kind of a context for where we're going here. Planning Commission for this item will be on the 10th of next month, the 10th of April. If everything goes well, the planning side will be back in front of this body on April 27th.

In conclusion, this is an exciting new product for the county. It gives seniors more options, those that are here and those that want to be here. It will continue to make Wyandotte County more multifaceted in terms of what it has to offer residents. Again, I'll defer to Patrick now on the numbers, but also happy to answer your questions.

Number of units	58
Year 1 PILOT per unit	\$2,000
Year 1 PILOT	\$116,000
Annual Increase	2.00%
Annual Increase if LMW Failure	4.00%

Year ^(a)	Annual PILOT ^(b)	PILOT per Door ^(b)	Annual PILOT if L/M/WBE Failure ^(b)	PILOT per Door ^(b)
1	\$116,000	\$2,000	\$116,000	\$2,000
2	118,320	2,040	120,640	2,080
3	120,686	2,081	125,466	2,163
4	123,100	2,122	130,484	2,250
5	125,562	2,165	135,704	2,340
6	128,073	2,208	141,132	2,433
7	130,635	2,252	146,777	2,531
8	133,248	2,297	152,648	2,632
9	135,912	2,343	158,754	2,737
10	138,631	2,390	165,104	2,847

Estimated annual taxes in Year 11 - \$260,000

Patrick Waters, Acting Chief Counsel, said just really briefly, again, here's a PILOT schedule. As you can see, starting out at \$116,000 topping out at \$138,000. In year '11, it takes off into what we estimate about \$260,000.

Mayor Garner said I'll now open the public hearing and ask the Clerk if any notifications were received from the public who wish to express comments. **Mr. Deichler** said no notifications were received by the Clerk. **Mayor Garner** asked, is there anyone present who would like to speak on this item? **Mr. Deichler** said seeing none. **Mayor Garner** asked, Clerk, is there anyone online who'd like to speak on this item? **Mr. Deichler** said seeing none as well.

Mayor Garner said if there are no further comments from the public, I will close the public hearing. Do any members of the Commission have any questions or comments?

Commissioner Bynum said I just want to say as an active 55 plus female, I'm pretty excited about the project. I'm also intrigued by the co-op portion. Would you just talk a little bit more about the co-op aspect of it?

Mr. Peterson said I didn't want to bog everybody down, but I find it interesting too. So, very short, we'll start brief and then we can go deeper if you'd like. Effectively, it functions like a NorthPoint Apartment to the north in terms of you pay your monthly amounts and all that. It functions like that; however, you're right. There's another little benefit with something called a cooperative, which is the structure they have. You have a buy-in when you go in, so kind of a little equity investment alongside your monthly rent. Over time, what happens, there's some appreciation built in so when you end up selling, you have had an investment that's grown in value. It's just an added bonus that this particular developer has been doing for a long time.

I'm glad you asked the question. Again, it gets a little nerdy and I didn't want to necessarily put it out there, but I'm glad you asked it.

Commissioner Stites said if you were fortunate enough to be at our 5:00 meeting, now, I have to say that again. So, what housing? Here we go. They go hand-in-hand. These are exactly the things that we need. I'm glad, proud that this is in my district. I met with Kirk several times regarding this and I think that component of 55 and older—we don't have that right now. I'm not 55 yet, but I can see the need, and I'm very glad that we're moving forward with some quality 55 and older housing. It's needed as a lot of other types of housing is needed. I'm glad and will be supportive of this project.

LMW goals are in this one also? **Mr. Waters** said yes, absolutely. **Commissioner Stites** said okay. Local, minority, women.

Action: **RESOLUTION NO. R-17-23**, "A resolution determining the intent of the Unified Government of Wyandotte County/Kansas City, Kansas, to issue its industrial revenue bonds in the aggregate amount of not to exceed \$19,000,000 to finance the costs of acquiring, constructing, improving and equipping a commercial senior living facility for the benefit of Village of the Legends, Inc. and its successors and assigns." **Commissioner Stites made a motion, seconded by Commissioner Ramirez, to adopt the resolution.**

Mayor Garner said this is another one of those projects. I agree with Commissioner Stites, it goes hand-in-hand, economic development, jobs, new businesses coming into town, expanding our tax base, giving opportunity and hope to our residents, and really solidifying good services and resources right here. Housing is really key especially for our baby boomers who are the new millennials when you talk about active and wanting to do some things. I heard that a lot throughout our community from a lot of our residents. We need more senior housing for our residents. Thank you for seeing value in that. Again, this is one of those projects that I likewise support.

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

Item No. 3 – 212301...RESOLUTION: INTENT TO AMEND PREVIOUSLY ADOPTED RESOLUTION 91-21, AND TO ISSUE INDUSTRIAL REVENUE BONDS FOR THE BENEFIT OF HUDSON APARTMENTS, LLC

Synopsis: Resolution of Intent to amend previously adopted Resolution 91-21, and to issue Industrial Revenue Bonds in the amount not to exceed \$64,000,000 to finance the acquisition, construction, improving, and equipping of a commercial multifamily facility for the benefit of Hudson Apartments, LLC, submitted by Patrick Waters, Acting Chief Counsel. The Commission approved Resolution 91-21 on December 2, 2021, in the amount of \$48,000,000. On March 6, 2023, the Economic Development and Finance Standing Committee, chaired by Commissioner Burroughs, voted unanimously to approve and forward to the full commission.



Kirk Peterson, 900 W. 48th Pl., KCMO, said I’m here on behalf of the applicant. This goes in the category of boring but important in that this is a project that has been much anticipated; a lot

in the press. There's actually really good coverage yesterday. I think it was from the day before in an area periodical. This is a really exciting reinvestment/redevelopment in the Rainbow corridor. I have nothing but good news. It's fully permitted. The loan is in place and ready to go. We just have, again, a boring important detail which is it's much more expensive than we ever thought when we started this a long time ago.

What this item before you does is increase the industrial revenue bond amount to match, with some padding, the new budget we have. We just ask for your support. Like any time, we'd love to answer your questions if you have them, but we're ready to go.

Request: Increase IRB amount from \$48 million to \$64 million due to increase in construction costs.



Economic Development & Finance Committee

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PROPOSED PILOT SCHEDULE

Year	Annual PILOT	PILOT per Door	Annual PILOT if L/M/WBE Failure	PILOT per Door
1	\$203,280	\$924	\$203,280	\$924
2	\$207,346	\$942	\$211,411	\$961
3	\$211,493	\$961	\$219,868	\$999
4	\$215,722	\$981	\$228,662	\$1,039
5	\$220,037	\$1,000	\$237,809	\$1,081
6	\$224,438	\$1,020	\$247,321	\$1,124
7	\$228,926	\$1,041	\$257,214	\$1,169
8	\$233,505	\$1,061	\$267,503	\$1,216
9	\$238,175	\$1,083	\$278,203	\$1,265
10	\$242,938	\$1,104	\$289,331	\$1,315
	<u>\$2,225,859</u>		<u>\$2,440,601</u>	

Estimated taxes in Year 11- \$508,000



Economic Development & Finance Committee

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Patrick Waters, Acting Chief Counsel, said, again, previous taxes on this parcel, we're bringing about \$47,000. You can see, even with the partial abatement at year one, we're getting well above that with the new PILOT structure. After the abatement wears off, we anticipate about \$508,000 in year '11.

Mayor Garner said I'll now open the public hearing and ask the Clerk if any notifications were received from the public who wish to express comments. **Mr. Deichler** said no notifications were received by the Clerk. **Mayor Garner** asked, is there anyone present who would like to speak on this item? **Mr. Deichler** said seeing none. **Mayor Garner** asked, is there anyone online, Clerk, who would like to speak on this item? **Mr. Deichler** said seeing none as well.

Mayor Garner said if there are no further comments from the public, I'll close the public hearing. Do any members of the Commission have any questions or comments?

Commissioner Ramirez said I am very excited that you said that it is all ready to go. I'm excited for this project. This is one that the community supported. It falls in line with our Rosedale Master Plan. So, I'm excited for it. It's an amenity that's not only going to benefit KU, but also benefit the community. I'm excited that it's full steam ahead and ready to go. I support it.

Action: **RESOLUTION NO. R-18-23**, "A resolution amending Resolution 91-21 previously adopted by the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas, determining its intent to issue industrial revenue bonds to finance the costs of acquiring, constructing, improving and equipping a commercial multifamily facility for the benefit of Hudson Apartments, LLC, and its successors and assigns. The governing body of the Unified Government hereby determines and declares the intent of the Unified Government to acquire, construct and equip the Project out of the proceeds of the Bonds of the Unified Government in the principal amount of not to exceed \$64,000,000, to be issued pursuant to the Act. All references to the authorized amount of Bonds in the Original Resolution of Intent are hereby amended to refer to \$64,000,000." **Commissioner Ramirez made a motion, seconded by Commissioner Johnson, to adopt the resolution.**

Mayor Garner said this is another one of those items that, I think, can't be stated enough that we do need housing in our community really for all income levels. I know we hear a lot about affordable housing, but we also want other individuals that can afford housing at market rates and

also see Wyandotte County as a viable option to be their home. So, thank you.

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

STANDING COMMITTEES' AGENDA

Item No. 1 – 212320...ORDINANCE: AUTHORIZING THE UNIFIED GOVERNMENT TO ASSIST OTHER JURISDICTIONS DURING EMERGENCY DISASTER

Synopsis: Adopt a section in the Unified Government Code of Ordinances that would establish the authority for the Unified Government to provide assistance to other jurisdictions within or without the state of Kansas during a declared disaster emergency in alignment with K.S.A. 12-16,117, submitted by Matt May and Susan McMahan, Emergency Management Department. This item was scheduled to appear before the Public Works and Safety Standing Committee, chaired by Commissioner Bynum, on March 27, 2023. It was requested, and approved by the Mayor, to fast track this item to the March 30, 2023 full commission meeting.

Commissioner Bynum said this item actually goes with the next item. This is an ordinance update that's required for the mutual aid agreement that's the next item on our agenda tonight.

Action: **ORDINANCE NO. O-44-23**, “An ordinance amending the Code of the Unified Government of Wyandotte County/Kansas City, Kansas to add a new section to provide assistance to other jurisdictions both within or without the state during disasters.” **Commissioner Bynum made a motion, seconded by Commissioner Markley, to approve the ordinance.** Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 2 – 212319...RESOLUTION: ADOPTING THE GREATER KANSAS CITY REGIONAL RESOURCE SHARING AGREEMENT

Synopsis: Adopt a resolution endorsing the Greater Kansas City Regional Resource Sharing Agreement, submitted by Matt May and Susan McMahan, Emergency Management Department.

This item was scheduled to appear before the Public Works and Safety Standing Committee, chaired by Commissioner Bynum, on March 27, 2023. It was requested, and approved by the Mayor, to fast track this item to the March 30, 2023 full commission meeting.

Commissioner Bynum said this was in front of us on Monday night. Matt May is here, our Emergency Management Director, and has very capably explained the needs of his department and, frankly, our Unified Government in order to be able to share resources with the metropolitan area in the event of an emergency. This is just an effort to make it easier to enter into those agreements, and it is a regional effort. Law enforcement and fire have agreements like this in place, and this supports other governmental departments that also need to bring mutual aid during a disaster. Again, fast tracked by our standing committee.

Action: **RESOLUTION NO. R-19-23**, “A resolution endorsing and adopting the Greater Kansas City Regional Resource Sharing Agreement (“RRSA”), and repealing original Resolution No. 37952 of the City Council of the City of Kansas City, Kansas, adopted on August 4, 1994.” **Commissioner Bynum made a motion, seconded by Commissioner Ramirez, to adopt the resolution.** Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 3 – 212311...RESOLUTION: EXTENDING THE STATE OF EMERGENCY FOR COVID-19 PANDEMIC

Synopsis: To adopt a resolution to extend the state of emergency for the COVID-19 pandemic from May 1, 2023 through May 11, 2023, submitted by Matt May and Susan McMahan, Emergency Management Department. This item was scheduled to appear before the Public Works and Safety Standing Committee, chaired by Commissioner Bynum, on March 27, 2023. It was requested, and approved by the Mayor, to fast track this item to the March 30, 2023 full commission meeting.

Commissioner Bynum said I would just point out, interestingly enough, that the emergency

declaration around COVID-19 emergency has been in place for 1,156 days as of May 11, 2023. The Unified Government has received \$4.1M in assistance, reimbursement to our Health Department for those COVID-19 related expenses. We have another \$3.5M in the pipeline, if you will, for reimbursement. We are, I think, putting an end to this chapter. This will end the emergency declaration as of, I believe, May 11th and that coincides with the federal action.

Again, we heard this Monday night.

Action: Commissioner Bynum made a motion, seconded by Commissioner Ramirez, to adopt the resolution.

Commissioner Townsend said this is to extend, as I'm reading it, not end. Did I misunderstand what Commissioner Bynum said, this will extend the state of emergency, correct?

Commissioner Bynum said I do apologize. This does extend. I think probably what I should have said is that it is anticipated that on May 11th, it will end. But you are absolutely right. It's to extend.

Mayor Garner said thank you. Just for clarity. So, with that question and clarity from Melissa Bynum and even from my own understanding, it's to extend to May.

Commissioner Bynum said it's to extend it to May 11, 2023. That's really it in a nutshell. **Mayor Garner** said, Clerk, if you can make that for the record. **Mr. Deichler** said let me read this in its entirety so we can get it into the record. "To adopt a resolution to extend the state of emergency for the COVID-19 pandemic from May 1, 2023 through May 11, 2023, submitted by Matt May and Susan McMahan."

Mayor Garner asked, you want to restate your motion?

Action: RESOLUTION NO. R-20-23, "A resolution extending the State of Emergency for the COVID-19 pandemic for the county of Wyandotte, Kansas, through May 11, 2023." Commissioner Bynum made a motion to adopt this resolution extending our COVID-19 emergency declaration to align to the national emergency declaration with an end date of May 11, 2023. I will also withdraw

my original motion. Commissioner Ramirez seconded the motion.

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

Item No. 4 – 212330...RESOLUTION: ILLEGAL DUMP PROGRAM

Synopsis: Approval of resolutions to fund 25% of the Illegal Dump Program by the Kansas Department of Health and Environment (KDHE) for the following properties, submitted by Jeff Fisher, Executive Director of Public Works. This item was scheduled to appear before the Public Works and Safety Standing Committee, chaired by Commissioner Bynum, on March 27, 2023. It was requested, and approved by the Mayor, to fast track this item to the March 30, 2023 full commission meeting.

Commissioner Bynum said we had a good discussion about this. The resolution is to fund 25% of the illegal dumping program by the Kansas Department of Health and Environment. It’s at three specific properties which are: 4600 Sortor Dr. up to a maximum of \$14,000 to recover costs; 3651 Minnesota Ave. up to a maximum of \$3,000; 3650 Minnesota Ave. up to a maximum of \$1,000. Again, we had a good debate, conversation at the meeting. What we did was, we set the maximums at just a little over the estimates that were provided to us that the cleanups would require. Again, we are joining in with the Kansas Department of Health and Environment for the cleanup efforts.

Action: **Commissioner Bynum made a motion, seconded by Commissioner Ramirez, to approve.**

Patrick Waters, Acting Chief Counsel, said I think we just need some clarification whether these are three resolutions or one. Can we, staff or someone, speak to that really quickly.

Daniel Kuhn, Senior Attorney, said those would be three separate resolutions, one for each property.

Action: **RESOLUTION NO. R-21-23**, “A resolution regarding the cleanup of the property located at 4600 Sortor Drive, Kansas City, Kansas, and providing for cooperation with the Kansas Department of Health and Environment in achieving said repair and cleanup.” **Commissioner Bynum made a motion, seconded by Commissioner Ramirez, to adopt the resolution to expend a maximum of up to \$14,000.** Roll call was taken on the motion and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Action: **RESOLUTION NO. R-22-23**, “A resolution regarding the cleanup of the property located at 3651 Minnesota Avenue, Kansas City, Kansas, and providing for cooperation with the Kansas Department of Health and Environment in achieving said repair and cleanup.” **Commissioner Bynum made a motion, seconded by Commissioner Ramirez, to adopt the resolution to expend a maximum of \$3,000.** Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Action: **RESOLUTION NO. R-23-23**, “A resolution regarding the cleanup of the property located at 3650 Minnesota Avenue, Kansas City, Kansas, and providing for cooperation with the Kansas Department of Health and Environment in achieving said repair and cleanup.” **Commissioner Bynum made a motion, seconded by Commissioner Ramirez, to adopt the resolution to expend up to a maximum of \$1,000.”** Roll call was taken and there were ten “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Burroughs.

Item No. 5 – 212268...RESOLUTION: ACCEPTANCE OF AN EXTENSION TO SENIORS CARE ACT GRANT BETWEEN KANSAS DEPARTMENT FOR AGING AND DISABILITY SERVICES AND AREA AGENCY ON AGING

Synopsis: Adopt a resolution for acceptance of an extension to a grant the Area Agency on Aging (AAA) has received from the Kansas Department for Aging and Disability Services (KDADS),

submitted by Deasiray Bush, Fiscal Manager, Area Agency on Aging. This item was scheduled to appear before the Administration & Human Services Standing Committee, chaired by Commissioner Markley, on March 27, 2023. It was requested, and approved by the Mayor, to fast track this item to the March 30, 2023 full commission meeting.

Commissioner Markley said this was fast tracked from my committee. It is a no match grant, \$62,573 used to expand contracted in-home health care services and retain staff. It was only fast tracked due to timing.

Action: **RESOLUTION NO. R-24-23**, “A resolution for the acceptance of an extension to the Senior Care Act grant agreement between the Kansas Department of Aging and Disability Services and the Unified Government of Wyandotte County/Kansas City, Kansas, and Wyandotte/Leavenworth Area Agency on Aging, and the allocation of funds for eligible uses.” **Commissioner Markley made a motion, seconded by Commissioner Davis, to adopt the resolution.** Roll call was taken and there were nine “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Markley, Stites, Davis, Bynum, Burroughs. (Commissioner Kane was absent.)

ADMINISTRATOR’S AGENDA

No items

COMMISSIONERS’ AGENDA

No items

Mayor Garner said that concludes the portion of our regular meeting and I adjourn us in that capacity.

Action: **Commissioner Davis made a motion, seconded by Commissioner McKiernan, to adjourn as the Board of Commissioners and reconvene as the Land Bank Board of Trustees.** Roll call was taken and there were nine “Ayes,” Townsend,

McKiernan, Ramirez, Johnson, Markley, Stites, Davis, Bynum, Burroughs.
(Commissioner Kane was absent.)

LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

Mayor Garner asked, do any members of the Commission or the County Administrator wish to set aside any item on the Land Bank Consent Agenda?

Action: **Commissioner Davis made a motion, seconded by Commissioner McKiernan, to approve.** Roll call was taken and there were nine “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Markley, Stites, Davis, Bynum, Burroughs.
(Commissioner Kane was absent.)

Item No. 1 – 212302...LAND BANK OPTION APPLICATIONS

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

Please visit the new site to review the applications below.

<https://experience.arcgis.com/experience/b63e9cb3cca44be59f458765dbeddc8/>

- A. Single Family Homes – 13 Homes
 - 3. Steven Kinney – 1 home
1640 S. Valley St. – 143116
 - 4. Sasche Robinson – 1 home
4029 Orville Ave. – 912712
 - 7. Ashley Scott – 5 or 6 homes
5551 Leavenworth Rd. – 037513
5563 Leavenworth Rd. – 037516
3003 N. 56th St. – 037511
 - 8. Joel Rodriguez – 1 home
1620 S. 16th St. – 143218
1630 S. 16th St. – 143220
 - 9. Leslie Gooley – 5 homes
3049 N. Getty St. – 293018
3053 N. Getty St. – 293019
3052 N. Getty St. – 293020
3048 N. Getty St. – 293021
3044 N. Getty St. – 293022
- B. Multi Family – 6 Units
 - 1. Andrew Tanner – 2 Units
1428 N. 59th St. – 004205
 - 2. Dennis Mendoza – 4 Units

5542 Freeman Ave. - 003706

C. Commercial – 1

1. Shonda Gonzales – Retail center to sell modular homes
6133 Leavenworth Rd. - 000334

Action: Commissioner Davis made a motion, seconded by Commissioner McKiernan, to approve. Roll call was taken and there were nine “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Markley, Stites, Davis, Bynum, Burroughs. (Commissioner Kane was absent.)

Item No. 2 – 212303...LAND BANK PROPERTY TRANSFERS

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

Please visit the new site to review the applications below.

<https://experience.arcgis.com/experience/b63e9cb3cca44be59f458765dbeddc8/>

PT – Property Transfers

1. City of Edwardsville
1729 Edwardsville Dr. - 186411
2. City of Edwardsville
1955 S. 98th St. – 939808

Action: Commissioner Davis made a motion, seconded by Commissioner McKiernan, to approve. Roll call was taken and there were nine “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Markley, Stites, Davis, Bynum, Burroughs. (Commissioner Kane was absent.)

ADJOURN

Mayor Garner said with no further business to come before us this

Commissioner Davis made a motion, seconded by Commissioner Ramirez, to adjourn. Roll call was taken and there were nine “Ayes,” Townsend, McKiernan, Ramirez, Johnson, Markley, Stites, Davis, Bynum, Burroughs. (Commissioner Kane was absent.)

MAYOR GARNER
ADJOURNED THE MEETING AT 8:59 P.M.
March 30, 2023

Brett A. Deichler, PMP|CPM
Unified Government Clerk

cg

March 30, 2023

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

SPECIAL MEETING, THURSDAY, APRIL 11, 2024

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Meeting, Thursday, April 11, 2024, with nine members present: Bynum, Commissioner At-Large First District; Townsend, Commissioner First District; Ramirez, Commissioner Third District (left the meeting at 6:00 p.m.); Hill, Commissioner Fourth District; Kane, Commissioner Fifth District; Lopez, Commissioner Sixth District; Stites, Commissioner Seventh District; Davis, Commissioner Eighth District; and Burroughs, Commissioner At-Large Second District and Mayor Pro Tem; presiding. Burns, Commissioner Second District; and Garner, Mayor/CEO; were absent. The following officials were also in attendance: David Johnston, County Administrator; Angela Lawson, Interim Chief Counsel; Jeff Conway, Assistant Counsel; and Monica Sparks, Interim Unified Government Clerk.

Mayor Pro Tem Burroughs said before I call the meeting to order I want to announce that some commissioners and staff and public are attending remotely via Zoom or on site. All participants joining by phone should mute your phones when not speaking to avoid background noise. During the meeting, please make sure you announce yourself by name and title every time you speak so the public that is observing knows who is speaking. Please be sure you speak directly into a microphone so that the public can hear your comments and an accurate record of the meeting is made. This is critical given the number of remote participants and is also current guidance from the Kansas Attorney General's Office.

Mayor Pro Tem Burroughs called the meeting to order at 5:00 p.m.

ROLL CALL: Hill, Kane, Lopez, Stites, Davis, Bynum, Townsend, Ramirez, Burroughs.

NOTICE OF SPECIAL MEETING of the Unified Government of Wyandotte County/Kansas City, Kansas, to be conducted in a hybrid format on Thursday, April 11, 2024, at 5:00 p.m. in the Commission Chambers of the Municipal Office Building regarding Lanier United LLC and Victory Hills Industrial Revenue Bonds.

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 Pro Tem Burroughs asked if there were any revisions to the agenda. **Monica Sparks, Interim Unified Government Clerk**, said there are no revisions to the agenda this evening.

Item No. 1 – 2149...RESOLUTION: APPROVING LANIER UNITED LLC DEVELOPMENT AGREEMENT

Synopsis: A resolution requesting approval of a Development Agreement for a project located at 500 Minnesota Avenue with Lanier United LLC as requested by the members of the Board of Commissioners requesting the Special Meeting.

Mayor Pro Tem Burroughs said as you have heard the first item is the approval of a resolution. I will ask the Governing Body how they would prefer to proceed. Should we have a presentation from the developer and then entertain questions from the Commission? What is the preference?

Commissioner Davis said I would prefer that we first get information about the project just to get everybody up to date and then do questions after if my colleagues agree or disagree with this avenue. **Mayor Pro Tem Burroughs** said the question I would have is, do we have the applicant in attendance this evening? **Ms. Sparks** said we do have Mr. Lanier online. **Mayor Pro Tem Burroughs** said we will get to Mr. Lanier just as soon as we finish with the questions here.

Commissioner Lopez said Commissioner Burns was wanting this pushed because he wanted to be here. This is in his district, but I don't know if that would be possible to reschedule it I guess so he can be here. That's his district. **Mayor Pro Tem Burroughs** said it has come to my attention that there was a letter from Mr. Burns that was sent to part of the Commission. Legal, do you have a copy of that letter that can be read publicly? **Angela Lawson, Interim Chief Counsel**, said I don't believe that I—(Monica provided her with a copy). "Dear Fellow Commissioners, as some of you may know I am scheduled for knee surgery on April 9, 2024, and will be out a few days

following resulting in my absence from the upcoming April 11, 2024, Special Meeting. I understand one of the agenda items for this meeting is the Lanier Project. With this project taking place in my district, I respectfully request this item be rescheduled to provide me the opportunity for input. I have received many inquiries from my constituents and they deserve answers at the very least. I hope you will consider my request to reschedule this agenda item. Sincerely, Bill Burns.”

Mayor Pro Tem Burroughs said comments from those that called the meeting in reference to the request. Seeing none, we will move forward. I guess at this time we will open the issue for discussion. We have Mr. Lanier online. At the request of Commissioner Davis it is requested that we hear about the project and I’m assuming that we are going to hear about that from Mr. Lanier.

Mr. Lanier said regarding this project, as many of you know this is a project that has been contemplated many times within the 5th & Minnesota corridor. This is a mixed-use—**Ms. Sparks** said, Mr. Lanier, could you speak a little louder. We’re having trouble hearing you. **Mr. Lanier** said I can try to come in a different way. Why don’t I go out and come back in. Can you hear me okay now? **Ms. Sparks** said that’s better. **Mr. Lanier** said this is the project that has come through the office. I’ll talk fast. The (inaudible) Planning Commission and this evening is that we are looking for a contract just to complete our financing. We did request this in January—**Ms. Sparks** said, Mr. Lanier, we’re losing you—**Mr. Lanier** said just to get into the end of March—okay, let me go out and come back. I’m sorry about that.

Commissioner Davis said I believe staff and Mr. LaSala may have some context and then once tech support and all that good stuff is hashed out, we can hear from Mr. Lanier hopefully. I know Mr. LaSala has been giving me eye contact, so, Chair, it’s up to you, but I think we can get some better audio and clarity on what we’re talking about.

Todd LaSala said for those of you who have not seen me before, I’m your outside Legal Counsel for economic development projects and I’ve done that for you for a long time. I would be happy to provide you a little procedural history about this project, a very brief overview about what it is

and then a couple of changes in the document that you have before you. Then, of course, I'd be happy to answer any questions.

Procedural history is this. The original development agreement for this project was approved and signed in March of 2020. Between July 30, 2020 and July 31, 2021, we did three or four amendments to the project most of which were about adjusting the schedule. We were working with Mr. Lanier on a closing—trying to get to a closing in late 2021; however, one of his lenders was not quite ready to go. He asked the UG for an extension so that lender could be ready and prepared for closing. That extension never came before the Commission. At that point the project stalled. It eventually came back to this body and was approved on April 27, 2023 modified, amended and restated development agreement was approved in April of 2023.

Importantly, that development agreement gave Mr. Lanier, as the developer, 270 days to get through all of the conditions in the development agreement including financing and it specifically said that if the conditions were not satisfied by that time the agreement would automatically terminate. When we got to January 22nd, the 270th day, we determined that the conditions were not satisfied at that time. The agreement therefore automatically terminated and a couple of days later we sent Mr. Lanier confirming that and articulating the two conditions that were not satisfied. My understanding is—actually, not my understanding, we have looked at one of those two conditions and at this point it is now satisfied. It was about the management agreement. It is now satisfied.

Here's the very briefest summary possible about what the project is. The project would call for the demolition of the existing Reardon Center building and replacing it with a 90,000 square foot mixed-use development. That would include 85 to 100 apartment units, 7,000 square feet of retail and other commercial space on the first floor and a 7,500 square foot smaller conference center that could hold events up to about 325 people.

The financing for that project, it's about a \$25M project overall, would include a CID, an existing CID that's been there since 2013 which is a 2% add-on sales tax. That would be capped at \$3.3M. A 20-year TIF based on 85% of the property tax increment and that would be capped at \$4.2M. There's a \$1M contribution of Transient Guest Tax from within this district, a \$1M UG contribution from the Reardon Center Maintenance Fund and that's a total incentive package of about \$9.5M. That's about 38% of the total project cost. That's really what's on the table.

The document that's in your packet tonight is really more/less identical to the one the Commission approved in April of 2023 with two noteworthy differences. Difference number one is that it changes the condition period and it would give Mr. Lanier another year from signing this to satisfy conditions and I believe that now the only condition out there to be satisfied is the private financing condition where he shows us that he has equity and debt when combined with these incentives to complete the project. The other change, and I will admit to you, we have not talked to Mr. Lanier about this, but the UG has been carrying the legal fees for this project since April, 2023, actually before that and what this would do, it would allow the UG to reimburse itself for its legal fees for this before Mr. Lanier gets his pursuit costs or other development fees and costs and we'd get that out of the CID. Those are literally the only two changes of substance in the document. There's some recitals and stuff, but the two changes of substance are those. It's the date and us sort of leapfrogging ahead of him with your legal fees to get those paid before he gets his. I'm happy to answer any questions, but that's the summary of where I think we've been, what the project is, and the two differences in the document.

Mayor Pro Tem Burroughs said, Mr. LaSala, I have a couple of questions. The 365 days starts when, from today? **Mr. LaSala** said if you were to—it would be from the date that you sign, so probably not today, but if we signed tomorrow, yes.

Mayor Pro Tem Burroughs said you said one of the two conditions was met. Can you share what the two conditions were and which one of them were met and maybe if you have insight, tell us why the other one may not have been met. **Mr. LaSala** said sure. The two conditions that were outstanding was the private financing condition and the Reardon Center Management agreement and our document got pretty specific about things we wanted in that management agreement, so as Mr. Lanier was coming to the end of the last condition period, he did send us a management agreement, but it was just missing some of the things that were required by our development agreement. He has since amended that management agreement, added those requirements from our development agreement and so we can check the box on that condition. It is satisfied. The one that—my understanding, and he'll be able to speak to this better than me, but my understanding is that as of today he does not have his private financing in place. So, I really think the only condition left is his private financing and I think he could probably tell you better than I could why he doesn't have that in place today. **Mayor Pro Tem Burroughs** said thank you

and I think it's—I wanted to ensure that we knew what conditions were met and which ones weren't. It's not about being punitive, it's about being knowledgeable about where we are in this project.

I believe this is the seventh amendment to the original plan. Would that be correct—sixth or seventh. **Mr. LaSala** said there were four—there was an original agreement, four amendments, that's five, in April you did a sixth amended restated development agreement, so if you sign this, it would be the seventh time this has come before you to have been voted on.

Mayor Pro Tem Burroughs said, Mr. LaSala, you've done a lot of contracts for us for economic development. Have you ever seen one that has this many amendments to it over, I'm stating almost a four-year period? **Mr. LaSala** said sadly, the answer is yes. Development is hard and there is some evolution on these. I have seen amendments that go into the teens. I wouldn't say that's typical, but I would say it's unusual that we ever have a development agreement that's not amended at some point. Is this a lot of amendments, yeah, but certainly not the most I've ever seen.

Commissioner Ramirez said going back just so that I am understanding, you said with the legal costs it's coming out of the CID, so meaning money that's already there we're just not going to distribute to Mr. Lanier or recuperating for those. **Mr. LaSala** said that's exactly right commissioner. Because this CID has been in place since 2013 and it was originally for the Convention Center, for the hotel, all of those improvements that were a part of the original CID have been made and paid for, so this thing has continued to sit there and generate costs. So there is a pot of money there right now that's available and really this is about the UG who's been paying us reimbursing itself for the legal fees. If you were to approve this and we had this in place, you could go pull money down from that pot to reimburse yourself for that money.

Commissioner Lopez said with all these amendments, how come was there so many of them. Like how would—I mean you figure after two or three of them you'd be like, okay, you know, you would have it right, you would have it figured out. I mean why do we keep going back to the drawing board? **Mr. LaSala** said most of them were about schedule. There were a lot of substantive changes in the deal when you got to last year, but I would tell you the first three or four were mostly about deadlines and schedule. As I was saying to the Chair, honestly it's pretty

common for us to move deadlines around with developers because—our philosophical approach in your development agreements has been we kind of try and hold the developers feet to the fire. We find out what's a reasonable schedule to satisfy conditions, to commence your construction, to build your project and development is not a linear business all the time. It is pretty common in this development, and a lot of others, for a developer to come back to us and say I need to adjust the schedule, I need to move this deadline and usually, we as a team, are pretty accommodating about that. Our point is, look, tell us what you think and if things change or, you know, this one started during COVID, actually right before COVID. If I remember right, yeah, you signed this in March of 2020, so a lot happened, right.

The thing I would tell you was that we got to 2023, there were a lot of substantive changes to the project in that event, so a bunch of them were about schedule until we get there, but after this thing stalled and we came back, there were a lot of changes. The costs had changed and gone up, so we modified some things there. There was originally—in 2020 there was an athletic field component of the project that eventually just went away and is no longer a part of it. There was a health club that was originally contemplated and things with the Y and so forth, that's not a part of the program. I would tell you that last amended and restated agreement had a lot of substantive change that were about evolution of the deal. **Commissioner Lopez** said so at what point have you ever seen like a developer say, well okay, this isn't going to work, I'm just going to move on? **Mr. LaSala** said that has happened and sometimes it has happened in the conditions period. It's obviously much worse if it happens once you get started and once you start paying money.

The thing I would tell you about this one versus deals where you bond, is it's pay-as-you-go. The developer will start pulling down money and so forth, but the program here is that he's to get paid slowly, incrementally over time. So, if you had a failure during construction—it's one thing if he never gets through his conditions period, never gets his financing, we're never going to pay him anything, okay, anything at all. If by contrast he gets his financing, we're going to take a hard look at that financing. We're going to feel pretty good if we close that he's got loans and equity and has all the capital stack to build, but if something happens after that, a contractor fails or for some reason there was failure after that and we had paid some money, it would be a problem, but the truth is you wouldn't be very deep into the \$9.5M that's contemplated here. He's got to collect that over a 20-year period and he's got to perform to do it. So, philosophically that's what's going on here. It's a really good question. It's a very fair question. In these deals where it's pay-

as-you-go, we have a lot of control because if there's default, big default like you're talking about or even smaller things where they're not maintaining it the way they're supposed to or whatever, we could shut off the money. That's a powerful remedy when you're pay-as-you-go.

Commissioner Lopez said at what point—I mean it's been drug out this long that we could have had somebody else in there and been done by now that was a very promising developer that has a great background and no problems and we could have been so far ahead by now, but it's been drug out, drug out, drug out. **Mr. LaSala** said yeah, that may be a—that is arguably a fair comment to make. On the period between March of 2020 through COVID and through the end of 2021, that may be fair. I mean you could argue about whether that's fair or not based on COVID and what was going on with the world and it also assumes their developers lined up around the block to come in and do this project and I don't know whether that's true or not, maybe you do. Once we get to the end of 2021 and he's trying to close and he's on the doorstep and we can't—he asked for an extension and it doesn't come forward to this body, there's argument that's not his fault and then we kind of stalled for a year and kind of went back and forth with him about whether this thing would come back to life or not. So, there is a period of time when I think he would feel pretty vigorously that it's not his fault. It's not my place to take sides. **Commissioner Lopez** said I get it. **Mr. LaSala** said anyway, that's what I would say about that commissioner. I hope it's helpful. **Commissioner Lopez** said yeah, a little bit. I mean because if he's hung up on it, then we can't put an RFP out on it to see if there's other developers that want to come, so that's why they're not lined up around the corners because we can't put an RFP out, right? **Mr. LaSala** said yeah, that's true. If you—while you're under contract with him, we're not going to put out an RFP or anything. **Commissioner Lopez** said that's why we don't have contractors listening around the corner because you don't know, so answer that question.

Commissioner Townsend said my fellow commissioner just raised some good questions, but since I was here from the beginning of when Mr. Lanier came to us, no one else had come before or since. That's not to say if Mr. Lanier is not successful, and I pray that we give him the chance to be, that's what this is about. This deal we have before us tonight is essentially the same one that we've heard before. There were any number of other projects that I won't say stalled, but were delayed from the original dates of their completion because of COVID and so it's unfair to put this all on him, but for the fact that this body did not get the opportunity as he requested back in 2021

to move forward, that counts for a great delay of time in a situation where interest rates were constantly rising. This did not come back on the agenda until 2023 and according to some research I looked at with the Federal Reserve, it said the Feds raised the interest rate 11 times between March of 2022 and July of 2023 to combat ongoing inflation. We've all felt it. Look at your credit card interest rates, that could be simply devastating for a project of this kind.

So, we're really here today because Mr. Lanier—you've heard Council say that he is satisfied with one of the two major conditions, so this is about running out of time. We have the time. The principal thing we need to address tonight and this document addresses, is that is given him an additional 365 days. If you're listening to the news, the Fed is supposed to lower interest rates, hope they do, but instead of saying another five weeks, six months. Let's take it to the year and if he's not successful within that time, and that's not to say he's going to drag it out, I'm sure you'll hear him say that. I would have to ask for, as a point of order, that decorum be maintained.

Mayor Pro Tem Burroughs said thank you commissioner. I would advise the audience to please refrain from making comments. It is important that we act with decorum and allow us the opportunity to have the discussion.

Commissioner Townsend said thank you Mayor Pro Tem. We have the opportunity to extend the time so he can get financing. This is commonly done. That's really all it's about and I'm happy to see that there's been another provision that does protect the Unified Government and, therefore, the taxpayers with regard to attorney fees. Now I know we haven't heard from Mr. Lanier right now, but we've heard any number of times, so I would move right now to approve this agreement.

Action: Commissioner Townsend made a motion to approve the agreement.

Mayor Pro Tem Burroughs said if I may, we still have to hear from Mr. Lanier. **Commissioner Townsend** said that's right. **Mayor Pro Tem** said there was a request by fellow commissioner to have public comment and—or public information come forward, so we haven't had that. We've had it from Mr. LaSala unless you don't want to hear from Mr. Lanier. I'm just trying to accommodate the request. You called the meeting. I want to ensure that we give your conferees a chance to present their position.

Commissioner Davis said if you're referring to me, Commissioner, I don't know what the tech situation is. I mean, colleagues, it's up to you all on what you want to do and what you want to hear. I also know that there might be some conversations on whether or not a year is appropriate or if we should go shorter and so maybe for those of you that are wanting to have that conversation, we can move that conversation along. For me, just speaking as Commissioner Davis, if tech continues to be an issue, I don't necessarily need Mr. Lanier to respond if he's not able to, but that's just speaking for Commissioner Davis.

Mayor Pro Tem Burroughs said, Commissioner Davis, I just wanted to provide the opportunity. You had requested Mr. Lanier to have an opportunity to speak. We wanted to ensure that he was provided that opportunity.

Commissioner Townsend said I hadn't completed my statement before we moved on, so if Mr. Lanier is listening, I did not mean to try to truncate the situation, but we don't know what it is. If he can come back, that's fine. My motion still stands.

Commissioner Kane said I think a year is a little long. I was thinking more like six months, but if I'm on your end, I'd probably say nine. You know he's worked really hard for this project. I don't know how many times we've seen it. You had COVID and then we didn't get to see it as commissioners, it was pulled where we didn't get to talk about it. So, I'm just thinking a year's a little long and I would be more comfortable with nine months and that's just me.

Commissioner Ramirez said to Commissioner Kane's suggestion, I am amenable to nine months. I don't want to restrict Mr. Lanier any more than we have already done, so for me, I am amenable to the nine months timeline. I'll take my very brief moment and just give my comments. This project has been in front of this Commission as long as I have been here. I have been here since 2020. I know this project very well. I've seen it change over the years and I have until—I still believe and support this project. I've supported it since day one. There will be nothing to make me not support this project. We talk about development in our downtown area and we're wanting to develop, but yet we're cherry-picking what we think is going to be best. What needs to be best is for our community and our community is telling us they want development. I'm sure developers want to come, but I don't think they want to come when they see what's happening to developers

when they come before this Commission or before this government, the stall tactics and the games that are played just because you don't agree with the project.

As many times as I've said this, Mr. Lanier, I cannot—there will never be words to say how much I apologize for everything that you have had to go through, every hoop we have had to put you through. One of the very few minority developers and we've done what we've done to you for what reason. You care about this community, you want this project to flourish, we want this project to flourish just as you do. I am ready to finally dot the I and cross the T and give Mr. Lanier the chance that he deserves and stop the stall tactics and the games and I want to tell developers out there, do not be afraid to come to Wyandotte County. We want you to come and develop and grow our community. You have a Commission that supports that. We support an economic development future and vision, so please come and help us grow our community.

Commissioner Stites said I try to make sure that I get all the information that I possibly can to make a—you know I'm a commissioner that's the furthest west that you can possibly get from this, so I want to make sure that I'm doing the right thing for the people in this area, for our community. One of the things that I kind of prided myself on is making sure that I'm getting all the information available and if it's appropriate, I'd sure and it's going to be up to Mr. Kindle, but Wyandotte EDC, I would like and this is just—if he's not prepared or doesn't want to, I would like to hear from Wyandotte EDC once again on the stance of our economic development for this area, for Wyandotte County, and their stance on it and why they think that this project is something that's beneficial for downtown. Mr. Kindle, if that's appropriate. I don't want to put—I'm not trying to put you on the spot, but I don't know. I'm just asking. **Mayor Pro Tem Burroughs** said I would go to Legal to see. We don't have public comment down here, so I want to ensure that if—so, I'll ask Legal for an opinion on that.

Angela Lawson, Interim Chief Counsel, said the Chair can decide whether or not to allow someone to answer the questions of the Commission that is not part of staff and then the Commission could then vote to override if they—**Commissioner Stites** said I'm not wanting to turn this into a big draw thing. I do believe that there's some—from past meetings that I believe that Wyandotte EDC has put information out there that shows that this project is positive for downtown. The Merc, the hotel, a vacant building that is falling in disrepair, so that's really what I was trying to get at. I agree that I don't think that the year would be something that I would be

willing to entertain. If there was some conversation that we could have and where did the year come from. Who came up with this year. Was that Mr. Lanier or where did that come from? **Ms. Lawson** said we were requested by several of the commissioners calling the meeting to put a year into that. Clearly, that's a Commission decision. We have the means to change that, but that's where the year came from.

Commissioner Hill said I am wondering—first of all I appreciated the information that we received from Mr. LaSala and one of the things you mentioned, number one, was that a couple of the things that were not solved prior of those two, one had been handled. I would really like to hear from Mr. Lanier on the finance piece. I think it's very important that we hear that, that our constituents hear that because I've heard many different renditions of what is or what is not, but I would like to hear it from Mr. Lanier if he has the capability and audio available. I would really like to hear that.

Mayor Pro Tem Burroughs said I guess I would request Legal, can we request that Mr. Lanier answer that question or should we wait until all the questions have been asked by the Commission? **Ms. Lawson** said that is a question for the Chair. You can request for him to answer the questions. **Mayor Pro Tem Burroughs** said if Mr. Lanier is online and available, Mr. Lanier, could you speak to Commissioner Hill's question in reference to your financing?

Mr. Lanier said I can do that. Can I be heard now? **Mayor Pro Tem Burroughs** said yes. **Mr. Lanier** said thank you again for the time. Regarding the financing, there are steps and processes that take place in getting financing. Financing has been discussed with lenders who have been around this process for quite some time. There were some things that had to get done before lenders actually push a project through a loan committee and some of those things we were working on that we got through, meaning Planning and Zoning final approvals starting in January and was completed back on February 29th at the Board of Commissioners. Since we had to go submit a new application due to the Kansas City, Kansas Community College taking what would have been the athletic field and the removal of underground parking, those two things caused us to have to go back and resubmit an application for rezoning. Once we get through that piece and where we are today, our financing can move forward. This has to be viewed as a project that is

live, that has merit, and the banks have seen where this project has stalled or not gotten some support over the past couple years. So, everyone wants to make sure that as we move forward, there was a green light of opportunity for them to roll their sleeves up and provide all of the underwriting, all the legal work, everything it takes to actually create and close loans, that we actually have something that will be there. So, since we just got our final approval from your Board back on February 29th, now we will have the opportunity to say without a shadow of a doubt that this is a fully vetted, fully supported project by the Unified Government. Then, we will be able to move into the financing phase, but prior to that, our ability to truly say that we have a project was unclear because even without getting the Planning approval, there would not have been a project irregardless that we did ask for additional time on our developers agreement.

So, now that we have just one item left and that is the financing component, we have nothing else to deal with other than that, we will be able to concentrate on that and then come back and deliver our financing—proof of financing to the committee.

Mayor Pro Tem Burroughs asked Commissioner Hill, did that answer your question? **Commissioner Hill** said almost. It almost answered it. Mr. Lanier, can you help me to understand and I apologize, I'm still pretty new. You said that now that you are fully vetted, that you have this project online with the Unified Government and then after that explain, once again, what has to happen. You said now that you're fully vetted, from there on, could you explain kind of what you're saying after that? **Mr. Lanier** said the point I wanted to make is that there was a process of going through approvals and the banks look at several things. Is the development agreement put together, are the incentives in place checked, and the next thing is are the IRBs completed as far as the bond work, moving through Planning & Zoning, does this project have full and final approval. If any one of those things aren't there, then the financing doesn't have merit. In order to get the financing banks and investment committees inside, banks want all these things done. Once those things are done and they have the ability to properly create a closing, which means a lot of manpower administrative legal work, that can proceed. Realize that we have not had any conversation since January when we did not get our extension, so we have to go restart those, but guarantee, just as much as you commissioners or the commissioners prior to you Dr. Hill, we've had bankers on this project for quite some time as well. It's not something new, but there was a clear state of process that banks go through when it comes to allocating the projects in front of

them and now that we are there we have full standage to actually move forward and complete our financing. **Commissioner Hill** said thank you. The question has been answered.

Commissioner Lopez said I was just going to say this is, you know, we talk about doing good for us and our community and doing the right thing here and we've got a commissioner in his district and he can't be here and we can't honor his letter and move this, your know, reschedule. I don't want to waste anybody else's time, I'm just saying that any one of these commissioners here would be upset if we didn't honor their letter if it was the other way around. I just don't want to waste anybody else's time, but he expressed his—you know he asked us if we can reschedule it just so he can—because he doesn't know much about it. Some of these commissioners have been here long enough to know about it and then the last time that the Mayor wanted to disapprove of this, you know, five of us are saying we don't know anything about it, but then we got this letter two days before that meeting, so just a lot of stuff just don't make sense here. I just don't want to waste anybody else's time and that commissioner is asking if we can just reschedule this whole thing for a month or something so he can be here. Is that possible?

Mayor Pro Tem Burroughs said, Commissioner, if you're asking the Chairman, I didn't request the meeting. I would ask Legal what process would be if that was to even be considered.

Ms. Lawson said as with a regular motion—or a regular meeting, that would require a motion, second and a majority of the commissioners to continue the matter.

Action: Commissioner Lopez made a motion to reschedule.

Mayor Pro Tem Burroughs said there's a motion. Is there a second? **Ms. Lawson** said I would say that as this is a Special Meeting that there probably needs to be a date certain for when it is rescheduled to. **Commissioner Lopez** said can you look at your calendar. I don't know. I mean I'm just saying out of respect for this commissioner because any one of these commissioners would be upset if it was the other way around. I mean it's prolonged this long, we can wait another month.

Commissioner Townsend said point of order on this. This question was brought up at least half an hour ago, so I believe it's out of order procedurally now and there was—I believe it's out of order and we should have moved on. This concern was brought up at least half an hour ago.

Mayor Pro Tem Burroughs said as Chairman I'm going to respectfully disagree with that comment. We're moving forward with discussion. The motion didn't get a second, so the motion fails for lack of a second, but it was, I guess, a request and I'm not in the position to make that request. I didn't call the meeting and that's why I went to Legal, so I disagree that it's out of order. I went to Legal to get that certification, but I do appreciate you bringing it forward.

Commissioner Kane said, Commissioner Townsend, would it be okay if you adjusted your motion from a year to nine months so we can get this going? **Commissioner Townsend** said here's why I would ask the commissioners to consider a year. Number one, it was at least a year when Mr. Lanier came to us in early '22 and it was not put on the agenda until early in '23, so that's a year gone. Secondly, we can't say for certain—nobody in this room can say what the Federal Reserve is going to do with their interest rates. We're hearing publicly they're going to go down, but this would give him the opportunity to take advantage of that for one year. It's costly for the public, for staff, for all of us to come to a Special Meeting and we won't have to nickel and dime anybody's time again, so while I want to see an extension, I urge us to give it the year. That's the same year that it wasn't put on the agenda. It gives him the opportunity to take the best advantage of interest rates that's going to make this project go.

Mayor Pro Tem Burroughs said if I may, I will take the liberty as Chair of the Economic Development Committee, I've been with this project since its inception and I can remember the Commission collectively at times voting unanimously to move this project forward; however, when it came—and some of the reasons that we asked for extension was a parking issue came into question and we had to extend the agreement a couple of times.

I do want to remind the Commission that this came before the Economic Development Committee I believe for the fifth extension and at the time the committee gave it much discussion and the plans had changed a little bit in reference to what are we really looking at here because I believe part of the discussion was the change to the location across the street and there was much confusion in committee; is it the original plan we're talking about, is it the amended plan we're

talking about and we took the time in that Standing Committee to walk through that. It was a unanimous decision to grant 275 days and I made the motion to not approve it so that we could get it out here for discussion so it wouldn't go on a consent calendar. If I remember correctly, Mr. Lanier's legal made the comment that if we're not here at the end of 275 days, we are done and if that isn't an accurate statement, I would ask Mr. LaSala or somebody, please correct me.

I've kept my timeline and my notes through all of this because I know it's an important project and many of us have been supportive of it from its inception, but questions have been raised, timeframes have come into consideration, they got the parking issue resolved with the BPU. In the meantime the Community College purchased the ground and that caused a change and then we had the interest rates and we had the financing issue, we've had a number of things, but COVID did impact it and I'm aware of that and I think we've really tried to be as open and as transparent as we can in assisting this project through the process. To sit here and think that we haven't, I would state that's somewhat of a misstatement because it has had plenty of time to percolate with many of us except maybe our newer members. As Chairman of the Economic Development Committee I wanted to ensure that the committee knew that that timeline that has been—that was expressed by Mr. LaSala is pretty accurate, it's pretty spot-on, so thank you Mr. LaSala for that.

Commissioner Townsend said as a member of that same Standing Committee, I recall the discussions in early 2023. My references to the year of 2022 that was not heard by any Standing Committee and not on any agenda.

Commissioner Lopez said I have a question for you sir. Do we look like—I mean what if we do business with a developer that has lawsuits against them or breach of contracts in the past. I mean is that doing good business if we decide to do that with any developer in general? **Mr. LaSala** said are you asking my opinion about whether it's a good idea? **Commissioner Lopez** said yes sir. **Mr. LaSala** said I would say it would depend on what the—**Commissioner Lopez** said I mean if you have like three or four breach of contracts, isn't that kind of a red flag to move forward with the developer, like if that's why our Mayor was trying to disapprove of this from the get-go, maybe he knows something we don't know. **Mr. LaSala** said it can be. Commissioner, with great respect, I don't think I have the frame of reference about the lawsuits you're talking about. **Commissioner Lopez** said no, I know. It's just I don't know. I'm just asking. **Mr. LaSala** said

I would also say it's up to the governing body whether you contract with this developer or not. That's really not—**Commissioner Lopez** said not just—I mean I'm just saying in general, you know, with any developers it's probably not a good idea. **Mr. LaSala** said I think it depends on what the substance of it is. It think it depends on what the fight was about and whether the developer was right or not. I would have to know more I think because look, the development business is a hard business. There are developers that are going to get sued. That's just going to happen.

Mayor Pro Tem Burroughs said if I may, could I pull us back in a little bit. We want to ensure that we're not disparaging anybody by asking opinions that may be of legal consequence. I do appreciate the fact that people want to know information. I do also want to state that we have a commissioner that wants to speak.

Commissioner Davis said I think the majority is in favor of moving this project forward. We're somewhere between one year and nine months. I'm going to take a liberty to say I know Commissioner Townsend made that motion to approve for one year and I know there wasn't a second, so my assumption is that motion has died. I don't know. That's what I'm going to go ahead and assume.

I do want to ask Mr. Lanier, I hope the tech works out, if we were to do nine months instead of a year, while we cannot predict the future, we cannot predict the market, we cannot predict the cost of materials, all that stuff, but if we gave you nine months, are you confident that with that time it is adequate and you would be able to pull off this project given this particular circumstance? **Mr. Lanier** said, Commissioner Davis, I would not ask many more than nine months. We would be more than happy to take that timeframe. Obviously, the bulk of the past nine months that we were working under, six to seven of those months took for the planning process to work itself through, so nine months would be an adequate amount. It would be a generous amount and we appreciate that. That would give us more than enough time to restart our activities with our consultants and then move this project forward accordingly. **Commissioner Davis** said with that, I would make a motion to—**Ms. Lawson** said I would as parliamentarian, I know there was a motion, but then I believe that it was stayed for further discussion purposes, so I would allow a little time to make sure that there's not—**Mayor Pro Tem Burroughs** said I believe the motion was for a year if I remember—**Commissioner Townsend** said it was for a year,

there was no second called for at the time, so the motion was not dead; however, in light of subsequent discussion, I will amend the original motion.

Action: Commissioner Townsend made a motion to amend the original motion to nine months, seconded by Commissioner Davis.

Commissioner Burroughs said any other comments. Seeing none, we have a motion and a second to change the timeframe one year—or 365 days I believe how it's in the contract, to nine months. Do we want to put the exact dates in Counsel, or do you want—okay, can you do that without us making that part of the motion? Okay, the liberty to do so. Clerk, please call the roll.

Roll call was taken and there were seven “Ayes,” Hill, Kane, Stites, Davis, Bynum, Townsend, Ramirez, and one “no,” Lopez.

Mayor Pro Tem Burroughs said I do want to state that the reason why I asked about the extensions, Mr. LaSala, we had another project that was affected through COVID and there were some issues that come forward and there were five extensions and I know there were some that considered that a length of time and I just wanted to use that as reference when we start talking about the amount of extensions, but I do appreciate you having the opportunity to express that other things have come forward with that. So, it's not like we haven't terminated contracts that have requested additional extensions.

Commissioner Kane asked, is the Mayor Pro Tem supposed to vote? **Mayor Pro Tem Burroughs** said no. **Ms. Lawson** said he is allowed to vote, but the presiding officer can vote when it's the Mayor Pro Tem and would have to in the matter of a tie. **Mayor Pro Tem Burroughs** said committee, the resolution stands before us. We extended the contract. All we did was make a motion to extend the contract for nine months. Do you want to pass the resolution? It wasn't a motion to pass the resolution. The motion was made to extend the timeframe to nine months. I just want to make sure that we are on point to do what we need to do. Let us run the meeting and we'll walk through the process. No public comment tonight in reference to this issue.

Ms. Lawson said I think to be safe the presiding officer is correct. I would do a vote on the resolution with the amendment to amend the resolution to reflect the nine months. **Mayor Pro Tem Burroughs** said for clarity, I just want to ensure that I'm providing the necessary guidance. The motion was to extend the contract—**Ms. Lawson** said it's a new contract. It extends the timeframe of the previous one, but it is in fact a new agreement. It's not an extension of the old one. It is a new agreement. **Someone** said so we have to make a motion on the new agreement. **Ms. Lawson** said I would move to approve the resolution. I think that would be the safest manner acknowledging the nine-month change.

Mayor Pro Tem Burroughs said I've got a lot of fingers going up and a lot of talking. I've also got lights going on, so let's follow the process so we ensure that we get this done properly. You all called the meeting. I want to ensure that we provide what's necessary to get it done.

Action: Commissioner Townsend made a motion, seconded by Commissioner Davis, to approve the resolution of the development agreement which includes the adjustment for the period of time for nine months.

Mayor Pro Tem Burroughs said we have a motion and a second. I'm going to go to discussion.

Commissioner Lopez said first of all I just want to say something real quick. I just want to apologize to our commissioner that's not here, number one and number two I want to apologize to our public for silencing you.

Mayor Pro Tem Burroughs said please maintain your decorum. It is important that we do so. I know these can be emotional issues, but it's extremely important that we maintain our decorum. Thank you Commissioner Lopez for making that comment. I can't tell you how many times that it has been stated here, and it was just recently stated in one of our budget meetings when we didn't have commissioners present, and I remember making the same comment here in the full view of the public that we should have all commissioners here when it comes to issues that affect their district. I echo your comments. We have a motion and a second. Clerk, please call roll.

Action: **RESOLUTION NO. R-15-24**, “A resolution adopting the Downtown Campus Development Agreement.” **Commissioner Davis made a motion, seconded by Commissioner Bynum, to approve the resolution which includes the adjustment for the period of time for nine months.** Roll call was taken and there were seven “Ayes,” Hill, Kane, Stites, Davis, Bynum, Townsend, Ramirez, and one “no,” Lopez.

Item No. 2 – 2150...PUBLIC HEARING AND RESOLUTION/ORDINANCE: TWG VICTORY HILLS LLP INDUSTRIAL REVENUE BONDS.

Synopsis: The requested action of the Commission are:

1. Public Hearing regarding issuance of Industrial Revenue Bonds for TWG Victory Hills, LLP for the project located at 745 N. 78th St. for an amount not to exceed \$43,000,000;
2. Adoption of a resolution of intent to issue Industrial Revenue Bonds for the project;
3. Approval of an ordinance authorizing the issuance of Industrial Revenue Bonds for the project

as requested by the members of the Board of Commissioners requesting the Special Meeting.
Conduct public hearing; approve resolution and adopt ordinance.

Mayor Pro Tem Burroughs said these are two items; however, our first action is to conduct a public hearing regarding the issuance of the Industrial Revenue Bonds for Victory Hills LLP and the project is located at 745 No. 78th St. in the amount not to exceed \$43M. I’ll ask staff to make some opening remarks.

Angela Lawson, Interim Chief Counsel, said you can get Jeff Conway up to make some opening remarks.

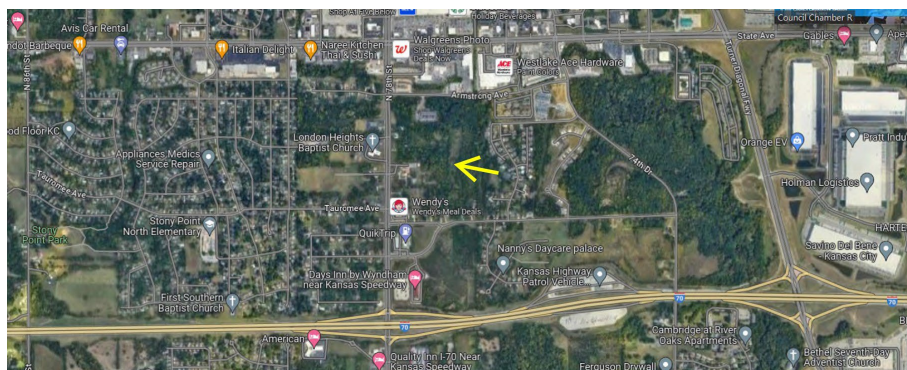
Jeff Conway, Assistant Counsel, said this is an issue that has been around awhile and I think probably the easiest thing I could do is just introduce the developers representative, Curt Petersen from Polsinelli, and he can lay out what the project is and the posture at this point.

Curt Petersen, Polsinelli, said I’m here on behalf of the developer which is TWG Development. I have with me Jackson Taylor, the Development Director. Before I begin in case you start feeling

a little—being serious, a wave of Deja Vu when I begin speaking. This \$43M project is not new to the Commission except for, to be fair, Dr. Hill, Commissioner Burns and also Commissioner Lopez, since this all happened before you all came. On October 9th of last year the Planning Commission unanimously recommended this project to the full Commission. On October 26th the full Commission unanimously approved this project and on December 11th of last year the Planning Commission unanimously approved the final plan and the final plat and there is a building permit that is ready to be picked up when this proceeding would, hopefully, successfully conclude.

I also want to remind you of who this is. This is a big project. A lot of capital investment. I want to give just a few moments, Mayor Pro Tem, on who TWG is because they're new to the community. They're based in Indianapolis, they were founded approximately 15 years ago. They specialize in all different types of housing developments and communities across the country and they've completed just about \$2B worth of these types of developments in our country.

We're thrilled, at least I'll speak for myself, and I think a lot of us, that they found their way to Kansas and that they had a lot of options and they chose Wyandotte County to try to make their first investment to the tune of \$43M. There's a couple of visuals for the commissioners. This would be a good time to put those up please.



Just to get your bearings on where we're at. We have a 25 acre piece of property that's bounded by 78th Street to the west, you can see Tauromee there. To the south you have a church, to the southwest a senior living community just to the north, and residential to the northwest, south and east, so that's kind of that green area where the yellow arrow is pointing on the screen.



To zoom in a little bit, that's the green area I was speaking of and you can see the yellow bounded project area. Access to this project comes in two locations. It comes on 78th Street, which is a right in, right out. That's the street going north/south on the left side of your screen when you look at it and then you have Tauromee which is the full access point down running east/west at the southern edge of the project.



The project itself is a multi-family project. To get your bearings there, you have 78th Street on the left side of your screen running north/south and that access point I spoke of. It's a multi-family project that has five buildings, residential buildings. Those are the bigger of the buildings. It has a clubhouse that you can see over at the access point at 78th Street. The residential buildings are three story in height with pitched roofs. There's a total of 152 residences. There's a number of

amenities, which you can see on the screen. You can see the clubhouse I just mentioned at the access point at 78th Street. There's two separate playground areas. There's community gardens that you can see just to the east of that clubhouse. There's bike racks, electric car charging stations, there's an air rated. I know Mayor Pro Tem and I mean this seriously, there's an air rated detention area that's a pond that keeps the water going and sprays it so we don't have a stagnant detention pond, so it truly is an amenity there in the northeast corner. You have a trail that goes around it, you have a gazebo just off the trail and some other open areas across the entire site, green spaces.



This gives you a rendering looking to the north of the east—kind of northeast. You see the clubhouse in the foreground on the left. You can see the rest of the project. You can see the amenity in the back corner there that I was speaking of, the pond, the walking path. The architecture building materials are always important. We have buildings made of masonry brick and fiber cement siding, so solid quality longstanding building materials and design.

So with all that as backdrop to know what's the substance of what we're talking about again and reminding everybody, you're acutely aware, I know each one of you are, because we can't get away from it, in this country we have a housing—you could call it a problem, you can call it a crisis, you can call it a lack of supplies, we need housing across the country. In the state of Kansas we have a housing issue. In Wyandotte County we have a housing issue, so this isn't specific to Wyandotte County, but it's very real. We lack housing and it's not a certain type of housing. It's housing at every price point, every demographic, every county you go to needs quality housing.

For this project, TWG's target demographics, within that problem right, where they're plugging in, are household incomes in the \$40,000 to \$60,000, so you kind of visualize that. In looking up on local job postings to see what jobs are out there for people with those kind of salaries for their household, here's the kind just, you know this, but kind of get your juices flowing on to target residents here, there was tons of postings for UG employees in that range. Bank personnel was on there, there was pharmacy employees, there was entry level firefighters, there was early childhood teachers, there was warehouse personnel and many others what I would call essential workers in our community.

Given the lack of quality housing at all price points, many of these workers that I just mentioned end up living in not quality Wyandotte County housing or they end up having to drive farther and go to Johnson County or Jackson County to live even though they work here.

With this particular project before you tonight, Victory Hills, given the median income in the particular census tract where this is located, is about \$55,000. The project is eligible for federal tax credits to help the project happen, specifically low-income housing tax credits. Now, for some of you when I say low-income housing tax credits or federal tax credits, you have feelings, you have thoughts about it, some might even have negative connotations, but I'd ask that everybody slow those thoughts down and focus on what it really means to have federal tax credits for a \$43M project in our community in KCK. In reality it's a good thing. In fact it's a great thing because it means that TWG can afford to spend \$43M on what you're looking at on the screen on a high quality residential community with all the amenities I just mentioned and yet still keep the rents in that \$800 a month to \$1,600 a month, it's because of the tax credits. It's because the feds give us money and the state gives us money. That's the only reason you can deliver something that expensive in the price ranges and be available for those essential workers I just mentioned.

It's also worth mentioning, it's not just a high quality project, it's at the right location. It's perfectly situated in fact for this target demographic of a central worker. Telling you what you know, 11 of the UG's top 25 employers are within a 15 minute drive. That's the maximum 15 minute drive. I'm not going to read off the whole list, but you have Providence, you have Junior College, you have Village West, you have Urban Outfitters, you have Amazon. I could keep going.

Cities across the metro, both sides of State Line, all the counties you can think of are looking for projects like this for the reasons I just said, we have a housing crisis. This is not just a Wyandotte County issue.

The topic tonight about this project, hopefully, that refreshes you and gives you a good sense of what the project is all about. What's before you tonight is proposed Industrial Revenue Bonds, the public hearing where you decide whether that makes sense for this project. What does that entail? That includes two things; a sales tax exemption, Kansas Sales and Use Tax Exemption for construction materials and items used in the construction of the project so it helps reduce the cost of building the project. The second is a fixed Payment In Lieu of Taxes schedule. This isn't stealing your line, this isn't a BPU thing. This is the idea of real property taxes, what will those be and establishing a schedule for 10 years to help the project move forward.

This is the exact approach, I'm looking at a lot of you, you've been around for all these. This is the exact approach we've used on each of the western Wyandotte County multifamily projects that happen. Every single one of them has used this exact approach to make sure they're financeable and that they move forward, which I think everybody agrees has been really successful over the last 10 years that we've been doing that. Please know, just like those western Wyandotte County multifamily projects, IRB financing here is a critical part of making sure this high-quality housing community can happen. It's critical, it's essential. My opinion, this will be something this project if this moves forward, if this gets supported tonight, it'll be something all of you are proud of when it comes out of the ground.

It will help provide additional quality more affordable housing for the essential employees in this community and in the meantime there'll be other community benefits. I'm not going to do the whole list, but kind of hit some highlights. One would be population density, rooftops as the retailers call it. You start adding more rooftops like this and this is—I had conversations with most of you over the years about this and I think everyone agrees with the premise, it's the rooftops, it's the density, it's the people with the credit cards and the cash. That's what brings more quality retail, restaurants, etc., services to the State Avenue corridor from 78th Street on east, which I think everybody agrees is a shared goal. Construction jobs is an obvious one with a project like this that is a great capital investment. Property tax, all this land right here, this 25 acres, generates a whopping \$4,900 approximately a year in property taxes. When this is done based on working with Matt Willard, the County Appraiser, this would generate taxes of something like \$230,000 plus, which I know is a big deal. Look at the UG Administrator and how hard the task is right now of getting things rightsized, and budget, that's a lot of tax dollars that otherwise aren't going to be there.

I guess one more I'd mention, one more community benefit, you all worked hard on policy that says—that's in place now, that says when you issue Industrial Revenue Bonds that a portion of the fees that come out of that go to a local impact community benefit, so that would happen here as well.

In conclusion, Mayor Pro Tem, we would ask respectfully for your support tonight for Industrial Revenue Bonds for this project so that we can move forward and we would intend to be—I said the permit is ready to be picked up, close our financing within—the bond counsel for the UG would probably tell us within about three weeks or so, I might be pushing them a little bit after the approval, and we have a project that's under construction on this site by this summer. I'd be happy to answer, at the right time, any questions that you or anybody on the Commission would have.

Mayor Pro Tem Burroughs said, Mr. Petersen, I have a few questions if I may. Thanks for pointing out the deep retention pond issue. It's an issue I'm pleased to see you address. I think you called them guardrails that we had discussed when we met prior to this meeting. Would you walk the Commission through the process of how this appeared before us in reference to—is this the one that has the KDFA financing already set up with it? **Mr. Petersen** said are you asking more timing, are you specifically like when this was going to go and then the ice storm in January. Do you want that narrative or are you specifically asking about the resolution that was turned down six weeks ago just so I go on the right trail. **Mayor Pro Tem Burroughs** said it's been a couple of weeks. We had 14 days to respond or 15 days to respond. **Mr. Petersen** said the KDFA financing. **Mayor Pro Tem Burroughs** said I think it's important that the Commission understand what happened with that and if that's the avenue that we want to take as a Commission to have the negotiations occur prior to coming here and the incentives offered so that by the time it gets here the incentives have already been offered and if we choose to take action against those incentives, then we're anti-development. The messaging is it can be handled by those that have already made the negotiations and then bring it to us and ask us for an up or down vote on it. Could you walk us through maybe why you went to the state and had the KDFA funding in place and then give us the ultimatum to approve the project?

Mr. Petersen said sure. I hope it's not an ultimatum, but I wasn't aware of the narrative you laid out just for the record since it's official record—**Mayor Pro Tem Burroughs** said well,

it's just an educational process because I anticipate this won't be the first one—I mean this may be the first one, but it won't be the last one that we'll have this discussion on. I think if we remember correctly, when the Mayor made comment that he wasn't—not that he was supportive of low-income tax housing, it was that he was supportive of it if it was a 55 and older senior community because of the location where it's at and that was his concern and I think there was a statement made that if we're not supportive of \$150 some million of investment low-income tax credits, then we would ensure that the community knew that. I think those comments were made in that meeting. I know I was there. The comments were made and my comment would be why would you make that kind of a comment when the Mayor sets the vision as to what a community should embrace and when he made that—let's make it 55 and older and it was stated that no, we don't want to do the 55 and older, that it was going to be low-income tax credit housing. I don't believe that the Mayor is opposed to it, he just had his priorities because of the location this one was in.

Mr. Petersen said let me address your initial question, and just for the record too, that I did not make any—there was witnesses, I didn't make any statement like the one you just made. **Mayor Pro Tem Burroughs** said no, I'm not saying you did. I'm just saying a statement was made.

Mr. Petersen said, Mayor Pro Tem, so I am going to dial it back to give context to the public stated question and then I'll answer it. The question that I'm hearing is did this developer, TWG, apply for KDFA financing and that was the subject of the resolution that you all considered a number of weeks ago. I'm going to start with that. As you heard me say, all the approvals and I went through the dates were done by the end of the year and the next step was to go to committee to have the essential IRBs considered and that was set for the first, I'm sure, the first Monday in January and you may remember there was an ice storm and we were on the agenda and we were planning on going and the ice storm hit and we got delayed. So, we were told at the time, and of course that happens sometimes, we'd go to the February meeting. We'd have it considered, go to the February full Commission and then be on our way and what ended up happening and we can stay high level for right now in case we need to get into the specifics, but we were not able to get on an agenda. This is actually the first time we were able to get on an agenda since the ice storm, which freezes up a \$43M project when you have investors like JP Morgan, which we have and a bank that's ready to go and you lose your place, you lose your project.

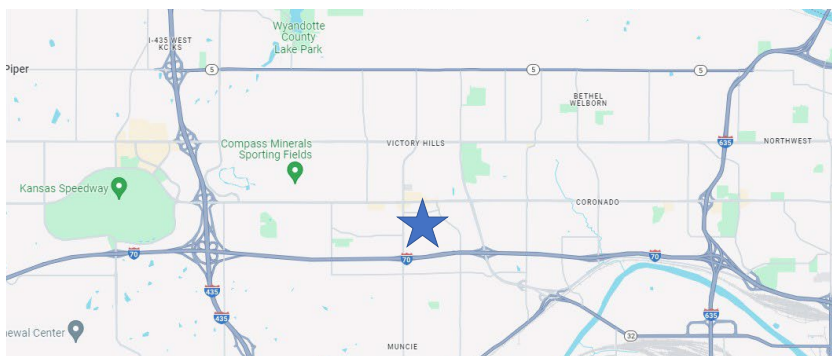
What we did is we said look, for the overall financing, there's the incentive piece that only this body can give. It's called IRBs and there's the overall financing, so without getting too deep in the financing, what we did because we became very concerned that we were going to lose the opportunity to do this project given the time that was going by and inability to get before the Commission, so we went to the KDFA and said we're going to put an application and depending on how long this gets pushed off, we may come with part of our financing through KDFA and we would get the rest of it through the IRB's. We always knew we had to come back here and the project either goes or it doesn't, based on what this Commission decides. The KDFA called—the KDFA an intelligent backup plan to keep things moving. We never had to go that direction because we found out there was going to be a meeting on April 11th and here we are and the project's going to go or not based on what happens tonight. So, KDFA was a backup plan and we're just fortunate we didn't have to go there because we got a meeting, so thank you for that.

Commissioner Bynum said two questions. The dollar amount of the IRBs being requested tonight is how much? **Mr. Petersen** said 40—up to 40—we always say up to, up to \$43M. **Commissioner Bynum** said tell us again for the record what are IRBs, who's money is that and who pays for that. **Mr. Petersen** said this in fact, you know, the proper thing to do, if you don't mind commissioner, because you have a lawyer that specializes in that, I do know, but let's listen, if you're okay with that, Mr. Wempe.

Kevin Wempe, Gilmore & Bell, UG's Bond Counsel, said I'm also here tonight with my colleague Bill Burns, not to be confused with our absent commissioner tonight, but he's one of our multi-family housing experts within the firm also working on this project. Madam Clerk, I do have a short set of slides. It would be a good time to cue those up, but it's been several months since I've had the opportunity to address you. So, to introduce myself to some of the new members spare me 30 seconds and refresher for the rest of you. Again, we are your bond attorneys engaged to represent the Unified Government and on this proposed transaction there's multiple parties, there's developers, bond purchasers, tax credit all represented by separate counsel. You just heard from Mr. Petersen who represents the developer and we are your representatives and advocates as your bond counsel.

As you're aware the Unified Government can issue bonds for all sorts of purposes, infrastructure, public buildings, and so forth as well as your economic development projects similar to this one and on all those our role as your bond counsel is to coordinate with staff, prepare legal documentation, make sure we're following the statutory procedure and ultimately render our opinion as to the validity of the transaction, bonds, and tax status of the bonds. Thanks for sparing me to refresh on that and now I do have a handful of slides that will address some of Commissioner Bynum's questions and also I'll be happy to try to address any you might have when we're through here.

Location: NEC N. 78th St. & Tauromee Ave.



Mr. Petersen already oriented us, obviously, just highlighting where the projects location is here, so we can skip to the next slide.

Incentive Application: IRBs for Sales/Property Tax Incentives

- Five multifamily buildings and related amenities
 - ~152 units
- \$43M principal amount
 - \$38M Tax-Exempt Series 2024A (purchaser: CRBT)
 - \$5M Taxable Series 2024B (purchaser: applicant)
- Incentives Requested
 - Sales tax exemption
 - 10-year property tax abatement (~50%)

This slide attempts to boil down the requests and talk about the IRBs and financing that's contemplated here. Again, up to \$43M is the request in the application and this is driven mostly by state law and tax law and I'll try to identify when I'm hopping back and forth, but \$43M addresses a state law requirement that for property tax abatement and sales tax exemption, which are the two incentives requested here under IRBs. There's a requirement in the statute that all the costs must be financed by bonds and so when Mr. Petersen refers to a \$43M project, that's why the bonds are sized at that amount and we'll note that there are two series contemplated here. One is a tax-exempt piece at \$38M and then a second tag on taxable piece to fill out the rest of that \$43M to address the state law consideration that I just mentioned. For purposes of the A Series, the Tax-Exempt Series, that is intended to be purchased by Cedar Rapids Bank & Trust, which the developer brought along for this transaction so it can be privately placed with that bank.

Then, the B Series is more like your typical or usual IRB where the developer will be purchasing its own bond in order to access those incentives. Again, this is an incentive request. IRBs come with sales tax exemption on construction materials and up to a 10-year property tax abatement on the project. In this case, that property tax abatement is considered a 50% abatement and is for the maximum of 10 years.

Like any incentive request, this is fully at this body's discretion. There's nothing compelling you or requiring you to act or approve, so it's completely at your discretion whether to proceed tonight.

LIHTC & Affordable Housing

- “Qualified” multifamily facilities under tax code
 - 20-50 test or 40-60 test (units-AMI)
 - Affordability restrictions in effect for 15 years
- IRBs utilized in conjunction with LIHTC
 - Requirement: at least 50% of project costs must be financed with tax-exempt bonds (Series 2024A)
 - KDFA often the issuer
- Why two series of IRBs (2024A & 2024B)?
 - Tax-exempt 2024A bonds sized between bank purchaser and developer
 - Taxable 2024B bonds complete capital stack for purposes of granting incentives

This slide gets into some of the tax code minutia that I mentioned. I don't want to get too bogged down here, but I do think it's worth going over briefly so we can really hone in on what's going on with the A Series, the Tax-Exempt Series. When you hear tax-exempt bonds, typically we're

referring to, and in your mind you're probably thinking of governmental projects, you know your streets, sewers and so forth and the federal government provides its grant of a tax exemption to lower your borrowing cost on those types of projects. The tax code also reserves tax exemption, the benefit of the tax exemption for certain qualifying private activity bonds, and included in that list is qualified multifamily facilities that meet certain affordability criteria. Listed there—I know there's several sub-bullets, but there are two texts that refer to the amount of units, the percentage of units offered, and at what percentage of the area median income. Those affordability restrictions are in effect for 15 years from when the project begins operating.

For practical purposes for this project, as mentioned, tax credits are involved and those actually require the full amount of affordability, 100% affordability, in order to access those tax credits. These metrics will be met easily with this project. The requirement to issue these bonds and be granted those tax credits is that at least 50% of the project cost must be financed with tax-exempt bonds and so the A Series, the Tax-Exempt Series, meets that criterion in order to finance at least half the project with those tax-exempt bonds. Again, jumping back to state law, the \$5M taxable series that's going to be placed with the developer is again just to access the property tax and sales tax incentives.

Comparison to “Usual” IRBs

- Key Differences
 - Third-party purchaser of Series 2024A
 - IRBs issued “upfront” to provide construction financing
 - Series 2024A remains outstanding longer than 10-year abatement period
- Key Similarities
 - No repayment/credit risk to UG
 - Tax abatement contingent on usual performance covenants, plus preservation of affordability metrics required by tax code

I mentioned a moment ago, your usual IRBs or your typical Industrial Revenue Bond issuances are purchased by the developer, and again, just solely for purposes of the sales tax and property tax IRBs. Again, here the bonds in this case are being issued to provide construction financing and satisfy the tax code requirements that we mentioned on the last slide. So, here we're highlighting a few of the key differences and similarities between those, what I'll call, usual buy your own bond deals versus what's contemplated by this developer. First of all there's a third-

party purchaser, that's Cedar Rapids Bank & Trust of the A Series, rather than developer buying its own bond.

Second, IRBs are issued upfront and actually provide construction financing here to satisfy the tax code requirement. In comparison to your usual buy your own bond deals, those are issued at the end of the project and that's to maximize the value of the property tax exemption for the full 10 years upon completion when the project's fully valued. Here where the bonds are being used to provide construction financing, obviously, that's at the front of the project. So, the first couple of years while the bonds are outstanding will actually be during construction. That affects the Payment in Lieu of Tax schedule. Again, ordinarily, it's over the 10 full years of value after the project's completed whereas here the PILOT schedule or Payment in Lieu of Tax schedule contemplates that the project is partially complete for the first two years of that PILOT schedule as they're under construction and the project isn't fully on the tax rolls.

The final key difference is maturity. The 2024A Tax-Exempt Series is longer than the usual 10-year abatement term and just like if you were buying a house and chose your amortization schedule to repay your loan, that's part of the deal there. We do have the ability to issue those IRBs for a longer period. Some of the key similarities between your usual IRBs is the first key bullet point is that there's no repayment risk of the bonds and no credit risk to the Unified Government for those bonds. In fact, there's a statutory prohibition of cities pledging their full faith and credit to repayment of Industrial Revenue Bonds, so you have that statutory shield and also these bonds are not publicly offered or subject to public disclosure. Again, they're being placed with CRBT and so your role as that conduit issuer remains the same in this case.

Second, the usual performance covenants in that Payment in Lieu of Tax agreement are present here as well including timely construction, local minority and women-owned business metrics, maintenance and upkeep of the property and so forth with the tag on the affordability metrics required by the federal tax code.

Action Items: Public Hearing, Resolution, Ordinance

Action Items

- Public Hearing regarding proposed tax abatement
- Consideration of Resolution & Ordinance

Schedule

- If approved, close IRBs in several weeks; payments-in-lieu of tax begin 2025.
- At closing, developer pays costs of issuance and UG origination fee.

For tonight's action items, there's a public hearing required by state statute that's been called for tonight. That'll be your first item and then after that there's consideration of a resolution of intent and an ordinance authorizing the issuance of the bonds, which begs the question why two action items. The statute contemplates both a resolution of intent and an ordinance authorizing the issuance of bonds. Ordinarily you see the resolution at step one before construction and then at or near completion the developer returns to have the bonds issued. Here, tonight, for all the reasons we've discussed, both items are taking place on the same date and, again, there are several other bodies including the Kansas Board of Tax Appeals that reviews these proceedings and that's how they're used to seeing things packaged as well, so there'd be familiarity with that process.

The schedule from here, if you choose to proceed, would be that we'd coordinate with the other parties on the transaction to arrange closing several weeks from now and that Payment in Lieu of Tax schedule by state law would begin in the year 2025 and at closing, again, the developer would pay cost of issuance and the UG's origination fee for Industrial Revenue Bonds. Hopefully, that addressed some of your questions. I'm happy to try to fill in.

Commissioner Bynum said I appreciate the slide presentation. To confirm with you, the Unified Government as the conduit issuer of IRBs, those bonds do not go to the bottom line of debt of the Unified Government nor add to our bonded indebtedness of the Unified Government in any way. Is that correct? **Mr. Wempe** said they are your bonds, they're UG bonds, but you're in no way liable for repayment of those.

Finally, Mayor Pro Tem, just a comment, I was at a meeting just this morning where Dr. Anna Stubblefield was the speaker. She's the Superintendent of the Kansas City, Kansas School District and she shared with the group that the starting salary for a teacher in the KCK Public

School District is \$50,000 and that is the highest starting wage for a first year teacher of any district around us. So, that starting salary of a teacher in our school district is right in the middle of the target income range for these apartments.

Commissioner Lopez said, Mr. Petersen, what did you say our tax revenue was on this? You said something about it was like four grand and then it's 200 and some thousand. **Mr. Petersen** said yes sir, using round numbers. I said \$4,900 right now and, again, I'm rounding and the estimate that I learned through the WYEDC who is working with Matt Willard, the County Appraiser, was approximately \$232,000 in property taxes once constructed. **Commissioner Lopez** said I like how you said—I mean not like you said it condescending or anything, but the way you said it was, you know, we have a housing issue, which we do, because of all the tax abatements we seem to be giving away and then on this whole deal you're—you know it's a 10-year tax abatement. Well, that's why we're here in the first place is all the tax abatements, no wonder we have a housing issue. Then, also on that third-party purchaser financing, doesn't that affect our bonds APR somewhere? I mean there's a third party, that means that bank is going to want its cut, so the APR is going to be a little more somewhere. **Mr. Petersen** said, Commissioner, what I heard was, your attorney just said it didn't and that's really—if you want to ask him again yourself, it's really not a developer lawyer question.

Commissioner Lopez said maybe you can go back to the third-party purchase or financing, what you meant by that. How about that? **Mr. Wempe** said no problem. The 2024A Series, Tax-Exempt Series, CRBT is the purchaser. Again, that's the developer brought with them. In simplest terms, think of it like your mortgage lender if you're buying a home, so they are their private financing. It's wedged—to use a crude term, it's wedged into a tax-exempt bond deal to accommodate the federal tax requirements and these bonds are called—they're leasehold revenue bonds and so the lease payments made by this developer are assigned to that bond purchaser and, again, the UG is not liable for repayment of these bonds.

Commissioner Lopez said okay, but on the other—I mean for Petersen here, the 10-year abatement, you know, and the \$232,000, well that's just going to cut it in half if you want 50% on a 10-year abatement. You know this is our housing issues because of all the tax abatements and then it just kind of opens the doors for you know, maybe I don't know, government housing to come in and this just kind of puts us in a spot, but I get that. But anyway, all right, thank you. **Mr.**

Petersen said I just went from your math. I totally agree with your math, but where I end up probably at and you get to vote, I don't, but the ultimate math equation was 232 divided by 2 for 10 years plus it increases, there's an inflator—there's a lot more money than the \$5,000 today and then certainly in year 11, you know, for as long as the useful life, there's to be a lot of taxes, so that—**Commissioner Lopez** said I get that, but you know then we yeah—okay.

Commissioner Stites said when you were talking about the estimated 230 for the PILOT, would that—is there a built-in escalator in that or is that after year one or does it escalate throughout the course of the project? **Mr. Petersen** said I'm going to say it back to you, so we're really clear on the record. So, 232 was the WYEDC, Matt Willard exercise estimate, what it goes on the books for. The requested abatement is 50%, as Commissioner Lopez is correctly identifying, and then that amount, and frankly, not to get too in the weeds, but a lot of you guys have done this a lot, there's eight mills that are held harmless which ends up being another 4.6%, something like that. So, there's even more money that comes in on top of that, but then that PILOT amount that we're talking about, does inflate at 2% starting in year four every year and then if for some reason the developer, this won't happen, but didn't abide by the LMW requirements, it would be 4%, so we built that—I know Commissioner Townsend has been—if I could say that, outspoken in a good way I think, on making sure that's always the case, that is absolutely the case here, so that's the possible two different inflators.

Commissioner Stites said yeah, and that's what I was wanting to make sure that there—that I was tracking it right, that there was a built-in escalator. I'll give this as just a food for thought, \$4,900 a year is what it's currently paying in taxes. If that ground remained at that cost with nothing being developed on it right now, it would take us 47 years to get what the year one PILOT of \$232,000, year one. Let that just sink in for a little bit.

I know we talked about 55 and older, I would like to see down the road that there would be a real concerted effort for us to look at some 55 and older projects. They are needed, as we said, and talk about how many—the housing that's needed all across the spectrum and I think this is one component and I also think that 55 and older is another component that's been identified that I would like to see a developer back in front of us with a project of that sort. **Mr. Petersen** said I agree.

Commissioner Townsend said Commissioner Stites got to one of the issues that I just wanted to clarify. I've heard so many numbers and in this homework packet, which included, this is Exhibit A, the Payment in Lieu of Tax schedule. Did you say currently it's \$4.9 thousand in taxes that property's—**Mr. Petersen** said \$4,916. I'm rounding. **Commissioner Townsend** said \$4,900, right. According to the schedule, if this project goes forward, when would you start paying the annual PILOT, the Payment in Lieu of Taxes. I'm saying, would that be 2025, would that be the first year? **Mr. Petersen** said let's make sure—because you're spot on. That's a place—so we're looking at Exhibit A everybody, which I don't have the number version to know what page, but if anybody's getting to that page, it's the place to look. So, this is getting into the nitty-gritty, this is good—**Commissioner Townsend** said I don't want to get too much into—**Mr. Petersen** said just a little bit of nitty-gritty. **Commissioner Townsend** said I just want to make sure that I am following, that currently this bottom line, currently—**Mr. Petersen** said 2025—**Commissioner Townsend** said currently \$4,900 is the tax yield on this property. If this moves forward, the first year it would be paying as a Payment in Lieu of Taxes for what it will ultimately be worth after completion \$47,775. **Mr. Petersen** said yes ma'am, that is the first of 10 years of PILOT payments in 2025 of \$47,000 a year, you're correct. **Commissioner Townsend** said and then in the 10th year, it's \$135,136 assuming that the MWB/LM minimums are met. It would be more if they're not met. **Mr. Petersen** said precisely right.

Commissioner Townsend said another question I had, and thank you Commissioner Bynum for bringing up the issue, and I think our bond counsel talked about that this is not a debt of the Unified Government, no obligation to pay. We talked about 55, we need housing, I agree at all levels, but in this project it is not just limited. If someone 55 wants to rent, they could or if somebody who's 25 or 35, is that correct? **Mr. Petersen** said absolutely correct. **Commissioner Townsend** said what would be—again putting into perspective the number that Commissioner Bynum cited with salary for a teacher in our district, starting salary, what do you see as the average cost of one bedroom, two bedrooms apartments? These are things that people would want to be concerned about. How much would it cost to move into one of these units? **Mr. Petersen** said great question. So, it has one bedroom, two bedrooms, and three bedrooms and the general range, and this is general based on the program and the caps and all that we've been saying, \$800 to \$1,600, so you can imagine the three bedrooms, the most expensive and the one bedroom are the least expensive. You know there's a swag around that of \$50, but that gives you a really good

sense of the range, that \$800 to \$1,600 a month. So, somebody coming in for a one-bedroom is going to be right around that \$800 whether it's \$760 or you know \$790 or \$800 exactly.

Commissioner Townsend said you're saying TWG, the project proposer, they have a personal investment in this project. **Mr. Petersen** said absolutely. **Commissioner Townsend** said is the amount they're putting in, would that be considered an average, above average for a project of this size and type? **Mr. Petersen** said yeah, very standard for a federal tax credit project like this. You kind of hear all the details and tax, this is the pattern just like—although they do all types of housing, including federal tax credit housing. You heard they've done \$2B, so I know just from working with them, this is very standard what they've done across the country in terms of amount that they put in and versus JP Morgan versus the lender and all that. **Commissioner Townsend** said those are the questions I had for sure.

Commissioner Hill said, Mr. Petersen, I just noticed one of the comments in this proposal and I just would like for you to kind of give us a little more detail on that. This is in regards to goals for LBE/MBE/WBE participation. In this it says we will use best efforts to meet the LBE/MBE/WBE participation, so could you explain that a little further? **Mr. Petersen** said yes ma'am, I'd be happy to. This goes back my entire career of working with the Unified Government, not just with IRB that every context when we have an LMW agreement like this, this is very standard and good and workable, so I'm looking at it right now. The agreement sets forth on the second page, that's label D2 for what it's worth in my packet. It sets forth the percentage of total construction cost for local minority and women professionals enterprises of 12%, 6% and 4%, so that's setting the goals immediately. So, what happens is, and long ago I had this conversation personally with TWG, I introduced them to compliance. I said this is who you're going to be—meet each other. You need to be best friends because you need to rely on them to make sure you're getting all the right lists and where you publish and make sure everybody in this community, local minority women, know about the opportunity for the project and then you use best efforts to make sure that they have every chance to bid and then you go through—I'm telling you guys have been seeing this a million times, you go through it, you pick whatever's best, you make sure all those records are submitted in a certain format to the UG Compliance Office. Then, at the end of it, there's a definition and we can look it up if we need to, of exactly what does it mean to use best efforts to achieve the goals. It doesn't mean you always will or have to achieve the goals. We like it when the developers

do, but if they don't, they at least have the Compliance Office reviewing all their information, everything they did, who they went to, to make sure that they did truly use best efforts to reach those goals. That's in sum what that agreement is.

Commissioner Hill said okay and then do you all go back and see their best efforts, do you take a look at it? **Mr. Petersen** said in my role as developers counsel, and I kind of laugh and I know I'm going to get a nod of the head, one of the very first conversations I have about projects coming to this community or I have a conversation about LMW and I'm getting big nods and I make it happen immediately, I put in an email this is really important. But the reason I'm saying it like that is I don't every day go out and meet with subcontractors and do the bidding. That's up to the company and then at the end I make sure that they're getting their paperwork in correctly and then who reviews it isn't me. I mean I do look over their shoulder a little bit. It is the UG Compliance Office that goes through it and makes sure they can report to all of you whether best efforts—**Commissioner Hill** said okay.

Commissioner Lopez said I have a quick question. When you said this address, where it's at, how many parcels are you bringing together on this? **Mr. Petersen** said I try to have the answer to every single question that could be asked—**Commissioner Lopez** said I mean I see one parcel here, but then—I mean this can't—there's no way—**Mr. Petersen** said we had to replat. There's four parcels. I cheated, I phoned a friend. There's four parcels and we're replating that. We did replat it. We haven't recorded—sorry, we have an approved plat that takes those four partials, Commissioner Lopez, and makes it one lot so we can build on it, but we haven't recorded it because you wait until you make sure that this body approves your IRB financing, then you go record your plat, close your financing and move forward, but four parcels to answer your question. **Commissioner Lopez** said I see, okay.

Mayor Pro Tem Burroughs said I'm going to move on for public comment. We kind of let the developer and staff give us an extensive overview as to why we're here with the project in the form it is, but now I will open the public hearing. I will remind everyone that comments should be limited to the topic of the item per the Commission Rules and Procedures. I will ask the Clerk if there were any notifications received from the public who wish to express their comments in favor of the item. **Ms. Sparks** said no comments were received. **Mayor Pro Tem Burroughs**

said is there anyone present who would like to speak in favor of this item? **Ms. Sparks** said we've had three individuals sign up. I don't know if they are all in favor. **Mayor Pro Tem Burroughs** said and they're in favor of the item. We will get to those that are opposed shortly.

Carolyn Wyatt, 359 Troup, said I am in favor of any type of development. I have no problems with development. You said 55 and over. I think you need to stay with that because I don't think older people want to be running around. You know younger people running into the apartments because they have friends younger, make loud noises and everything, so I think 55 and over should stay that way. I also think that in order to get what you need for is personally getting hard. If you want to say minority, could be women, so you have to state that. Minority, African American—**Mayor Pro Tem Burroughs** said, Ms. Wyatt, could you speak into your microphone because we want to make sure we can hear you. **Ms. Wyatt** said I want to say that minority could be women, so when you want to try to get every race, so African Americans, you have to specifically say what you want because you don't have section three here, which I think one of the commissioners should go for that section three ordinance because that way you are getting everybody that you need and nobody is getting left out, section three.

Then another thing, I think that as far as teachers salary, it could be high because they do a good job with the kids, but I think a lot of teachers they're hiring in the district, they don't live around here. Superintendent, they don't live around here, so they're not paying no taxes around here, so you've got to take that in consideration. They don't live here, they live outside here, Lawrence, Overland Park, most of them, so they don't live around here, so they're not contributing. I'm just saying that so you'll know that because if the (inaudible) and if our taxes go up, their taxes don't because they don't live here. They take it back to where they live so they're not contributing here. At the same time, I'm for the teachers, I'm good for education, kids first.

Another thing I want to say is that we do like development. I'm not against development nowhere, especially the northeast. **Ms. Sparks** said one minute remaining. **Ms. Wyatt** said what I'm saying is that for the convention center is too small, 300 people, class reunions are here, it's more than 300 people. Family reunions are here, it's more than 300 people. I'm not against it, it's too small. It's just too small.

Fannie Hill, Wyandotte County, said I'm all for development. I'm glad to see development, but we are in desperate need of low income housing and I think you should consider making some of those, maybe 25% for low income and \$50,000 in this area is a big income. You have, mostly in this area, people who are barely making \$30,000-\$40,000 and some of the seniors, 55, disabled, they don't have that kind of money. My question is like I'm all for development, but I think we need to look at the tax credits. I mean if we can give the land, can't we cut the tax credit. There's going to be a lot of money made off of those apartments, so I'm feeling like the PILOT is good, but I pay the PILOT and the tax. When I built my home here, I didn't get a dime for tax. I built my home on 43rd Street so I wouldn't pay high taxes. I'm still paying \$5,000 today and I'm on 43rd Street and they never gave me not one incentive of taxes. For three years it took the developer to finish building my home, so I feel like if we can get the developers and the developers would consider not taking so much tax dollars because this is a county that's being oppressed because of the high taxes and we need help. We expect the developers when they come in, to help us, so we're asking you to consider the 10-year tax break. Maybe you can cut it down to two years or until they finish building it because there's going to be a lot of money made and I think they should pay the PILOT like I pay as well as the taxes. If you and the developers can work together to come up with some kind of way to bring those tax dollars back or at least cut it down, maybe after you finish two years because a lot of developers come in and then when it's time, 10 years is up and time to pay the taxes, they're gone, sold the building and made their million, so I'm asking you to consider that.

Ms. Sparks said we have Laura Marsh. I believe Ms. Marsh has left. No one else has signed up.

Greg Kindle, President of the Wyandotte Economic Development Council, and KCK resident, said I didn't know I was supposed to sign up. I'm here in support of the issuing of Industrial Revenue Bonds for TWG Victory Hills to develop a 152 unit multifamily development located at 745 No. 78th St. Normally, I would focus my time on how there is less than \$5K property taxes generated on this property today and that this \$43M housing investment will generate more than the \$100K in taxes during the PILOT period and then more than \$230K after the PILOT period is over, should you approve the request, and these are all net new taxes. Generating more revenue for the community is usually what I'm up here talking to you all about and it is an

important piece of it, but tonight's conversation, in my opinion, is about whether you all believe we should use the same incentives and distress census tracks as we do in western KCK.

Today we do 50% abatements on nearly every market rate apartment project near the Legends and we've supported those investments because we want to increase housing across the entire community and these projects are incredibly expensive and very difficult to finance and we want to remain competitive in the market. Today we want to use that same process right here in a distressed census tract. I think it's worth noting that we don't determine when a census tract is deemed distressed. That's based on median household income thresholds through the federal government, but being in a distressed census tract adds a level of risk to the developer seeking that financing. The disposal income in that location is more limited and at the same time we want quality housing. We want the same level of amenities. The median household income in that zip code is just shy of \$55K. The federal government says we shouldn't spend more than 30% of our household income on housing whether it be rent or mortgages, which means in this zip code we shouldn't be spending more than \$1,375 a month on rent. The rent on these apartments are \$800 to \$1,600. So, if your salary is \$30K to \$60K-\$70K, in this market you want to buy a home in Wyandotte County, finding a home that's \$90K to \$210K is nearly impossible today. **Ms. Sparks** said one minute remaining.

Mr. Kindle said I want to make sure that our support for this project is clear. This isn't about creating poverty housing, this isn't about Section 8 housing, this is about middleclass housing. They're using federal tax credits as a financing tool and I think one more point that maybe hasn't been stated is that without you all approving this request, that's your choice, the taxes on this project per door will be twice that of what similar projects pay in the Legends area. We think this project should be treated the same in providing the equal level of amenities and investment. We ask you to vote in support of this request and we thank you for your time and consideration.

Mayor Pro Tem Burroughs said is there anyone else present to speak in favor? Is there anyone here to speak in opposition to this item? Is there anyone online who would speak in opposition of this item? **Ms. Sparks** said we have no hands raised. **Mayor Pro Tem Burroughs** said that's the same as virtual, correct? I want to make sure that we have phone and virtual. If there's no other comments, I will close the public hearing. Would the applicant care to make and closing

statements? **Mr. Petersen** said no, but thank you for asking. If there are more questions, we're here. **Mayor Pro Tem Burroughs** said seeing none...

Commissioner Davis said so many of the things that have already been said, I was going to say, so I did not want to be redundant, but I do want to emphasize because there was a comment made—I forgot who, forgive me, about the developer building this and then leaving. There is a mandate when it comes to using low income housing tax credits, it's for a 15-year ownership and so if they wanted to leave, they can do that, but they have to do that after those requirements have been fulfilled by the federal government. They would not be able to leave beforehand or else they would be subjected to penalties, not just—obviously, the public will right of Wyandotte County, but these are federal dollars. That's a federal program. I don't know about you all, but I don't want to get in trouble by the federal government. I want to do what they say.

I do want to emphasize seniors can live here. Seniors can live here, seniors can live here, they can live at any LIHTC project. If the majority of the applicants are seniors, they can go ahead and put a stake in and say yeah, this is where we are at. I just want to make that very, very clear, there is no restriction. Seniors can live at this particular project.

There was another comment that was made about the PILOT and to just kind of parse this out, the Payment in Lieu of Taxes that we are discussing is just about property taxes. There are still payments that are being made. In year three we're talking six figures, over \$100K. Right now that property is generating about \$4,900 and so we all can do the math and what the benefit is to that. But in addition, something we did not fully discuss, colleagues and you all this is made public, it's in the agenda, there's the cost benefit analysis which has estimates on what revenue would be generated by the project. So, we have the PILOT payments that we discussed that are about property taxes. We didn't discuss BPU. The estimate for this particular project for BPU, I'm reading this as, and someone correct me if I'm incorrect, city utilities and franchise fees is \$464,064 and so that is in addition to the PILOT payments that are made. There's also estimates on sales tax, there's also estimates on income taxes, right, because we want to grow our economy, we want to grow our community.

With that, Chair, I'll just ask if we can—because I know there are two actionable items that need to take place, if we can be reminded of what those two actionable items are just so that we can get recensored and then, hopefully, get out of here in a decent hour.

Mr. Wempe said I would be happy to address the two action items. The first is the resolution of intent and that's what the statute contemplates to really boil it down, bless the payment in lieu of tax schedule, the tax abatement and your intent to issue these bonds and attached as Exhibit A to the resolution is that Payment in Lieu of Tax schedule we've referred to throughout here.

The second action item is an ordinance required by state law to issue bonds, and again, you're used to seeing these spread out in time with construction of the project occurring between the two for normal IRBs, but because these IRBs are anticipated to provide part of the construction funding, they're being considered on the same agenda tonight. Does that answer your question?

Action: Commissioner Davis said yes it does, and with that, I'll make a motion to approve a resolution of intent to issue revenue bonds for this project which is TWG Victory Hills LLC. **Commissioner Bynum** seconded the motion.

Mayor Pro Tem Burroughs said, Committee, any comments, any questions. Seeing none, Clerk, please call roll.

Action: RESOLUTION NO. R-16-24, "A resolution determining the intent of the Unified Government of Wyandotte County/Kansas, to issue its Multifamily Housing Revenue Bonds in the aggregate principal amount of not to exceed \$43,000,000 on behalf of TWG Victory Hills, LP, an Indiana Limited Partnership, to finance the costs of acquiring, purchasing, constructing, installing and equipping a multifamily rental housing development and related facilities." **Commissioner Davis made a motion, seconded by Commissioner Bynum, to adopt the resolution.** Roll call was taken and there were six "Ayes," Hill, Kane, Stites, Davis, Bynum, Townsend, and one "no," Lopez.

Mayor Pro Tem Burroughs said, Legal, that covers both items on the resolution or do we need to vote on Item 2 and have the additional discussion on the ordinance? **Ms. Lawson** said the vote covered the resolution, but not the ordinance, so you can have discussion if the Commission wants discussion on the ordinance.

Action: **Commissioner Davis** said I'll make a motion to approve the ordinance authorizing the issuance of Industrial Revenue Bonds for the project. That project being TWG, Victory Hills LLP. **Commissioner Bynum seconded the motion.**

Action: **ORDINANCE NO. O-49-24**, "An ordinance authorizing the Unified Government of Wyandotte County/Kansas City, Kansas, to issue Multifamily Housing Revenue Bonds (Residences at Victory Hills), in one or more series, in a principal amount not to exceed \$43,000,000 for the purpose of providing funds to pay the cost of acquiring, purchasing, constructing installing and equipping a multifamily rental housing development and related facilities; authorizing the issuer to enter into certain documents and actions in connection with the issuance of said bonds." **Commissioner Davis made a motion, seconded by Commissioner Bynum, to approve the ordinance.**

Mayor Pro Tem Burroughs said any comments? Seeing none, Clerk, please call roll.

Roll call was taken and there were six "Ayes," Hill, Kane, Stites, Davis, Bynum, Townsend, and one "no," Lopez.

Mayor Pro Tem Burroughs said with no further business to come before the governing body, I'll entertain a motion to adjourn.

Commissioner Kane made a motion, seconded by Commissioner Davis, to adjourn. Roll call was taken and there were seven "Ayes," Hill, Kane, Lopez, Stites, Davis, Bynum, Townsend.

**MAYOR PRO TEM BURROUGHS AJOURNED
THE MEETING AT 7:00 p.m.**

Monica L. Sparks
Interim Unified Government Clerk

dt

April 11, 2024

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

SPECIAL MEETING, THURSDAY, APRIL 18, 2024

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Meeting, Thursday, April 18, 2024, with nine members present: Bynum, Commissioner At-Large First District; Townsend, Commissioner First District; Ramirez, Commissioner Third District; Hill, Commissioner Fourth District; Kane, Commissioner Fifth District; Lopez, Commissioner Sixth District; Stites, Commissioner Seventh District; Davis, Commissioner Eighth District; and Burroughs, Commissioner At-Large Second District and Mayor Pro Tem; presiding. Burns, Commissioner Second District; and Garner, Mayor/CEO; were absent. The following officials were also in attendance: David Johnston, County Administrator; Bridgette Cobbins and Alan Howze, Assistant County Administrators; Angela Lawson, Interim Chief Counsel; Reginald Lindsey, Budget Director; Michael Peterson, Assistant Budget Director; Mike Grimm, Research Manager; Shelley Kneuvean, Chief Financial Officer; Debbie Jonscher, Deputy Chief Financial Officer; and Monica Sparks, Interim Unified Government Clerk.

Mayor Pro Tem Burroughs said before I call the meeting to order I want to announce that we do have individuals attending remotely as well as on-site. All participants joining by phone, should please mute your phones when not speaking to avoid background noise. During the meeting, make sure 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 also current guidance from the Kansas Attorney General's Office. I would also like to remind, especially here on the 5th floor, that you please be sure to speak loudly and clearly into the microphone to ensure that your comments are being captured by the Clerk for an accurate record of the meeting.

Mayor Pro Tem Burroughs called the meeting to order at 5:00 p.m.

ROLL CALL: Hill, Kane, Lopez, Stites, Davis, Bynum, Townsend, Ramirez, Burroughs.

NOTICE OF SPECIAL MEETING of the Unified Government of Wyandotte County/Kansas City, Kansas, to be conducted in a hybrid format on Thursday, April 18, 2024, at 5:00 p.m. in the fifth floor conference room of the Municipal Office Building for a Budget Workshop.

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

Mayor Pro Tem Burroughs said tonight we are continuing our series of Budget Workshops. At this time I'll ask David Johnston, County Administrator, if he has any opening comments.

David Johnston, County Administrator, said I really don't. We're just going to dive in and pass it on to Reggie.

Reginald Lindsey, Budget Director, said joining me is Michael Peterson, Assistant Budget Director, Mike Grimm, Research Manager; and Shelley Kneuvean, Chief Financial Officer. What we plan to cover today is we have Resource X who is joining us via Zoom. Chris Fabian is from Resource X. He is the founder of Resource X and the founder of Priority Based Budgeting. Chris intended to be here with us, but ending up having flight issues on the way in, so he is going to be joining us by Zoom. One of the things with priority based budgeting is a process that we started back right before COVID and we had implemented some portions of it, had data and everything ready to roll out to the Commission and actually did have a couple Commission meetings where we did share some of the data from priority based budgeting to start eliminating some programs or shifting resources to other programs. With the combination of COVID and implementing a new ERP we kind of got knocked off the tracks as far as with priority based budgeting. We're back here to restart it and we want to reintroduce priority based budgeting to the Commission tonight.

One of the things with priority based budgeting we think that the Unified Government from the roots of 1997 kind of has some originality with thinking about priority based budgeting and looking at some of the synergies between the city and the county and combining those, especially like with the internal departments like Accounting and Finance, Legal and the County

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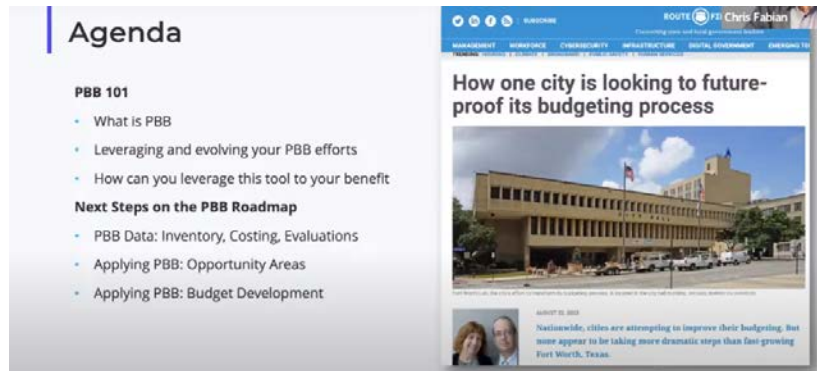
Administrator's Office and the Clerk's Office. There's a lot of combination that happened there, so we think that the Unified Government definitely has roots in priority based budgeting and we want to finish those roots here starting again tonight. I'm going to turn it over to Chris Fabian from Resource X and let him reintroduce the Commission to priority based budgeting.

Chris Fabian, ResourceX, said thank you members of the Commission and the public who's in attendance. I am the founder and CEO of ResourceX. ResourceX has most recently been acquired by Tyler Technologies, one of the nation's leading local government devoted public sector technology companies. I'm so pleased to be able to join you tonight and be part of your budget evolution in bringing priority based budgeting to life.

As Reggie mentioned, we have some foundation to build upon which will help us expedite some of the progress in priority based budgeting and allow us to really bring forth the value proposition, which I'd love to share with you by way of presentation. So, I'm going to share my screen, enlarge some slides, and hopefully, my screen is coming through okay.



As Reggie mentioned, we are the creators of a budget process called Priority Based Budgeting and as the name implies, priority based budgeting is a way to understand how your resources are being invested in the priorities that you're trying to deliver to the community. It's understanding a new lens on the budget to take traditional line item information that's staffing and operating expenses, translate those around the programs and services that you are deploying to your community and rigorously evaluate how those programs really help you deliver the priorities that you stand behind and ensure that the budget is invested exactly how you want it to be.



For the agenda tonight, I would love to describe priority based budgeting, a priority based budgeting 101 if you will, and also begin to describe what specifically is next up for the Unified Government in your path ahead.



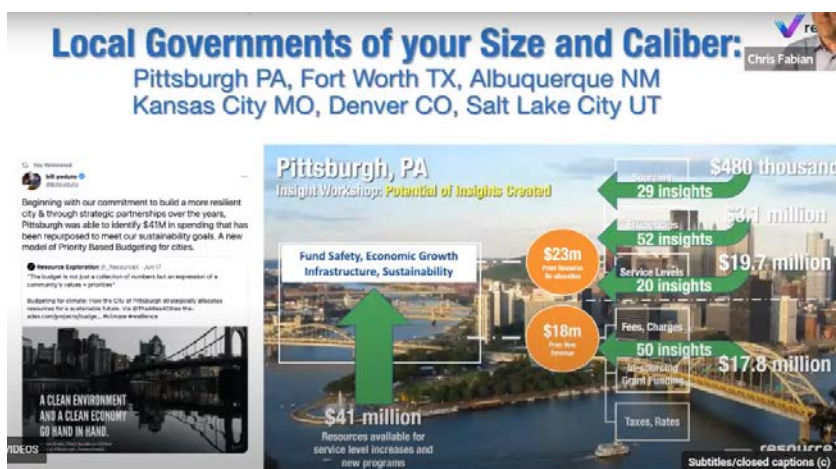
In local government the Government Finance Officers Association and the International City and County Managers Association have launched an initiative called Rethinking Budgeting. This paper that you see on the screen is entitled "Why Do We Need To Rethink Budgeting" and I'm one of the co-authors of this particular paper. But the paper argues that in local government while a traditional approach to budgeting known as line item budgeting has served local government leaders for quite some time, actually 100 years, the line item budget process just celebrated its 100 year anniversary in the midst of the pandemic. As it pertains to what is often thought of as the main responsibility of elected officials and public sector leaders is to develop a budget that really reflects your priorities.

We're in need of something more profound for today's challenges. We have fiscal challenges, we have tight fiscal constraints and we have no end to true needs from our community that we need to come through on and the budget process from a line item perspective is just not up to the task of giving you what your best options might be for reallocating resources and ensuring

that your top priorities can be funded. We need a process that really helps make it easier to understand where you have partnership opportunities, like Reggie mentioned, where program efficiencies can take place, even where new entrepreneurial approaches to revenue generation could actually take place. Priority based budgeting is intended to recast financial information to put those opportunities before all of us and really understand where we can make some positive changes.

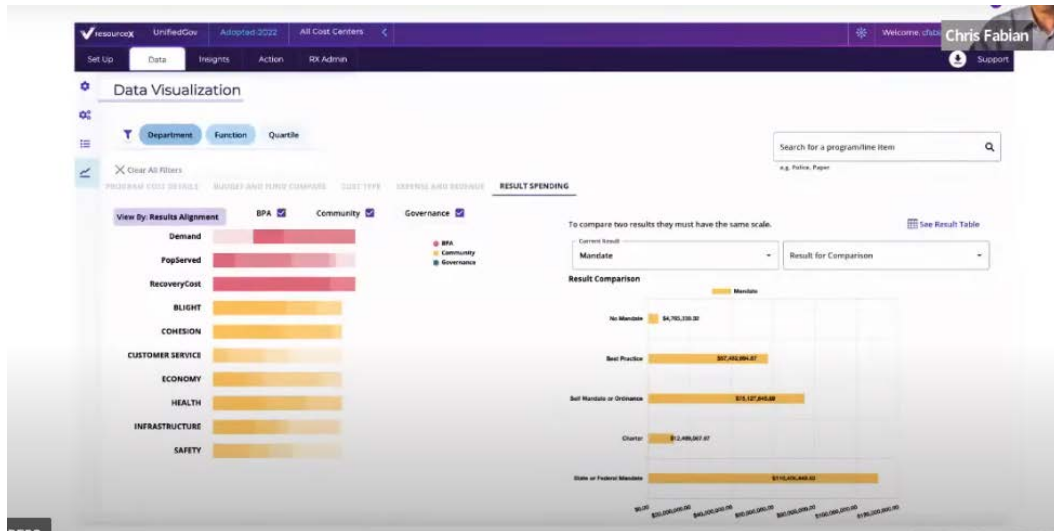


GFOA, the Government Finance Officers Association, has over the years continued to write about and highlight priority based budgeting implementers and your story will be told as well. We have County governments like Washington County here being highlighted in some of GFOA's literature and they have used priority based budgeting to steer 15% of their budget in a new direction through resource reallocation.



Priority based budgeting has been implemented by both County and City governments of your stature and size and significance from Pittsburgh, PA to Fort Worth, TX, Albuquerque, NM, to

Salt Lake City. I mentioned Kansas City, Missouri. The Unified Government is a step ahead of the city of Kansas City's implementation of priority based budgeting, but the city of Kansas City is all but underway in their efforts to deploy this exact same process with us. And with their leadership our hope as well is to usher in opportunities for partnerships perhaps that could exist between two large entities implementing priority based budgeting side by side.



As I'm demonstrating here on the screen, this is a snapshot of some of the existing data that the Unified Government had put together and we make emphasis of this because whereas most organizations have to start from complete blank slate, starting from scratch. The fact that with Reggie and Michael Peterson and numerous other professionals within the Unified Government, we have at least taken a first effort at developing a program inventory that we're going to be able to review, revise, evolve, and bring to bear as we build out the rest of the priority based budgeting process that we will use. So, it's an advantage that you won't have to start from scratch and then, again, we will be looking at your programs and services with completely fresh eyes as we develop the costs of providing those programs and evaluate all of the reasons why these programs are provided.

As you see here on the screen, we look at programs from a degree of mandate lens, what are you truly mandated and required to provide, where do programs pay for themselves, what programs are experiencing an increase or a decrease in demand, which programs serve the majority of your community versus programs that serve a lesser or smaller population, and how do programs align with the priorities of the Commission by way of delivering impact to the greatest extent

possible. That is the lens we'll use to evaluate every program by all of these criteria and bring back this data to inform budget decisions and that is what priority based budgeting is all about.



I wanted to talk about just a few of the Value Propositions and why communities embark on priority based budgeting and in hopes that by doing so I'll be able to convey what you're in store for and what we will be delivering. So, I come from local government. I worked within local government myself and served a Board, served my own Board of County Commissioners.

	2019	2018	ObjType	Fund Code	Fund	Division Code	Division	Account Category	Object Code	Object	AcctComme	Chris Fabian
0%	24,645	24,645	NonPersonnel	610	GENERAL FUND	6020	BUILDING INSPECTION	INTERNAL SERVICES	7340	WORKERS COMPENSATION		
0%	442	442	NonPersonnel	610	GENERAL FUND	6020	BUILDING INSPECTION	INTERNAL SERVICES	7315	EQUIP REPLACEMENT CHARGE	admin	
0%	1,373	1,373	NonPersonnel	610	GENERAL FUND	6020	BUILDING INSPECTION	INTERNAL SERVICES	7310	EQUIPMENT SERVICES CHARGE	admin	
0%	1,253	1,253	NonPersonnel	610	GENERAL FUND	6020	BUILDING INSPECTION	INTERNAL SERVICES	7335	VEHICLE REPLACEMENT CHARGE	admin	
0%	51,501	51,500	NonPersonnel	610	GENERAL FUND	6020	BUILDING INSPECTION	SERVICES & SUPPLIES	7008	CONTRACT SERVICES	admin	
7%	210,613	210,470	NonPersonnel	610	GENERAL FUND	6020	BUILDING INSPECTION	SERVICES & SUPPLIES	7011	PROFESSIONAL SERVICES	admin	
0%	11,000	11,000	NonPersonnel	610	GENERAL FUND	6020	BUILDING INSPECTION	SERVICES & SUPPLIES	7020	CONFERENCE, TRAINING, & MEETING	admin	
0%	600	600	NonPersonnel	610	GENERAL FUND	6020	BUILDING INSPECTION	SERVICES & SUPPLIES	7033	PRINTING & DUPLICATION	admin	
0%	200	200	NonPersonnel	610	GENERAL FUND	6020	BUILDING INSPECTION	SERVICES & SUPPLIES	7036	UNIFORM CONTRACT	admin	
0%	30,615	30,615	NonPersonnel	610	GENERAL FUND	6020	BUILDING INSPECTION	SERVICES & SUPPLIES	7040	COMPUTER MAINTENANCE	admin	
0%	400	400	NonPersonnel	610	GENERAL FUND	6020	BUILDING INSPECTION	SERVICES & SUPPLIES	7054	REPAIR & MAINT-VEH & EQUIP	admin	
0%	7,600	7,600	NonPersonnel	610	GENERAL FUND	6020	BUILDING INSPECTION	SERVICES & SUPPLIES	7114	FUEL	admin	
0%	900	900	NonPersonnel	610	GENERAL FUND	6020	BUILDING INSPECTION	SERVICES & SUPPLIES	7122	MAINTENANCE SUPPLIES	admin	
0%	5,515	5,515	NonPersonnel	610	GENERAL FUND	6020	BUILDING INSPECTION	SERVICES & SUPPLIES	7124	MEMBERSHIP/DUES/SUBSCRIPTION	admin	
0%	1,500	1,500	NonPersonnel	610	GENERAL FUND	6020	BUILDING INSPECTION	SERVICES & SUPPLIES	7134	OFFICE SUPPLIES	admin	
0%	62	62	NonPersonnel	610	GENERAL FUND	6020	BUILDING INSPECTION	SERVICES & SUPPLIES	7136	POSTAGE	admin	
0%	3,000	3,000	NonPersonnel	610	GENERAL FUND	6020	BUILDING INSPECTION	SERVICES & SUPPLIES	7142	TRAVEL AND MEALS	admin	
0%	3,400	3,400	NonPersonnel	610	GENERAL FUND	6020	BUILDING INSPECTION	SERVICES & SUPPLIES	7220	TELEPHONE	admin	
0%	4,840	4,840	NonPersonnel	610	GENERAL FUND	6020	BUILDING INSPECTION	SERVICES & SUPPLIES	7320	LIABILITY INSURANCE	admin	
0%	1,100	1,100	NonPersonnel	610	GENERAL FUND	6010	PLANNING	CAPITAL OUTLAY	7420	FURNISHINGS & FIXTURES	admin	
0%	0	0	NonPersonnel	610	GENERAL FUND	6010	PLANNING	CAPITAL OUTLAY	9999	PROJECT HOLDING ACCT	admin	
0%	33,799	33,799	NonPersonnel	610	GENERAL FUND	6010	PLANNING	INTERNAL SERVICES	7340	WORKERS COMPENSATION	admin	
0%	1,524	1,524	NonPersonnel	610	GENERAL FUND	6010	PLANNING	INTERNAL SERVICES	7315	EQUIP REPLACEMENT CHARGE	admin	
0%	1,334	1,334	NonPersonnel	610	GENERAL FUND	6010	PLANNING	INTERNAL SERVICES	7320	EQUIPMENT SERVICES CHARGE	admin	
0%	1,400	1,400	NonPersonnel	610	GENERAL FUND	6010	PLANNING	SERVICES & SUPPLIES	7003	ADVERTISING	admin	
0%	19,800	19,800	NonPersonnel	610	GENERAL FUND	6010	PLANNING	SERVICES & SUPPLIES	7008	CONTRACT SERVICES	admin	
248%	197,303	202,310	NonPersonnel	610	GENERAL FUND	6010	PLANNING	SERVICES & SUPPLIES	7011	PROFESSIONAL SERVICES	admin	
0%	11,000	11,000	NonPersonnel	610	GENERAL FUND	6010	PLANNING	SERVICES & SUPPLIES	7020	CONFERENCE, TRAINING, & MEETING	admin	
0%	1,600	1,600	NonPersonnel	610	GENERAL FUND	6010	PLANNING	SERVICES & SUPPLIES	7033	PRINTING & DUPLICATION	admin	
0%	9,398	9,398	NonPersonnel	610	GENERAL FUND	6010	PLANNING	SERVICES & SUPPLIES	7040	COMPUTER MAINTENANCE	admin	
0%	600	600	NonPersonnel	610	GENERAL FUND	6010	PLANNING	SERVICES & SUPPLIES	7054	REPAIR & MAINT-VEH & EQUIP	admin	
0%	500	500	NonPersonnel	610	GENERAL FUND	6010	PLANNING	SERVICES & SUPPLIES	7122	MAINTENANCE SUPPLIES	admin	
0%	5,600	5,600	NonPersonnel	610	GENERAL FUND	6010	PLANNING	SERVICES & SUPPLIES	7124	MEMBERSHIP/DUES/SUBSCRIPTION	admin	
0%	0	0	NonPersonnel	610	GENERAL FUND	6010	PLANNING	SERVICES & SUPPLIES	7136	MISCELLANEOUS	admin	
0%	1,300	1,300	NonPersonnel	610	GENERAL FUND	6010	PLANNING	SERVICES & SUPPLIES	7134	OFFICE SUPPLIES	admin	
0%	3,420	3,420	NonPersonnel	610	GENERAL FUND	6010	PLANNING	SERVICES & SUPPLIES	7136	POSTAGE	admin	
0%	5,300	5,300	NonPersonnel	610	GENERAL FUND	6010	PLANNING	SERVICES & SUPPLIES	7142	TRAVEL AND MEALS	admin	
0%	700	700	NonPersonnel	610	GENERAL FUND	6010	PLANNING	SERVICES & SUPPLIES	7220	TELEPHONE	admin	
0%	7,420	7,420	NonPersonnel	610	GENERAL FUND	6010	PLANNING	SERVICES & SUPPLIES	7320	LIABILITY INSURANCE	admin	
0%	10,951	10,951	NonPersonnel	610	GENERAL FUND	6010	PLANNING	SERVICES & SUPPLIES	9999	PROJECT HOLDING ACCT	admin	
DEOS	429,980	429,980	NonPersonnel	740	COO GRANTS	7010	PLANNING	SERVICES & SUPPLIES	7330	COMMUNITY GRANTS	admin	

In the midst of the budget process, line item budgeting, my Board would come back to me with this data. That's what you're looking at here is line item budget information and if you're squinting your eyes, that's the point. This is not always germane, it's not always the easiest to understand, line item budgets that is, and my Board confronted me to say I know we've spent months in the budget development process and we've had thoughtful debate and we've done our best and we've

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certainly balanced the budget, but when all said and done and we come back to the line items in the budget and I see Professional Services or Office Supplies or Postage, or Travel and meals, and Telephone line items...

Diff[va]	Diff[%]	2019	2018	ObjType	Fund Code	Fund	Division Code	Division	Account Category	Object Code	Object	
\$ (0.00)	0%	24,645	24,645	NonPersonnel	510	GENERAL FUND	5020	BUILDING INSPECTION	INTERNAL SERVICES	7340	WORKERS COMPENSATION	
\$ (0.00)	0%	442	442	NonPersonnel	510	GENERAL FUND	5020	BUILDING INSPECTION	INTERNAL SERVICES	7515	EQUIP REPLACEMENT CHARGE	admin
\$ (0.00)	0%	1,373	1,373	NonPersonnel	510	GENERAL FUND	5020	BUILDING INSPECTION	INTERNAL SERVICES	7520	EQUIPMENT SERVICES CHARGE	admin
\$ (0.00)	0%	1,253	1,253	NonPersonnel	510	GENERAL FUND	5020	BUILDING INSPECTION	INTERNAL SERVICES	7535	VEHICLE REPLACEMENT CHARGE	admin
\$ 1.87	0%	51,501	51,500	NonPersonnel	510	GENERAL FUND	5020	BUILDING INSPECTION	SERVICES & SUPPLIES	7008	CONTRACT SERVICES	admin
\$ 143.23	7%	230,613	230,475	NonPersonnel	510	GENERAL FUND	5020	BUILDING INSPECTION	SERVICES & SUPPLIES	7011	PROFESSIONAL SERVICES	admin
\$ -	0%	11,000	11,000	NonPersonnel	510	GENERAL FUND	5020	BUILDING INSPECTION	SERVICES & SUPPLIES	7020	CONFERENCE, TRAINING, & MEETING	admin
\$ -	0%	600	600	NonPersonnel	510	GENERAL FUND	5020	BUILDING INSPECTION	SERVICES & SUPPLIES	7033	PRINTING & DUPLICATION	admin
\$ -	0%	200	200	NonPersonnel	510	GENERAL FUND	5020	BUILDING INSPECTION	SERVICES & SUPPLIES	7036	UNIFORM CONTRACT	admin
\$ -	0%	30,815	30,815	NonPersonnel	510	GENERAL FUND	5020	BUILDING INSPECTION	SERVICES & SUPPLIES	7040	COMPUTER MAINTENANCE	admin
\$ -	0%	600	600	NonPersonnel	510	GENERAL FUND	5020	BUILDING INSPECTION	SERVICES & SUPPLIES	7054	REPAIR & MAINT VEH & EQUIP	admin
\$ -	0%	2,600	2,600	NonPersonnel	510	GENERAL FUND	5020	BUILDING INSPECTION	SERVICES & SUPPLIES	7114	FUEL	admin
\$ -	0%	900	900	NonPersonnel	510	GENERAL FUND	5020	BUILDING INSPECTION	SERVICES & SUPPLIES	7122	MAINTENANCE SUPPLIES	admin
\$ -	0%	5,515	5,515	NonPersonnel	510	GENERAL FUND	5020	BUILDING INSPECTION	SERVICES & SUPPLIES	7124	MEMBERSHIP/DUES/SUBSCRIPTION	admin
\$ -	0%	1,500	1,500	NonPersonnel	510	GENERAL FUND	5020	BUILDING INSPECTION	SERVICES & SUPPLIES	7134	OFFICE SUPPLIES	admin
\$ -	0%	62	62	NonPersonnel	510	GENERAL FUND	5020	BUILDING INSPECTION	SERVICES & SUPPLIES	7136	POSTAGE	admin
\$ -	0%	3,000	3,000	NonPersonnel	510	GENERAL FUND	5020	BUILDING INSPECTION	SERVICES & SUPPLIES	7142	TRAVEL AND MEALS	admin
\$ -	0%	3,400	3,400	NonPersonnel	510	GENERAL FUND	5020	BUILDING INSPECTION	SERVICES & SUPPLIES	7220	TELEPHONE	admin
\$ -	0%	4,940	4,940	NonPersonnel	510	GENERAL FUND	5020	BUILDING INSPECTION	SERVICES & SUPPLIES	7320	LIABILITY INSURANCE	admin
\$ (0.00)	0%	1,100	1,100	NonPersonnel	510	GENERAL FUND	5010	PLANNING	CAPITAL OUTLAY	7420	FURNISHINGS & FIXTURES	admin
\$ -	0%	0	0	NonPersonnel	560	VALERO GRANT	5010	PLANNING	CAPITAL OUTLAY	7599	PROJECT HOLDING ACCT	admin
\$ (0.00)	0%	33,799	33,799	NonPersonnel	510	GENERAL FUND	5010	PLANNING	INTERNAL SERVICES	7340	WORKERS COMPENSATION	admin
\$ (0.00)	0%	1,524	1,524	NonPersonnel	510	GENERAL FUND	5010	PLANNING	INTERNAL SERVICES	7515	EQUIP REPLACEMENT CHARGE	admin
\$ (0.00)	0%	1,534	1,534	NonPersonnel	510	GENERAL FUND	5010	PLANNING	INTERNAL SERVICES	7520	EQUIPMENT SERVICES CHARGE	admin
\$ -	0%	1,400	1,400	NonPersonnel	510	GENERAL FUND	5010	PLANNING	SERVICES & SUPPLIES	7001	ADVERTISING	admin
\$ -	0%	19,800	19,800	NonPersonnel	510	GENERAL FUND	5010	PLANNING	SERVICES & SUPPLIES	7008	CONTRACT SERVICES	admin
\$ (0.00)	0%	187,303	187,310	NonPersonnel	510	GENERAL FUND	5010	PLANNING	SERVICES & SUPPLIES	7011	PROFESSIONAL SERVICES	admin
\$ -	0%	11,000	11,000	NonPersonnel	510	GENERAL FUND	5010	PLANNING	SERVICES & SUPPLIES	7020	CONFERENCE, TRAINING, & MEETING	admin
\$ -	0%	1,600	1,600	NonPersonnel	510	GENERAL FUND	5010	PLANNING	SERVICES & SUPPLIES	7033	PRINTING & DUPLICATION	admin
\$ -	0%	9,358	9,358	NonPersonnel	510	GENERAL FUND	5010	PLANNING	SERVICES & SUPPLIES	7040	COMPUTER MAINTENANCE	admin
\$ -	0%	200	200	NonPersonnel	510	GENERAL FUND	5010	PLANNING	SERVICES & SUPPLIES	7054	REPAIR & MAINT VEH & EQUIP	admin
\$ -	0%	500	500	NonPersonnel	510	GENERAL FUND	5010	PLANNING	SERVICES & SUPPLIES	7122	MAINTENANCE SUPPLIES	admin
\$ -	0%	5,600	5,600	NonPersonnel	510	GENERAL FUND	5010	PLANNING	SERVICES & SUPPLIES	7124	MEMBERSHIP/DUES/SUBSCRIPTION	admin
\$ -	0%	0	0	NonPersonnel	510	GENERAL FUND	5010	PLANNING	SERVICES & SUPPLIES	7134	OFFICE SUPPLIES	admin
\$ -	0%	1,300	1,300	NonPersonnel	510	GENERAL FUND	5010	PLANNING	SERVICES & SUPPLIES	7136	POSTAGE	admin
\$ -	0%	3,420	3,420	NonPersonnel	510	GENERAL FUND	5010	PLANNING	SERVICES & SUPPLIES	7142	TRAVEL AND MEALS	admin
\$ -	0%	3,000	3,000	NonPersonnel	510	GENERAL FUND	5010	PLANNING	SERVICES & SUPPLIES	7220	TELEPHONE	admin
\$ -	0%	700	700	NonPersonnel	510	GENERAL FUND	5010	PLANNING	SERVICES & SUPPLIES	7320	LIABILITY INSURANCE	admin
\$ -	0%	7,420	7,420	NonPersonnel	510	GENERAL FUND	5010	PLANNING	SERVICES & SUPPLIES	7599	PROJECT HOLDING ACCT	admin
\$ -	0%	10,951	10,951	NonPersonnel	510	GENERAL FUND	5010	PLANNING	SERVICES & SUPPLIES	7600	COMMUNITY GRANTS	admin
\$ -	0%	429,880	429,880	NonPersonnel	540	CDO GRANTS	5010	PLANNING	SERVICES & SUPPLIES	7610	COMMUNITY GRANTS	admin

it seems like a long way away from the conversation and the understanding that they want to have...

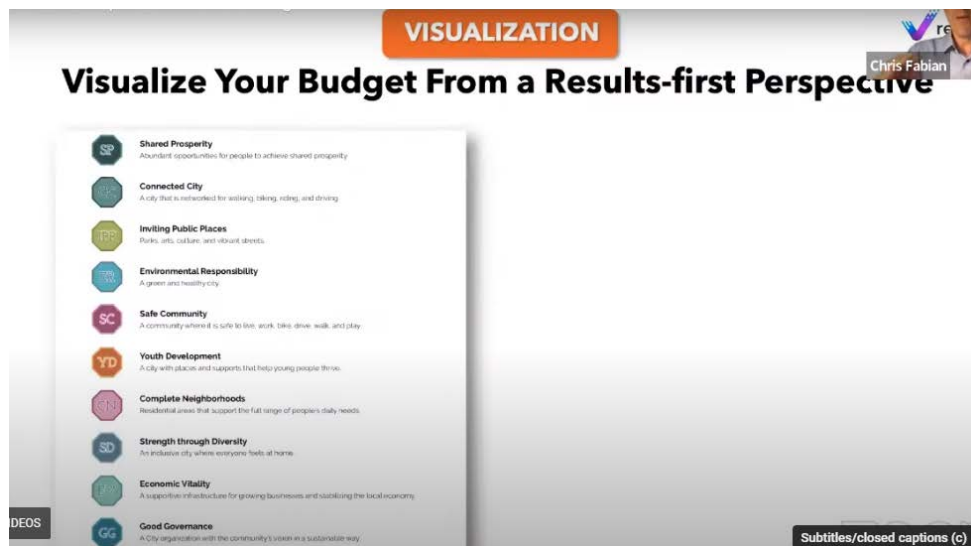
Diff[va]	Diff[%]	2019	2018	ObjType	Fund Code	Fund	Division Code	Division	Account Category	Object Code	Object	
\$ (0.00)	0%	24,645	24,645	NonPersonnel	510	GENERAL FUND	5020	BUILDING INSPECTION	INTERNAL SERVICES	7340	WORKERS COMPENSATION	
\$ (0.00)	0%	442	442	NonPersonnel	510	GENERAL FUND	5020	BUILDING INSPECTION	INTERNAL SERVICES	7515	EQUIP REPLACEMENT CHARGE	admin
\$ (0.00)	0%	1,373	1,373	NonPersonnel	510	GENERAL FUND	5020	BUILDING INSPECTION	INTERNAL SERVICES	7520	EQUIPMENT SERVICES CHARGE	admin
\$ (0.00)	0%	1,253	1,253	NonPersonnel	510	GENERAL FUND	5020	BUILDING INSPECTION	INTERNAL SERVICES	7535	VEHICLE REPLACEMENT CHARGE	admin
\$ 1.87	0%	51,501	51,500	NonPersonnel	510	GENERAL FUND	5020	BUILDING INSPECTION	SERVICES & SUPPLIES	7008	CONTRACT SERVICES	admin
\$ 143.23	7%	230,613	230,475	NonPersonnel	510	GENERAL FUND	5020	BUILDING INSPECTION	SERVICES & SUPPLIES	7011	PROFESSIONAL SERVICES	admin
\$ -	0%	11,000	11,000	NonPersonnel	510	GENERAL FUND	5020	BUILDING INSPECTION	SERVICES & SUPPLIES	7020	CONFERENCE, TRAINING, & MEETING	admin
\$ -	0%	600	600	NonPersonnel	510	GENERAL FUND	5020	BUILDING INSPECTION	SERVICES & SUPPLIES	7033	PRINTING & DUPLICATION	admin
\$ -	0%	200	200	NonPersonnel	510	GENERAL FUND	5020	BUILDING INSPECTION	SERVICES & SUPPLIES	7036	UNIFORM CONTRACT	admin
\$ -	0%	30,815	30,815	NonPersonnel	510	GENERAL FUND	5020	BUILDING INSPECTION	SERVICES & SUPPLIES	7040	COMPUTER MAINTENANCE	admin
\$ -	0%	600	600	NonPersonnel	510	GENERAL FUND	5020	BUILDING INSPECTION	SERVICES & SUPPLIES	7054	REPAIR & MAINT VEH & EQUIP	admin
\$ -	0%	2,600	2,600	NonPersonnel	510	GENERAL FUND	5020	BUILDING INSPECTION	SERVICES & SUPPLIES	7114	FUEL	admin
\$ -	0%	900	900	NonPersonnel	510	GENERAL FUND	5020	BUILDING INSPECTION	SERVICES & SUPPLIES	7122	MAINTENANCE SUPPLIES	admin
\$ -	0%	5,515	5,515	NonPersonnel	510	GENERAL FUND	5020	BUILDING INSPECTION	SERVICES & SUPPLIES	7124	MEMBERSHIP/DUES/SUBSCRIPTION	admin
\$ -	0%	1,500	1,500	NonPersonnel	510	GENERAL FUND	5020	BUILDING INSPECTION	SERVICES & SUPPLIES	7134	OFFICE SUPPLIES	admin
\$ -	0%	62	62	NonPersonnel	510	GENERAL FUND	5020	BUILDING INSPECTION	SERVICES & SUPPLIES	7136	POSTAGE	admin
\$ -	0%	3,000	3,000	NonPersonnel	510	GENERAL FUND	5020	BUILDING INSPECTION	SERVICES & SUPPLIES	7142	TRAVEL AND MEALS	admin
\$ -	0%	3,400	3,400	NonPersonnel	510	GENERAL FUND	5020	BUILDING INSPECTION	SERVICES & SUPPLIES	7220	TELEPHONE	admin
\$ -	0%	4,940	4,940	NonPersonnel	510	GENERAL FUND	5020	BUILDING INSPECTION	SERVICES & SUPPLIES	7320	LIABILITY INSURANCE	admin
\$ (0.00)	0%	1,100	1,100	NonPersonnel	510	GENERAL FUND	5010	PLANNING	CAPITAL OUTLAY	7420	FURNISHINGS & FIXTURES	admin
\$ -	0%	0	0	NonPersonnel	560	VALERO GRANT	5010	PLANNING	CAPITAL OUTLAY	7599	PROJECT HOLDING ACCT	admin
\$ (0.00)	0%	33,799	33,799	NonPersonnel	510	GENERAL FUND	5010	PLANNING	INTERNAL SERVICES	7340	WORKERS COMPENSATION	admin
\$ (0.00)	0%	1,524	1,524	NonPersonnel	510	GENERAL FUND	5010	PLANNING	INTERNAL SERVICES	7515	EQUIP REPLACEMENT CHARGE	admin
\$ (0.00)	0%	1,534	1,534	NonPersonnel	510	GENERAL FUND	5010	PLANNING	INTERNAL SERVICES	7520	EQUIPMENT SERVICES CHARGE	admin
\$ -	0%	1,400	1,400	NonPersonnel	510	GENERAL FUND	5010	PLANNING	SERVICES & SUPPLIES	7001	ADVERTISING	admin
\$ -	0%	19,800	19,800	NonPersonnel	510	GENERAL FUND	5010	PLANNING	SERVICES & SUPPLIES	7008	CONTRACT SERVICES	admin
\$ (0.00)	0%	187,303	187,310	NonPersonnel	510	GENERAL FUND	5010	PLANNING	SERVICES & SUPPLIES	7011	PROFESSIONAL SERVICES	admin
\$ -	0%	11,000	11,000	NonPersonnel	510	GENERAL FUND	5010	PLANNING	SERVICES & SUPPLIES	7020	CONFERENCE, TRAINING, & MEETING	admin
\$ -	0%	1,600	1,600	NonPersonnel	510	GENERAL FUND	5010	PLANNING	SERVICES & SUPPLIES	7033	PRINTING & DUPLICATION	admin
\$ -	0%	9,358	9,358	NonPersonnel	510	GENERAL FUND	5010	PLANNING	SERVICES & SUPPLIES	7040	COMPUTER MAINTENANCE	admin
\$ -	0%	200	200	NonPersonnel	510	GENERAL FUND	5010	PLANNING	SERVICES & SUPPLIES	7054	REPAIR & MAINT VEH & EQUIP	admin
\$ -	0%	500	500	NonPersonnel	510	GENERAL FUND	5010	PLANNING	SERVICES & SUPPLIES	7122	MAINTENANCE SUPPLIES	admin
\$ -	0%	5,600	5,600	NonPersonnel	510	GENERAL FUND	5010	PLANNING	SERVICES & SUPPLIES	7124	MEMBERSHIP/DUES/SUBSCRIPTION	admin
\$ -	0%	0	0	NonPersonnel	510	GENERAL FUND	5010	PLANNING	SERVICES & SUPPLIES	7134	OFFICE SUPPLIES	admin
\$ -	0%	1,300	1,300	NonPersonnel	510	GENERAL FUND	5010	PLANNING	SERVICES & SUPPLIES	7136	POSTAGE	admin
\$ -	0%	3,420	3,420	NonPersonnel	510	GENERAL FUND	5010	PLANNING	SERVICES & SUPPLIES	7142	TRAVEL AND MEALS	admin
\$ -	0%	3,000	3,000	NonPersonnel	510	GENERAL FUND	5010	PLANNING	SERVICES & SUPPLIES	7220	TELEPHONE	admin
\$ -	0%	700	700	NonPersonnel	510	GENERAL FUND	5010	PLANNING	SERVICES & SUPPLIES	7320	LIABILITY INSURANCE	admin
\$ -	0%	7,420	7,420	NonPersonnel	510	GENERAL FUND	5010	PLANNING	SERVICES & SUPPLIES	7599	PROJECT HOLDING ACCT	admin
\$ -	0%	10,951	10,951	NonPersonnel	510	GENERAL FUND	5010	PLANNING	SERVICES & SUPPLIES	7600	COMMUNITY GRANTS	admin
\$ -	0%	429,880	429,880	NonPersonnel	540	CDO GRANTS	5010	PLANNING	SERVICES & SUPPLIES	7610	COMMUNITY GRANTS	admin

Are we getting Safer?

Are we funding Economic Vitality?

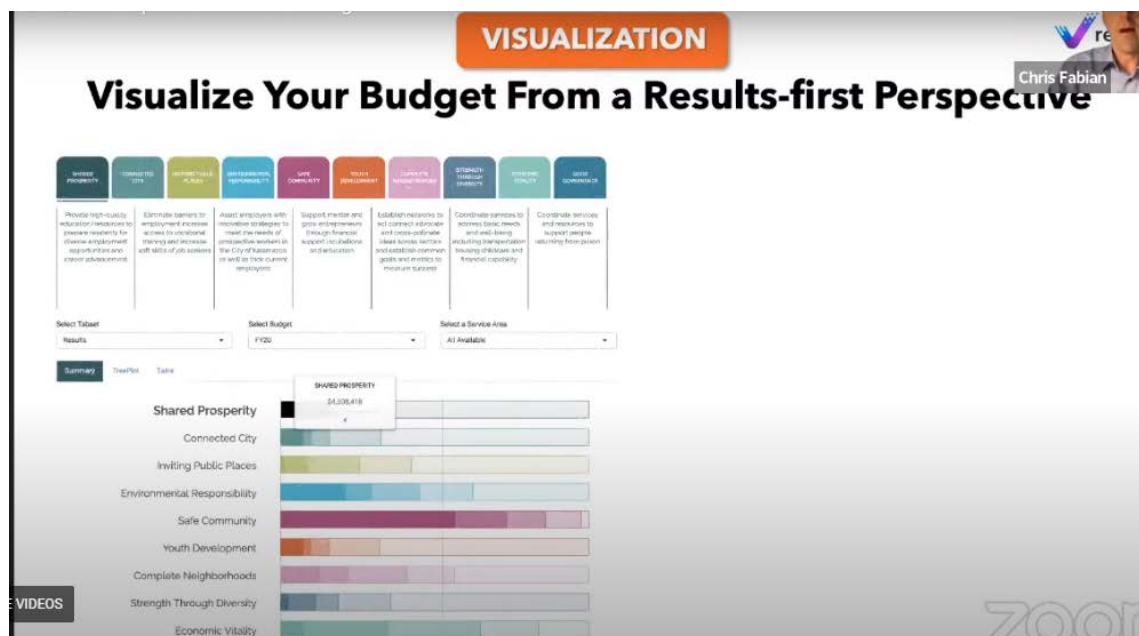
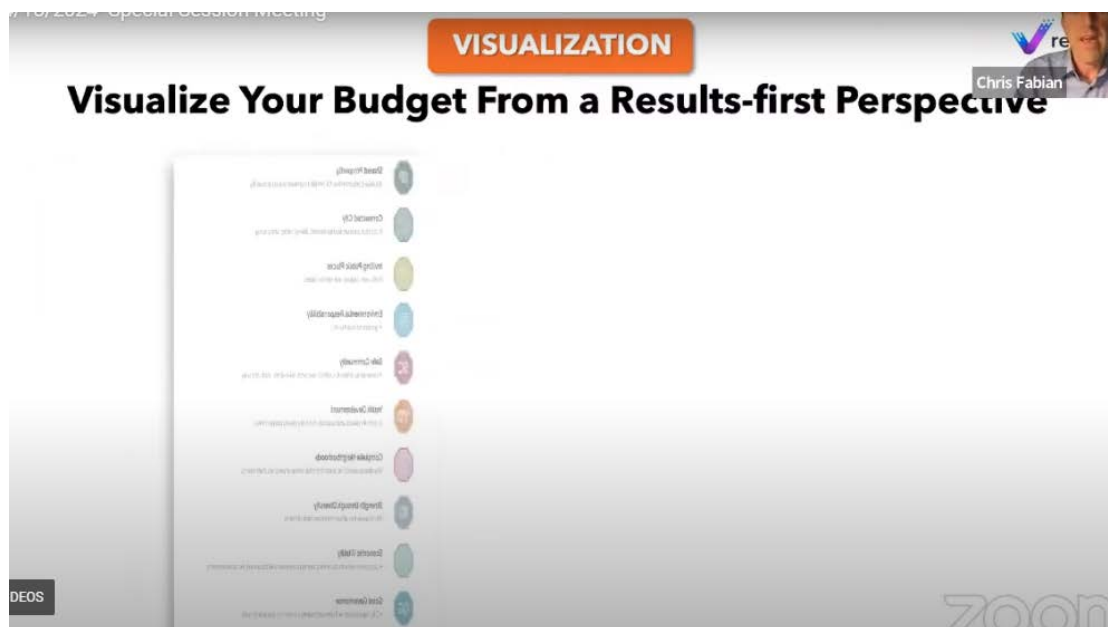
How is this budget building Health?

is how much are we investing in a safe community. Are we getting safer with this budget. Tell me more about economic vitality in our community and is the economy improving with this budget and ultimately what about the health and well-being of our residents and I got the point. The idea was that it's not completely intuitive whatsoever for any of us who have spent our time in the profession of budgeting to make the leap between the line items that we spend so much time to balance and the outcomes that we're trying to deliver. Therefore, our approach was to connect the dots in a new way...

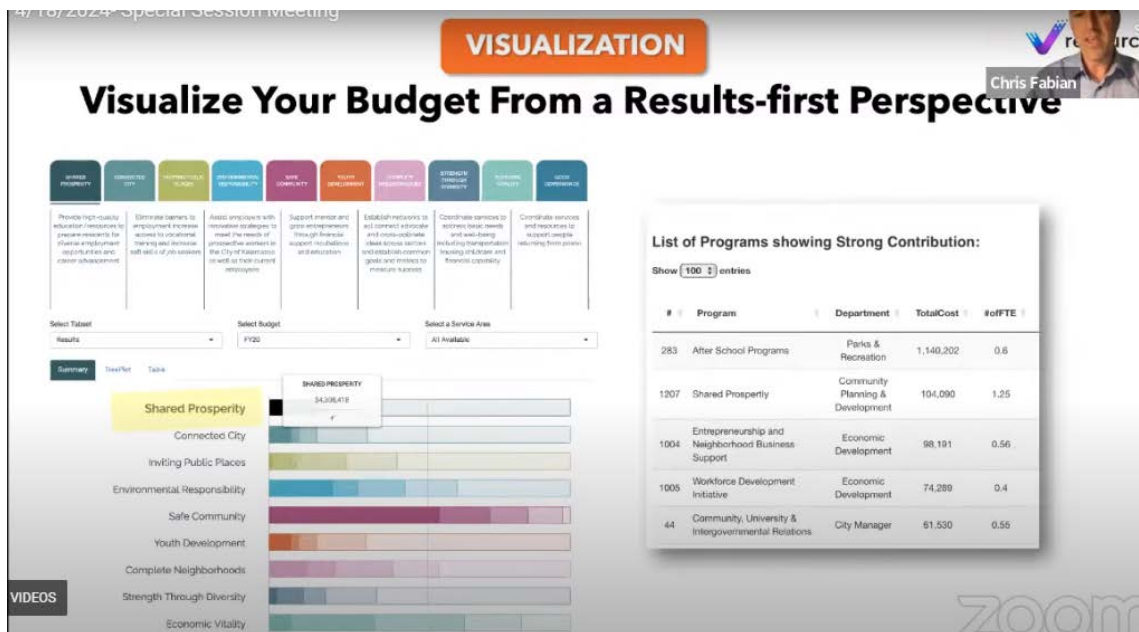


to say maybe we should start with the results that we're striving to achieve and try to come back to the very budget balancing techniques that deliver those results.

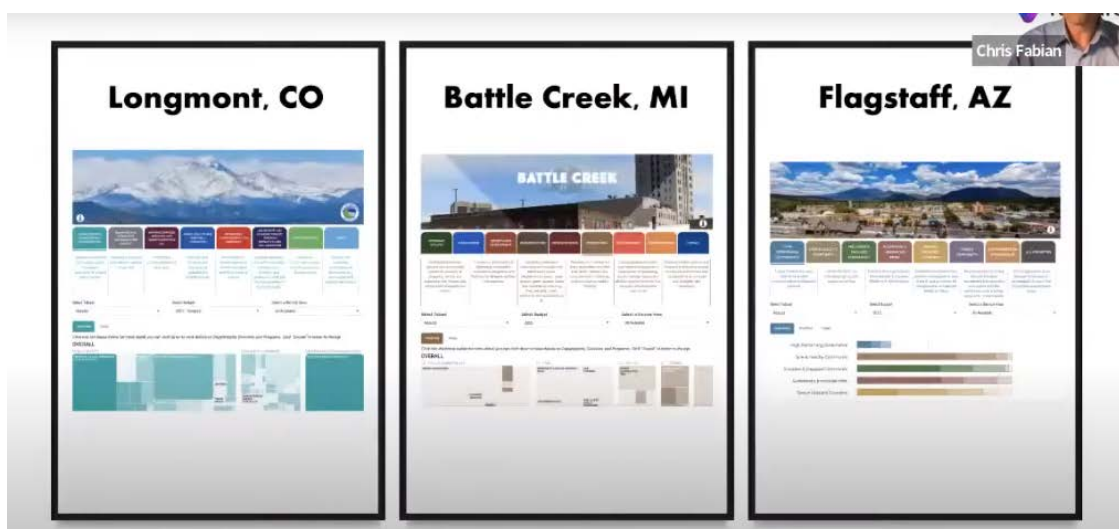
Here is an example from an organization and they have outcomes that they're trying to deliver from Shared Prosperity to Safer Communities to Economic Vitality and everything in between.



The task was to bring back a budget—this is the same budget that exists from a line item perspective, but show it on its head, so to speak. See it from a results first perspective. If we want to see all of the outcomes that we're striving to achieve from Safe Community to Economic Development or Shared Prosperity, what are we investing in the outcomes and is that where we want to be.



Of course, we can drill into the specific outcomes here, Shared Prosperity. We can see the program that we're buying, that we're investing in in order to deliver this particular outcome and their budget costs. Everything from after school programs to workforce development and entrepreneurship and neighborhood business support spanning multiple departments. Notice that as we look at the budget from a results first perspective, we're not talking about departments first, we're not talking about line items first, we're talking about outcomes first and we can drill into the programs that we provide...



and ultimately get to those line items, but we want to see it from a results first point of view and that's truly different about communicating the budget in priority based budgeting. You can go online yourselves and from Longmont, CO to Battle Creek, MI, Flagstaff, AZ...

THE CITY OF PITTSBURGH

About Explore Budget News & Resources FAQ

Chris Fabian

What are Pittsburgh's budget priorities

The budget is one of the most powerful tools for influencing change. If you want to know what a city's priorities are, look at how it plans to spend its money.

The City of Pittsburgh is committed to spending valuable tax-payer funds in the most strategic and fiscally responsible way. The City has developed priorities to strategically align resources (money) towards outcomes that provide the greatest impact for residents and the community. These priorities include:

- **Safe Neighborhoods** - Infrastructure, Housing, Environment and Lifelong Learning
- **Welcoming Communities** - Resident Empowerment, Cultural Celebration and Social Fulfillment
- **Thriving People** - Economic Mobility, Physical Mobility, Critical Communities and Equity

MORE VIDEOS

PITTSBURGH BUDGET PRIORITIES

- Safe Neighborhoods**
 - Infrastructure
 - Environment
 - Housing
 - Lifelong Learning
- Welcoming Communities**
 - Resident Empowerment
 - Cultural Celebration
 - Social Fulfillment
- Thriving People**
 - Economic Mobility
 - Critical Communities
 - Physical Mobility
 - Equity

Pittsburgh, PA and see the fulfillment of illustrating the priorities of the community and...

THE CITY OF PITTSBURGH

About Explore Budget News & Resources FAQ Contact Us

Chris Fabian

Budget data for Bureau of Police

Program: All

Program budgets

Program	Budget
Police Zones (1-6)	\$7.43M
Intelligence	\$3.50M
Narcotics & Vice	\$7.12M
Major Crimes	\$7.51M
Operations	\$76.31M

UG: 2024 Commission priorities:

- improving infrastructure;
- fostering economic development; enhancing customer service and communication; and upholding fiscal sustainability

Program priorities

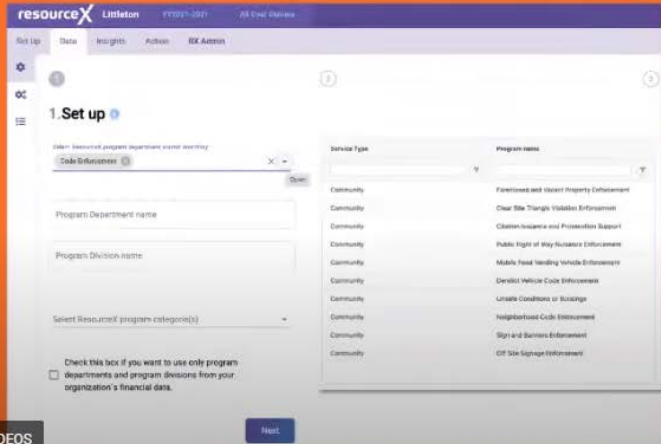
Priority	Alignment
Physical Mobility	No alignment
Economic Mobility	No alignment
Social Fulfillment	Strong alignment
Critical Communities	Strong alignment
Cultural Celebration	Strong alignment
Resident Empowerment	Strong alignment
Environment	No alignment
Lifelong Learning	Strong alignment
Housing	Strong alignment
Infrastructure	Strong alignment
Equity	Strong alignment

Budget: \$120.45M

% of city program budget

allowing residents, elected officials, and even staff members, to dive in and be able to understand the budget and communicate the programs that are being provided and the investments in priorities.

Breakthrough in Budgeting: Concept and Technology

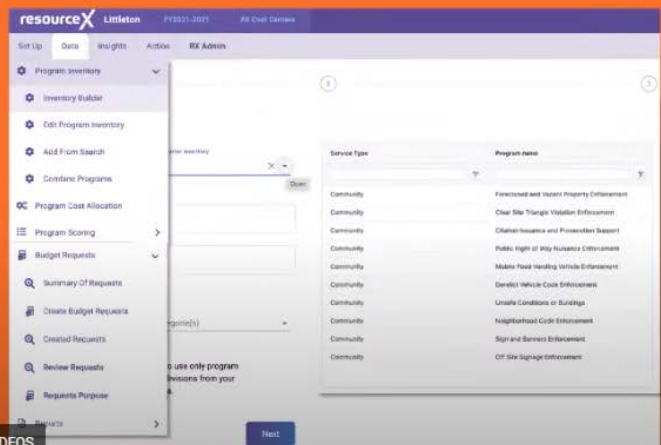


- Replicable path from **line-items to programs** (program budgeting)
- Replicable path from **programs to Results** (Priority Based Budgeting)
- **Visualization** of the investment in Results

Chris Fabian

That is truly the very first value proposition, a repeatable path to translate line items to the results that you're trying to achieve.

Breakthrough in Budgeting: Concept and Technology



- Replicable path from **line-items to programs** (program budgeting)
- Replicable path from **programs to Results** (Priority Based Budgeting)
- **Visualization** of the investment in Results

Chris Fabian

In Albuquerque, New Mexico as they have gone through their first foray into priority based budgeting, they've described it from the Council perspective, the elected official perspective, as a

Rosetta Stone. If you're familiar with what a Rosetta Stone is and the metaphor that they are implying, the point is that line item information, while critical to accounting, we are not departing away from line item information, it is in the language of finance. And that language can be translated effectively towards outcomes and policy in terms of what we're trying to deliver and that is exactly what we're going to be able to bring back by virtue of understanding your budget from a priority first perspective through the lens of priority based budgeting.



That brings us to the second Value Proposition and that is how budget decisions come before you when you see departmental budget proposals and have the opportunity to consider how those proposals that departments are requesting align or don't align with the priorities that you're striving to achieve.



April 18, 2024

I mentioned the city of Flagstaff, AZ. They've done a remarkable job at this, so I use them as an example where they have key community priorities, just like you have. Theirs consist of Safe & Healthy Community, Robust, Resilient Economy, Livable Community & High Performing Governance, to name a few.

05-Community Development

Below is a summary of programs and their total requested amount and potential new total cost.

Quantity	Program	Total Cost	Requested Amount	Potential New Total Cost
1	CD Personnel	\$23,397	\$4,000	\$27,397
2	Inspections	\$1,488,475	\$200	\$1,488,675
1	Planning/Discretionary Review	\$291,757	\$912	\$292,669
1	Code Compliance	\$976,869	\$1,252	\$978,121
1	Regional Plan Updates and Management	\$712,090	\$82,176	\$794,266
1	Neighborhood & Specific Plans	\$157,067	\$912	\$157,979
1	Zoning and Subdivision Code Management	\$136,370	\$810	\$137,180
1	Affordable Housing Unit Creation	\$177,252	\$116,000	\$293,252
1	Community Development Block Grant Management	\$1,467,201	\$300,000	\$1,767,201
4	Infrastructure Engineering Assistance and Support	\$33,286	\$56,000	\$89,286
1	Traffic Systems Management	\$224,176	\$73,500	\$297,676
3	Direct Rental Assistance	\$4,853,430	\$1,036,000	\$5,889,430
1	Engineering/Floorplans Review	\$409,866	\$22,000	\$431,866
1	Section 8 Client Management	\$145,443	\$50,750	\$196,193
1	Public Housing/Residential Property Maintenance	\$1,732,136	\$20,500	\$1,752,636
2	Housing Community Information and Outreach	\$26,036	\$40,000	\$66,036
2	Plan/Parcel/Project Review	\$1,059,857	\$1,200	\$1,061,057
	Total	\$12,089,868	\$2,454,000	\$14,543,868

Below is a detailed outline of the impact every request has on program listed above.

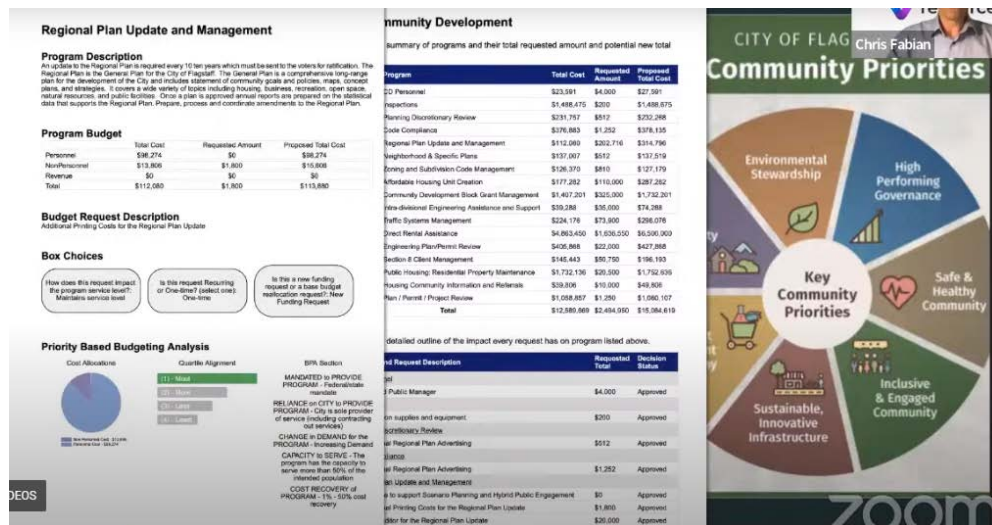
Program and Request Description	Requested Total	Decision Status
CD Personnel		
Certified Public Manager	\$4,000	Approved
Inspections		
Inspection supplies and equipment	\$200	Approved
Planning/Discretionary Review		
Additional Regional Plan Advertising	\$912	Approved
Code Compliance		
Additional Regional Plan Advertising	\$1,252	Approved
Regional Plan Updates and Management		
Software to support Scenario Planning and Hybrid Public Engagement	\$0	Approved
Additional Printing Costs for the Regional Plan Update	\$1,800	Approved
Watermeter for the Regional Plan Update	\$20,000	Approved

CITY OF FLAG Community Priorities

The diagram shows six interconnected priorities surrounding a central hub labeled 'Key Community Priorities':

- Environmental Stewardship
- High Performing Governance
- Safe & Healthy Community
- Inclusive & Engaged Community
- Sustainable, Innovative Infrastructure
- Key Community Priorities (Central Hub)

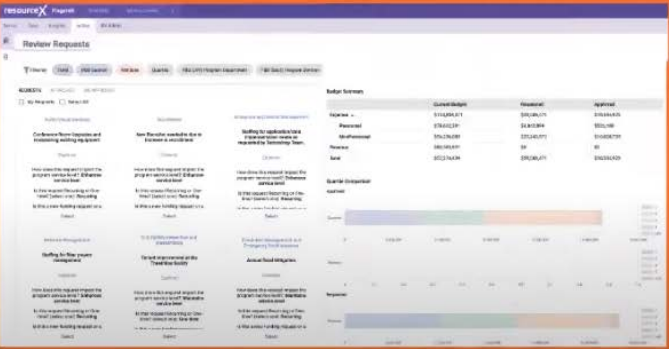
As the budget process proceeds in Flagstaff, departments as they report in the budget, come back with programs that they provide. Notice in this case with Community Development as a specific department, it's not a department and then a list of line items, personnel and non-personnel. Although important, instead it is a list of the programs being provided from inspections to code compliance, zoning and code management to direct rental assistance. Those are programs that we have a choice as to whether or not we provide the program at all and we can discover why we provide it...



then as budget proposals move forward, whether they're asking for new personnel or changes to any of the line items in the budget, those requests are tied back to programs, which are tied back to the priorities that they're trying to deliver so the dots are always connected. In other words, as proposals come back before you and we're doing the difficult, but ever so important task of differentiating which proposals have the greatest degree of impact, we now have a consistent framework to understand which proposals are the best, which proposals have the greatest degree of alignment with the results you're trying to accomplish and help to differentiate from budget proposals connected to programs that might be less aligned with the priorities that you're striving to achieve.

From your advantage point, from David's advantage point as manager, and elected officials advantage point, it is always a very difficult task as so many budget proposals are valuable that come before you, but now we have a systematic approach to quantify the impact and prioritize one budget proposal from another in support of landing on a responsible and balanced budget.

Breakthrough in Budgeting: Concept and Technology



- Proposal evaluation and deliberation is **data-rich**
- All budgeted spending is evaluated and **prioritized**
- Approved (and denied) spending decisions, based on consistent, rigorous consideration of **alignment with Results**

So, the Breakthrough in Budgeting is literally having a common approach, a consistent approach, to understanding proposals as they're tied to programs and programs, therefore, as they're tied to your priorities in order to help differentiate those budget proposals that will be coming before you as you're trying to settle on a balanced budget.

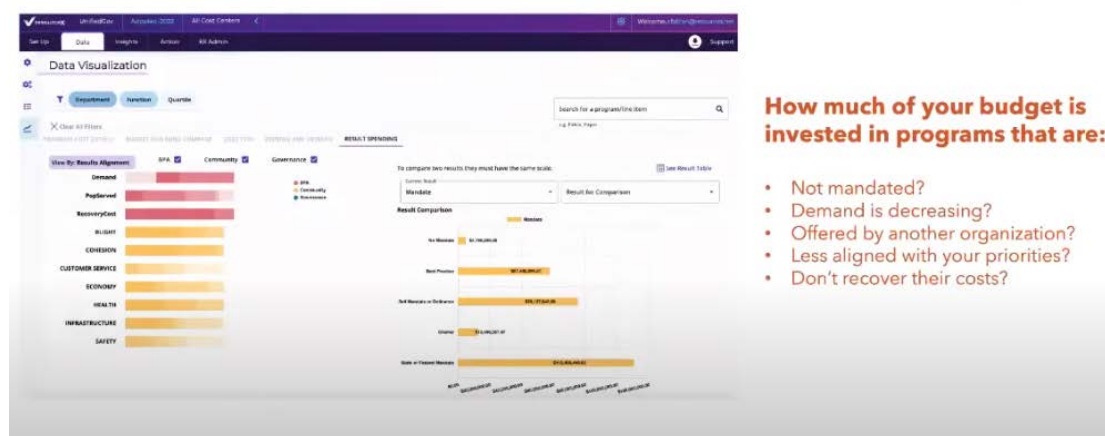


Value Proposition #3: Opportunities for Readily Available Resources

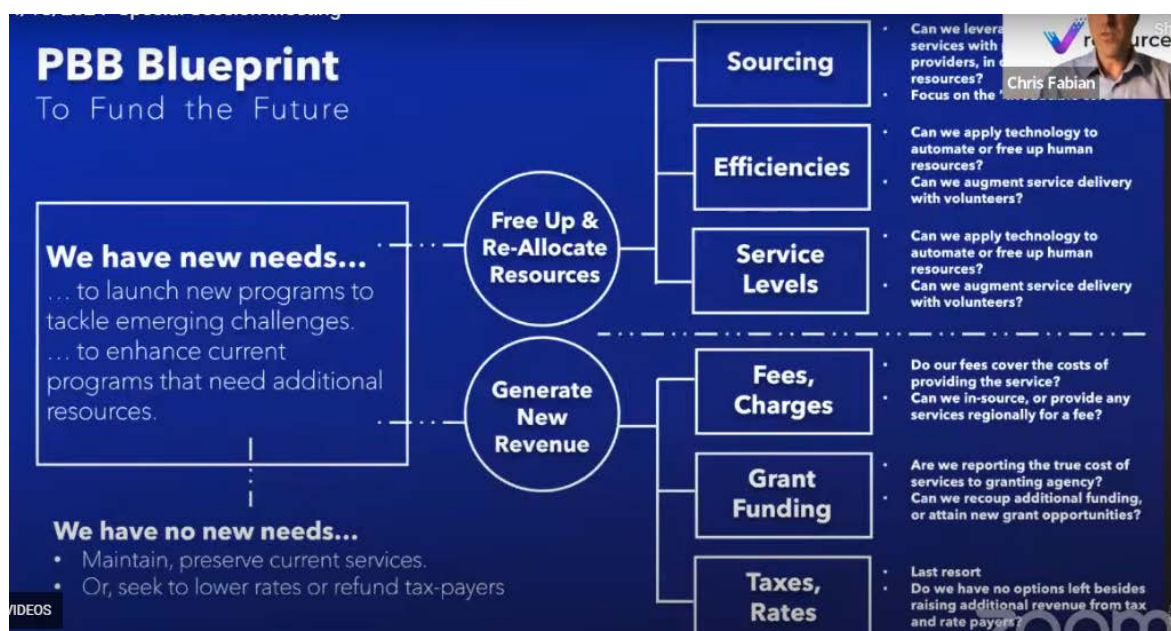


That brings us to the last Value Proposition that I wanted to describe tonight and that is beyond budgeting, but has everything to do with resource availability. One of the primary virtues of doing priority based budgeting is to come to learn what are the programs that we provide and to question in a way that is respectful and productive. Why do we provide these programs? It's an opportunity or a chance to ask a question about program relevance that we don't always have the chance to ask and as we look at the base budget where all of your resources go currently, in addition to budget proposals, not only will we discover where your budget is highly aligned with what your trying to accomplish, and that's wonderful, but also where do you have opportunities on the other side of

the scale where programs are less aligned and where you really have a chance to have a thoughtful discussion about reallocating resources.



What about programs, for example, that we're offering that maybe aren't mandated to the highest degree. There's no requirement to provide them or demand is decreasing for a particular program. Maybe the program is offered by another entity and there's an opportunity for partnership overall or maybe a program has less of an overall impact on the priorities that you're striving to achieve, but they don't recover their costs.



When we can look at the other side of the spectrum, we come to understand where you truly have opportunities to consider smartly sourcing options. If I have a program that's offered by another

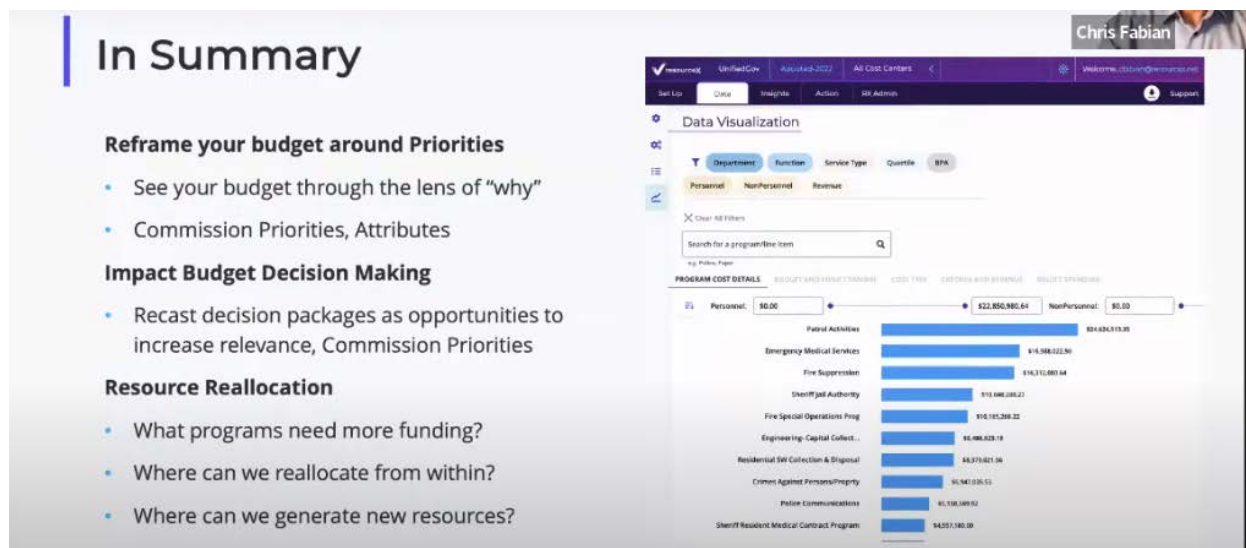
entity, we're not mandated to provide it, it has a low impact on our results and it's not paying for itself, I might really want to study, do we have an opportunity to partner with somebody to provide that program or allow another entity to provide it. That's a resource reallocation opportunity. Or what a program where we can consider using technology, we can consider cross-departmental collaboration where two different departments or more are providing a similar program and we have a program efficiency that we might be able to take advantage of.

What about a program where it's not mandated, nobody else provides it, it's not paying for itself, has a low impact on outcomes and demand is going down, that might be a program where it's safe to consider a service level adjustment if it meant that we could reallocate resources and channel those resources to fund other priority needs that we have. Those are the types of opportunities that we're going to be analyzing with the data to work with departments to reconsider the very programs that we're investing in and look for those reallocation opportunities at large.

As well on the revenue side, sometimes there are programs that we offer where there is a constituency who's paying for the program or willing to pay. Can we look at fees and charges compared to the cost of delivering the service and offer that policy discussion or insourcing opportunities where there's a chance to find a partner who's willing to pay you for the provision of a particular program and both parties can win in the opportunity. So, we're trying to turn over every stone from freeing up resources and spending your current budget differently and bringing in new revenue where it makes sense to do so all in order to balance the budget and provide as much fuel to the fire as possible for you to have the readily available resources you need to fund the future.



Last, but not least, I land on our process for getting here. We do begin with the line item data. We're in the process right now, as a matter of fact, of bringing in your line item information. We will be developing a program inventory, building again upon the work that has already started in the past and evolving it for program identification. We'll be associating and allocating the line item budget towards the programs that are being provided and the revenue that goes along with each and every program. So, we'll have that data. Every program you are providing the cost of those programs, the revenue that comes in from the programs, and ultimately scoring programs based on alignment with your strategic plan priorities, the Commission priorities overall, in addition to those basic program attributes like degree of mandate, change in demand, population served, cost recovery and opportunity for partnership or degree of reliance. All of that data is there to frame the resource reallocation recommendations as well as the budget development process as we're able to start to see budget proposals that come forward and really truly be able to understand their connection to the priorities that you're striving to deliver.



That’s our process. That’s what priority based budgeting will look like as we bring back this information after working diligently with departments to put the pieces together and really change the conversation for budgeting in the Unified Government.

Thanks again for allowing me to make the presentation remotely. I do look very much forward to being back on site and having the chance to work together and present more of the information as we put it together and make progress in priority based budgeting. Reggie, I’ll turn it back over to you and I certainly welcome any questions.

Mr. Lindsey said are there any questions about priority based budgeting?

Commissioner Ramirez said the only question I have, is it possible for us to get a copy of that presentation so that we can just review it and digest it? **Mayor Pro Tem Burroughs** said, Commissioner, can you pull your microphone up so we can hear you? **Commissioner Ramirez** said is it possible to get a copy of the presentation so we can digest it and go through the process? I think it would be really beneficial. **Mr. Lindsey** said yes, we can get you a copy.

Commissioner Bynum said thanks for the presentation and yes, I would appreciate the slides and I know one of the—I’m excited. I think I’m hearing that we’re working directly with this consulting firm and that they’re going to work with our actual budget line items. Is that what I heard? **Mr. Lindsey** said yes, that is correct. One of the things that’s different about the last time we attempted to implement priority based budgeting, now they have a new product where they

have a person that will be assigned to us. When we were implementing it last time, it was kind of do-it-yourself deal, so now we will have a person that will be assisting us through the process and the professional person that will be helping he has also done it in multiple cities himself as a Chief Financial Officer and Budget Director and his name is Michael Bailey.

Commissioner Bynum said I think that's great and in spite of the fact that we haven't had a current strategic plan, we do have the wheel with very similar key priorities that we saw from Flagstaff. I don't think that we would necessarily discount any of the current priorities in our Unified Government wheel, so if that's what you're using, I'm okay with that, but we have asked—I have asked a couple times and now would be the perfect time so that we're doing our priority based budgeting based on our key priorities. We don't know what those are because we've not met in that kind of forum. That's a comment and here's a question.

I know that through this process one of the items is cost recovery and I was just jotting down the places where we collect revenue that's beyond a real estate tax and we have Parks & Rec shelters and programs and we have permitting fees through our Neighborhood Resource Center for all kinds of things; building and remodeling and whatnot. We have monies that we take in through economic development projects, we have licenses with Occupation and Motor Vehicles and we have document filing fees with the Register of Deeds, so are you able to give us across both the city and the county all of the places like that where revenue is generated that isn't a real estate tax? **Mr. Lindsey** said definitely. **Commissioner Bynum** said okay, because obviously, that's one of the things that you and your team are going to be looking at with this person and it would be helpful for us to know it as well. **Mr. Lindsey** said also all that information is something that is contained in our budget document. There's a financial section that shows financial funds that we have broken and there's detail for each of those funds and all the revenues that go into it, but it's definitely something we can take the Commission through also.

Commissioner Townsend said I'm going to address this question to Budget Director Mr. Lindsey. Mr. Lindsey, do you recall, you may recall back in, I think, 2020 we were still very much in COVID meeting remotely and those of us in the Commission were tasked with going through a huge amount of information and then making several decisions, which as I recall, were let the UG keep doing this, I'm paraphrasing, is this a function that can be done more profitably somewhere else and there may have been another question, but those were the questions and our first step at

priority based budgeting. So, my question is the results of those efforts, will they be used by Mr. Fabian and his group to give us a result so to speak or are we starting from scratch with this? **Mr. Lindsey** said the data we have, we will use. That exercise that we did back in 2020 we probably wouldn't use that data. We probably would run through some more exercises with the Commission and this is going to be like a three to five year process where we won't just go through exercises with the Commission, but we'll be running programs that we're looking at and examining. We'll be running those through all four of our standing committees depending on where the department falls. It will be something that we will be working on interactively all year round.

Commissioner Townsend said okay, I'm still slightly confused. The information that was gathered from the Commission back in 2020 will or will not be used. Are we in effect starting over? **Mr. Lindsey** said all the data that we have in our priority based budgeting database will be utilized, but since we have a different Commission, we will do different exercises and also run it through different standing committees and ultimately through full Commission to allocate resources from other places to the other. When I say allocate resources, allocate resources from different programs to other programs if needed or to eliminate programs. **Commissioner Townsend** said okay, thank you.

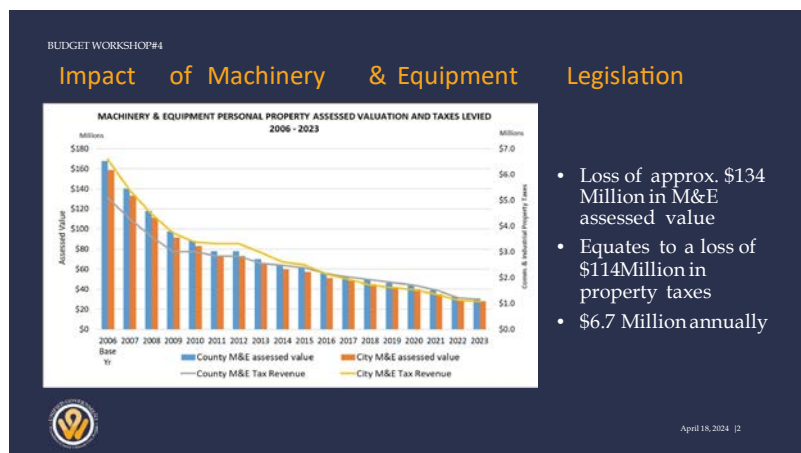
Mayor Pro Tem Burroughs said, Mr. Fabian, thank you for guiding us through the priority based budgeting. It was a very well done presentation. I look forward to the opportunity to have you work with us to guide us through some of the necessary things we're going to need to right size our budget. I do believe that priority based budgeting will assist us in working more collectively together on how do we continue to fund programs that are near and dear to some of us, but at the same time be able to put some of our emotions behind us and some of that personal connection behind us when it comes to working on the budget through priority based budgeting. **Mr. Fabian** said thank you so much commissioner. I share your excitement and vision enthusiastically, so we'll look forward to continuing to bring progress updates and data to help fulfill the objectives you just laid out.

Mayor Pro Tem Burroughs said, Reggie, anything you want to say before we're finished up here? **Mr. Lindsey** said one of the things—I will add there is a lot of priority based budgeting that does go on within departments within the Unified Government, so departments actually practice

priority based budgeting within their department. So an example is when Jeff Fisher first came on board he found programs that weren't efficient where he cut them within his own department. One of the things that priority based budgeting that we will do with it is we'll look at it across the whole organization. So, instead of like freeing up resources within a department, we will look through other departments to free up resources that may move to another department. So, we may free up resources in say like the Police Department to move to the Fire Department. That is one of the things that we will be doing with priority based budgeting and that is kind of where the magic is or we may free up resources in Public Works to cut the BPU PILOT and things like that. That is the magic of priority based budgeting and we use the word budgeting, but it's more so aligning to what our strategy is and knowing what we do as far as what's in our programs and, you know, if we—realistically looking, we've been doing some of these things for a hundred years, do we still need to do those things and can we cut back the resources that we're committing funds to.

Mayor Pro Tem Burroughs said thank you Reggie. I just want to say I look forward to working with all of you, alongside all of you, to assist in this project. I think this will be a tremendous learning opportunity for us, but it's also a tremendous educational responsibility. It is a tremendous opportunity to help right size our budget and help the Administrator guide us through this budget. Reggie, thank you for the presentation and, again, Mr. Fabian, we sincerely appreciate your kind comments.

Mr. Lindsey said we do have a second portion to our presentation where the last two budget workshops we have talked about revenue neutral and following our revenue neutral calendar or following a non-revenue neutral calendar. As we talked about that subject in the last two budget workshops, you asked us to come back with some information. One of the information was we wanted to know about the impact of the Machinery & Equipment Tax and then also you wanted to know the BPU PILOT impact if we went from 11.9% down to 9.9%, what was the impact on citizens PILOT bill. Also, commissioners wanted to know more about what was in the County General Fund, so what we're going to do is drill down into all the departments in the County General Fund to give you an idea of what's in the County General Fund. We're going to start out with Mike Grimm. He is going to cover the impact of Machinery & Equipment.

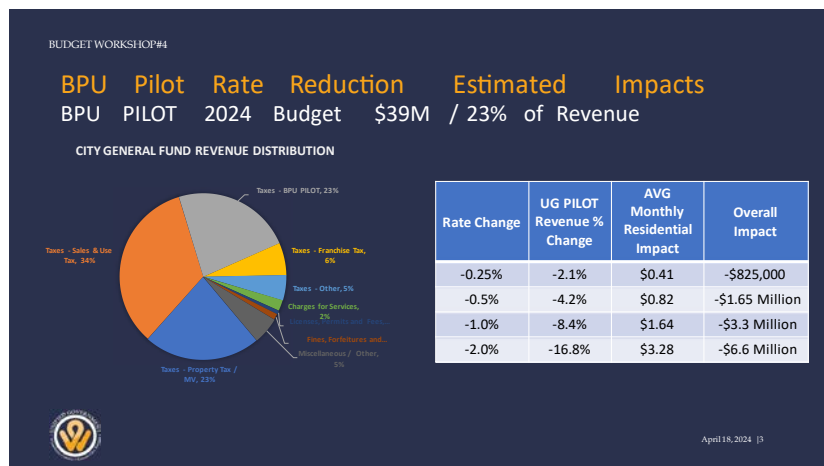


Mike Grimm, Research Manager, said we see on this slide the impact of the 2006 Kansas Legislation that was passed that exempted new commercial and industrial Machinery & Equipment from personal property taxes. We can see the bars are the assessed values over that 17-year period and the amount that they've gone down. The first bullet we estimate that's \$134M in M&E assessed value that has been lost. The lines on the chart represent the personal property taxes and, of course, they've gone down as the assessed value has gone down. Over that period we estimate \$114M lost in personal property taxes and that amounts to \$6.7M annually.

Commissioner Kane said unfortunately I was the only one on the Commission at the time and this was led by the Governor, then Governor Kathleen Sebelius, and the goal was to save the folks out in Wichita that work—the machinist and stuff like that, but no matter what we told them at the time how that would affect Wyandotte County, look at the amount of money that it has cost us. When somebody says you guys have blown all this money, well, it wasn't our fault on this. In fact, this is the gift that keeps on giving because when these buildings down there in Fairfax or anywhere else expand, they don't have to pay Machinery & Equipment Tax. It's important to look towards the future, but we need to know here's what happened in the past and then we were also told we were going to get a slider, so they would give us X amount of dollars. That lasted about two years and they said no, we're done.

I just want people in the public to realize that, yeah, we were put in a jam, but it wasn't by us and then it's our job to do the best we can to make the budget, but can you imagine if \$114M in property tax or if we had the \$6.7M annually to do our budget. Michael, I appreciate what you did. You were phenomenal and I want the community to know you need to look at these charts and stuff like that because we're doing the best we can with what we got and another thing that's frustrating that came from the state is they eliminated prevailing wage and that's another thing that has cost us. So, just little weird things have happened that nobody—you couldn't see this happen on the top. This really wasn't publicized, but at the end of the day it's cost us a lot of money.

Mayor Pro Tem Burroughs said thank you Mr. Kane. I do appreciate you bringing that forward. Your Wyandotte County delegation was the only delegation that was in opposition to the Machinery & Equipment Tax knowing the impact it would have on our community. Carrying it forward, as you stated, the state slider was put in was named after a representative to ensure that they would ease us into that bleed off of the Machinery & Equipment Tax. I will just state also this came in time when the additional tax was put on the 3/8 cents sales tax and when the Legends went in, the extra \$12M would go towards our budget and help us. This nullified that. That's why you see when people say we were supposed to get a tax break when the Legends went in and it didn't happen because Machinery & Equipment absorbed that and then some and we still haven't caught up with that and don't know that we will at this particular time, so thank you Mr. Kane for bringing it forward.



Mr. Grimm said this second slide looks at the estimated impacts of the BPU PILOT reduction. The pie chart on the left looks at the breakdown of the revenues on the City General Fund and we can see that of the—23% of the revenues come from the BPU PILOT and that was about \$39M in the '24 Budget, so nearly a quarter of our revenues come from the PILOT.

The table on the right, you can see we show a PILOT rate decrease. That first line is a quarter percent drop. The PILOT rate currently is 11.9. If we go to 11.65, that would decrease our revenues by 2.1% or \$825,000 and we also show in that third column the average monthly residential impact, you know, what a person would see on their bill or that household. If we cut a quarter percent, that would be 41 cents a month. If we cut a half percent, we're losing \$1.65M. A residential customer would see a savings of 82 cents. If we go a full percent down to 10.9, we're losing 3.3, that customer is saving a little over \$1.50-\$1.64. Finally, if we went a full 2% cut to 9.9% on the PILOT rate, we'd be losing an estimated \$6.6M in the City General Fund and the average customer on the residential side would see about a \$3.28 savings, it's about \$39 a year.

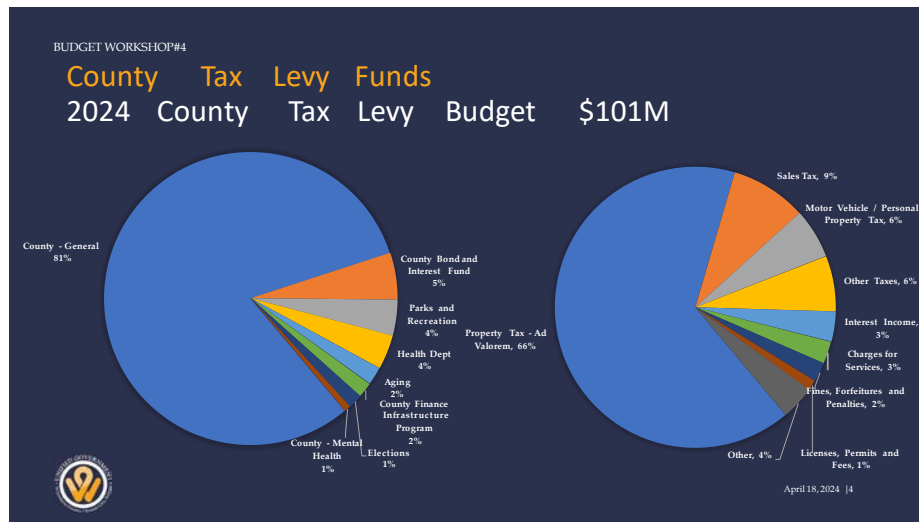
Commissioner Bynum said the PILOT is 11.9% of the BPU use gross revenue, correct? **Mr. Grimm** said correct. **Commissioner Bynum** said what number did you use as an expression of the BPU's gross revenue to do this calculation. Was it their ending 2023 or I don't even know what budget—are they on a calendar year? **Someone** was inaudible. **Commissioner Bynum** said okay. So, did you use like yearend 2023, gross revenue. **Mr. Grimm** said most likely if it's a '24

Budget, those are the numbers that we used and we did—I mean this is an estimation. We can go back and look at those exact gross revenues and do an exact. **Commissioner Bynum** said the only reason I’m asking is because I’m assuming that BPU gross revenue does probably increase on an annual basis. So, 11.9% of a larger number is a larger number. **Mr. Grimm** said they will have some adjustments for their ERC or their energy rate component. If the price of natural gas goes down, we may see those gross revenues go down a little bit, but by and large I think—**Commissioner Bynum** said just curious.

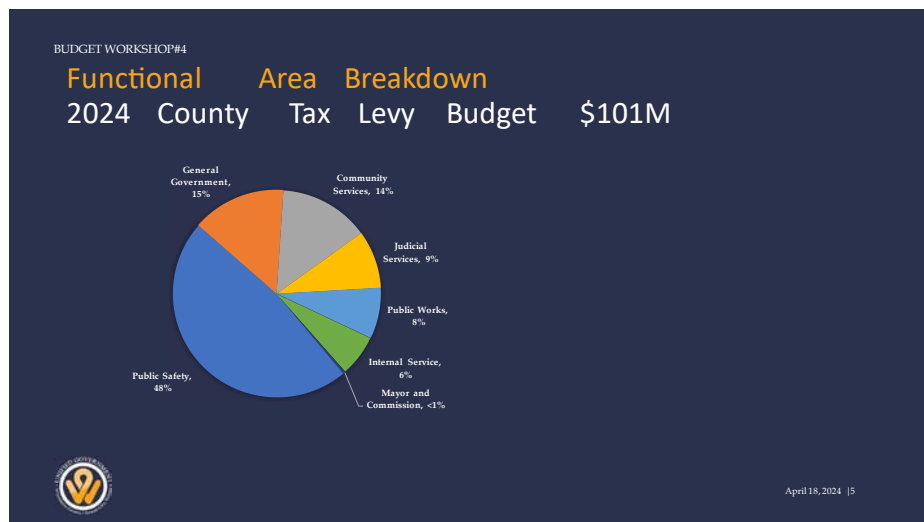
Mr. Lindsey said also with the PILOT estimation that we do, we do work with BPU to get the BPU PILOT estimations for the coming years. Also, one thing that did happen during last budget season we did break out the rate classes where we now do have a residential rate class and a commercial/industrial rate class, so that was something new that you as a Commission did pass. We could, if we wanted to, break out residential and commercial as far as reducing ones PILOT and not the other. **Commissioner Bynum** said based on that, and thank you for reminding us of that, because we did change the Charter to allow for different rate classes, is this estimate based on the entire gross revenue and could you maybe bring us what if we just did residential for a rate change? **Mr. Lindsey** said yes we could. We could bring that. **Commissioner Bynum** said I know we keep asking you for more information that you have to bring the next time, and I think we saw some of that last year as we were looking at those changes that we made to the Charter when the committee was doing our work, but it would be good to see it again.

Commissioner Ramirez said my question is more so for colleagues of last year. When we passed the Charter amendment, it was just to bifurcate it. We never set actual rates. Is that correct? **Commissioner Bynum** said we didn’t change the rate. We just allowed for it, but we could look at what that might look like in the coming budget. **Commissioner Ramirez** said that’s what I thought. I just wanted to clarify.

Mr. Lindsey said I kind of remember from last year when we went through that to cut residential a quarter percent was somewhere around a \$300,000 impact.



Mr. Lindsey said the next part of the presentation what we're going to do is kind of drill down into the County Tax Levy Funds where we're going to look at the different funds there and also different departments that are there. Currently, on the screen, we have the County General Fund, how it compares to all the other funds as far as the size and the revenue that it brings in. We can see the County General Fund is 81% of the budget over on the County side. We can see the next fund, the closest fund is our County Bond & Interest Fund, which is about 5% and then Parks & Recreation, which is about 4%. As far as revenue sources, the largest source of revenue there is Property Tax for all the County Levy Funds and we do have some of those Levy Funds that is the sole source of revenue for them, is this Property Tax and Motor Vehicle Tax. Some of them don't even get Sales Tax.



This is a functional breakdown of the County Tax Levy which is \$101M, so the largest function over there is the Public Safety at 48% and that includes Emergency Management and also Sheriff's Department. We also have General Government which includes things like the County Administrator's Office, also Finance, also Legal, and then we have Community Services which would include Transit, Aging, and Human Services. Then we have Judicial Services which would include District Attorney and District Courts and then Public Works is 8% of that.

Mayor Pro Tem Burroughs said in reference to the Public Safety portion being 48%, you mentioned the Sheriff and Corrections. Does that include any firefighter services or any other county services or any other crossover city services with Public Safety? **Mr. Lindsey** said it does include Dispatch for Fire and Police is included in there and we will drill down into that when we get into the departments, we will see a little bit more about that. **Mayor Pro Tem Burroughs** said I think it's important that we look at that because we have Public Safety in both budgets and we see 48% in one and we see a larger percent in the other and it's important to know just what is in that Public Safety budget, what that particular budget is funding for the city and for the county and the differentiation between the two.

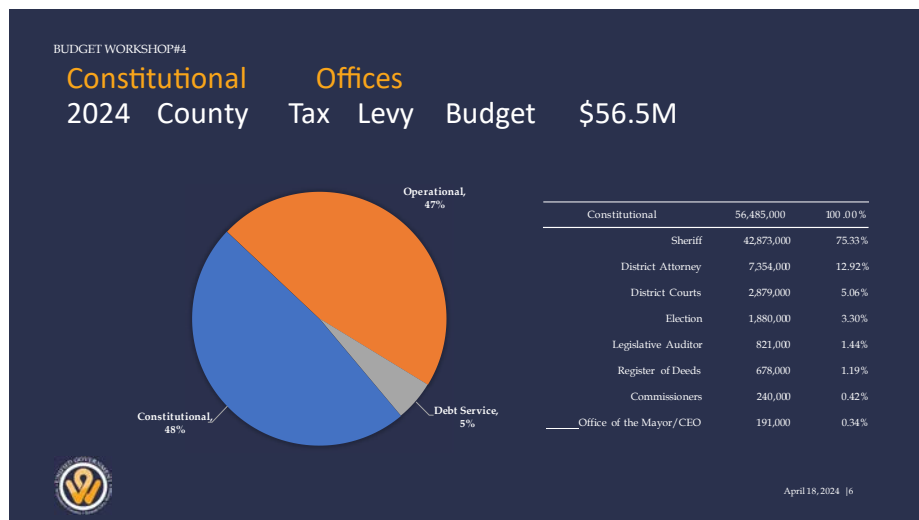
Mr. Lindsey said one of the reasons we are drilling down into the county is because there was some conversation in our last budget workshop about going revenue neutral within the county,

so that is one of the reasons we're drilling down into the county is to kind of show you as a Commission all the departments and all the functions that happen within the county.

Commissioner Townsend said you took 90% of the inquiry that I had which is good about what is included in the 48%. Mr. Lindsey, did I hear you say that also included all costs associated with the jail and say Juvenile Detention as well? **Mr. Lindsey** said yes.

Commissioner Lopez said I was looking—this \$101M, I was doing the math on it and it looks like we're at \$102M, 10,000 where you have it at \$101M then the—**Mayor Pro Tem Burroughs** said, Mr. Lopez, speak up into your microphone. **Commissioner Lopez** said it just looks like we have a little over \$101M, just add another million and 10,000 on the 101. **Mr. Lindsey** said thank you.

Commissioner Stites said, Reggie, just for my own knowledge and I didn't know until just now, but why, if somebody can explain, why would the county pay for City Dispatch? Why would that come out of a county budget? **Mr. Lindsey** said Dispatch is a county function. **Commissioner Stites** said the Sheriff's Department. **Mr. Lindsey** said Dispatch for Police and Fire, they also dispatch throughout the whole county in Edwardsville and Bonner Springs. **Commissioner Stites** said I'm thinking about that. I'm shaking my head yes—**Mr. Lindsey** said in Bonner Springs when someone calls 911 they get a Bonner Springs Police Dispatcher there. **Commissioner Stites** said are they all—are they also, the other two cities, paying into that Dispatch fund or that's just out of the county? **Mr. Lindsey** said that's from their property tax that the residents pay. **Commissioner Stites** said okay, alright.



Mr. Lindsey said here we're breaking down that we're going to look at. We have some departments that are Constitutional Offices and what that is, is elected officials and also officials that are appointed. The first one that we have is the Sheriff's Department and the Sheriff is an elected person and his budget is \$42M and it's 75% of the Constitutional Budget for those departments.

The District Attorney is coming in at \$7.5M and that is an elected position and then we have District Court, which is an appointed position by the state and then our Election Commissioner is an appointed person by the state which is about a \$1.9M budget. Our Legislative Auditor also is appointed and our Register of Deeds is an elected position, it's a \$678K budget and Commissioners, this is you all's budget, is \$240K and the office of the Mayor/CEO is \$191K.

One of the things to kind of point out about these particular departments is they are appointed or elected and they kind of can set the standards on their budgets and it would be very hard to go revenue neutral with some of these budgets and not be able to give them the expenses that they need to move into a new year based on inflation and some of the contractual agreements they would have as far as personnel.

Commissioner Bynum said so on this slide, let's say on these Constitutional Offices, at the bottom where you have Commissioners and Mayor, and I've got this question on a bunch of slides after

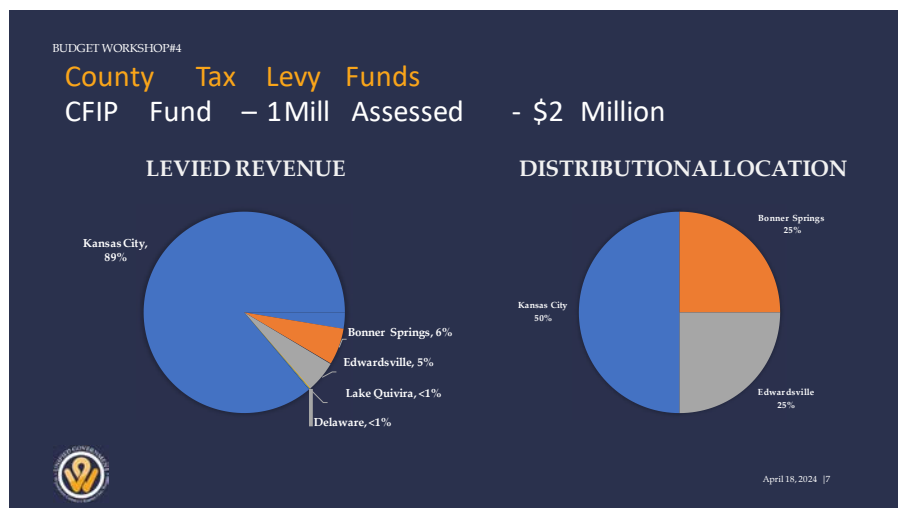
this one, you have broken out if you will, a portion of the Commissioners and Mayor and put it on the County side. **Mr. Lindsey** said yes. **Commissioner Bynum** said then there's another portion that will be on the City side. **Mr. Lindsey** said yes, that is correct. **Commissioner Bynum** said with these other offices that you reference as elected or appointed, I know that these are offices that the state says you shall have these offices. Does the state statute speak to—call out the requirement that we fully fund or is it still within our discretion. So, we have the Sheriff or the District Attorney or the Election Commissioner come to us and say, as we've probably done, here's what I need for 2025 in revenue, in dollars to run my department and we as the County Commission, do we have the ability to say we can't give you all that—that we're trying to go revenue neutral?

Angela Lawson, Acting Chief Legal Counsel, said yes and no. You have the ability to use discretion, but you have to fully fund the department so that they can complete their duties. So, you could not use funding to cripple them—the department from being able to perform those duties. You do have some discretion in deciding if that's a reasonable request and then, of course, if they disagree, the court would step in. **Commissioner Bynum** said that's what I wondered was whether that then ends up in the system costing everybody money. **Ms. Lawson** said yes, it could, but you do have some discretion.

Commissioner Ramirez said my question may have been answered already. It's coming from what you were saying Angela. You know we have to—like the Sheriff, the DA, the Election Commissioner, the Register of Deeds; these are state entities, state officers, well not the Register of Deeds, but the DA, the Sheriff, Election Commissioner. We have to fund them to the ability to do their job and it comes from—stemming off from Commissioner Bynum's question, how do we know what that number is? Like for the Sheriff's Office or the DA's Office, how much do we know that they need? Do they need to actually fully do their duties as the Constitutional Officer. Does my question make sense? **Ms. Lawson** said yes, but part of that you have to use your judgment, ask for information. You know you have the right to ask for information, to ask for the presentations, to do the comparisons.

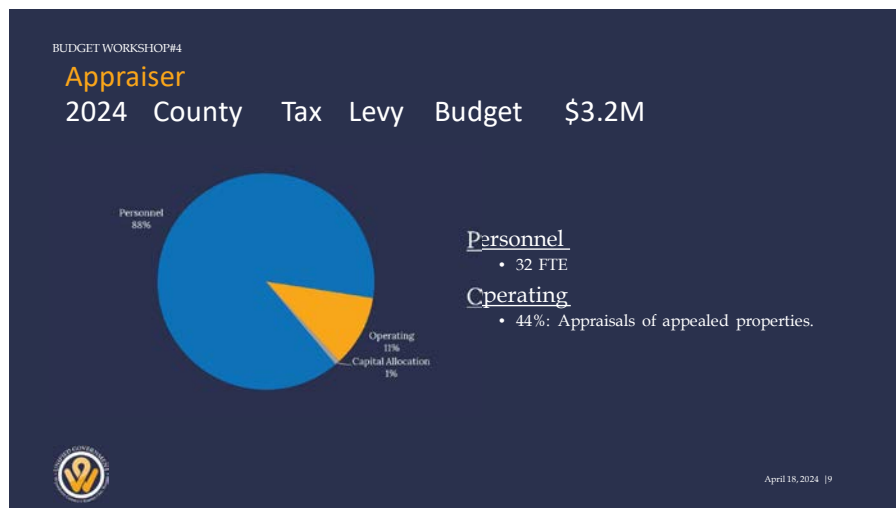
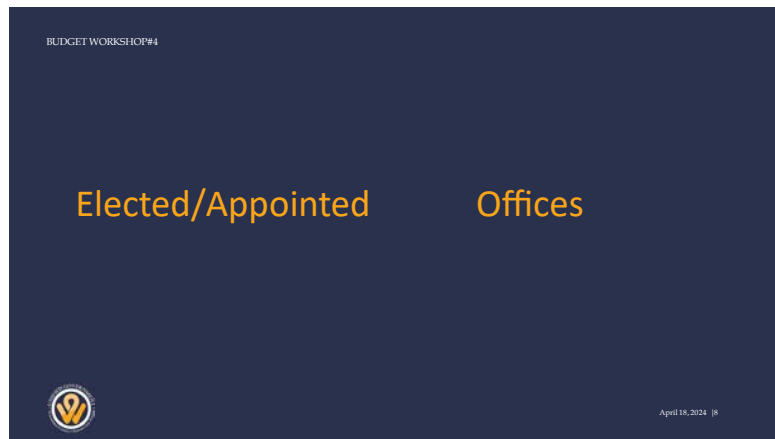
Commissioner Ramirez said okay. That was my only question because I know that this question has come before us many times when the Sheriff has asked for additional funding or the

DA has asked for additional funding and it's just figuring out the gray area, the lines that we have to do and make sure that we're following state.

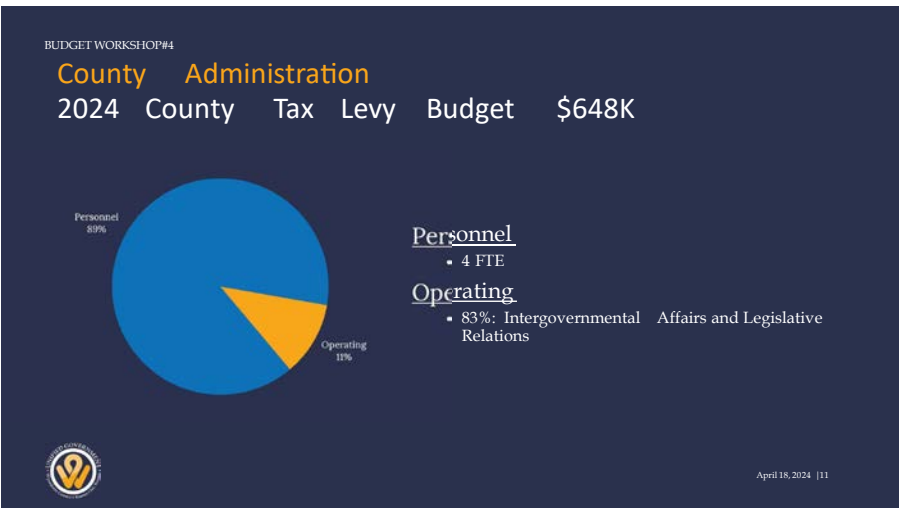


Mr. Lindsey said this is our CFIP Fund which does road work around the county or supports infrastructure around the county. This is one mill that is accessed on the County side that provides funding to Bonner Springs, Edwardsville, the city of Kansas City, Kansas and Lake Quivira and levy revenue is an example that shows Kansas City, Kansas brings in 89% of the revenue, Bonner Springs brings in 6% and Edwardsville brings in 5%.

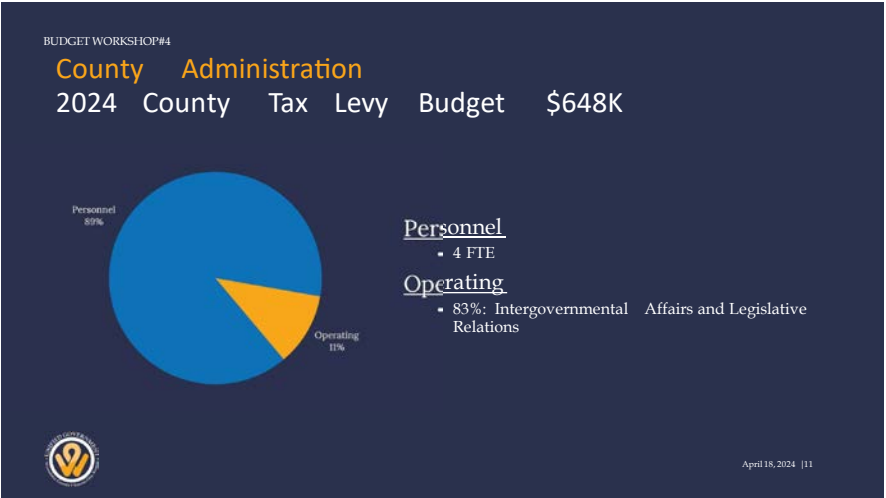
There's a distribution that is done to Bonner Springs, Edwardsville, and the city of Kansas City, Kansas and this is the breakout of the distributions to the three cities. Kansas City, Kansas gets 50% and Bonner Springs and Edwardsville each gets 25% of the funding. So, one of the ways that I know the city of Kansas City, Kansas is using their funding is Jeff Fisher puts it towards Street Preservation.



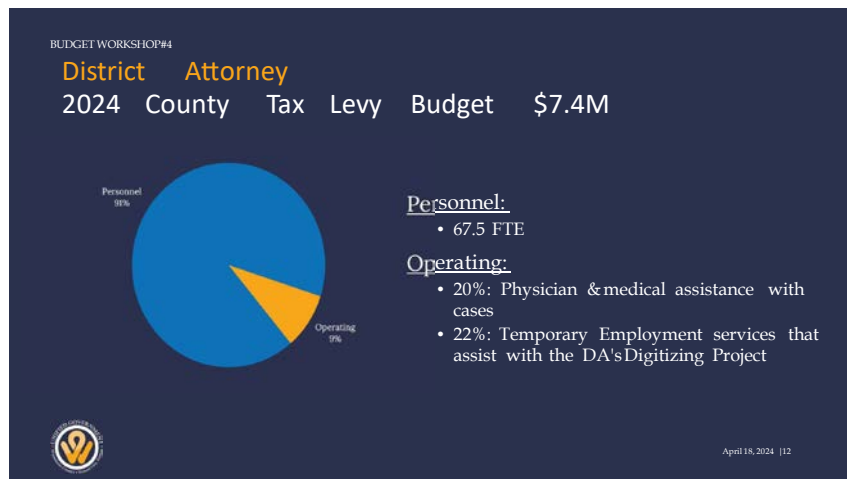
We talked about the Constitutional Departments, so now we're kind of drilling down into some of those departments. We have the Appraiser here who has a \$3.2M budget, 88% of that budget is Personnel and pays for 32 FTEs and the remaining portion of that budget is the Operating Budget with 1% allocated towards Capital.



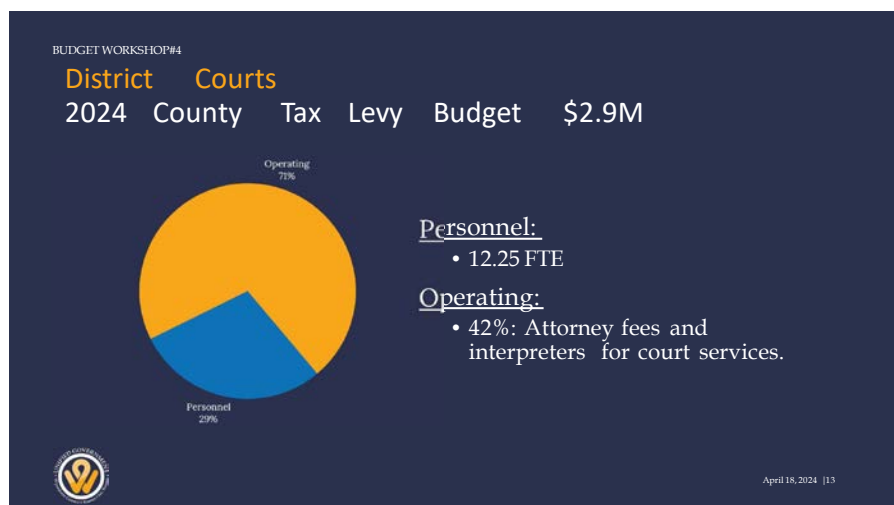
The Commissioner’s Budget, 82% of that is Personnel and almost two FTEs are committed there and that’s full-time equivalent people.



We have our County Administrator’s Office. The County portion of that is \$648K and on the County side we have four FTEs and about 90% of the cost there is Personnel.



We have the District Attorney which is an elected position and \$7.4M is the budget there and it goes to fund almost 70 FTEs and that's 91% of their budget. Operating wise, some of their biggest expenses are physician and medical assistance cases and then temporary employee services related to the DA's digitizing project.

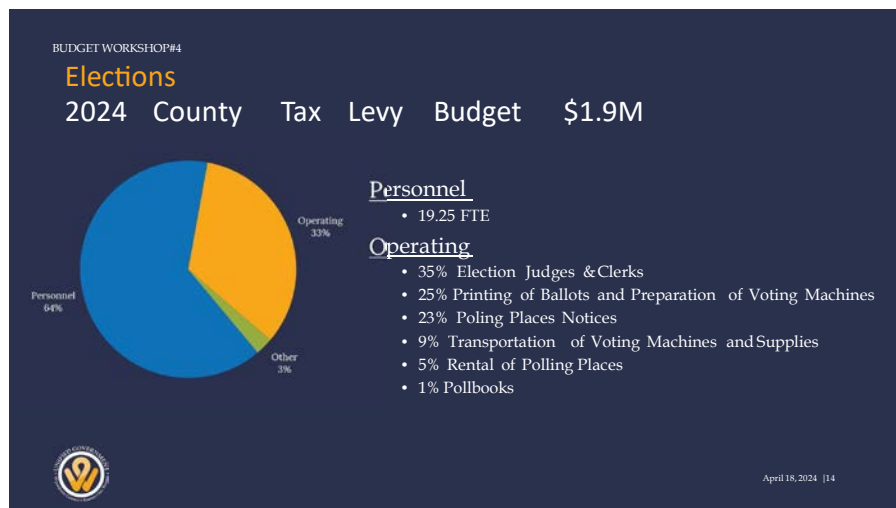


We have the District Courts which is an appointed position from the state and it's a \$2.9M budget and has a little over 12 FTEs. Personnel is about 30% of their budget. Operating is for attorneys and fees and interpreters for Court Services and also things that go on with the different juries that they have.

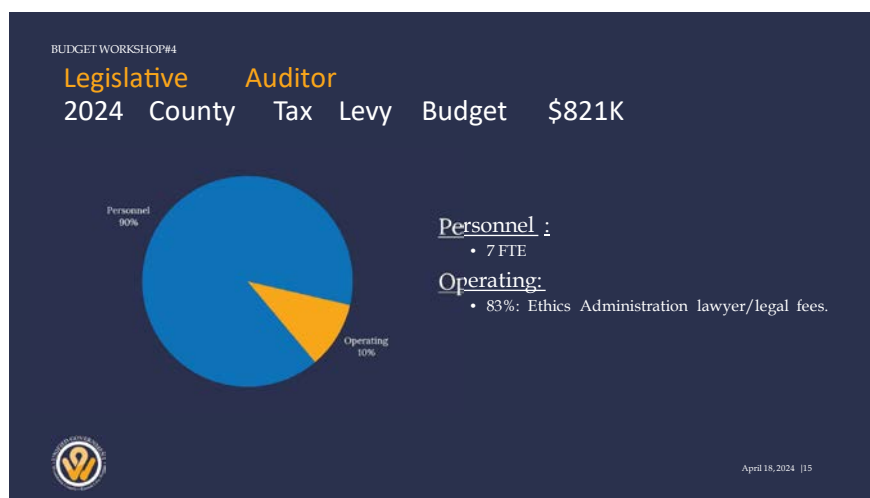
Commissioner Bynum said in this category the judges are paid by the state, is that correct? **Mr. Lindsey** said yes. **Commissioner Bynum** said they are state employees and so this 12.25 references other people working within the court system. What about the Admins for the judges, are they state employees? **Mr. Lindsey** said yes. Some of the Process Servers would be included in this and then there are Judge Pro Tems that we do pay, that will be paid in this also.

Commissioner Stites said, Reggie, is CFIP the same as CIFI? **Mr. Lindsey** said yes. **Commissioner Stites** asked, when did it get change? **Mr. Lindsey** said it changed some time last year. **Commissioner Stites** said it did? **Mr. Lindsey** said yes. **Commissioner Stites** asked, what's it stand for? **Mr. Lindsey** said County Finance Infrastructure—I don't know. I can't remember what the P stands for. **Commissioner Stites** said I was thinking maybe County Funding Infrastructure Program, but it is—CFIP is CIFI. **Mr. Lindsey** said I thought you were the one that didn't like the CIFI name. **Commissioner Stites** said I didn't really, you know, but I didn't know we changed it, so I don't like—I don't like this even more. I was speaking to one of these two cities just today and they haven't received any CIFI money yet or CFIP. **Mr. Lindsey** said we're definitely working on getting their payment out to them. That's definitely something that is in the works. **Commissioner Stites** said with interest.

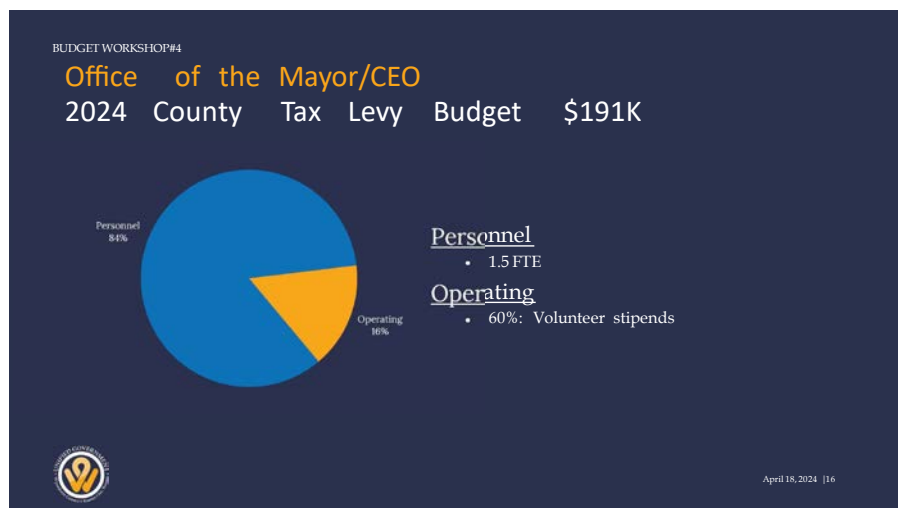
Mayor Pro Tem Burroughs said if they can't find it under the CIFI funding, it's under—**Mr. Johnston** said that's a good question. What we were told is last year we waited until both rounds of property tax revenue was collected and we sent one check to both communities. Right now we've only had the one round of property tax collections and we're going to be approaching both communities and if they want their first check, half of what they would get, we'll send them a half, but last year was one check after the second round of property tax collections. **Mayor Pro Tem Burroughs** said and that meeting occurred today with the Mayor's, the discussion about the CIFI, CFIP. **Commissioner Stites** said probably shortly after that is when I got called.



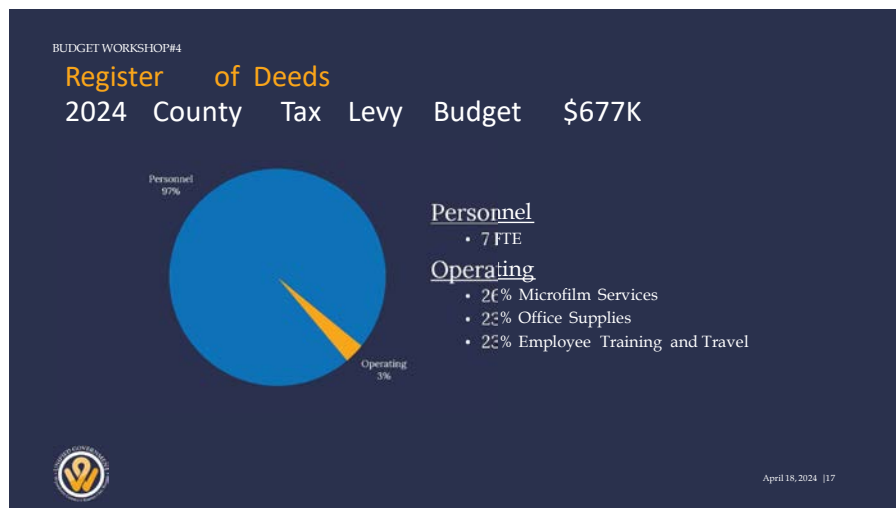
Mr. Lindsey said our Election Commissioner's budget is a \$1.9M budget and the Election Commissioner is an appointed position at the state level and it funds almost 20 FTEs and Personnel is about 64%. The Operating expenses are totally made up of just running elections within Wyandotte County.



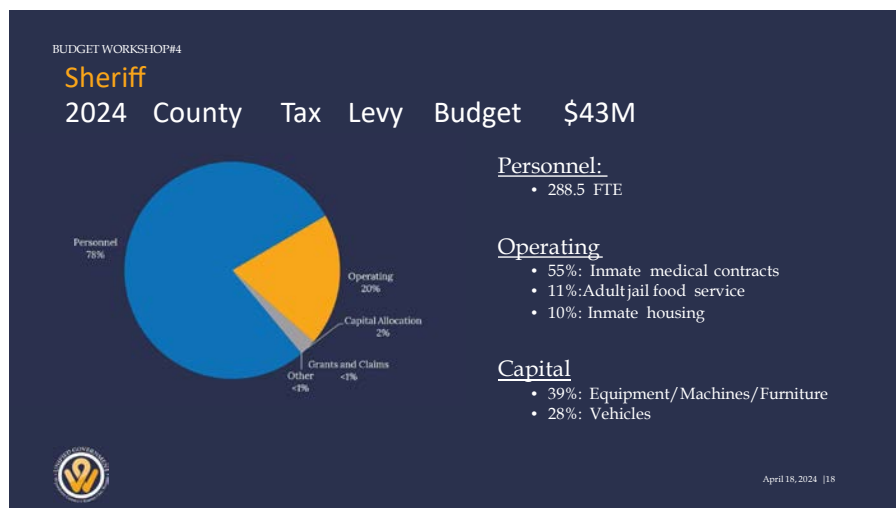
Our Legislative Auditor, another appointed position, \$821K budget, 90% of the cost is Personnel with seven FTEs.



Our office of the Mayor/CEO 1.5 FTEs on the County side and Personnel is 84%. One thing to also point out about—and we'll run into more departments like this that are split. The question came out of going revenue neutral on the County side and not the City side, so that would cause some issues on departments that are split between both because we would have to make some type of policy decisions on like cutting services back on the County side within those departments that provide services to both.



The Register of Deeds, which is an elected position, is a \$677K budget, has seven FTEs and Personnel is about 97%.



Our Sheriff's Department almost has about 300 employees and Personnel is 78%. This includes functions all the way down to Adult Detention, also Juvenile Detention, also Road Patrol, and a

lot of other functions that the Sheriff Department performs. You can kind of see the Operating Budget, Inmate Medical Contracts, a big contract there at 55% of the Operating cost, adult jail food services and inmate housing. Then, they have Capital, it's about 39% and this includes like vehicles that are needed and also just the equipment and machines and everything that's included within running the Adult Detention Center and a Juvenile Detention Center.

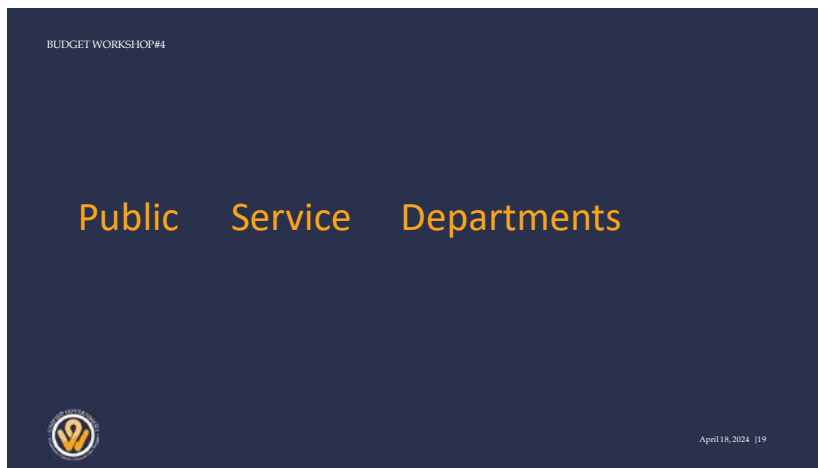
Mayor Pro Tem Burroughs said, Reggie, if I may, how old is our jail, do we know? **Mr. Lindsey** said I want to say it could have been built back maybe in 1990 or so. **Mayor Pro Tem Burroughs** said I do know that it's been stated they're at capacity. Do we know—can you get us an idea of what the outsourcing cost is for if our jail is too small or antiquated or not meeting the requirements of the federal government so that we don't find ourselves in a lawsuit for overcrowding within our jail. I know there's been some discussion that our jail may need to be larger or quite possibly a new jail and I believe that jail has paid for itself at this time. I could be wrong. I'm trying to think—I thought it was a 25 year note. I'd have to go back and look. If you could put that in—I don't need an answer now, just at your convenience when we get into that part of the budget. It would be a benefit to us. **Mr. Lindsey** said yeah, we can look into that.

Mr. Johnston said I know in talking with our Sheriff one of the things that is putting stress on the jail system is the fact that when the state closed down the state hospital, they said well, if there's a problem in your community, the jail will house them and that's your cost and your capacity. I know the Sheriff says I continually have a supply of residents who normally would have been served by the state hospital. There is some sort of revenue recovery for that. It's not 100%. It's a nice contribution, but doesn't cover the cost of housing those residents in county facilities as opposed to a state hospital.

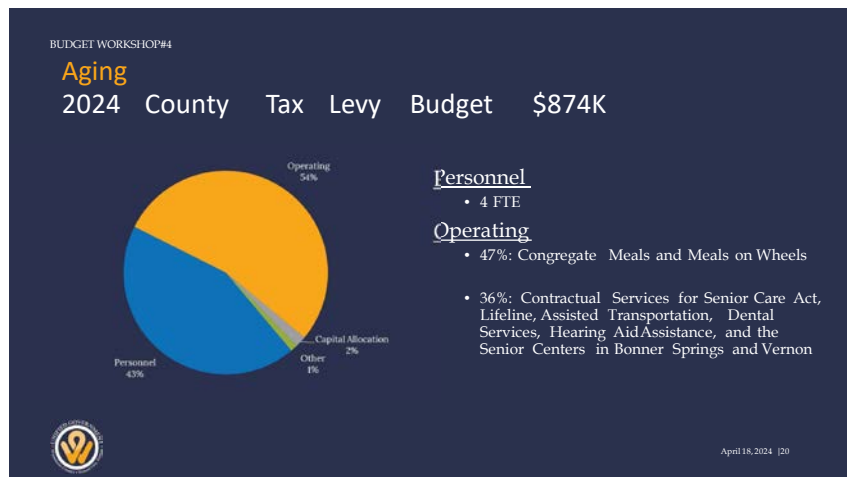
Commissioner Hill said thank you for the report so far. I have a question. I have heard over time and I've just been here a small amount of time, that we didn't have enough staff in certain departments, so when you say FTEs, are you saying with a full staff or with the staff we have now according to your budget? **Mr. Lindsey** said that is what we have is full staff. That doesn't mean all those positions are filled.

Commissioner Kane asked, do we have an idea of how many open jobs we have? The last time I thought it was close to 400. **Mr. Lindsey** said I don't know that right off the top. **Commissioner Kane** said I don't need the answer today. Can we find out please.

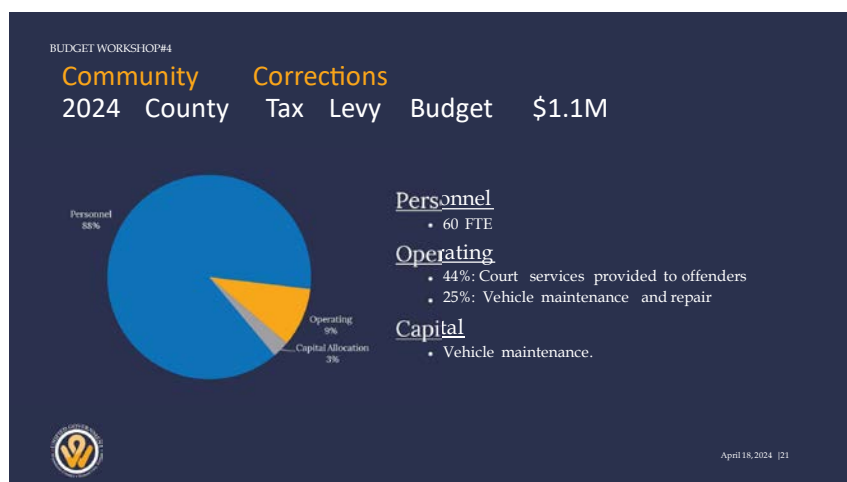
Mayor Pro Tem Burroughs said I do want to remind us that we're set to 7:00. We have 45 minutes and we still have a lot to get through. I do want to leave time for questions, so as we move on if there's questions that can be asked after the meeting, I don't want to keep staff later than 7:00 if possible, but we do want to get the answer.



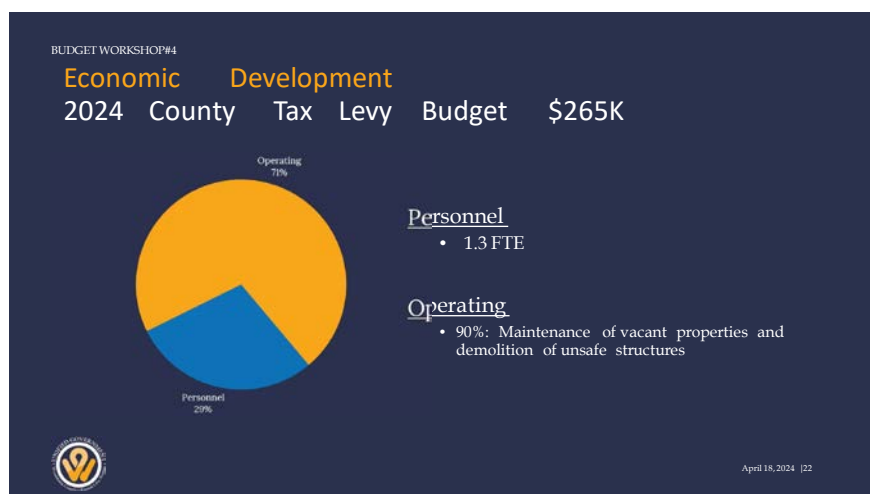
Mr. Lindsey said I'm going to turn it over to Michael Peterson, our Assistant Budget Director. He's going to talk about Public Service Departments.



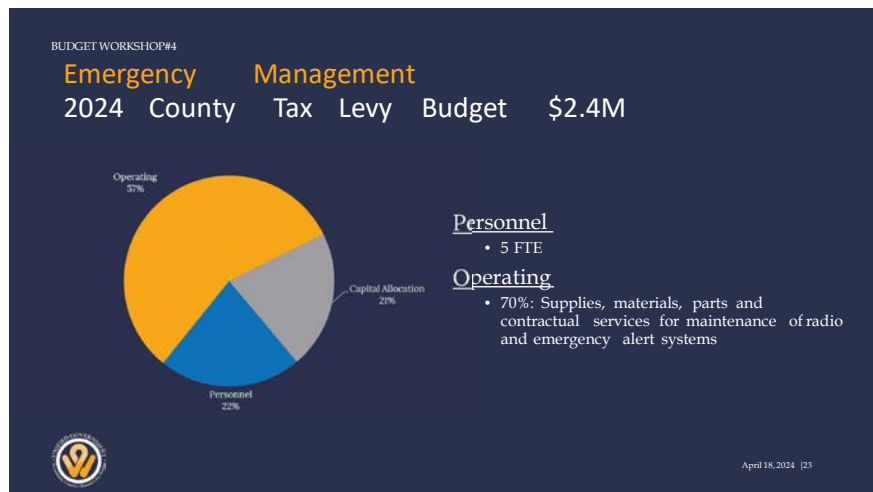
Michael Peterson, Assistant Budget Director, said I'm going to go through some of the more operational discretionary kind of departments, so the first of those departments is Aging. It's primarily funded out of the Aging Tax Levy at a \$874K budget, it has four FTEs. The majority of the budget, about 83% of the Operating budget funds directly meal and delivery programs, meals for seniors, and then various different direct services that are provided to seniors that are listed here.



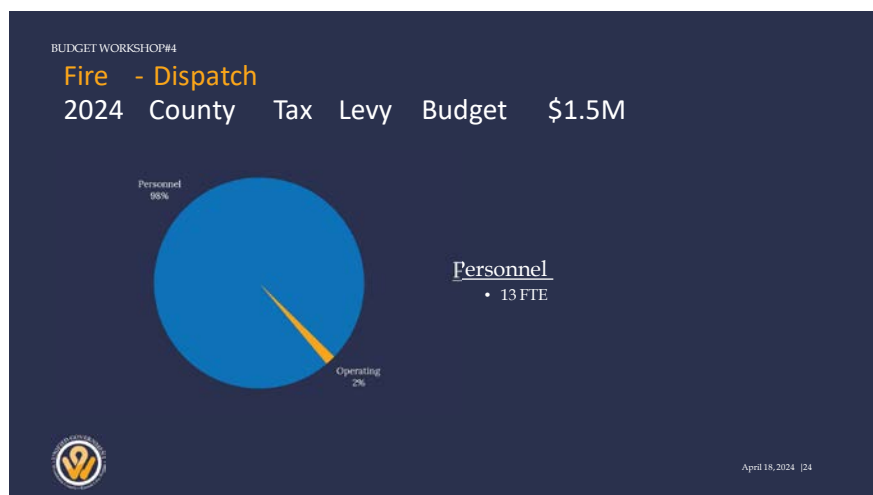
Community Corrections is a department that is in our Judicial Services section of the budget. It helps with the flow of the judicial system. It has about a \$1.1M budget on the County side. It's primarily—a lot of its funding comes from the state through grants. We have about 60 FTEs in that department and roughly 70% of that budget is directly providing for Court Services and Vehicle Maintenance allocation. I'll just note that the vehicle maintenance allocations are based on the size of a fleet that a department has, so in order to change that number, we would actually have to change the operation, like how a department operates on how it uses its vehicles.



The Economic Development Department has a \$265K budget, it has about 1.3 FTEs on the County side. The County portion of the Economic Development budget is the Land Bank and 90% of the Operating budget makes up 71% of the Economic Development budget is allocated for maintenance of vacant properties and demolition of unsafe structures that come into the Land Bank.

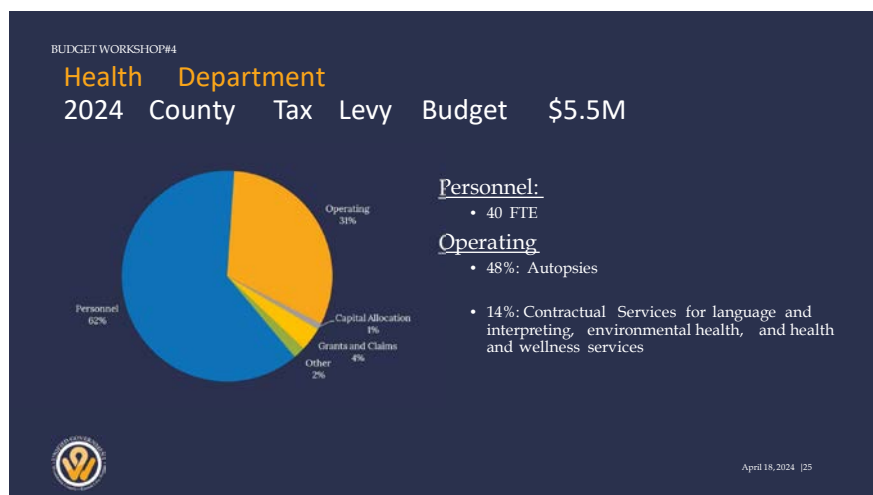


Emergency Management is in our Public Safety section of our budget. It's about a \$2.4M budget that's primarily out of the County General Fund, has 5 FTEs allocated and 70% of their Operating budget, which is 57% of their budget, is primarily composed of radio maintenance and emergency alert systems.

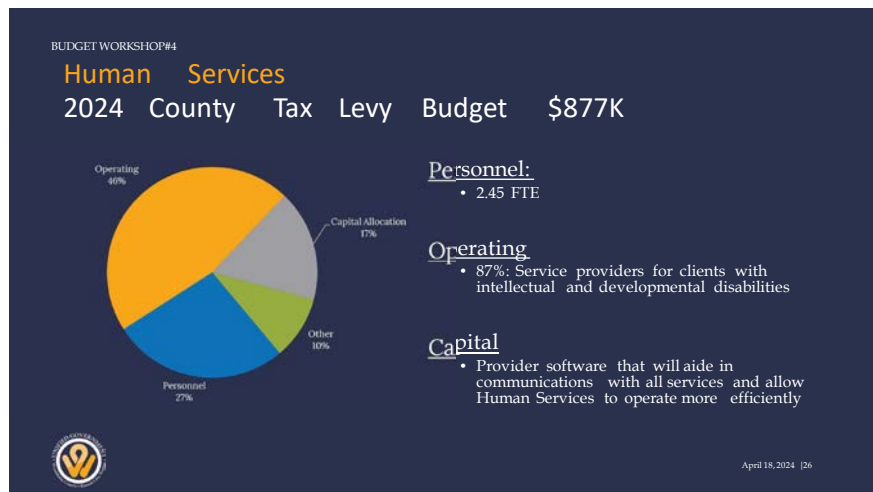


There's two different Dispatch Programs in here. The first one is the Fire, so again, when somebody calls 911 in Wyandotte County it goes to the Dispatch Center. Both Fire and Police

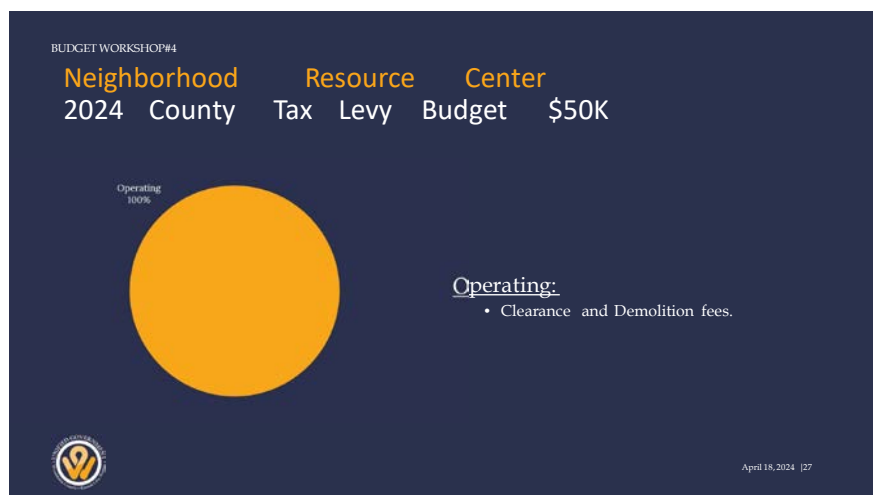
Department have dispatch programs. On the Fire side, 98% of their budget is Personnel, which is about \$1.5M worth of cost and they dispatch to all Wyandotte County Fire Departments.



The Health Department has a \$5.5M budget. Most of the budget is in the Health Levy Fund. It does have roughly a little under a million dollars that's budgeted in the County General Fund as the Coroner's Office has become part of the Health Department, for its Operating budget, which makes up about 31% of its budget. About half of that budget is for autopsy services alone as part of the Coroner's budget and then another 14% of that budget is made up of contractual services for interpreting and language services, environmental health and health and wellness services.

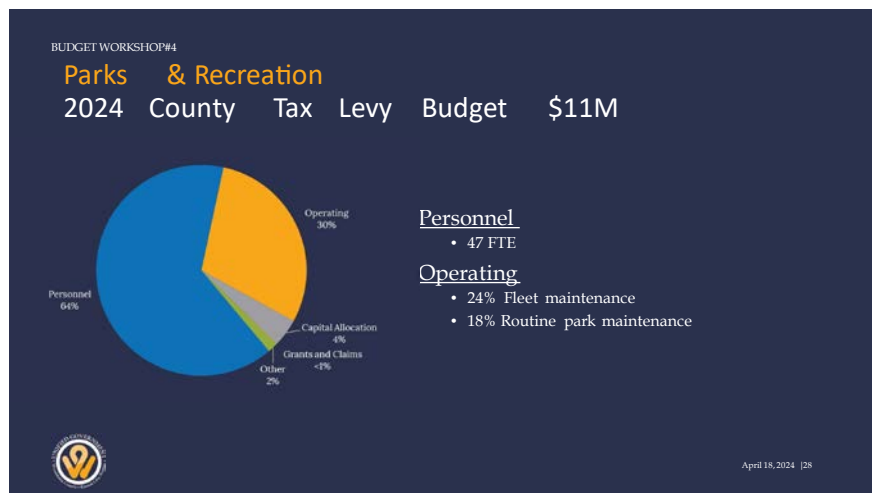


Human Services has its own dedicated mill levy on the County side. Its budget is roughly \$877K, has about 2.45 FTEs, 87% of its Operating budget is dedicated to directly servicing providers for clients with intellectual and developmental disabilities.

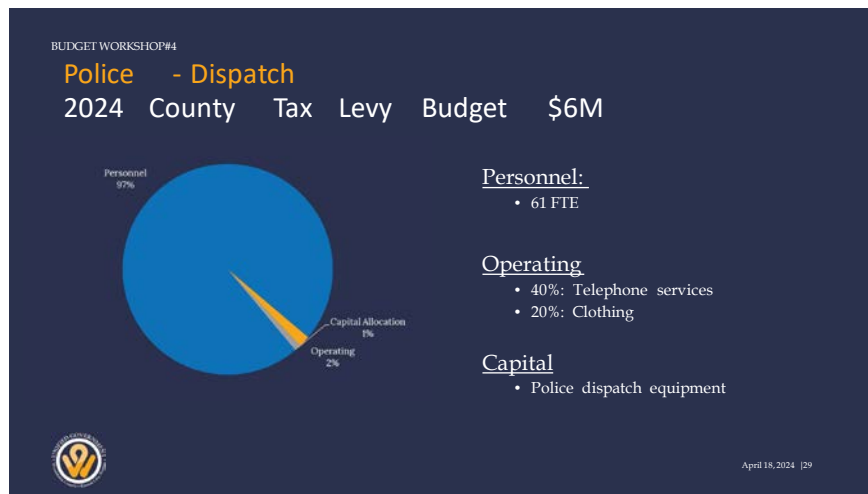


The Neighborhood Resource Center has a very small budget on the County side. The reason why it has a budget on the County side is because they assist with the boarding of unfit structures, so if

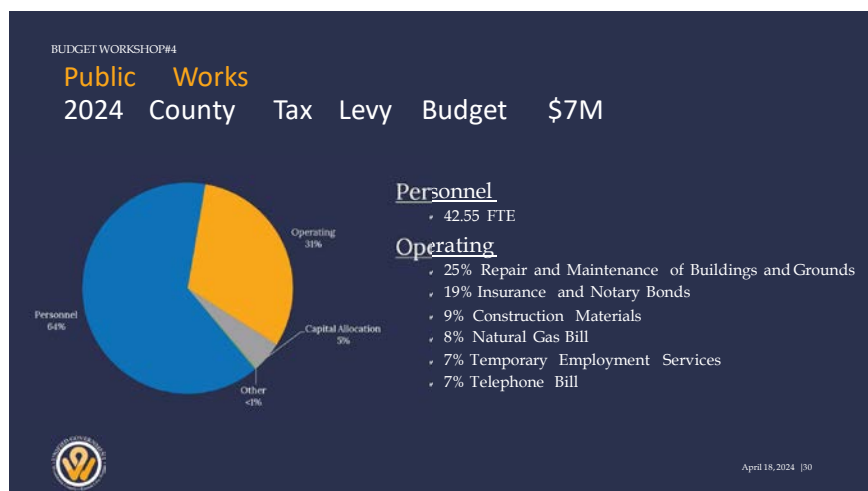
an unfit structure turns up in the Land Bank, they have an allocation within NRC that they can use to help board that property and take care of that property. It's \$50K.



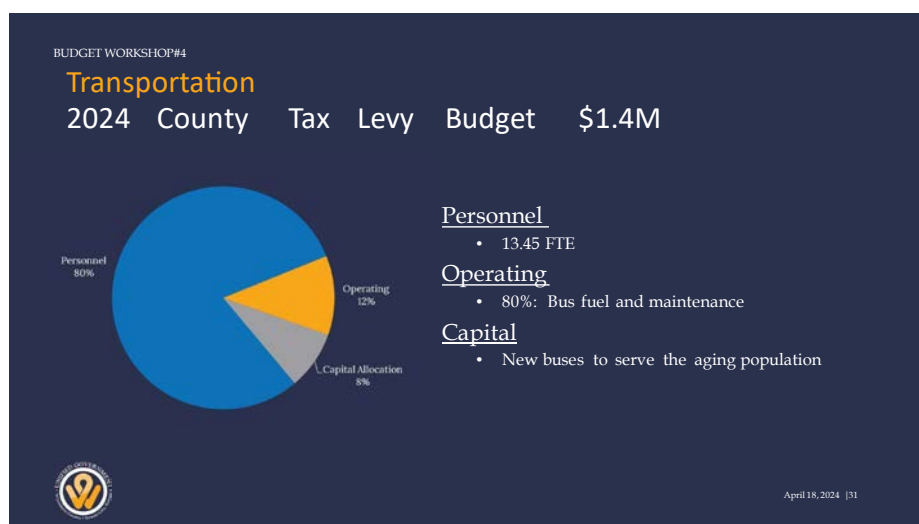
Parks & Recreation, this is a \$11M budget on the County side. We did look at the amount of budget. This is a consolidated function, so one of the complexities here with Parks & Rec is if we did decide to go revenue neutral on the County side, if we did decide to cut the County budget, we would have to determine—so, the Parks & Rec budget gets a tax levy from the County and a transfer from the City. If we were going to cut the Parks & Rec budget as part of a County tax cut, we would have to target the County Park system as in Wyandotte County Lake, Wyandotte County Park, Pierson Park and the services that are provided to those areas if we were truly making County tax cuts.



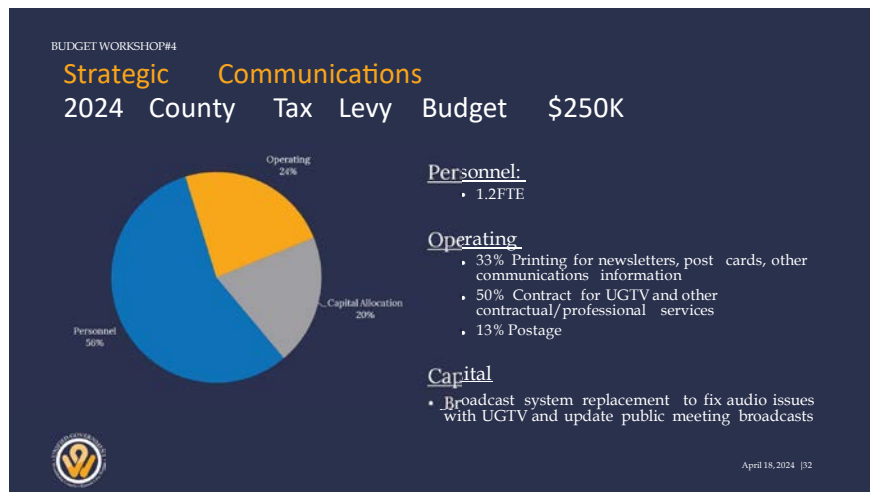
Police Dispatch, this is the other portion of the Public Safety Dispatch Program for the county. This is the larger portion on the Fire side. It was about \$1.5M. Police oversees the dispatch function for Wyandotte County, so it's a \$6M budget and has about 61 FTEs and about 60% of its budget is made up of contractual payments for outfitting the dispatchers with their uniforms and telephone services.



The Public Works side of the budget on the County is primarily Buildings & Logistics. Public Works is primarily a City function, so streets, bridges, all that is maintained on the City side of the budget. The largest expense, again, is facilities on the County side. It's a \$7M budget and about 25% of that budget is just going for repair and maintenance for cost of buildings that we have and then another 19% for property insurance costs that we have and on down, so contractual payments that we pay on our facilities and has about 42.5 FTEs.



Transit on the County side is providing services for seniors. It has part of the Aging Tax Levy in the Aging Fund. The primary service that is currently being provided by Transit within the Aging and County budget is Aging Paratransit services and basically there's two different types of Paratransit services, ADA Paratransit and Senior Paratransit. If somebody falls within a certain age range and they don't qualify for ADA Paratransit, then Transportation helps assist with those services. This is about a \$1.4M budget and 13 FTEs and 80% of that budget is just for the cost of running buses.



Strategic Communications is the department that oversees a lot of the communications for the Unified Government, UGTV, the newsletters, our social media accounts. The County portion of their budget is \$250K, about 1.2 FTEs allocated to the County and a large portion of their budget just comes from printing and mailing costs of newsletters and then contract for UGTV services of airing meetings.

Commissioner Davis said I don't want us to stay on this too long, but I know we've had some issues with our tech and with our meetings. We've had issues with being offline and things of that nature. Do we have a idea of cost of what we're looking at when we talk about kind of a broadcast system and fixing the audio because I know that can be pretty pricey depending upon what that entails. **Mr. Lindsey** said we just finished up getting Capital submissions from departments and Strategic Communications did submit a Capital Project to upgrade the system, which right now is about \$200K that they submitted. **Commissioner Davis** said is that for this room and—**Mr. Lindsey** said I think it's to upgrade the whole system as far as upstairs and downstairs, new computer equipment in both of them. **Commissioner Davis** said yeah, I mean we are desperately in need and from a transparency perspective and access to the public, it's really important, so I'm glad that we're taking action on that.

Commissioner Bynum said, Reggie, I wanted to go back a slide to the Transportation. I had a conversation with Ms. Jones, Director of Aging Services, several months ago where they had been informed that our UG Transit was not going to deliver the hot meals. So, I'm wondering within both the Aging and the Transportation slides, are you all updated on that. Can you give us an update as to how it's impacting the costs for either or both of those departments? **Mr. Lindsey** said the impact is no one is going to be losing meals and Transit will be moving away from it. If they're needed, they will come back. One of the things Transit is doing is they will be providing additional services to the community through Paratransit to the aging population, but no one will be losing any meals or anything like that and more services will be provided on the Paratransit side for the aging population.

Commissioner Bynum said really I guess then the question becomes within the Aging budget, having to find a new provider to deliver the meals on wheels, that is not our Transit Department. Do we know of a potential increase in expenditure that they're going to have or is it going to work itself out given basically the budget they have now? **Mr. Lindsey** said we're working to make sure it's a budget revenue neutral that no additional expenditures will be spent. **Commissioner Bynum** said okay, thank you.

Commissioner Hill said I just wanted to ask on this same slide, it mentions new buses to serve the aging population. I just wanted to know about how many and what's the price or the cost? **Mr. Lindsey** said I don't know how many buses, but I do know the function is to provide more Paratransit services for the aging community across the whole county, so I do know that. I can't say I know the cost or how many buses they're in need of right off, but I can find out for you.

Alan Howze, Assistant County Administrator, said I think part of it was that some of their buses didn't have lift capability and so they were in the process of sort of shifting their fleet so that they made sure that they had lifts in those so that they could effectively serve the broader segment of the population.

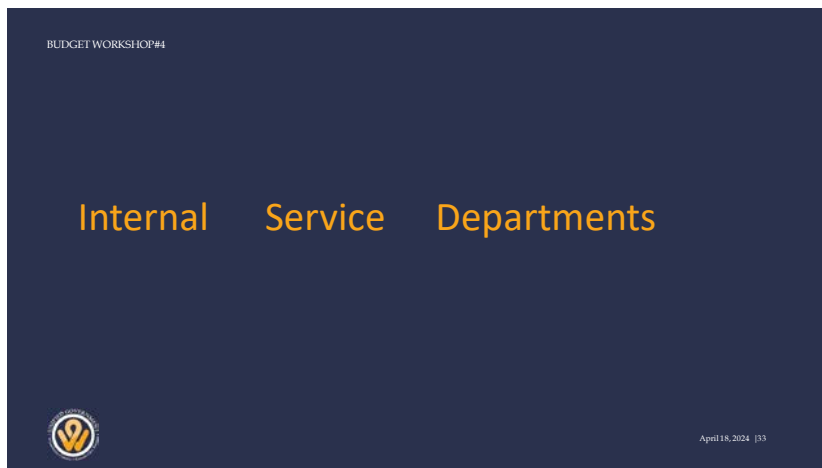
Commissioner Lopez said for your answer too, I did have a meeting with Ruth, Director of Aging. She did tell me about what April 1st or something, they were going to not deliver those hot meals, warm meals and before I went to go meet with her, she did tell me about that we were going to

talk about that. I found three Uber drivers in Wyandotte County and got their—I have their contacts and I gave them to Ruth and I was why don't we just Uber this food, it'll be so much more cost effective than using our buses. I don't know where she's at with that. I haven't followed up with her, but I think that would be huge cost effective for us. **Mr. Howze** said Aging is going through the process of an RFP for food services, so this was concurrent with the delivery change over, something they were going to do anyway because one of their previous providers changed ownership. So, they're going through the RFP process now, over the next couple of months, to select a vendor or vendors to provide the full range of meals on wheels services and that will be inclusive of delivery as part of that RFP response.

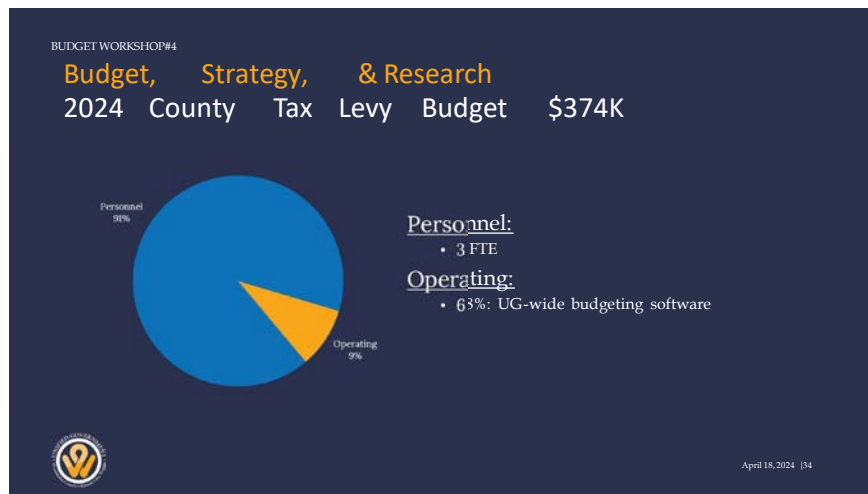
Commissioner Lopez asked, does that have to be an RFP or we just call Uber and say here, can you take these? **Mr. Howze** said there's two parts. There's who prepares the food and then who delivers the food and so the RFP will include both of those. People could potentially bid independently for one or the other service or somebody could bid to do food and delivery and there are, I think, probably both models that are in existence. There are some just in the Kansas City metro that prepare food and deliver it and then there are other companies that do prepared food and as we were in the past where they would prepare the food meals and our transit drivers would go pick it up and then deliver it. We're confident by the end of that RFP process we'll have a good handle on what that's going to look like for the preparation and for the delivery and as well kind of what that looks like from a cost perspective going out into the future.

Commissioner Townsend said based on some of the comments that Mr. Howze just made, anyone who can answer this, Mr. Howze or Mr. Peterson, while it's clear that our bus system will not be used anymore and we have RFPs out for new delivery functions and I guess food preparation, does it look like there's going to be a gap then from the time we no longer deliver to the time who's going to deliver is resolved. Are we anticipating a service gap? **Mr. Howze** said there will not be a service gap. That transition was made as of April 1 and it was made seamlessly so everybody who was on the meals and wheels program that was eligible got meals. That was one of the major things that we worked with both departments to make sure there wasn't any sort of gap in service and to make sure that everybody who relies on this program that they in fact do get those meals. **Commissioner Townsend** said thank you. I'm happy to hear that.

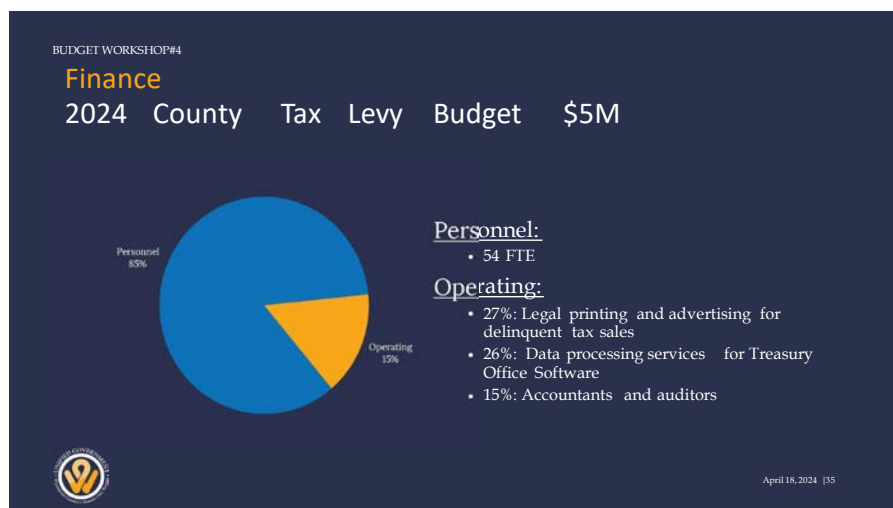
Question two is, since we have an RFP out, do we have any idea of whether the cost will be essentially the same or an escalation of what it's going to cost? **Mr. Howze** said we won't know those cost figures until we get the responses back from those RFPs. I anticipate that will hit the street here in the next couple of weeks and then when we get those responses back, we'll see what the market has to say in terms of what the cost of goods is.



Mr. Lindsey said the next group of departments we're going to talk about is Internal Service Departments.

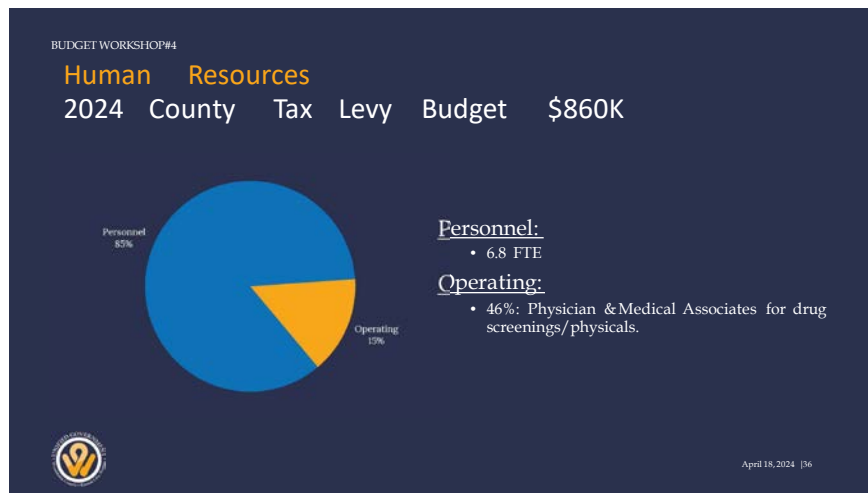


The first department is Budget, Strategy, and Research. On the County side it's \$374K and three FTEs. Some of the operating cost is for the UG-wide budgeting software at 9% of the cost.

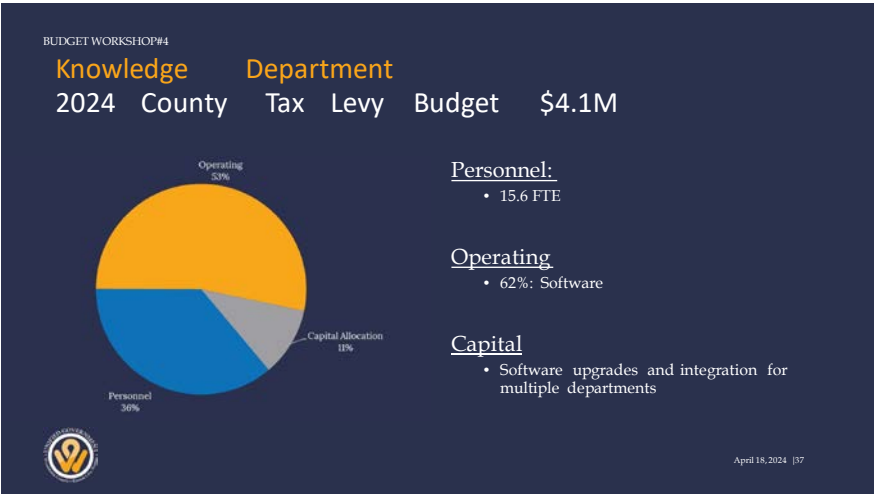


Next is Finance. They have personnel of 54 FTEs. One of the big functions in Finance is the Treasury Department, which also could be included as they provide a service to the community,

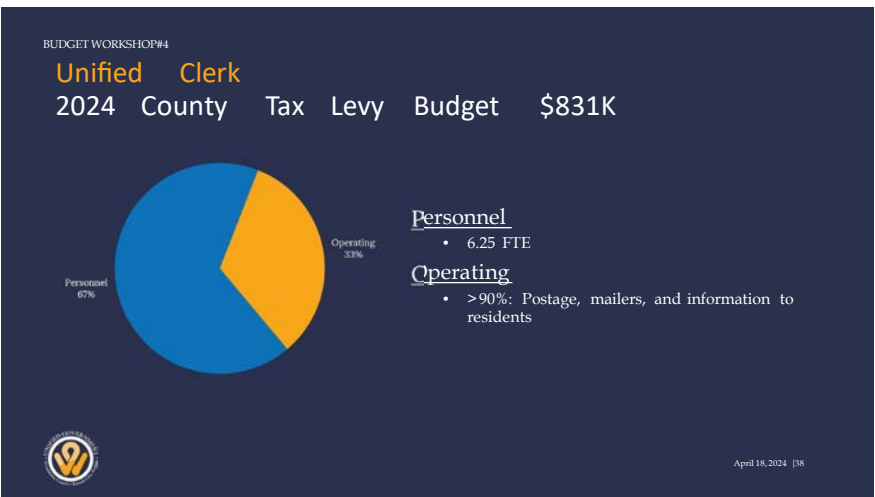
but a big portion there is Treasury and then also we do have the Accounting Department and Finance Administration which helps make up the 54 FTEs. It is one of those departments that is split across the city and the county along with Budget is also split across the city and the county and most of these departments that are going to be internal service are split across the city and the county.



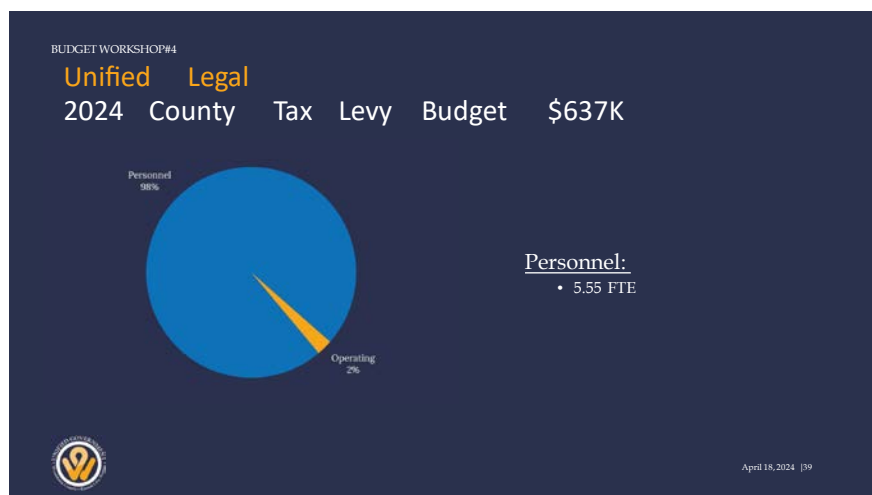
We have Human Resources, which has about seven FTEs, that makes up about 85% of the cost. The total budget there is \$860K.



We have the Knowledge Department. This is the department that takes care of all our technology. We almost got 16 FTEs there at 30%. A big piece of their cost of just software just across the organization. We have like 163 software applications that IT handles across the organization and then there's Capital upgrades and integrations across multiple departments that they assist with.



We have the Unified Clerk which is a function also of both the city and the county. We've got over 6 FTEs there. Personnel cost of 67%. Some of their big operating costs are postage, mailers and getting information out to residents.



Unified Legal, which all these departments again have city and county function and are funded by both, so the County side for Legal is \$637K and they have a little over five FTEs that are funded.

Mr. Lindsey said one of the big things of going through these departments, they've been broken down into three different sections being Constitutional and then Services provided. You can see the Constitutional was one of the bigger departments and it's also where we would have to work with these departments and may not even have the ability to reduce their budgets. But if we were going to try to reduce their budgets or work with them to reduce their budgets, it definitely would take some time. The reason I bring this up is our conversation has been around going with a revenue neutral calendar, going with a non-revenue neutral calendar, and so one of the things that came out in our last conversation was that two commissioners wanted to look into going revenue neutral for the county, so we wanted to show what these costs were and the different type of costs that we have within the county.

With Constitutional Services and also the services that are provided to the community such as Aging and also the Health Department and also Human Services, if we go to revenue neutral with those within the County, we would have to look at cutting those departments along with the internal departments. But there is the opportunity where we can follow a non-revenue neutral calendar and still when we have our public hearing at the end of the budget season, we would still have the opportunity to go revenue neutral or we could cut some other form of mills on the County side. Going revenue neutral would require us to cut about 4.5 mills across all the taxing funds on the County side.

If we could make a decision not to go revenue neutral and maybe cut one mill or two mills or three mills and still follow a non-revenue neutral calendar and one of the things that—the benefit of following the non-revenue neutral calendar, it would give us more time to work the budget. It actually gives us almost 40 more days to actually work the budget and we still would have the possibility to cut mills on the County side.

Mayor Pro Tem Burroughs said, Reggie, if I may I want to be clear, did you just say if we make the decision not to go revenue neutral, it gives you 40 more days on the budget? It's kind of hard—you kind of drifted off there at the end. **Mr. Lindsey** said yes, that is correct. There's two different calendars. If we decided to go revenue neutral, the calendar is shorter. We would have to approve our budget August 25th or have it to the Clerk by August 25th and then if we decided not to go revenue neutral, we have until September 30th to get our budget to the Clerk. **Mayor Pro Tem Burroughs** said thank you. I just wanted to make sure I heard correctly.

Commissioner Ramirez said two things. First one, did I mishear and I asked Commissioner Kane too, do we consider Pierson Park a County park? **Mr. Lindsey** said yes. Pierson Park is a County park. **Commissioner Ramirez** asked, has it always been a County park? **Mr. Lindsey** said yes. **Commissioner Ramirez** said oh, news to me. Well, I'm happy that it is. It's a beautiful park.

Second one, on the discussion of revenue neutral going on the County side and you just mentioning about these Constitutional Officers, I can probably tell you at the top of that list, the Sheriff and the DA would probably not want to cut their budget when last year both those offices came to us for additional funding. The Sheriff was parity pay for the Deputies compared to the Police Officers and the DA was—I'm trying to say, it's a very hard word, digitization project. So,

I can guarantee you it's probably going to be a hard no from both the Sheriff and the DA's Office about cutting their budgets when they just asked us for additional funding to do their constitutional duties.

If they're open to the conversation, we can have the conversation, but I would guarantee you it's probably going to be a hard no from them and they have the ability and the authority to say no because we have no authority over them. They are their own constitutional officer and that's their department to run, not for us to dictate.

Commissioner Kane said I didn't mention park, but Mr. Administrator sir, Alan Howze and Angel have been working closely with the Piper School District, so I would like them and myself to present at one of these next budget hearings to discuss a possible park with the school district and it might have a budgetary adjustment. So, I would like to have that as soon as possible. **Mayor Pro Tem Burroughs** said are we going to do that for every item that commissioners—**Commissioner Kane** said well, this is a big item and everyone jokes around that you know there's no—it's not a joke to me that out in Piper we don't have a park and the amount of money that we pay in taxes, we deserve a park like everybody else. I will show you a list of how many districts each one of them has, how many parks versus how many District 5 has. It's important enough in my mind as the senior commissioner asking a request that I've never asked before to get that done because it's just as important for my district to have the same amenities that the other districts have.

Now, I'm sorry you may not like that, but that's my request. **Mayor Pro Tem Burroughs** said are you referring to me Mr.—**Commissioner Kane** said I'm referring to you because you mouthed off and to the Administrator that I want this done. **Mayor Pro Tem Burroughs** said Mr. Kane, I didn't mouth off to you. What I asked is if we're going to do this, we want to provide time within the budget for everybody that has requests to do this. **Commissioner Kane** said this is the first time I've ever asked in the entire time I've been here, which is one hell of a long time, to do something like this. Maybe it's unique, but it's important to the district. **Mayor Pro Tem Burroughs** said we didn't say yes, we didn't no, Mr. Kane, I just asked a question.

Commissioner Kane said, Mr. Administrator, is that a possibility? **Mr. Johnston** said yeah, we can have that discussion with the Commission. **Commissioner Kane** said this isn't rocket science, it's not going to take you know five or ten minutes—**Mr. Johnston** said I

understand. We can have that before the Commission to have that discussion. **Commissioner Kane** said that would be great, thank you. **Mayor Pro Tem Burroughs** asked, are we good? **Commissioner Kane** was inaudible.

Commissioner Lopez said I just have a question about it real quick. Are you asking like is there a piece of—like we would buy a piece of property and make a park? **Commissioner Kane** said we would coexist with the Piper School District on their property. **Commissioner Lopez** said I'm sorry, say that again. **Commissioner Kane** said we would coexist on the Piper School District property. I think it will be an interesting conversation. They had a meeting with the Superintendent this week, unfortunately, I wasn't able to make it, but we've been meeting with them, what, a couple years now?

Mr. Howze said I might add in terms of the timing, I know the Superintendent was going to have discussions with her Board and so after she's had an opportunity to I think engage with her Board on this, then it would be a good time to kind of bring it back to this group. **Commissioner Kane** said yep, that would be great.

Ms. Lawson said I did want to clarify a statement made earlier. The Commission does set the budget even of the elected offices. I'm not saying you can't reduce them. That would ultimately be up to the Commission. You just have to fund them to the level that they can perform their duties, so you do have the ability to reduce.

Commissioner Stites said, Mike, is this a—would you be looking at this as a County park or would this be a City park? I know how we have these coexisting kind of consolidated funds, but I'm asking because is this something that it can be funded out of both city and county is why I'm asking because we clearly have these co-mingled funds? I think I know the answer, it's going to be you don't care how it gets funded. **Commissioner Kane** said I'll take volunteer money. **Commissioner Stites** said right, but I'm just saying—**Commissioner Kane** said it doesn't matter where it's coming and I apologize for getting excited, but here's the deal. I've been here forever and we've turned our backs to it and this year I'm not going to allow it to turn our backs. I get excited, Commissioner Burroughs, you know that, but I want this. **Commissioner Stites** said so, what my ask would be, during this conversation it should also include the possibility of city and

county or all city or all county. How does that work? The funding mechanism to make this work, what does it look like, what's the mechanics look like?

Chairman Burroughs said I think that's part of the debate that we'll have as the budget moves forward.

Commissioner Kane said in District 1 there is Quindaro Park, Garfield, Boston Daniels, Edgerton, Coronado, Kaw Point, Parkwood, Fairfax. District 2 it's got two dozen. I mean the list is unbelievable of how many parks are in Wyandotte County and how many parks are not west of 435 and I mean it's a bunch. That's a part of what the presentation would be and I will get a hold of the Superintendent so we can move this as fast as possible, but the kids deserve it, the community deserves it. When you see how many parks that everyone has and how many parks that I don't have, you know, it's frustrating. **Commissioner Burroughs** said I know. Does that include pocket parks that are within the urban core? **Commissioner Kane** said oh yeah.

Chairman Burroughs said there are some pocket parks that we could probably talk about utilizing in a better resource for us that would help assist in additional funding for parks out west. **Commissioner Kane** said right, well and we've been talking about pocket parks. You're getting rid of some stuff like that, but this would be on their ground. We would share it. It would be perfect. We've got a heck of a good plan. These two have worked their tails off and we appreciate them for the work that they do and especially when we get it done. **Commissioner Burroughs** said I'm just glad you're not making a motion. **Someone** was inaudible. **Mayor Pro Tem Burroughs** said, no, I would find that out of order at this time, but I understand your passion and your commitment to your district. I think we all have things in our districts that we're passionate about so I'm pleased to see we address that.

Commissioner Bynum said a couple questions Reggie. You mentioned revenue neutral on the County side would be a 4.5 mill reduction and would that equal about \$9M? **Mr. Lindsey** said yes. **Commissioner Bynum** said okay. I want to say to you and to the fellow commissioners how much I appreciate this presentation. I just think it's so helpful for us to—even if we've gone over it in past years, to go over these departments and whether it's county or city, it's really good to take us through this work again.

The County Mill Levy is the singular item that the Unified Government Commission impacts that affects the tax bills of those who live in Wyandotte County including Bonner and

Edwardsville. Let me say that better. If you live in Bonner or Edwardsville, the County Mill Levy is the only item voted on by this Commission that impacts your tax bill. I say that because I wonder if this presentation would be well received if we did this again some time, perhaps at the Neighborhood Resource Center, and invited the Mayor and Councils of Bonner and Edwardsville to hear and weigh in also on this information. They wouldn't necessarily have a vote, that would be ours, but it might be interesting to hear their input since this information is countywide information. Just a suggestion, just wondering out loud if Pro Tem, Administrator, or fellow commissioners, think that's a worthy expenditure of our time. **Commissioner Stites** said yes.

Mr. Lindsey said also I'll add, and this is different from what you're saying Commissioner Bynum, but we do have a Dotte Talk in Bonner Springs on Tuesday at the library and Commissioner Stites attended last year and Commissioner Burroughs. **Commissioner Bynum** said I appreciate the Dotte Talk. **Mr. Lindsey** said and we'll have where—**Commissioner Bynum** said I attended the Dotte Talk through Livable Neighborhoods a week or so ago and I reiterate that I appreciate it, but the budget simulator that we worked on and I did only the County side because it was just frustrating because it does not include all these departments. You do not get to impact all these departments when you do that budget simulator. So yay for Dotte Talk, what I'm describing is a much different thing. Sorry, thank you.

Commissioner Stites said yes, I'm in favor of that and I will tell you in this conversation that I had today, a person was asking me how much of your time when you're working are you working on County function, County issues, County things. What you just mentioned by saying that this vote, the County budget is what impacts every single citizen of Wyandotte County, every single one when we make that vote. I think it would be the right thing for us to do to involve. I mean we have kind of City Master Plans and direction meetings of where we want to go with our city, but I don't know when the last time it was that we've ever had a County direction. When we have sat down and talked about what does this look like other municipalities, Bonner Springs, Edwardsville and your Councils, what are you guys looking at for the future. We don't have those connections. Those two cities are cities within our County and we're talking about the County budget and how we impact them and I think it would definitely behoove us to have a meeting and sit down and have this brought out into the open of their direction and what we think—how the

votes that we make are going to help them achieve what they're after. I'm in favor of that and the sooner the better.

Commissioner Ramirez said I agree. I'm in support of what Commissioner Bynum—what Commissioner Bynum is talking in my mind is kind of different than the Dotte Talk. The Dotte Talks are for the community to have a say in the budget and give us their input. What Commissioner Bynum is suggesting is more of the elected having their—you could say their “air time” with County Administration and County staff to talk about the County budget because everything that was presented tonight, all the departments and all the programs and everything that we spoke about tonight, not only does KCK, but Bonner and Edwardsville residents and citizens receive those services as well. So, I think it is important that we—I love the Dotte Talks. They're an amazing thing and it's good to get community input, but I think the elected need time too with County Administration and County staff, budget staff, of where does County services come from and how do we allocate that.

I would agree with Commissioner Stites just as a general of having a County Master Plan, County vision of what have you because it's goes back to our culture of being siloed even within our—you know within our government we have our silos, but also within our County we have silos. It's KCK, Edwardsville and Bonner. We rarely communicate, we rarely work together and I honestly think if we all work together, we all have the same vision, we all have the same thing that we want. So, if that's something we can look forward to in the future, I would be more than happy to support that.

Mr. Lindsey said one thing before COVID, and I think it probably could have been in 2019, it was something we intended to keep doing, we did have a joint meeting with Edwardsville City Council and Bonner Springs City Council and I think, commissioner, I think you were on the City Council in Edwardsville at that time. It was a really good meeting. We just never picked it back up after COVID. Maybe something we can definitely get back to.

Commissioner Davis said I have some questions. I'm intrigued by the idea of kind of leaning into the MCI, the Municipal Cost Index, do I have that correct Reggie? **Mr. Lindsey** said yes. **Commissioner Davis** said and kind of what that can do for us. Can you first explain what the

MCI is and then I want to kind of lead that into two other short questions. **Mr. Lindsey** said I'll let Mike Grimm explain it. He's our research person and had done all the research on it.

Mr. Grimm said it's a cost of kind of inflationary adjustment or cost of doing business as a government. I think we presented in the past five years it was a 5% increase. They've been doing it for decades. It's something I'm trying to think of the organization, American City and County, but anyway it's a measure that local governments can use to know overall how costs will increase to provide services. **Commissioner Davis** said gotcha. So, it's kind of like for lack of better term, not to get super jargony, but you have kind of the cost price index that is really controlled by inflation when people see on average here is a cost of labor and the cost of materials kind of year over year. Would that be an accurate comparison for municipalities? **Mr. Grimm** said correct.

Commissioner Davis said I'm more intrigued on using that measure as opposed to the kind of state mandated revenue neutral which just doesn't make sense. It's not really aligned with what our needs are as a community, so I think having a number of what does that look like. If we were just to say hey, we're just going to account for inflation for personnel, we're going to account for inflation for cost of materials, what does that look like. I don't think it looks like—I think it was like \$18M that we're looking at for additional revenue. I think it looks like something else, but having a conversation on the City side and on the County side, what's that look like and then once we're done with that, how much money is left over and that's where the conversations about a park in Piper or other County functions and things of that nature, a tax cut for the mill levy, I think that's where that conversation could live. That would be my recommendation.

The other thing I'll say is I think within this exercise there are a lot of—there are limited resources and I think we have to get better alignment and specificity on what are we hearing from our districts, what are we hearing from the community. So, we know for District 5 it is, hey, if we're able to fund a park or at least get that process started or allocate dollars, then for District 5 that is success. We have seven other districts. What does success look like for this budget so that everybody feels like they're getting value. I would rather have more conversations and I know that's where priority based budgeting comes in, but I'd rather have conversations on value because that's where I hear most of where folks say I do not want to pay these property taxes because I don't see where the dollars are going. I would rather focus on changing that than just removing the investment all together.

That was probably more than what I was planning on saying, but I'm all for the MCI and for us to keep having conversations. I'm great, yeah Mike, let's go ahead and let's push it, let's find out what that number is for a park. We have seven other districts. What does it look like for us to return value to our community so that we can say this is what your tax dollars are doing so that they feel like they're getting something for those dollars.

Mr. Johnston said you know it is always interesting everywhere I've worked where I've had to have elected officials, particularly that represent districts, and there is that desire that you take home value to your district. When you sit in my seat, I don't have that luxury and I need to remind you that you represent all of Wyandotte County, all of Kansas City, Kansas and sometimes there's going to be needs in certain parts of the community that need to be addressed that it's tough for you to talk to your local residents and say why are they getting all the bacon or most of the bacon and not us. I just hate to say it, that's a challenge for all of us, particularly those who have districts, to explain to your citizens, but they're part of a larger community as well and we need to be able to talk about if they're disappointed on the results that a certain area, in their eyes are getting attention and they're not, you need to remind them that they live in a wider community and adding value this fiscal year helps your—you, yourself for the whole community. So, I just—not to battle swords against (inaudible) there's two sides to that.

Commissioner Davis said yeah and I'll respond very quickly. I'm not saying that everybody's going to get a park or that we have the money for the park, but I do think that everybody can get something. I do think that there are services that departments are wanting that do impact our residents, do impact our districts, that we can do a better job of being the cheerleaders for and saying here are the improved services, here's the improved value that you are bringing back. So, yeah, everybody's not going to get a park or some things may not be on budget, but we can bring something and some of this is about perception and feeling and I think how we listen and how we respond to that matter so people feel like they're getting value for their tax dollar.

Commissioner Lopez said I just have a question over kind of a comment made. Maybe I don't—maybe both, but I agree with Commissioner Kane on your parks. I hear you, but also what about the HOAs that have playgrounds and walking trails and fishing ponds. I mean I was just throwing

that, but at the same time I understand that he doesn't have a park either, but I just was trying to figure that part out too. **Commissioner Kane** said several of them have playgrounds, pools, and stuff like that and they pay extra for that. **Commissioner Lopez** said, yeah, HOA fees. **Commissioner Kane** said yeah, a tremendous amount of money. I think mine's like \$800 a year, but we're paying for that out of our pocket and since we're doing this with the school district the school district is going to benefit during the day—you know a couple of things are pickleball courts that the parents can play while the kids are in school and stuff like that. That's why we need to have a presentation, but yes, we have some stuff like that, but that's not a real park and it's paid for out of our Home Association.

Mayor Pro Tem Burroughs said it's been a very lively discussion this evening. Staff, thank you so very much for the information this evening, particularly about the levy information and how you broke it down. I made some copious notes throughout your presentation and just so you know I wasn't playing on my phone. Actually I was talking to the Mayor of Lake Quivira who is not a member of Bonner Springs and Edwardsville, but has part of Wyandotte County also. All three Mayor's were here today and convened a meeting with them as we're going through the budget process to start this negotiation. We met for two hours today I believe, right Mr. Johnston, so it's nice to see that we're all flying in the same plane, flying the same path. It's just a matter when we hit the runway at probably different times, but I do appreciate the dialogue.

If there's no further business, any other comments, questions, seeing none, I would entertain a motion to adjourn.

Commissioner Davis made a motion, seconded by Commissioner Ramirez, to adjourn. Roll call was taken and there were seven "Ayes," Hill, Kane, Lopez, Stites, Davis, Bynum, Ramirez.

**MAYOR PRO TEM BURROUGHS AJOURNED
THE MEETING AT 7:00 p.m.**

Monica L. Sparks
Interim Unified Government Clerk

dt

April 18, 2024

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

SPECIAL MEETING, THURSDAY, APRIL 25, 2024

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Meeting, Thursday, April 25, 2024, with nine members present: Bynum, Commissioner At-Large First District; Townsend, Commissioner First District; Ramirez, Commissioner Third District; Hill, Commissioner Fourth District; Lopez, Commissioner Sixth District; Stites, Commissioner Seventh District; Davis, Commissioner Eighth District; and Burroughs, Commissioner At-Large Second District and Mayor Pro Tem; presiding. Burns, Commissioner Second District; Kane, Commissioner Fifth District; and Garner, Mayor/CEO; were absent. The following officials were also in attendance: David Johnston, County Administrator; Angela Lawson, Interim Chief Counsel; Alan Howze, Assistant County Administrator; and Monica Sparks, Interim Unified Government Clerk.

Mayor Pro Tem Burroughs said before I call the meeting to order I want to announce that some commissioners and staff and public are attending remotely via Zoom or on site. All participants joining by phone should mute your phones when not speaking to avoid background noise. During the meeting, please make sure you announce yourself by name and title every time you speak so the public that is participating knows who is speaking. Please be sure you speak directly into a microphone so that the public can hear your comments and an accurate record of the meeting is made. This is critical given the number of remote participants and is also current guidance from the Kansas Attorney General's Office.

Mayor Pro Tem Burroughs called the meeting to order at 6:00 p.m.

ROLL CALL: Hill, Lopez, Stites, Davis, Bynum, Townsend, Ramirez, Burroughs.

NOTICE OF SPECIAL MEETING of the Unified Government of Wyandotte County/Kansas City, Kansas, to be conducted in a hybrid format on Thursday, April 25, 2024, at 6:00 p.m. in the Fifth Floor Conference Room of the Municipal Office Building for a Legislative Update.

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 Pro Tem Burroughs said tonight we are here for an update from our Legislative Representative Paul Davis. I'll ask our County Administrator David Johnston if he has any opening remarks.

David Johnston, County Administrator, said as you are aware the State Legislative Session kind of officially wound down a couple weeks ago, but today came back for a veto, override and state budget work for the next couple of days. It's a good time for us to get an update from our lobbyist to give us an idea of what transpired over the last four months and will continue to work for us over the next year as we prepare for the next legislative session. I'm going to turn it over to Alan Howze who pretty much is our bridge to Paul to give some introductory remarks and then Paul will give his update.

Alan Howze, Assistant County Administrator, said it's been a busy session and I appreciate Mr. Davis, his work, and the opportunities that I think he brought forward to the Commission to testify on matters that came before the legislature on a variety of topics. I think there was good involvement from Commission and staff during this session, which you appreciated and perhaps at a level that we hadn't necessarily done before. So, Paul, I'll turn it over to you to give us the update.

Paul Davis, UG Lobbyist, said thank you very much. I'm delighted to see all of you and give you what I think is a very timely update on the legislative session. As was mentioned by the Administrator, the legislature has returned to Topeka today and tomorrow primarily. Budget Committees are meeting the appropriators, so to speak, to work on some bills and also to be putting together the omnibus budget, which is sort of the last wave of the budget process, which will be considered during the wrap-up session. Then, the full legislature will begin work again on Monday

and the question this time of year is always how long are they going to be there and it's hard to tell.

As most of you probably know tax issues have really been at the forefront during this session. The state has a \$3B budget surplus, a position that the state has never been in before and so the question has really not been whether or not they're going to cut taxes. It's what taxes are going to be cut and to what extent and that is really where the disagreement lies between the Governor and the legislature. If you've watch the news, which I'm sure you probably have in the last 24 hours, you probably saw that Governor Kelly has vetoed the latest tax bill that has been put on her desk. The reasoning behind her veto is that the package is simply too large and she is concerned about the long-term viability of the State General Fund and she in turn has introduced an alternative package for the legislature to consider.

Before they are going to get to any type of other packages, there will be an attempt to override her veto and there are some dynamics at play that—I was trying to think about this last night, I think the probably almost 25 years that I've been involved in the legislative process in some way, shape or form, and Commissioner Burroughs may want to opine on this, there's some dynamics at play that I've never seen before. The bill that the Governor vetoed actually passed the House unanimously. I'm not sure I've ever seen a tax bill that has passed the House unanimously and you have Democrats and Republicans that supported that obviously in the House, but then in the Senate you have a split where the Democrats are more aligned with Governor Kelly. I think it's likely that an override attempt is probably going to be successful in the House, but the Senate is going to be the question mark of whether that is going to stay.

The Democrats have 11 members in the Senate and they need 14 in order to be able to prevent the veto from being overridden and so the Governor will have to pick off three Republicans, which she's been able to do so far during this session on tax issues, but whether that's going to stay the same, we'll have to see.

Really, primarily, what I wanted to talk about tonight is just the UG's Legislative Agenda and the items where we have seen action with regard to that agenda and there's been quite a bit of action. We testified on 17 bills during this past session and I wanted to especially thank those of you who have made the trip up to Topeka to testify or to talk with our local delegation or with other legislative leaders. It makes a big difference really when you're able to come up to Topeka

and people see you there. So, I just want to say again how much I appreciate that and, hopefully, we can continue to lure more of you up to the legislature in 2025.

Medicaid Expansion

For the first time in four years the issue of Medicaid expansion received a hearing in committees of both chambers. Despite an overwhelming amount of written and oral proponent testimony (including the UG), the issue did not move to the House or Senate floor. Just prior to the Legislature adjourning in early April, a procedure was set in motion in the Senate where an attempt will be made to bring Medicaid expansion to the Senate floor for a vote. Governor Kelly has been

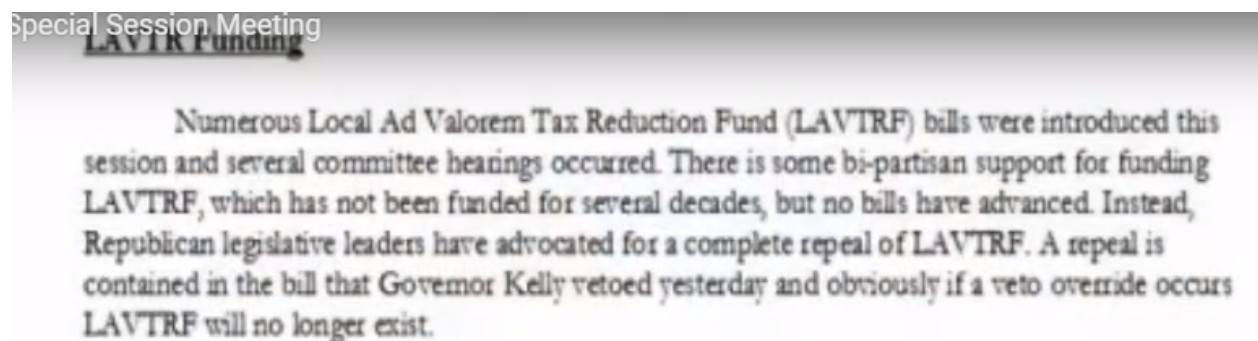
The first issue I wanted to address is Medicaid Expansion, the issue that probably has gotten the most publicity next to the tax issue during the past session. There was a hearing that was held in both the House and the Senate. This is the first Committee hearing that has been held in four years. I think it was into the hundreds of proponent testimony that was offered and it was a standing room only crowd to say the least, but neither of those bills moved forward. However, there has been a procedural motion that has been put in motion, I guess, yeah, procedural motion that's been put in motion the last day of the regular session, which will cause the Senate to have a vote as to whether they're going to take up that issue. So, there may be a vote in the Senate.

Governor Kelly, as you were probably very aware, has been all over the state barnstorming to try to drum up support for Medicaid Expansion, but I think it is going to be a tough sell given that the legislative leadership on the Republican side has been pretty steadfast in their opposition.

Allow Flexibility for Revenue Sources

Representative Oropeza introduced House Bill 2684, which would authorize municipalities to propose an earnings tax to be put on the ballot. The revenue from the earnings tax would be dedicated to infrastructure. This bill is similar to a Senate bill that Senator Haley introduced last year. House Bill 2684 was referred to the House Taxation Committee, but no hearing was held on the bill. One of the challenges with this legislation is finding allied organizations that will testify in support.

Under the issue of Allowing Flexible Revenue Sources, the earnings tax issue has come up a couple of times. Representative Oropeza introduced a bill this session. Senator Haley introduced a bill last session that received a hearing. Neither of these bills have moved forward. Really the impediment out there is we need more advocates for this and I've talked extensively with Representative Oropeza and Senator Haley about other possibilities of other organizations or entities that may come to the table and I certainly welcome any thoughts that any of you may have about others who may want to aid our efforts in that respect.



The Local Ad Valorem Tax Reduction Fund, we had a lot of conversation about this. We met with the delegation. Commissioner Ramirez came over and testified on a bill. There were quite a few bills that were introduced dealing with the Local Ad Valorem Tax Fund. There was a push primarily among Democrats to try to fund that. It hasn't been funded now for several decades. In turn, some Republican legislative leaders have decided to take a different approach and that is that they would like to get rid of the Local Ad Valorem Tax Reduction Fund completely. The bill that Governor Kelly vetoed did contain a provision that would eliminate LAVTRF and so if her veto is overridden, LAVTRF will be a thing of the past.

There are some discussions ongoing about perhaps looking at an alternative replacement for LAVTRF, and that may be a possibility, but we'll have to kind of see what plays out here.

Special Session Meeting Infrastructure Funding

Last year, the Legislature and Governor Kelly officially closed what has been known as the Bank of KDOT. This means that funds for the state transportation plan (also known as IKE) are no longer being diverted to fund other programs. There have been several attempts to divert money once again, but they have failed for the most part. One bill that has become law will fund airports around the State at a much higher level from transportation funds. But overall the IKE program is well funded and is continuing to add projects to the construction pipeline. One of the positive developments that occurred last session was the addition of a fund that would help local units of government with local match dollars for federal projects. This could be very beneficial to some of the pending federal requests that the UG has.

The Legislature has appropriated \$2.3 billion in FY 2025 for transportation expenditures.

Infrastructure Funding has been an issue that has received a good bit of attention over the past couple of years. Last year the Governor announced that the so-called bank of KDOT had been officially closed. For those of you who are not familiar with that term, it applies to transfers that have been made out of the State Highway Fund or the State Transportation Plan to support other programs in state government. There were a few efforts this year to try to claw back into the State Highway Fund, but most of those were rebuffed. One of the things I did insert here is about a bill that provides some support for airports, which actually are already funded out of the State Highway Fund.

One thing that is particularly applicable to Wyandotte County that I just want to mention is something that happened last year. The legislature set up a special fund that will aid in local matches for federal projects and as you know with the bridges that we have we've got a number of grant applications that are out right now and should we get those, there are some dollars that are on the table from the state to help us with the local match that is required in almost all of those expenditures.

Mayor Pro Tem Burroughs said we do have a question. Would you rather us hold questions until you finish your presentation or would you rather us ask the question dealing with the item? **Mr. Davis** said however you want to do it, it's fine with me.

Commissioner Bynum said my question is, under this Support Infrastructure Funding, the very last sentence, the legislature appropriated \$2.3B for transportation expenditures. When we say transportation, do we mean infrastructure or do we possibly mean public transit or is it all in the same bucket? **Mr. Davis** said great question. For the most part it is in the same bucket. Public Transit is part of the IKE Program, which is the 10-year Comprehensive Transportation Plan, which by the way is over a \$11B fund, but those things are included in the IKE Program.

Commissioner Davis said if we can quickly just go back to the conversation about the Earnings Tax. Where does this Home Rule kind of fall within that conversation and in our autonomy? **Mr. Davis** said my understanding, and I'm looking over at Legal Counsel a little bit here, my understanding is that in order to enact some type of earnings tax, it does require legislative approval. I think that is outside of Home Rule authority. **Angela Lawson, Interim Chief Counsel**, said I agree. **Commissioner Davis** said okay.

Funding for World Cup Operations

Governor Kelly recently signed the budget that provides \$28 million for World Cup operations in Senate Bill 28. These dollars will be distributed over a two-year period of time (\$10 million in FY 2025 and \$18 million in FY 2026). There were many legislative hearings in various committees of both chambers focusing on this topic and how Kansas could capitalize on the World Cup. Some legislators were more hesitant than others to provide funding without a more detailed plan for expenditures, but after language was inserted in the bill requiring the money to be spent in Kansas the funding advanced. The dollars will be distributed by the Department of Commerce and there is still a lot of discussion that needs to occur about exactly how the dollars will be spent. Additionally, there is an effort in Washington DC to secure federal funding for World Cup expenses that is ongoing.

Mr. Davis said some really good news about the World Cup. Obviously, everybody is very excited about the World Cup. There were a number of hearings, informational hearings, that were provided at the legislature and in the end the legislature has authorized \$28M, which is actually an \$8M increase from what Governor Kelly requested in her budget, that's going to be paid out over a two-year period of time. There certainly was a degree of skepticism about the state putting dollars into that, but I think in the end we were able to make the case that these dollars are important

given that we're going to be on the world stage and there's going to be a significant economic impact.

One of the requirements that was inserted during the process is that all of these dollars do have to be spent in the state of Kansas. I think that is a good thing for us. There was some discussion about, well gee, we could use these dollars to help transport people over to Arrowhead and we're certainly going to have increased law enforcement costs, we're going to have transportation costs, lots of things. There's going to be an evolving discussion about how these monies are going to be spent. They're going to be administered by the Department of Commerce and I think one of the things that we need to do is be pretty diligent in making sure that we outline our priorities for how we'd like to see these dollars spent so we can put them to work for Wyandotte County.

In addition to this, I just want to make you aware that there is also an effort at the federal level to get an appropriation for those cities that are going to be hosting World Cup events and so there is the possibility that there may be additional federal dollars that may come as well.

Commissioner Townsend said with regard to the money that will be dispersed in Kansas relative to the World Cup, who besides Wyandotte County might be eligible to receive this and are there any other limitations on how we spend it other than it has to be directly related to World Cup? **Mr. Davis** said the Department of Commerce is going to be tasked with coming up with rules and regulations as to how those dollars will be spent and as I said, I think there's an evolving discussion that needs to occur there and I think we need to be involved in that discussion. There are projections that there may be other base camps located in Lawrence, perhaps Johnson County, perhaps even Manhattan and so those locations were also cited. **Commissioner Townsend** said thank you.

Commissioner Ramirez said part of my question was already answered with Commissioner Townsend. So, just to clarify, with the funding that has been allocated, as you said, Commerce is going to be the one to come up with the rules and regulations, but is there any—as you mentioned, there's other base camps that may be throughout the state on other jurisdictions, how is there a formula that they're going to develop to be able to equitably pass out the funds throughout the base camps? **Mr. Davis** said that's a very good question and I think one that nobody really has an

answer to right now. I think that, once again, we need to be at the forefront of that discussion and trying to lead that discussion so that we can do all that we can to make sure that we get our piece of the pie, so to speak, and you know others are going to want to be involved in that, but I think given the facilities that we have here undoubtedly, you know, this is going to be the center of activity in the state of Kansas. **Commissioner Ramirez** said I would hope so with us having Children's Mercy Park and then the soccer training facility that we also have out there, so I'm hoping that is true.

Expanded Childcare and Universal Pre-K

Governor Kelly has made it a priority to create a consolidated Office of Early Childhood for Kansas' early childhood care and education services. This came after a study ranked Kansas as 49th in the nation in terms of efficiency and coordination of early childhood systems. After a great deal of deliberation, Senate Bill 96 was approved by the House on a 110-10 vote. Action in the Senate awaits when the Legislature returns on Monday. In addition to consolidating programs across state government, the bill also makes a significant number of updates to various child care facility requirements in an effort to expand the number of facilities and children that can be served in a facility. It also prohibits local governments from passing ordinances that are more restrictive than state standards.

The Legislature has added \$2 million to funding for the Infant and Toddler Program (TINY-K). Governor Kelly proposed adding \$56 million in early education and child development funding in her proposed budget. The Legislature is still discussing this issue, but the amount appropriated is likely to be much less than what the governor requested.

Additionally, the tax plan unveiled by Governor Kelly does increase the child care tax credit for dependent care expenses, as does this bill from 25% to 100% of the federally allowed amount.

Mr. Davis said on the issue of Childcare, the Governor made a very big push this session to try to consolidate all of the childcare functions that are across state government. There was a study done that ranked Kansas second to last in terms of efficiency and coordination of Early Childhood Programs and so the Governor with the help of a task force came up with a proposal to create an Office of Early Childhood Education. After a lot of deliberation and modifications to the bill, the bill did pass the House on a 110 to 10 vote and is expected to pass the Senate, but it has not passed the Senate yet at this time.

Included in that bill are not only the consolidation of those functions across state government, but also a number of updates to childcare facility requirements. The effort is being made to try to, I think, make laws a little bit more friendly so that more childcare facilities can exist and that more children can be served there. One thing to note here is that the bill does have a prohibition on local governments passing ordinances that are more restrictive than the state standards, so that's something to be cognizant of.

The legislature did put some additional dollars into a number of Early Childhood programs. Many of you are probably familiar with the TINY-K Program. That's one of the areas—the Governor made a very substantial request, \$56M of additional funds for a number of different childhood education programs. The legislature is still deliberating on that, but there will be—undoubtedly, that's going to be a number that's much less than \$56M.

There's also a Childcare Tax Credit increase that is part of the bill, Senate Bill 96, and also is contained in the tax plan that the Governor proposed just yesterday.

Increased Funding for Mental Health and Psychiatric beds

The Legislature has provided \$13.5 million to move a mental health intervention pilot program that began at the State Department of Education to a permanent home at the Department for Aging and Disability Services. The Legislature also increased funding for adult inpatient behavioral health services by \$5 million. Federal ARPA funds have been used to create additional psychiatric beds in Johnson County and Sedgwick County.

The area of Mental Health, the legislature provided an additional \$13.5M to make a pilot project that was contained within the Department of Education permanent and its permanent home will be at KDADS, the Department of Aging and Disabilities Services. They also increased funding by \$5M for adult inpatient behavioral health services. This is in addition to some pretty significant dollars that were put in with Federal ARPA funds to create more inpatient psychiatric beds. Some of those are in Johnson County and some of those are in Sedgwick County.

Funding for Unhoused

Funding for the unhoused is still being considered by the Legislature. Governor Keith put money in her budget for a grant program that would allow local units of government to apply for funds designated for homeless shelter construction and services. The House Committee on Welfare Reform has spent a great deal of time studying this issue and receiving presentations from national experts. A bill providing \$10 million for the grant program was coupled with a variety of enforcement provisions and advanced out of committee in the Senate. However, there doesn't seem to be a consensus among lawmakers about how to strike a balance between funding and enforcement.

The topic of Homelessness and the Unhoused, a topic I'm sure all of you are very familiar with and are dealing with on a daily basis here in Wyandotte County. The legislature has spent a good amount of time having what I would say is a healthy and robust discussion about how to address homelessness and you may not be surprised to know that they're having a hard time finding solutions that they can achieve a consensus on. The Governor put \$40M in her budget for a grant program that local units of government could access. Obviously, that's something we're very interested in. There has been a lot of angst among legislators about simply doling out money without having what would probably be classified as enforcement provisions that go along with that.

So, there was a bill that was advanced in the Senate that pared that money back down to \$10M and put a variety of enforcement provisions in it. The House doesn't seem to be terribly interested in that approach, but it is probably going to be coming up here in the next couple of days, so stay tuned for the discussion on that.

Commissioner Lopez said when you say—when the word enforcement is being used, is it enforcement of ensuring the funds are used for unhoused purposes or are they wanting enforcement of local governments enforcing our own local laws for the unhoused? **Mr. Davis** said yes, primarily the latter and Lawrence has been the center of a lot of that discussion because they have had a no camping ordinance that has not been enforced for the past couple of years. They are now beginning to enforce that, but that's where the discussion has really been centered.

Protecting STAR Bonds

With the elimination of the sales tax on groceries, STAR Bond revenue is projected to decrease. A bill that would replace lost revenue with state general fund dollars has been introduced and debated. It has passed the House but is awaiting further action in the Senate.

Mr. Davis said on the topic of the STAR Bonds, as you're aware, the sales tax on food is gradually going away and with that, that means the ability to pay off STAR Bonds is going to be decreased and the legislature is discussing replacing those funds with State General Fund dollars. That has passed the House, but has not passed the Senate, probably unlikely to pass the Senate this session, but may get discussed during the next session.

Commissioner Bynum said I'm struggling to understand that a little bit because those grocery stores where the sales tax on groceries isn't being collected or being reduced would have to be within STAR Bond Districts for that to matter. **Mr. Davis** said correct. **Commissioner Bynum** said so how many grocery stores are there in STAR Bond Districts, because it strikes me that impact is minimal. **Mr. Davis** said yeah. It was discussed that there was not a significant fiscal impact to that, but there is an impact out there. There are grocery stores located in STAR Bond Districts. Some of you may think offhand of whether they are here in Wyandotte County. **Commissioner Bynum** said I don't think we have one. **Someone** said we may have one. **Commissioner Bynum** said Target. **Someone** said Target and Walmart. **Commissioner Bynum** said so is Walmart currently within a STAR Bond District or is that a proposed expansion? **Someone** was inaudible. **Commissioner Bynum** said we've already expanded STAR Bonds over across the street to Walmart? **Someone** was inaudible.

Mr. Johnston said the Plaza area is included in a state STAR Bond that was created in 2016. At that time we chose not to participate as a UG government, but we chose to develop that area through a Sales Tax TIF project. **Commissioner Bynum** said right. **Mr. Johnston** said but it currently does reside in a STAR Bond District. **Commissioner Bynum** said yes, thank you. **Mr. Johnston** said but Target is not because that's directly across the street. It's not in that STAR

Bond, but it might be in the Legends area, so that whole part of our community is inundated with CIDs and STAR Bonds.

Mayor Pro Tem Burroughs said any sales tax generated by any unit within the STAR Bond District goes to retire the debt of STAR Bonds. The thing about the grocery stores, even though there may be a few, it will have a fiscal impact on the payout of the STAR Bonds to the bondholders, so if the state makes up that difference, it doesn't put ours at risk. The good thing is it's been slowly going away, so if anything, it might extend out a year on a STAR Bond project. It could have—depending on the amount of revenue STAR Bonds has committed to the project, could determine how much revenue we will lose in paying it off early.

Commissioner Bynum said to that—so a bill that would replace lost revenue with State General Fund dollars would all be at the state level, right? **Mayor Pro Tem Burroughs** said I would assume that the revenue that is lost, measurable loss by the Department of Revenue, that the state would write a check to—I'm hypothetically thinking it would be the bondholder for the shortness of the revenue that wasn't generated by us. **Commissioner Bynum** said got it. **Mayor Pro Tem Burroughs** said any sales tax reduction, if the state is going to pick it up for grocery sales, and I don't know if Aldi's, Target, JC Penney; however they look at those sales, because some of these small stores have consumables that are market-driven for food, so I can't tell you what the fiscal impact would be, but the state would make that difference up on our end.

Commissioner Bynum said just to circle back around to the Walmart though, as Administrator Johnston said, county and city are not participating in that STAR Bond, so that would only be the state's portion of that sales tax revenue being diverted to the STAR Bonds. I'm sorry, I don't mean to drag it out, but this is interesting to me.

Mayor Pro Tem Burroughs said, Mr. Administrator, do you want to answer that question or comment on that?

Mr. Johnston said well, the answer right now is we're not participating in that STAR Bond. There are actually no STAR Bonds that have been issued for that district. That's part of the American Royal STAR Bond District and it goes from the Plaza caddy-corner at Hutton & 110th to that property and then winds its way around State Avenue to where the American Royal is being built now. I know there has been discussions about a STAR Bond for that project, but nothing to report right now.

Commissioner Townsend said this is very interesting because at some point everybody, if you're fortunate enough, is going to buy some groceries. So, basic question number one, because I'm sure our constituents may think that wherever they go, at some point in the future, they won't have to pay sales tax on food. So, question number one, when does the elimination of the sales tax on food kick in. Do we have a date? **Mr. Davis** said we've seen—it's a three-year phase down and year one has occurred. Most of these tax plans that have been debated have a component that would accelerate the last year and have it entirely eliminated here on July 1 of 2024.

I think where you were also maybe going with this is what is the extent of—is it food, groceries, really it just extends to groceries. There was a debate about whether it extended to food. You know if you go to whatever restaurant and you don't have to pay sales tax on food or other items that would be purchased somewhere that were—it's a non-grocery store, but this really just applies only to groceries.

Commissioner Townsend said okay, so I'm at the Merc on July 5th of this year, should I expect to see a sales tax or not on my bill? **Mr. Davis** said if some plan that is some semblance of what's been debated here passes, I think it's unlikely that you're going to see a state sales tax, state sales tax also, but there will still be a local sales tax on groceries.

Commissioner Townsend said so there'll be what sales tax that we're still likely to see say July 5th? **Someone** was inaudible. **Commissioner Townsend** said local sales tax but not—**Mr. Davis** said but not state. **Commissioner Townsend** said and it doesn't matter that you're not in a STAR Bond District. Thank you.

Mayor Pro Tem Burroughs said there's already been a reduction, a minor reduction already. **Commissioner Townsend** said I thought there had been, but you know when we get to whatever the zero will be, whenever that is. **Mr. Davis** said yeah, the first step has already occurred and the second one is to occur on July 1st.

Commissioner Ramirez said I remember maybe next year the state sales tax will go to zero or it will be 2026 because I remember it was four—they're going to drop it down to four, two, and then zero. I believe July 1st of this year they'll drop it down to two and then if history repeats itself, next year, July 1, 2026 is when it'll drop down to zero if I remember correctly.

My question, and it might not be a question that can be answered, because it's just going to be depending on each district or each bond area, has the Department of Revenue estimated how much of a decrease of revenue there may be in the STAR Bonds? **Mr. Davis** said yes, and I want to—I can't recall the exact figure, but it was a couple million dollars I think. It was not a real significant amount. Whenever you say STAR Bonds, discussion ensues I know.

Expedited Partner Therapy

Bills were introduced and committee hearings were held in both the House and Senate on this issue. The UG health department took the lead in organizing a strong coalition to advocate for EPT. The House bill was advanced out of committee, but unfortunately both bills did not get to House and Senate floors in time for the turnaround deadline that occurs at the end of February. While the coalition is determined to keep working on this issue, issues related to public health face additional challenges since the pandemic. Kansas is one of handful of states that do not have laws allowing for EPT.

Mr. Davis said on to Expedited Partner Therapy. If you are not aware what Expedited Partner Therapy is, because I was not until I got involved with this issue here, it is when someone tests positive for a sexually transmitted disease and it gives a medical provider or health department the ability to provide treatment to that person's partner without having to see that person.

We are one of five states that does not have an Expedited Partner Therapy law. I want to give hats off to our Health Department that really took the lead in trying to put together a coalition of groups to advocate for this. They did a really great job at the hearings that were held in the House and Senate. We got a bill out of the House, didn't quite get it out of the Senate and we ran into the turnaround deadline and was not able to get—Commissioner Burroughs will know, I'm trying to use too much insider jargon, but we were not able to get the bill blessed, which means it stays alive outside of the turnaround deadline.

One thing I do just want to highlight with regard to this issue and we've had a number of follow-up discussions with the Health Department, post pandemic, and I'm not telling you anything you don't already know, but public health has got some real challenges post pandemic. There's certainly a lot of legislators over there that their opinions about public health departments and just public health in general has changed as a result of the pandemic and I think public health

departments have got a lot of work to do to be able to address those challenges that are definitely there.

Support Public Education Funding

Senate Bill 387 is this year's education budget bill. It has not been passed by the Legislature yet and will be one of the significant topics of debate in the wrap-up session. Governor Kelly has advocated for additional special education funding. There is bi-partisan support for this, but there is interest among Republican legislative leaders in changing the formula for how special education funding is distributed. This is still under consideration. There is also a push to link school choice proposals to K-12 education funding. The Legislature has enacted, and Governor Kelly has signed into law, legislation that would set up a program called the "Blueprint for Literacy" that aims to raise student reading proficiency. The program has been a collaborative effort between the Board of Regents and the State Department of Education.

On Public School Funding, that is one of the meteor issues that is still going to be debated during the wrap-up session. The legislature has not arrived at an education funding bill. The discussion around special education funding has been the primary sticking point. There is bipartisan agreement that there should be enhanced funding for special education, but there are some disagreements about exactly how the funding formula for special education should work. There have been some efforts to try to rework how that funding formula is structured and that's going to be discussed during the wrap-up session.

I also note here that there was a bill passed that's called the Blueprint for Literacy, which has been a project that the Board of Regents in collaboration with State Department of Education have been working on that is going to really try to focus efforts on reading proficiency and trying to improve that in our K-12 schools and that bill was just signed by Governor Kelly the other day.

Study Creation of a Riverfront Authority

Senate Haley introduced SCR 1620 this session, which would allow for the creation of a port authority should the UG Commission decide that you want to pursue this. SCR 1620 has passed the Senate. Senator Haley and I have been working to insert the resolution into a conference committee report so it can advance in both chambers and to Governor Kelly.

The issue of a Riverfront Authority or Port Authority, that has been a plank in the UG's legislative platform and Senator Haley introduced what's actually a resolution and not a bill that would allow the UG to create a Port Authority should you want to do that at any time in the future. LaVert Murray gave me a great education about the history of Port Authority's in Wyandotte County because he's pretty much lived it. That bill has—that resolution has passed the Senate and Senator Haley is looking for a vehicle to try to get that into a conference committee so that it can get on to the Governor's desk.

Increased State Community College Funding

The Legislature has provided an additional \$15.8 for student success initiatives at community and technical colleges and an additional \$5 million for the community colleges capital outlay fund.

Community College Funding. There's some very good news for community colleges. Some pretty significant increases in funding, almost \$16M for student success initiatives at community and technical colleges and also an additional \$5M for their Capital Outlay Fund.

Assault on Public Employees

House Bill 2808 was introduced this session and would create a specific crime of harming a public transit employee. Deasiray Bush, Director of the UG Transportation Department, provided testimony in support of the bill in the House Committee on Federal and State Affairs. The bill did pass out of the committee, but it has not made it to the House floor for a vote.

The issue of public employees and assaults on public employees, House Bill 2808 was introduced this past session and that bill actually had a hearing and came out of the House Federal & State Affairs Committee. It is sitting on the calendar in the House and probably is not going to be acted upon, but it would create a crime, specific crime, for someone who assaulted or battered a Public Transit official. Deasiray Bush did a absolutely tremendous job in testifying on that bill and was very, very helpful to the committee members that heard that testimony.

Cannabis Legalization

The Legislature continues to struggle with passing a medical marijuana bill. Late in the regular session, a very limited bill (Senate Bill 555) did not advance out of the Senate Committee on Federal and State Affairs after a two-hour hearing. This legislation outlined a rather conservative

pilot program for medical marijuana. Senate President Ty Masterson (R-Andover) said there were too many concerns with the bill. Similar to Medicaid expansion, an effort will be made in the wrap-up session to force a vote on the Senate floor. Three years ago, a medical marijuana bill passed the House by a 79-42 vote, but was declared materially altered by President Masterson and died in the Senate.

Additionally, there was an amendment offered to a bill on the House floor that would have removing marijuana as a scheduled substance. It failed 41-80.

Another lively talk, I'm sure, is Medical Marijuana and Cannabis. The legislature, as they have for the past several years, has struggled to try to see if they could find some consensus on this issue. As I've mentioned before, the Senate President is not a fan of medical marijuana. He did give some blessing to a pretty limited bill that actually just created a pilot project that was introduced late in the session, but then the rug got pulled out from under that bill, so the issue is still ongoing. There will be an effort much like Medicaid Expansion to pull a bill out of committee and bring it on to the Senate floor. Senator Rob Olson, who is retiring, has been a long-standing advocate for medical marijuana and he is leading the charge on that. That will be interesting to see what happens if a bill can get onto the Senate floor.

For those of you who are interested in the issue of going beyond medical marijuana to recreational, there was an amendment that was offered to just completely remove marijuana as a scheduled substance and that failed on a vote of 41 to 80. I don't think that's necessarily indicative of the support that's there. As Commissioner Burroughs knows, sometimes amendments fail for various reasons and become partisan for various reasons and so I think there's probably more support out there than 41 votes.

Expand Treatment and Harm Reduction for Substance Abuse

A Good Samaritan Law is likely to be passed that will provide immunity from prosecution for certain drug crimes when individuals seek medical assistance related to the use of a controlled substance. It currently holds a place on the Senate calendar after being moved out of the Senate Judiciary Committee. It was unanimously approval from the House. The UG provided testimony in support of this bill.

There's a Good Samaritan Law bill that is working its way through the process. It has passed the House unanimously and is waiting action in the Senate and I expect it will be acted upon that provides immunity from prosecution for certain drug crimes when individuals seek medical assistance related to the use of a controlled substance. Most of this is related to Fentanyl. Our Health Department has been involved in that effort, pretty broad support for that.

- Special Session Meeting Other issues of interest:

Plastic Bag Ban

For the second time in three years Governor Kelly has vetoed a bill barring local governments from regulating plastic grocery bags and other material. The bill passed the Senate by a 24-16 vote and the House by a 72-51. Thereby, it is unlikely that the veto will be overridden. As you may be aware, the City of Lawrence recently passed an ordinance prohibiting stores from providing single-use disposable plastic bags to customers at the point of sale.

A couple other issues I just wanted to highlight here that are not necessarily on the agenda, but I think are issues that are of interest to the UG and local governments in general. The city of Lawrence passed a Plastic Bag Ban and that has triggered several efforts that they have debated that issue over the past couple of years, but they actually passed it this year and Governor Kelly has vetoed legislation that would prohibit local governments from regulating plastic grocery bags and other related material given the vote, 24 votes in the Senate, 72 in the House. It does not look like there are enough votes to override that veto. So, local governments will continue to have the authority to do that.

Incentives for Data Centers

Committees in both the House and Senate passed bills that would provide economic development incentives for large data centers to locate in Kansas, but neither chamber has indicated that there will be a floor vote on the proposal. Legislative leaders have indicated that the issue will get more discussion next year. The proposal allowed for exemptions from state and local taxes if minimum investments and jobs are provided. Missouri, Iowa and Nebraska are among approximately 20 states that have laws similar to this proposal.

Incentives for economic development incentives for Data Centers. The reason I put this on here is we have reason to believe that some of the folks that are interested in this bill are very interested in Wyandotte County. Committees in both the House and the Senate did advance a package of economic development incentives that mostly relate to exemptions from state and local taxes for large data centers. They are requirements in terms of the number of jobs and the amount of capital investment that they have to bring.

Missouri, Iowa and Nebraska already have laws on the books. This really kind of got caught up in the larger tax discussion and legislative leadership has indicated that they want to hit the pause button on this issue, but return to it next year, so I would look for this to be an issue that's discussed next session.

No-Impact Home-Based Businesses

A bill that would limit the ability local governments to regulate home-based businesses has not advanced after a committee hearing was held. The bill defined a No-Impact Home-Based business as one where lawful goods or services are produced or sold on residential property by the owner or tenant.

There was a robust debate about home-based businesses and city and county abilities to regulate home-based businesses. This came from a Johnson County legislator who really wanted to remove the ability of local government to regulate home-based businesses. That bill ended up not going very far after most cities and counties have stated their opposition to that.

Vacant Property Registry

We have opposed efforts in the past few years to eliminate the ability of cities and counties to maintain vacant property registries. As most of you are probably aware, the UG maintains such a registry. Fortunately, no legislation in this area was advanced this year.

Vacant Property Registry. As you're probably aware, we have a vacant property registry here. There have been efforts to try to preempt the ability of cities and counties to have vacant property registries. We have had some pretty good sword fights over that over the past couple years and we did not have that fight this year, so that was nice to not have to fight that battle.

Initiative Petitions

Arising from a controversy in Prairie Village, legislation was introduced to create a process where residents can force cities and counties to enact laws through initiative petitions. The bill did not advance out of committee.

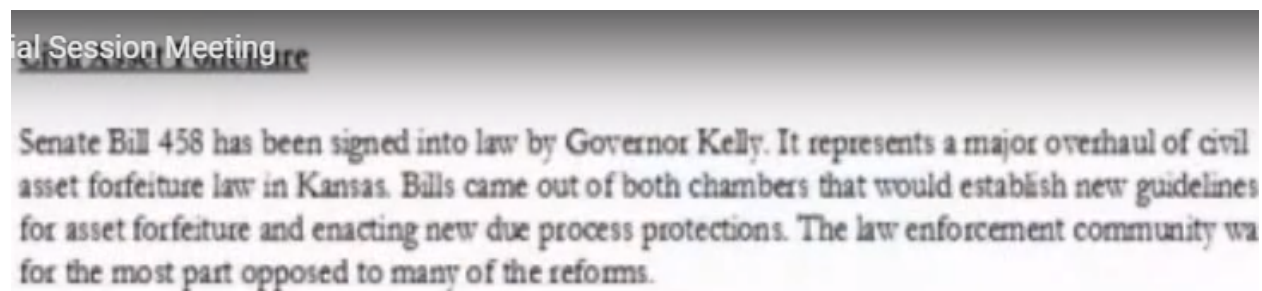
You've probably followed what's been going on in Prairie Village. There were several Prairie Village bills that came before the legislature and a lot of Prairie Village residents came up to the legislature. One of their bills would create essentially an initiative process whereby citizens could enact laws and the legislature, I think, at the end of the day just felt like this was a Prairie Village problem and not something that required state legislation.

University of Kansas Medical Center

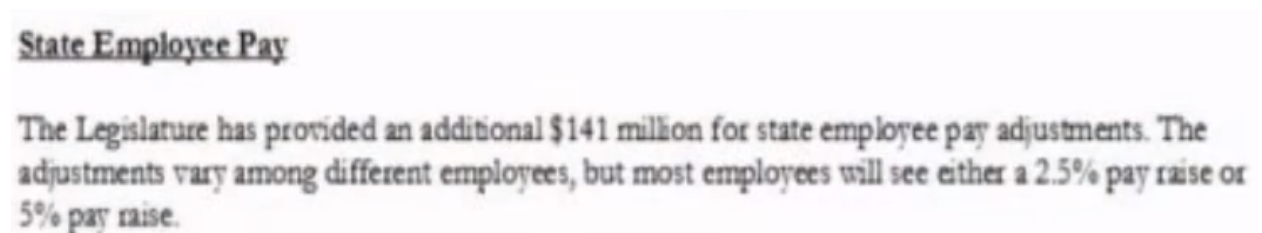
The Legislature has appropriated, and the Governor has signed into law, \$75 million to construct a new cancer research facility at the University of Kansas Medical Center. This will be coupled with federal funding secured by Senator Moran and private donations.

Some very good news for the KU Medical Center. The legislature appropriated \$75M, which may be the largest single appropriation that I've seen for something like this for the cancer research

facility at KU Med. This is going to be in addition to the significant appropriation that Senator Moran got for this project and then also some matching private dollars, so very good news for KU Med.



The issue of Civil Asset Forfeiture; this has been around the legislature for a long time. Actually, I worked on this issue in a previous life before I was even in the legislature and an interesting thing kind of happened this session. The forces came together and there were enough legislators that really felt that there needed to be some significant reform of civil asset forfeiture and so the House and Senate both passed bills and were able to marry those together and there were a lot of law enforcement concerns. Some of those concerns were satisfied and some were not, but they're going to be some significant changes related to that.



State Employee Pay; I just put this on here because I think it's always helpful, especially as an employer of the UG, to just know what's going on with the state employees. Significant dollars put into some pay increases for state employees. They're going to get between 2.5% and 5% pay increase. A lot of that is based upon surveys about whether they are under market or over market pay positions.

Open Records

The Kansas Policy Institute introduced a bill that would significantly reduce what units of government could charge for open records requests. The bill passed out of the House Judiciary Committee, but no action was taken after that point. The bill is no longer active.

Lastly, Open Records. Kansas Policy Institute which is an institute that is in Wichita that makes a lot of open records requests, came to the legislature with trying to change the costs that they would have to bear in terms of open records requests. There was a pretty unanimous opposition to that from all government entities and Angela provided some good information on that and that bill was defeated as well.

Those are all the issues that I put out here and there's many, many others, but would be happy to entertain any other questions that anybody has or comments.

Commissioner Ramirez said my question is pertaining to the last topic and it's to our Acting Chief Counsel. For our unit of government and people when they ask for open records requests, what is the cost to citizens for open records requests? **Ms. Lawson** said it is the actual cost to produce the records, so there's no markup. **Commissioner Ramirez** said there's no set number. It's just however large the request or job is. **Ms. Lawson** said right and they're provided that information ahead of time and then sometimes if they've done a very broad search and, obviously, we'll comply if that's what they want, but if they want to narrow it down so as not to expend so much, we let them know that as well.

Commissioner Davis said I may have missed this or at least it's not on here. There's been a lot of conversations, I'm sure we've all had them with constituents, regarding property taxes. We see our neighbors from across the river where they passed a bill that allows the freezing of property taxes for seniors. Mr. Davis, were there any conversations about property taxes and particularly for seniors and what can be done? **Mr. Davis** said yeah, and I'm glad you brought that up because yes, there have been a lot of conversations about property taxes. There's been discussions about a constitutional amendment that would limit valuation increases to certain percentages.

There was a program I think that many of you are aware of that was passed a couple years ago that gives some breaks to seniors that are in certain income categories, but there have been discussions about broadening that. There was a discussion this year about disabled veterans and carving out some property tax issues with regard to disabled veterans which brings in a whole host of constitutional issues because of the constitutional requirement that there be equal application of taxes. So, what I would say I think overall about that is that I think that discussion is going to be more robust next session. It probably didn't get as much attention this session mainly because of the issues related to the income tax reduction and the flat tax proposal.

Commissioner Townsend said this is kind of a follow-up to the question Commissioner Davis just asked. Were there any discussions regardless of age or any other factor like that if you were just paying property tax. Were there any discussions about limiting potential increases on appraised values or the amount that would dictate, because I know that comes from the state, what somebody pays. We have held the mill rate constant for years, but as the valuations go up, that's where these huge increases are coming from. Was there any discussion that might give us a leeway or hope for reduction based on assessed values? **Mr. Davis** said yes. There has been discussion about that. Senator Tyson who chairs the Senate Tax Committee, I believe, has proposed a 4% cap, you know, with certain exceptions. I look for a lot more discussion about that. I think this provided that the legislature and the Governor finally arrive at someplace with regard to the income tax issues. I think next session is likely to be dominated by property tax discussions.

Commissioner Hill said thank you for this report. I just have a quick question around funding for the unhoused. Do you suspect that they will bring that back up next session? **Mr. Davis** said I think that's a possibility, yes. I do think that there still could be some action on it this session. Today at the—all the city and county lobbyists meet on Thursdays and today there was some discussion about Senator Claeys who has been involved in this issue may try to push this forward in the Budget Conference Committee. So, there still could be action on that. I don't know whether the Governor will want to put dollars in her budget again if the legislature doesn't take action this session, but there has been significant interest.

Wichita and Sedgwick County really kind of started this discussion. We actually signed on to their letter to the Governor asking for funding for a grant program and so I think this is going

to be kept on the front burner and I think as all of you know the issue of homelessness and the unhoused is not going to be going away anytime soon here unfortunately.

Mayor Pro Tem Burroughs said seeing no further questions or comments—Paul, thank you for your presentation. It’s thorough as always. I do appreciate the notes to read along with your overview and a very good synopsis as to what happened this session. Thanks for your work on behalf of the Unified Government and reporting back to us. Seeing no further action, I’ll entertain a motion to adjourn.

Commissioner Ramirez made a motion, seconded by Commissioner Townsend, to adjourn. Roll call was taken and there were seven “Ayes,” Hill, Lopez, Stites, Davis, Bynum, Townsend, Ramirez.

MAYOR PRO TEM BURROUGHS AJOURNED
THE MEETING AT 6:55 p.m.

Monica L. Sparks
Interim Unified Government Clerk

dt

April 25, 2024

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

SPECIAL MEETING, THURSDAY, MAY 2, 2024

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Meeting, Thursday, May 2, 2024, with ten members present: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Burns, Commissioner Second District; Ramirez, Commissioner Third District; Hill, Commissioner Fourth District; Kane, Commissioner Fifth District; Lopez, Commissioner Sixth District; Stites, Commissioner Seventh District; Davis, Commissioner Eighth District; and Garner, Mayor/CEO; presiding. Townsend, Commissioner First District; was absent. The following officials were also in attendance: David Johnston, County Administrator; Angela Lawson, Interim Chief Counsel; Bridgette Cobbins, Assistant County Administrator; and Monica Sparks, Interim Unified Government Clerk.

Mayor Garner said tonight is a Special Session of your Unified Government Commission.

Mayor Garner said before I call the meeting to order I want to announce that we do have individuals attending remotely as well as on-site. All participants joining by phone, should please mute your phones when not speaking to avoid background noise. During the meeting, make sure you announce yourself by name and title every time you speak so the public that is participating knows exactly who is speaking. This is critical given the number of remote participants and is also current guidance from the Kansas Attorney General's Office. Please make sure to speak clearly and at an audible level into the microphone to ensure that your comments are heard and an accurate record of the meeting can be made.

Mayor Garner called the meeting to order.

NOTICE OF SPECIAL MEETING of the Unified Government of Wyandotte County/Kansas City, Kansas, to be conducted in a hybrid format on Thursday, May 2, 2024, at 4:00 p.m. in the Fifth Floor Conference Room of the Municipal Office Building for a presentation from the County Administrator. Immediately following, there will be an Executive Session regarding Personnel.

Roll call was taken and there were ten “Ayes,” Kane, Lopez, Stites, Davis, Bynum, Burroughs, Burns, Ramirez, Hill, Garner.

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 this evening we’re going to have a presentation from our County Administrator, David Johnston. I asked him to prepare an overview, strategic plan or just an update. He’s been here for a year and I thought it would be good for him to present his vision now that he’s moved past the honeymoon stage and gotten his feet wet and has kind of got an assessment of the organization and personnel as well as our community and to share with you his thoughts as far as his plans and he’ll entertain any input as well. I’ll turn it over to Mr. Johnston.

David Johnston, County Administrator, said as the Mayor said, I’ve been here just over a year and it was said to you once before, David, you’ve been asked many times are there any surprises and I said, well, the recruiting brochure said there would be some challenges. They said maybe there are some financial challenges and there are some personnel challenges and once you sit in the chair, you finally realize, going what the heck did I get myself into, but it’s good work that needs to be done here at the UG and working for our citizens. So, I appreciate the opportunity to provide an overview of the year that has happened, things we’re going to be working on this year, and then we’re going to end with some real challenges that I think we all need to work on, we all need to work to address and to keep our community viable, vital and a great place to invest, work, live and play.

COUNTY ADMINISTRATOR UPDATE

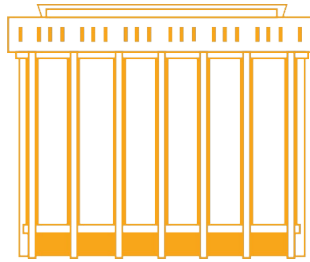
Personnel

STRATEGIC HIRES

- Chief Financial Officer
- Fire Chief
- Public Health Director
- Transit Director

OTHER ACTIONS

- Initiated independent review of Human Resources function



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On the overview to just give you some—we’ve had some strategic hires. We hired our Chief Financial Officer, our Fire Chief, our Public Health Director, and our Transit Director. I am finding it difficult to find an Economic Development Professional. We’ll talk about that a little bit later, but we’re still plotting forward trying to fill key slots.

One position that’s not up there, we have hired a person to serve as my Executive Assistant, but part of the new role that plays, not only does it serve me, but it serves as the old Commission Liaison position because I believe that position was founded years ago to make sure that there’s good communication between the Commission side of the building and our side of the building, so he’ll have that. Rodney Lucas will start on May 20th and we’ll make sure we get the rounds to all of you. He just finished serving as a City Manager of a Florida community and wants to come home to live to deal with his aging parents and so we’re happy to have his talents.

We also, this may sound redundant to you, but we just initiated a new independent review using GovHR which you’re familiar with. You used it to hire this position that I hold, but they also just recently merged, probably around the holidays, with a very well respected management consulting group called MGT. I asked them to come and take another independent look at the HR Function. I know there was an audit done under Cheryl. We’ve had a review of the Fire Department, which had some critical comments about the HR Department. That all started under Cheryl and now that I’ve been here a year, I have heard complaints continually after the audits, concerns by some of our staff members, and some from you. So, I thought it was best to really bring in another auditor which kind of has a different approach. They’re not here to solely identify weaknesses in the organization. They’re here to do two things and it was part of their marketing and interview that really had them rise to the top. It says, you know, we’re here to help departments celebrate what they’re doing well and reinforce that success, but we all know organizations have

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challenges and we're going to be, through our investigation, unearthing those and presenting them for opportunities of improvement with no negative connotation. Here's what's before you, what steps can you take, what can we work together to set up strategies, so these can go on the plus column.

I know there is audit fatigue with that department, but with this last, hopefully, objective audit we can get them on improvement schedules wherever they're needed to be because that's one of our key shared systems for internal departments that serve all departments and we need to have good working relationships with all of them.

COUNTY ADMINISTRATOR UPDATE

Budget & Finance

- Reintroduce priority-based budgeting with first-of-its-kind implementation support model
- Introduced budget that pushed out the fiscal danger zone by several years
- Focused on revenue side of budget while being a good steward of expenses at the same time
- Increased awareness on the UG's reliance on debt
- Reintroduced the use of a five-year budget model within the UG budget process
- Negotiated with the State of Kansas and Cerner to include local public benefit in settlement
- Finance and Budgeting working very closely with departments on critical look at budgets



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Next is Budget & Finance. As you know, this was a baptism by fire for me. I get hired, Dave, you got to start the budget process that is by the way about two months late, so we had to catch up fast. To help us with Budget & Finance issues, you just recently met as a group with the ResourceX representative, but we're bringing in the first of its kind new product where in 2017 we bought the software and it was supposed to be a self-directed approach, which didn't go anywhere. This new model has a retired public CFO that will guide our efforts to take a critical look at how we're doing because the goal—I think we all understand we're going to have to make some changes. It's to give us the context in which to have good discussion and the rationale approach to make changes and cuts. So, that's what priority based budgeting is. It provides us with the information necessary to have good discussion and then the opportunity for readjustments or cuts.

You all know that last year's final budget that was approved by you pushed out the danger zone that was identified in our five-year budget model by several years. We focused on the revenue side of the budget while being a good steward on the expense side at the same time. I think we all

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were a little surprised at how reliant we have been on debt where 44% of the property tax levy for the city side goes to pay for debt and my training said it should probably never—the thumbnail accepted level, is 20%. We are exceeding that.

Then when you saw in the—when we had the audit report, Debbie presented our level of debt for a AA rated bond agency and we're right there and they said if you want to get an improved bond rating, you're going to have to go below a certain threshold. If you go above a certain threshold, you'll get a worse rating. So, we finally have good barometers on how we look at debt because part of the tax bill a citizen pays pays for General Obligation debt. So, we needed to have that picture before you last year and I think we did an effective job on that. That's the increased awareness on our reliance on debt.

We introduced the use of that five-year budget model that kind of sat dormant in our Budgeting Department and we used that and I think that painted the picture of why we needed to take notice of our financial situation that led to certain decisions last year to push out our concerning years. Negotiated with the state of Kansas and Cerner folks to include local public benefits as part of their settlement on the Cerner buildings. Finance and Budgeting is working very closely with the departments on a critical look on their budgets. That was a direct request by you folks to us, so we're taking it seriously.

COUNTY ADMINISTRATOR UPDATE

Public Safety

- Achieved lowest KCK homicide rate in 20 years
- Continued working regionally on drug, trafficking issues
- Continued working to improve community policing
- Opened new Fire Station # 16, merging two smaller, older stations
- New CSI building started



Roundtable with Kansas Senator Roger Marshall on human trafficking.

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Public Safety was an area that is of concern. You see the best side of me, the backside on that picture, but we all should be proud of the Community Policing efforts and the local awareness programs of our Police Department that their hard work now has achieved the lowest homicide rate in KCK in 20 years and it's getting noticed. They are working aggressively with Federal and Regional Drug Task Force and Trafficking Task Force and we're recognized on our efforts on

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Fentanyl. It seems like because of our location of our county, our city, we're right in the middle of the country and so it's a great distribution point to go east, west, north, south to distribute that evil drug to people. It seems like every couple weeks we hear from the Police Department that they'll pull a traffic stop over and somebody has in their trunk a nice supply of Fentanyl and they're proud to take it out of the supply chain. So, their work is being (inaudible) nationally and we're proud to have that work recognized.

We're looking at, with Chief Oakman, to continue to improve Community Policing, getting our police officers out of the car and mingling with the businessmen and women, with the customers in the neighborhoods helps provide a better relationship with that group with our Police Department. It also gets them to know the lay of the land when they have to respond to a call and notice things that may be out of the ordinary and it makes them more aware of their responsibilities.

You experienced the dedication and opening of our new Fire Station 16 that merged two smaller older stations. That's quite a facility and they'll be looking for the next station, which I believe is Fire Station 20, which I think is a similar merger. If not, it's just replacing our older stations. On that, you're going to be hearing later, sometime in the next couple months, the Fire Department's Master Plan, which was part of a unique clause in the last collective bargaining agreement where management and the union would come together and talk about facilities and the direction of the Fire Department, which they did and they're ready to report out on that. So, that's going to be interesting. Then, you know about the new CSI building that has started last fall.

COUNTY ADMINISTRATOR UPDATE

Public Works

- New wastewater office building started
- Initiated new approach to stormwater management and funding
- Continue public awareness on stormwater maintenance and Consent Decree
- Seeking funding for replacement of Kansas & Central Avenue Bridges
- Looking at alternative financing options to meet deferred maintenance on UG streets



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In Public Works, with the CSI building, we have the new Wastewater Office building that's started in the same area. You've heard good, bad, indifferent, a new approach to stormwater management

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and funding. That's been years in the making and a couple, I think it started, this is—you are the third Commission where a watershed approach to stormwater is advocated with its funding stream.

What I've noticed in the one year, people forget about what a Consent Decree—what goes on into managing something, an infrastructure that is primarily underground, out of sight, out of mind. It showed that we need to step up our public awareness on stormwater maintenance and the Consent Decree because people just take it for granted. It rains, the water's got to go somewhere and we have to follow EPA rules and then rules with Kansas Environmental Health. You know these are things that Joe and Sally Citizen aren't aware of, but we have to follow these laws and, unfortunately, with the Consent Decree we have a significant amount of an older part of our community having a combined sewer that in bad rain events—you know it's a compartmentalized sewer where one side is wastewater and one side is stormwater. When you get a rain event, it encompasses the hole and mixes the sewage with the rainwater and we can't have raw sewage dumping into the river, so that's why we negotiated years ago a Consent Decree with the EPA that we have to follow.

Under your direction we are seeking funding to replace Kansas and Central Avenue Bridges. Just to be honest with you, we are having problems with Kansas City, Missouri getting their support on this joint grant. Where we started down this road probably two years ago, we had their support and we just don't think it's as a priority for them as it is for us.

Central Avenue, back in 2017, when we had to close that bridge and you looked at the data with the average traffic counts, it was low and you could see that it wouldn't probably meet the threshold to make it a priority. If you followed what is happening down at the bottoms with the redevelopment, the warehouse district has a developer that's supposedly going to be pumping in \$500M to take those old warehouses and make them living quarters, apartments, office buildings. Some may be torn down and new built, but there is a new attention to the bottoms. Everybody is thinking it's going to be the next, and I'll date myself, hip place to live. So, with that development that's going to occur there, the Central Avenue Bridge is our gateway to the bottoms, so we're working closely with Representative Davids to make sure that we apply to the right grant through the state. These two bridges are always in our conversations when we talk to our federal and state elected delegations and they're always trying to help us meet the needs of our community on this.

This last one is looking at alternative financing options to meet deferred maintenance on UG streets. I believe it was the '22 sitting Commission that kind of committed that we'll give you 25% more infrastructure money for roads annually. That would be coming out of—when you looked at our financial model, out of our General Fund and when you looked at our financial situations through our budgeting processes, it's very difficult to meet that goal.

There are other options like using a strategic use of debt and using our annual parts of our annual street money from the gas tax shared revenue from the state to fund it, so we're not using General Fund money. But what bonding does, it provides kind of like a present value amount of cash where we can attack some of those higher—you know we rank our street issues, streets which is worst to best and we can really kind of maybe create an influx of cash on the front end and really say to the public, we took care of the seven worst and have an actual deliverable to show their tax dollar in action. At the same time, making sure that we have street preservation still every year to deal with our needs.

If we're serious about taking care of our deferred maintenance, we need to look at different ways to get capital using our existing revenue streams and that's just one that we're looking at.

COUNTY ADMINISTRATOR UPDATE

Economic Development

- Participating as member of the KC2026 World Cup Board of Directors
- Co-chair of the Mayor's World Cup Readiness Task Force
- Initiated CityWork project to review barriers to small business formation
- Initiated deep dive into development project process improvements
- Purchasing is working the process to complete required study to set local MBE/WBE hiring benchmarks to include in UG capital contracts
- Working with KU Health System leadership on long-range vision
- PlanKCK comprehensive plan update adopted
- Fourth/Minnesota developer selected and is under negotiation to redevelop UG-owned land

OPENINGS

- Rock Island Bridge is moving toward a summer opening; west parking lot will start when new section of levee is completed
- Homefield Training Center and Ball Fields opened
- OrangeEV opened

GROUND BREAKING

- Shepherded the KCKCC downtown campus project through to groundbreaking
- Marvin Windows broke ground. American Royal broke ground.
- Yards II and other multi-family projects started, including Yards III



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On Economic Development, even though we don't have a Director, things have occurred. As you know we are active participants with the KC2026 World Cup Committee. I'm one of the Board Directors. They finally have organized themselves, have the Articles of Incorporation, satisfied their agreements with Kansas City, Missouri who is the actual recipient of the designation of the World Cup, so the torch has been passed to the committee just in the last month and they're hiring the necessary staff to get going. What's nice, I think we all understand, we feel we're a little late

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to the game, this thing is around 750 days from now, something like that and we're thinking we're behind and when we talked with other of the eleven cities in the country hosting World Cup, we find out that we're middle of the road, which made us feel a lot better, but they're working hard to hire the necessary folks to organize this thing.

I'm Co-chair. One of the wonderful distinctions of having a Mayor that hires you, he gets to name you to certain Co-chairs and this is the World Cup Readiness Task Force. Alan Carr from our Visit KCK Office is the Chair and the local committees have the responsibility of making the experience a good experience for the visitors who are going to be coming to see the matches. We are told that, from the FIFA folks, let's say we get two teams here, probably one of the top ones and one of the middle of the road ones. A top team, their fans will leave the country for 45 days and come to where that team is assigned, so at least 40,000 people will call the region home.

Now, why is it more important for us to be ready. We have soccer facilities that are going to be used by the teams. We have the Sporting KC Mercy Park and we have Compass Point training facility all on the west side. It's looking like that's going to be chosen as the training site for the teams assigned here and Margaritaville is negotiating very hard to be labeled as the headquarter hotel for at least one team here. That means we're going to have to entertain, get people around, so like wayfinding is going to be important to a level that we're not used to. We're going to have to deal with foreign language that we're not used to very openly on signs and material. We have to organize a business community to make sure that they will be able to respond and maybe organize themselves.

You know we're home to the Taco Trail. What do we do to make that a reality in a convenient spot for the visitors to enjoy. We're renovating the hall next door to us here to serve, hopefully, as a major viewing center inside the building, but we can quarter off from Ann Street to the street on the other side of the hall and have this be a mini FanFest area if we so choose. That's going to be some of the issues that are going to be talked about and directed by the Readiness Committee and to let you know, if Alan has proposed and the Board has accepted his plan of a staffing model, a volunteer model, you want to get involved. There's about at least ten areas that you can share your talents and abilities to help make the local experience very nice to our visitors, so we can get you that information. Actually, I think we're supposed to put it on the website, but we'll have to make sure we do that.

We talked about with you that one of the things that we need improvement on are our processes whether it's a permit review, whether it's other applications. We've contracted with CityWorks and one of their programs is to make sure that your processes are not barriers to business development and so they're taking a critical look at any department that has a permit and what's the review process, what's the time it takes to get through and if there are some onerous requirements, what can we do to reduce that. They're working now for us to do that.

We talked about a deep dive in the development project process improvements. One of those things, because of complaints that we've received over the last year, we've had to really take a hard look at our Development Review Committee and what are the roles that each department that services those. One of the things that we found out that it was kind of viewed as a democratic process on whether a TCO would be issued to a business and we actually found that we weren't following our own ordinances and, therefore, once that got directed, we found that the Chief Building Official who's Jim Neath in our community is supposed to be the Chair of that and, therefore, looked him straight in the eye and said, Jim, we're following the ordinances, you're the Chief. You have judgment that you can use the committee, the other departments as resources, but if a business is ready to open and meeting health, safety and welfare issues, you can issue a TCO if you so choose and judge. I told him that and he looked me straight in the eye and said, David, I've been waiting for someone for 12 years to tell me I can do my job. Now, isn't that sad?

So, we've allowed things to happen whether it's for convenience, whether it's something that could have gotten lost in the shuffle because of the COVID emergency or we scrambled because of the effect on our government of the recession of the late part of the first decade, whatever, just bad habits were allowed to take place. And what's supposed to be our guide, the policies and ordinances passed by this body and sometimes our departments did their own thing. So, we're having a reengagement of what do our ordinance say, this is what you're supposed to do, not what you want to do, what you're supposed to do. And if there are in your opinion, professional opinion voids, bring them up for discussion. The Commission's always welcome to take a look at those changes and whether they give a thumbs up or thumbs down, that's their job. So, we're starting to bring that up now.

We also had issues with Homefield because of this. One of the changes we made with that on large developments, our Review Committee will now meet—started as a weekly basis, it's now every two weeks, so there's better communication from the developer with our staff and we

can iron things out more quickly than we have had in the past. Instead of waiting, we're engaging and I think that's one of the things that you're seeing a change here.

Purchasing: There's been an ask to bring back the MBE/WBE standards. Sharon just told me today that the contract to do whatever assessments needed to do that is going to be sent to Legal probably early next week and we can get those established through the legal message. We let them expire and to get them back active we have to go through this process, so Sharon is taking that initiative and we'll get those reinstated.

We've been working on and off, staff and myself, directly with Kansas University Health System on their long-range vision. I think they do have an appreciation that they have to balance their business needs with the fact that they're located smack dab in a neighborhood. That was probably fine when they founded themselves a hundred years ago, but it's part of a community and they now understand they have to be sensitive, but also they need to engage in the community. So, they can be sensitive to keep this major economic driver viable in our community. We just have to understand that the KU Health System just bought two hospitals. One in Olathe and one in Missouri and they're fighting some regulations in Missouri, but the Olathe campus has land and if we don't continue to foster a good working environment with them, they have choice. We would like the choice to stay here and grow, so that means we have to talk with them and that's what we're doing now these days.

We did do the PlanKCK Comprehensive Plan Update that was adopted by you, I believe, in December of last year. That has opened up a lot of discussion. Even after the discussion that many long process that culminated with that is that some of those standards I think we need to think about, is our community ready for implementation today. It may be ready in 10 years, but we need to take a value look at some of the things that we passed.

Finally, you noticed the 4th & Minnesota developer was selected and you saw their rendition and the articles in the paper, so that's moving forward and just found out today Bridgette said that the review for Indian Springs is completed. We're just tabulating the results now, so you'll be hearing about that status very shortly.

Openings: Rock Island Bridge. I think you were all invited just a couple weeks ago to a beautiful day on the bridge and saw its transformation. It still has some work to do, but they intend to open up in mid-June. Once the levee is completed in that area, we'll go ahead and work fast and furious on the west parking lot, which is our responsibility. We need to get the Corps of

Engineers out of there so we can do the necessary surveying and final design work to get the plans to the contractor who's going to do the work.

You've been to the Homefield Training Center opening and the ball fields. The place is packed particularly on weekends. It's a beautiful facility and we look forward to many years of many events over there.

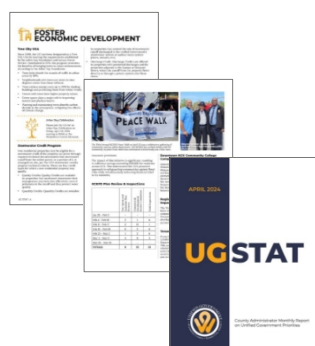
A couple of you were at the Orange EV opening. I don't know how many of you are aware what the Orange EV is. It's a manufacturer of electric semi-trucks and they usually—you find them at ports, airports, riverports, seaports because they do the long haul moving from one section of the port to another section of the port. Firms like DHL who has an exclusive contract with them, wherever they have an air carrier port, they're their mover within the airport. It's all because of the environmental ethos. The owner of EV, if they can reduce diesel fumes by having an electric vehicle being able to haul heavy loads for short periods of time, they're doing it and they're finding a market with the port industry which is exciting and they're made right here.

Groundbreaking: You know the Community College Downtown Campus is happening. Marvin Windows, some of you were at their big opening at the—I can't remember the—but it's right by Lake Wilderness Park. They held a nice reception to formalize their ground opening. American Royal has broken ground and moving forward. Yards II and other multi-family projects have started over the year and Yards III is going to be before us sometime this year to get started next year and they hope to have that—it's going to probably be slightly bigger than Yards II, a little more dense, but Flannery & Connor developer put out a good product. We're glad to see them get that going and, of course, that's right next to the Rock Island Bridge.

COUNTY ADMINISTRATOR UPDATE

Communications

- Implemented UG STAT reporting to the commission and community
- Hosted all-staff meeting to establish expectations
- Convened directors in ongoing conversation about UG mission and strategic goals



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Communications: I think you've seen a dramatic improvement in communications with our Strategic Communication staff. You've seen just, I think, the second episode of UG STAT which is going to be a regular feature to you and the community on updating what's going on within each department. Right now we started by providing you a lot of data. I think we're going to mix it up with some more human interest writing instead of charts, bars and we need to humanize it a little bit, so it's an evolution, but we promised you last year that we would give you better communication of what's going on within all our departments and this is what staff and I came up with.

We are hosting all-staff meetings to establish expectations. That started in January and we also started meeting with all our directors to talk about our Mission Statement. What type of goals as an organization should we have and how do we work together to achieve those. It's been a while since before the COVID that they had anything like this, so it's been long overdue to dust it off and get it going.

One of the things that we're talking about, and I think this is something that's important for all of us, as an organization the organization has had to deal with change and it fast changed. We had to adapt to the COVID crisis, we had to adapt to new election results with a new Mayor elected and with his expectations, visions and things like that, that may be different than what was the status quo. I focused the first meeting on this is we need to understand something. We are in a dynamic environment and, therefore, I have to echo my favorite bumper sticker. I can't use the word, but you'll understand what I'm saying, we need a bumper sticker that says change happens. It happens and you have to deal with it and whether you like the change or not, we also threw the Serenity Prayer up there, which is to accept the things you cannot change, courage to change the things that you can, and the wisdom to know the difference. Well, that needs to be kind of like our attitude working for any organization because change will happen and discombobulate the status quo. So, we need to talk about that.

The same thing is within our community and so we need to understand that for us to continue to be viable and vital in the future, we need to work with our community, our citizens that change is going to happen. How do we get it to be accepted and I'll put that term in quotes. So, we're working on that internally and we're going to have to deal with that externally as well.

COUNTY ADMINISTRATOR UPDATE

Operations

- Completed Workday implementation



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Operations: This is the big celebration on that and that is Workday was completed, I think what, December and so we go solely to that as our system.

COUNTY ADMINISTRATOR UPDATE

Parks

- Opened new pickleball courts at Wyandotte County Lake
- Remodeled and reopened Bethany Community Center
- Working with Piper School District on a partnership to create a new public park in the Piper area
- Restoring rock wall at Wyandotte County Lake
- Assessing role of community centers within the community and UG's ability to support certain levels of service



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Parks: Opened pickleball courts to acclaim out at Lake Wyandotte Park. There's a demand to do more throughout the community. They remodeled, reopened Bethany Community Center. We're working with the Piper School District as we speak on a partnership to create a new public park out there on the west side in the Piper area.

The next one was really an important one. At the end of our budget process last year, the rock wall that collapsed at Lake Wyandotte Park, it's being fixed this year, so you'll have that finished this year and get that off our checklist.

Angel is taking a hard look at the role of our community centers play within the community against our UG ability to support certain levels of service of those. So, we're looking at that. Again, change occurs, resource limitations; those are all things we have to be aware of and make adaptations as needed.

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COUNTY ADMINISTRATOR UPDATE

Health & Human Services

- Achieved bronze status as a Community for All Ages – staff worked closely with Comm. Bynum to achieve designation
- Working on relocation of Willa Gill Center and service provided in the building
- Opened satellite health clinic in Bonner Springs



WYCO PUBLIC HEALTH DEPARTMENT
NEW SATELLITE CLINIC

Bonner Springs Community Center
200 E 3rd St, Bonner Springs, KS 66012
Every 1st and 3rd Thursday of the month:
9:00 a.m. – 11:30 a.m.
Questions? Call (913) 573-6809

Starting April 18th, the Wyandotte County Public Health Department is offering a new walk-in satellite clinic at the Bonner Springs Community Center the 1st and 3rd Thursdays of the month.

WALK-IN HEALTH SERVICES:

- Sexual Transmitted Infection (STI) Testing and Treatment
- Pregnancy Testing
- Walk-Women Exams (Pap Smear, Breast Exam, Mammogram)
- Basic General Family Planning
- Limited Primary Care for those Ages 18 and up: \$45.00 (including Skin, Hair, Nails, Ear, Nose, Throat, Eye and vision)
- Sports Physicals: \$45.00 (for those ages 12 and up)
- Walk Physicals: \$25.00

The following health insurance are accepted: BCBS of Kansas City, UHC, Anthem, United, Aetna, CIGNA, and Humana. For those who are self-pay or uninsured, a sliding scale is offered.

Updated April 5, 2024

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Health & Human Services: With the help of Commissioner Bynum we achieved the Community for all Ages designation, a bronze status for that, which is something that we met certain standards for all ages and it's quite an honor to be recognized that way.

We're working on finding a place to relocate Willa Gill and all the services that are provided there. We opened a satellite health clinic in Bonner Springs, which was welcome to the citizens of Bonner Springs. That's what our Communications Department did to announce the opening.

COUNTY ADMINISTRATOR UPDATE

Looking Forward



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We're talking about looking forward.

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COUNTY ADMINISTRATOR UPDATE

PRIORITY 1**Uphold Fiscal Sustainability**

- Support ResourceX and Priority-based budgeting
- Define a debt management policy and strategy
- Identify tax relief strategies
- Adapt to a post- ARPA world



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Uphold Fiscal Sustainability: What I think we presented last year showed that we can't get away from this and actually we're hearing from some citizens that it's a priority for them, so we are supporting a ResourceX and priority based budgeting process as I talked about earlier. Since we now have our fulltime CFO, we can pay attention and develop a Debt Management Policy and Strategy for your approval.

We're looking at tax relief strategies. We kind of started that discussion at the end of last year's budget process; revenue neutral, non-revenue neutral, BPU Relief, non-BPU Relief, all that. Then, this is one that you can't get away from is that how do we adapt as an organization, as a community with our stakeholders and within our government to a post-ARPA world where we had a significant amount of free money from the federal government to do things to get us through that crisis. Well, the crisis is no longer and there's no new money and we had interesting dynamics in the last year dealing with departments who are saying, well David, you're going to keep the ARPA Programs going through General Funds. I said no, it was a one-time pot of money and, therefore, we're going to have to get back to a pre-ARPA environment.

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COUNTY ADMINISTRATOR UPDATE

PRIORITY 2**Foster Economic Development**

- Define our product on many fronts: no product, no project.
- Market to targeted employment sector(s)
- Continue relationship with KS Department of Commerce
- Leverage STAR Bonds effectively
- Foster an understanding of economic development in *all* departments
- Activate 4,600 land bank parcels
- Focus on activating Quindaro to Rock Island Bridge
- Redevelop Fourth/Minnesota and Indian Springs



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Finally, we have Foster Economic Development and here's some things we're going to be working on in the next year. In that small book that I gave all of you on local economic development, there's still an issue. If I didn't get you that, I can get you a book upstairs, but they say if you don't have a product, you're not going to have a project and the challenge to the community, are you ready to participate in economic development, it just doesn't happen. Therefore, we need to define our community and what type of businesses do we want here. Right now our approach is we wait for them to come to us and we take what we get.

In communities where we've been successful, when I worked in Maple Valley, Washington, Westfield, Indiana, and even in Rantoul, Illinois dealing with a closed Air Force Base, we outlined what we wanted and we went to the conferences, we went to the site selector folks and said this is what we're looking for. Here's our demographic profile, the market analysis that we paid for. If you need more, let us know and we'll get it to you. Otherwise, they're going to do it, so we're doing them the one, three, five mile radius information for market and then we're also identifying what sectors do you want here. There's probably about 20 employment sectors that you can't—it's not appropriate to have all of them here, but which ones do you want and you say, okay, the top four we're going to focus our energies and go after them.

The other thing is we are one of the largest users of STAR Bonds here and we need to maybe take a different approach when we entertain a STAR Bond Project. We look at the project, but also the land within the district and say are we going to work with the developer and make sure that we have adequate sales tax generating businesses locating in and around that it's going to generate the cash so we don't have a prairie fire default. We don't want to have a prairie fire default and, therefore, I think we have some responsibility even though whether or not the bonds get paid off and the risk is all on the bond buyer, not us, or the developer, but we also don't—we

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have a reputation. We're issuing these bonds in our name. We want them to succeed, therefore, we have a certain responsibility to work and say we need sales tax generating businesses within the bond district so the bonds can get paid off. I think that's something we've not done in the past. We need to start doing that in the future.

We talked about marketing to employment sectors. We need to pick that out. Continue relationship with the Department of Commerce. They are so key for our partnerships of what we've done in the past. Leverage STAR Bonds effectively. That's making sure that we can have good drivers to pay off the bonds.

Foster an understanding of economic development within all UG departments. You're going to have a permit process that affects a business, make sure it's a good customer service experience. There's ways to say no that can help lead to a yes and we need to have that type of attitude inculcated within our department.

We have 4,600 Land Bank parcels that we own. I was going to bring down that map that I've showed most of you about the northeast and what we own there. If you haven't seen it, I can show it to you, but there's reasons why we can't get a grocery store, or any other commercial activity that the public up there want. You don't have people living there. There is no market forces to draw private investment in and we own most of those lots. What are we going to do to change that. The spirit of the law, of the STAR Bond law, is to get the local government possession and do what it can to reactivate it as quickly as possible to make it a productive taxpaying entity. We need to have that philosophy. You have the Land Bank Policy update coming to you very soon. When you take a look at that and have good discussion, it's that spirit we need to have.

The other thing that we got to be careful about is that we don't want to give significant amount of Land Bank to another entity that turns into a Land Bank. If we transfer the property, we need to know their schedule and hold them to it to redevelop that area. That's that spirit of Land Bank and so for the northeast if we could package a significant amount, maybe two or three sections of that Land Bank inventory to a developer and have a contract with a performance-based expectations, we can reinvent and make that Quindaro Blvd. again a commercial corridor to support the rooftops. Right now there are no rooftops in concentration to attract investment. I know that's a hard thing for people to think about, but it's reality.

We are talking about focusing on with the Quindaro Task Force that the Mayor and you approved through ordinance developing the riverfronts from Quindaro all the way over to the Rock

Island Bridge and let the water be a major attraction for investment. Then, as I said, redevelop 4th & Minnesota Redevelopment and get them going. As long as we own it, no taxes are being paid on it, no employment is being offered by any of our—to our citizens, it's just sitting there and we need to activate the property that we own with good projects that will provide jobs and taxes.

COUNTY ADMINISTRATOR UPDATE

PRIORITY 3

Focus on Service & Communication

- Participate with wider media
- Increase department use of Communications services
- Working closely with Clerk on departmental processes and improvements
- Work on a better attitude of service with all the public we serve
- Instill an appreciation for public accountability
- Continue the evolution of UG STAT as a major communications tool



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On Communication & Service, which has been a priority of yours, you've seen Strategic Communications participate better with the wider media and they've developed relationships with all the radio news stations and TV stations and the print media. We are encouraging the use of our departments of their services, particularly since they have the news networks that most departments don't have. We want to work closely with our Clerk on departmental processes and improvements and I know that's a desire of the Mayor and a few of your commissioners, so we'll be working on that sooner than later.

We do need to develop an overall better attitude of service with all the public to serve within all our departments. We can't just say that's the way it's been done every year. We need to look at our base, what's the experience of the person standing in front of us and the same thing, we need to get back to this fundamental we're a public agency. We need to get an appreciation of what it means to be publicly accountable and I haven't found that to be a deep-seated value within our organization and we need to get that back up to the top like cream. Then, again, continue the evolution of UG STAT as a major communication tool.

May 2, 2024

COUNTY ADMINISTRATOR UPDATE

PRIORITY 4**Improve Infrastructure**

- Apply for grant funding for replacement of Central and Kansas Avenue bridges
- Public education strategy to support stormwater capital improvements
- Better understanding of UG building needs (current and future)
- Decision on trash cart pilot program
- Better public accountability on project management
- Take a hard look at underutilized parks inventory



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Finally, Improve Infrastructure, we're talking about applying for the grants necessary to replace the two bridges. Develop a public education strategy to support our Stormwater Capital Improvement Program and what I mean by that, the public needs to understand the complexity of what it takes to meet the laws that we must follow as a government to provide that service, yet it is not a cheap endeavor. So, it's part of that public accountability. This is why we're doing it. This is how we're going to use our project money to help meet the goals and the Consent Decrees and all that to do it. We need to do a better job of explaining ourselves to the public.

Now we also, our building owners, we have an aging stock and, therefore, I know that John Kelly and his crew has gone through a necessary investigation of the status of all our public buildings, but they're competing for the same cash to keep those buildings viable. So, they need to keep that in front of us, both current and future needs. We're still going to be dealing with the trash cart assessment with you very soon.

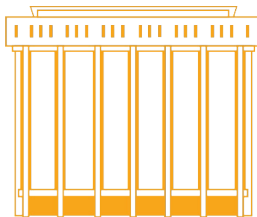
Better accountability on project management. We find out that not necessarily all public capital projects have a formal closeout. We do need to have better closeout and if there's money left over, it goes back into the pot for either reprogramming or reducing debt.

Then, take a hard look at underutilized park inventory. What I'm told, talking with Angel, we have a number of very small parks that we maintain and there might be a viable, larger park a block away, therefore, how do we reduce our maintenance expenses by disposing of that inventory of those smaller ones.

COUNTY ADMINISTRATOR UPDATE

IN ADDITION**Issues to be Addressed**

- Prioritize recruitment and residency
- Plan for the Silver Tsunami
- Address our image
- Establish strategies and goals to serve as indicators for success
- Acknowledge there are still many other challenges to address
- CHANGE HAPPENS



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Finally, issues that I think that need to be addressed by not just our staff, not by just me, but also all of us including the 11 elected that are around this table. We're dealing with issues, challenges of recruiting people. One of the things that we're hearing from all the Public Safety agencies, I'm just finding out it's an issue with our Public Health Department now too, in hiring necessary professionals is the residency requirement. So, hopefully, we can take a—have a hard discussion with you, whatever decision comes up, we still feel duty bound to bring it up that it's a tough thing to—the candidates are saying if I'm 35-40, I want the urban lifestyle KCMO offers, you don't have it.

We also have found that we do have a housing shortage. We've had the last couple months some strong discussions about certain types of housing. We're going to continue to have that as a community, so we just need to know we can be able to serve and attract the best quality candidates to us and not be our own worst enemies, so I'm just throwing it out there.

When you look at our workforce we are going to have a Silver Tsunami. We have a number of 25-30 plus year employees that have significant institutional knowledge and we're going to have to replace them with good people. Again, I'm going to go up to number one, if I'm having issues of recruiting them, it's going to be tough when they decide to pull the trigger on retirement. How can we get good people to replace them or hire people to grow them into the position, so that's something to keep in there.

Other people have talked to me about this and I'm sure you've been talked about that, we have an image problem in our community. Some of its driven by customer experience with our departments. As I've told you when I'm having issues recruiting an Economic Development Director, they do their research on YouTube and watch our meetings and they make the decision they don't want to be part of that volatile environment. So, that's not my area to improve, that's

May 2, 2024

an issue for you 11 to deal with understanding that our meetings are taped and you're part of the image of our community and you could help us if you think about that a little bit.

The other ones is, you know, we are running our government on a year-to-year basis. We have very few long-term goals for all the departments to achieve and that sets our roadblock and that actually can commit our budget for many years. We do things without knowing is it really going to make a change in our community. We don't have that mindset and I think we all have this issue. We're going to be doing that within each department and eventually we're going to have it come to you. But we also need to have the top down feeling and we're going to have to have probably some retreats or something where all of you get together to talk about the vision of the community and set paths and goals so we can articulate them to our departments, to our grantees that we work with and say tell us how you're going to help us meet these goals. So, we get more toward a performance-based part of government so we can actually say this is how your public dollar is contributing to a better community.

One of the things that the Mayor keeps throwing at me, David, we do have to make changes in our government. You need to exhibit administrative courage, I believe that was the term you used, and some of the stuff that we're going to be doing isn't going to make everybody happy, but our goal is we've got to continue to provide good services to the public. How we do that with resources that we have available may need new ways of thinking, new experiments in trying to do things. That means we have to be open to change and the way we did things in 2010, 2020 may not be the best way to do things in 2024, 2025 and in the future and, therefore, this concept of change is not going to go away. We're all going to be part of that one way or the other and so that's, I think, a good message to end on my update.

Mayor Garner said thank you Administrator. I appreciate that update to the Commission.

Commissioner Ramirez said going back to the Economic Development portion where you talked about the MWE benchmarks. Were we not already putting those in contracts? Are you referring to UG contracts? I know there was in the code, there's a supplier opportunity section that sunsetted. **Mr. Johnston** said the code, please correct me if I'm wrong Counselor, but the code sunsetted and every so often you have to go through an assessment to see what are the needs of the area today and so they sunset, we need to reestablish those. We started down the road to do it,

a joint process with KCMO, but they had some management changes and they decided to go on their own and didn't tell us a minor detail. So, now we have to—that was something that we felt was very important, that's what we heard from you, that this is very important to resurrect and do it. So, there's a legal process that we have to go through to establish those standards. Now, it doesn't mean we can't put suggestions in our contracts or our RFPs, which we do, but they don't have the oomph that an ordinance gives us. Do you have anything to add to that? **Angela Lawson, Interim Chief Counsel**, said no, that was it. **Commissioner Ramirez** said that's what I figured it was because I remember four years ago when I started I read that part of the code and COVID happened and so that just fell off my radar. I remember reading that code and kind of shocked myself that we allowed that to sunset.

Commissioner Bynum said, Administrator Johnston, I really appreciate the update. I think it's good and thorough and I think it has some challenges for us and I appreciate that. I am wondering if in addition to all this great information could we—I don't mean to put Clerk Sparks on the spot, but I'll bet she knows some stuff off the top of her head with regard to our recent rebate season because I think that it was pretty successful and I would kind of like to hear about it. Before I ask for that or you ask for that, I would just want to, Mayor and Administrator, reiterate the request for the Strategic Planning Sessions as they relate to the strategy and goals that you're hoping we can outline. I would love it if she could share the results of our efforts this winter if you are able.

Monica L. Sparks, Interim UG Clerk, said I do have the information. We had 1,345 applications. It is the most that we have ever seen which is very successful. We were able to process UG rebates, which is our utility/sales tax of \$464,034. Property Tax Rebate, which of course comes from the state, of \$429,006 for a total of \$893,000. **Mr. Johnston** said I think when we were talking about this program what we were normally doing on the thing that is around \$400,000 plus, it was \$156,000. I think we need to commend the Clerk's Office because this year they took the show on the road as opposed to waiting for them to come to her and her staff. They went out to the community centers, to the neighborhoods and educated people that if you qualify, come sit down, fill out an application.

Mayor Garner said thank you Administrator and commissioners for those questions. That concludes the presentation.

Mayor Garner said at this time the Commission will go into Executive Session for discussion regarding a Personnel Matter.

Commissioner Burroughs made a motion, seconded by Commissioner Ramirez, to go into Executive Session from 5:12 p.m. until 6:12 p.m. in the 5th floor conference room to allow the Commission to further discuss the job performance of the County Administrator, which is a private personnel matter related to a specific non-elected employee, as permitted under the Kansas Open Meetings Act; and that staff as requested by the Commission be present, and that if no further business, that we return to open session at 6:12 p.m. Roll call was taken and there were nine “Ayes,” Kane, Lopez, Stites, Davis, Bynum, Burroughs, Burns, Ramirez, Hill.

Present for the Executive Session: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Burns, Commissioner Second District; Ramirez, Commissioner Third District; Hill, Commissioner Fourth District; Kane, Commissioner Fifth District; Lopez, Commission Sixth District; Stites, Commissioner Seventh District; Davis, Commissioner Eighth District; and Garner, Mayor/CEO, presiding.

Mayor Garner reconvened back into Special Meeting at 6:15 p.m.

Commissioner Burroughs, made a motion, seconded by Commissioner Ramirez, to reconvene back into Executive Session at 6:15 p.m. and that we return to open session at 6:40 p.m. Roll call was taken and there were nine “Ayes,” Kane, Lopez, Stites, Davis, Bynum, Burroughs, Burns, Ramirez, Hill. **Staff Present for this portion of the Executive Session:** David Johnston, County Administrator.

Mayor Garner reconvened back into Special Meeting at 6:40 p.m.

Commissioner Burroughs made a motion, seconded by Commissioner Ramirez, to adjourn.

Roll call was taken and there were eight “Ayes,” Kane, Lopez, Stites, Davis, Burroughs, Burns, Ramirez, Hill.

MAYOR GARNER AJOURNED

THE MEETING AT 6:41 p.m.

Monica L. Sparks
Interim Unified Government Clerk

dt

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

SPECIAL MEETING, THURSDAY, MAY 16, 2024

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Meeting, Thursday, May 16, 2024, with eight members present: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Townsend, Commissioner First District; Burns, Commissioner Second District; Ramirez, Commissioner Third District; Hill, Commissioner Fourth District; Kane, Commissioner Fifth District; Lopez, Commissioner Sixth District; Stites, Commissioner Seventh District; Davis, Commissioner Eighth District (left at 5:56); and Garner, Mayor/CEO; presiding. Ramirez, Commissioner Third District; Kane, Commissioner Fifth District; and Lopez, Commissioner Sixth District; were absent. The following officials were also in attendance: David Johnston, County Administrator; Angela Lawson, Interim Chief Counsel; Reginald Lindsey, Budget Director; Shelley Kneuvean, Chief Financial Officer; Troy Shaw, Interim Public Works Director; Greg Wooten, Building & Logistics Manager; Angel Ferrara; Director of Parks & Recreation; and Monica L. Sparks, Interim Unified Government Clerk.

Mayor Garner said before I call the meeting to order I want to announce that we do have individuals attending remotely as well as on-site. All participants joining by phone, should please mute your phones when not speaking to avoid background noise. During the meeting, make sure you announce yourself by name and title every time you speak so the public that is participating knows exactly who is speaking. This is critical given the number of remote participants and is also current guidance from the Kansas Attorney General's Office. Please make sure to speak clearly and at an audible level into the microphone to ensure that your comments are heard and an accurate record of the meeting can be made.

Mayor Garner called the meeting to order.

NOTICE OF SPECIAL MEETING of the Unified Government of Wyandotte County/Kansas City, Kansas, to be conducted in a hybrid format on Thursday, May 16, 2024, at 5:00 p.m. in the Fifth Floor Conference Room of the Municipal Office Building for a Budget Workshop. Roll call

was taken and there were eight “Ayes,” Stites, Davis, Bynum, Burroughs, Townsend, Burns, Hill, Garner.

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’re continuing our series of budget workshops. This session will be discussing the CIP process as well as projects related to that. I’ll ask our County Administrator, David Johnston, to take it from here.

David Johnston, County Administrator, said as always we have in the budget process, early in the budget process, a review of the Capital Improvement Program and I’m going to now recognize Reggie Lindsey, our Budget Director, to take the microphone and proceed.



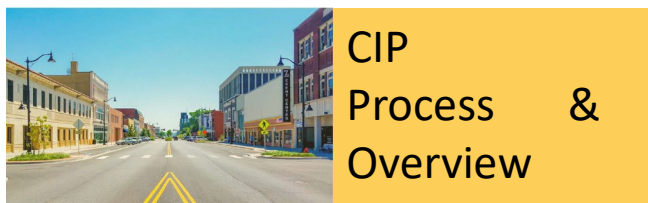
Reggie Lindsey, Budget Director, said what we’re here to do today is provide some insight on the 2024 through 2029 Capital Improvement process. What we plan to do is give an overview of the process and also an overview of some of the projects that we have been looking to get into the budget. So, we’ll provide an overview on the funding. Our CFO, Shelley Kneuvean, will provide an overview on the funding and then Public Works, Troy Shaw and Greg Wooten, will provide an overview on infrastructure and also facilities. Also, Angel Ferrara is going to provide an overview

of Parks & Rec Capital needs and then we're going to discuss some of the technology needs that we also have within the organization as they relate to projects.

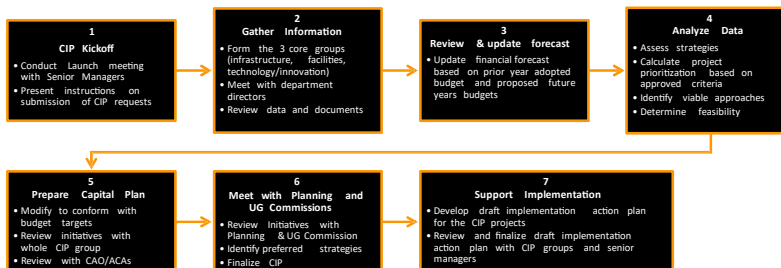
Immediate Commission Priorities



To kind of get started out as far as just kind of reexamining our goals that were kind of set forward by the Commission for our 2025 Budget. We have Uphold Fiscal Sustainability, Improve Infrastructure, Focus on Service & Communication, and Foster Economic Development. Tonight we're going to be focusing in on improving infrastructure and our CFO is going to discuss making sure that we uphold physical sustainability, which is priority number one. Then, as we work through the presentation, we'll see that infrastructure also impacts foster economic development.



The CIP Process



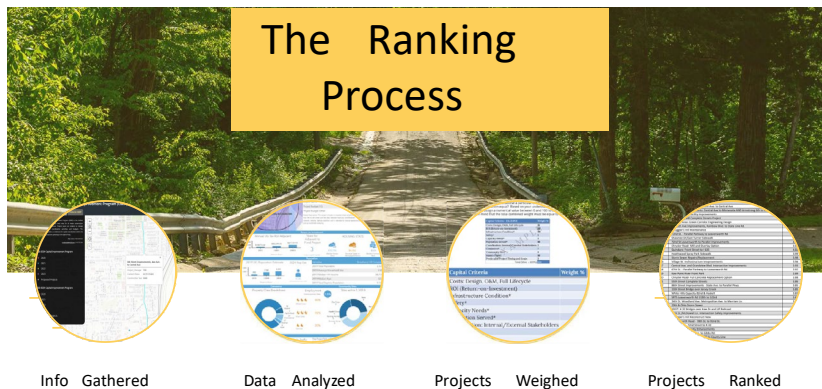
Here in the Unified Government we start our CIP process in February. Departments start to look at their needs and those needs are cross-examined by core groups that we have. We have a Technology Core Group. We also have an Infrastructure Core Group, and then we have a Facility Core Group. These core groups look at needs based on rankings and our asset databases and we prioritize from there based on what we'll try to work into our budget and look at what funding mechanisms we have to get those needs into our budget. Core groups and Budget and Finance meet quarterly to look at what's going on with the Capital within the organization, outside the budget process, but within the budget process we meet weekly to look at affordability for core groups and also across the organization and then we start to prioritize and look at assets in our different asset databases and look at the organization priority.

Within Public Works there's an infrastructure asset database that they utilize. Then they also have a facilities database that they utilize where we can look at the needs of the community from those databases and know what we have in those databases. Once we pull together all the data, we meet with a larger group of departments of Capital users to show those Capital users what the overall picture is of our Capital process and also all the needs that have come in and we take that information to them to show them that there's a lot of needs within the organization and that we can't afford them all. We show them what our financial picture looks like, then we have all the needs that have come in during the Capital process to show them and get them to understand

that they are going to have to work with other departments to get things into the budget. We will have to prioritize and may not be able to get certain things into the budget.

One of the things that we have found out is that departments, after going through those processes, they definitely do understand that they won't be able to get everything into the budget that they need and we find that some departments actually come back and say we can push this off after seeing what the financial picture is and hearing about what the other needs are for the departments.

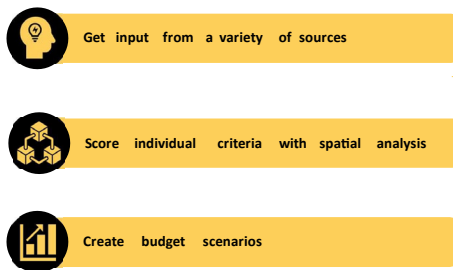
After we start doing all that and have worked through their process, we start to meet with the County Administrator's Office and then we come through this process where we bring information to you as a Commission and then we'll also take information to our UG Planning Commission. We meet with them twice within the budget process. One of the things is they have to approve the Capital Project schedule before our budget is approved. We'll take a preliminary look to the UG Planning Commission in July so they can see it and then after we propose the budget to you all on August 8th, we'll take another schedule to them so they can see what we're proposing to pass and then they'll pass that and then you all will approve the budget at that point.



There is a ranking process that we go through. I talked about a little bit earlier Public Works has a ranking system for streets and bridges and also facilities, so what they have done in those ranking processes, they have inventoried and gathered all the data on all their facilities and all the streets

and bridges and then that data is analyzed. Once it's analyzed from being inventory, we go through and analyze that data to see what projects we're going to be looking at and based on where the needs are and so projects are weighed and those projects are weighed on certain criteria such as safety and the condition and the population that it services. Then, we look at the projects after they run through being inventoried and the data is analyzed and the projects are ranked and that's where we kind of start to pull the data together and look at it.

Data - Driven Project Selection



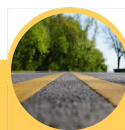
We have multiple data points that we examine throughout the process and we're getting input from a variety of sources and we score the individual criteria and then we create budget scenarios based on the needs of the departments. We know we can't fund everything that's needed, so we start to do things like build different budget scenarios looking at what the priority would be and then also looking at what we can afford.

Big -Three Outcomes

1

Streets

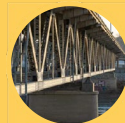
- Increase the average Pavement Condition Index from 51 to 65 for the entire network by 2045
- Requires sustained annual funding increase of 25%



2

Bridges

- Increase the bridge Sufficiency Index Rating so that the following is true by 2040:
 - At least 40% of structures are within the SI range of 75-100 (Good)
 - At least 20% of structures are within the SI range of 50-74 (Fair)
 - Less than 20% of structures are within the SI range of 25-49 (Poor)
 - Less than 5% of structures are within the SI range of 0-24 (Replace)
- Requires funding of at least \$14-million by 2025
- Requires sustained annual funding increase of 25%



3

Facilities

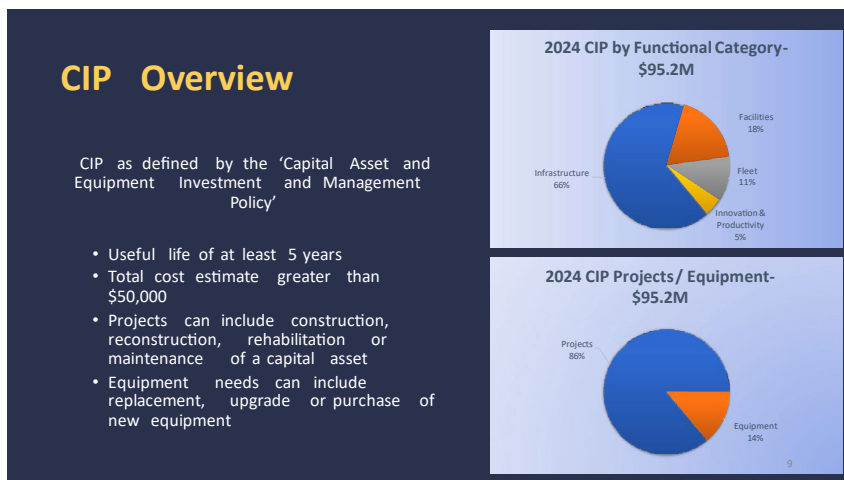
- Develop a strategic plan with criteria for removing liabilities from inventory
- Study the location of facilities/parks around the city and county
- Gather data to quantify the deferred and future maintenance needs of existing parks



We have the Big-Three Outcomes which consist of streets, bridges and facilities. What we have that fit into here, we have definitely Public Works that fits into this with their facilities and also with their streets and bridges. Also, parks facilities fits into this and some of our roads and bridges within some of our parks that needs to be replaced.

Looking at some of the streets, we see that we have a required—we're looking to pavement preservation to build it up to 65 by 2045 and that requires sustained funding increase of 25%. We know we may not be able to afford 25% each year, but that is a need if we want to get to that PCI condition index by 2045.

Bridges, by 2040 if we wanted to improve the sufficiency index there, we do also need 25% additional funding to improve by 2040 and then Facilities, we would like to look at a strategic plan of removing liabilities from our inventory and that is something that we're already in the process of doing as far as when we opened up Turner Fire Station, we were able to take some facilities off of our inventory. Then, we have some stabilization projects going on within City Hall and then you have a rehabilitation project going on in the Court House, which will allow us to possibly move other departments into both of those buildings which would help us get out of some leases in the future.



I just want to give an overview of how CIP is as far as what the definition of it is. It's defined as a Capital Asset and Equipment Investment Management Policy and the useful life of a Capital Equipment or Capital Projects is at least five years and the total amount is \$50,000 and projects can include construction, reconstruction, rehabilitation or maintenance of a Capital Asset. Equipment Needs can include replacement, upgrade, and purchase of new equipment.

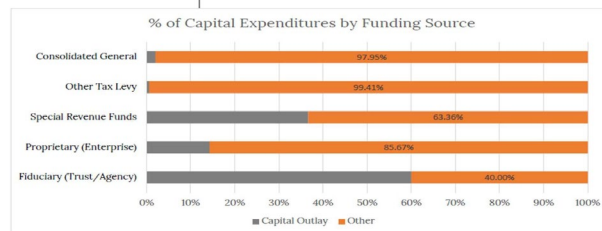
Off to the side we have some pie charts to kind of break down the CIP functional area and I talked about Facilities Core Group and also Infrastructure Core Group and then our Technology Core Group which is innovation and productivity. So, we see our Infrastructure Core

Group has the most funding being 66% and then facilities is the next largest one at 18%. The total amount of our CIP is \$95M and then the pie chart below is a breakdown of our Projects and Equipment. We see Projects is 86% of our Capital and Equipment is 14%.

2024 Capital Improvement Program Overview

The Unified Government of Wyandotte County and Kansas City, Kansas 2024 Budget allocates \$95.4M across the organization for our 2024 Capital Improvement Program. Of this amount \$33M is contained within our certified funds with the remaining \$62.4M originating from our Debt and Grant budgets. The \$33M constitutes 6.99% of the Unified Government total certified budget, which breaks down to the following percentages for each of our funding sources' 2023 expenditure budgets:

Funding Source	% Capital	% Other Expenditures
Special Revenue Funds	36.64%	63.36%
Proprietary (Enterprise)	14.33%	85.67%
Other Tax Levy	0.59%	99.41%
Fiduciary (Trust/Agency)	60.00%	40.00%
Consolidated General	2.05%	97.95%

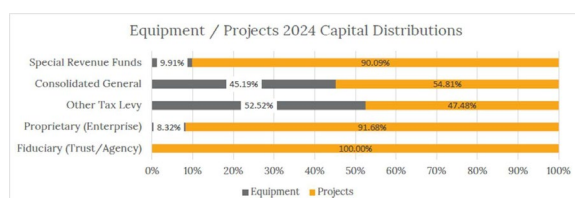


10

The current slide is a breakdown of Capital across our different funds. Our different fund categories are Special Revenue Funds, our Enterprise Funds, and then Other Tax Levy Funds, and our Fiduciary Funds and then our Consolidated General Funds. Shelley is going to drill down into those funds a little bit more. I just kind of wanted to break down that and give you all a view of Capital as a total of our budget so we can see the Capital Outlay within our Special Revenue Funds are like 36% of the budget. When we get into our Consolidated General Funds and that would be like our City and County funds, Capital spending is only 2% of that and the rest of the spending goes to Personnel and Operating costs.

2024 Capital Improvement Program Overview

Funding Source	Equipment	Projects
Special Revenue Funds	9.91%	90.09%
Consolidated General	45.19%	54.81%
Other Tax Levy	52.52%	47.48%
Proprietary (Enterprise)	8.32%	91.68%
Fiduciary (Trust/Agency)	0%	100%



11

The 2024 Capital Improvement Program, this particular slide is breaking down the difference between Equipment and Projects as far as showing the percentages and we see we spent a lot more on Projects than we do on Equipment. We can see in Special Revenue Funds we're spending 90% on Projects and across our General Funds which would be the City and the County, it's almost about half and half because we do purchase a lot of equipment from our Cash Funds. When we get to the Enterprise Funds we can see that 90% of the funding goes toward projects.

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- **Operating Funds** – pay-as-you go projects funded from the appropriate fund (General Fund, Park Fund, Health Fund, Special Street and Highway, etc.)
- **Debt Fund** – general obligation, revenue bonds, special enterprise funds, building commission
- **Enterprise Operating Funds** (User Fees)- Storm Water Fund, Wastewater Fund, Golf Course Fund
- **Grant Fund** – Federal and state funding as awarded
- Private contributions

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Now I'm going to turn it over to Shelley.

May 16, 2024

Shelley Kneuvean, Chief Financial Officer, said in a broad sense there are a couple of key different funding sources for Capital Projects. There's the Operating Funds, which include our General Fund, Park Fund, Health Fund, and the Street & Highway Fund. There's the Debt Fund which is for our debt service payments, which is our principal and interest and it pays for all of our debt. Our Enterprise Funds which are paid for by user fees. Our Grant Funds which include federal and state and on occasion we have private contributions. That's typically going to be over in the Parks & Recreation category. So, we have kind of broad bases. These are the ways that we fund all of the projects that we just kind of talked about.

Kansas City, KS Capital Funding Sources

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|---|--|
| <ul style="list-style-type: none"> • General Fund <ul style="list-style-type: none"> • City General Fund • Other Tax Levy Funds <ul style="list-style-type: none"> • City Bond and Interest • Special Revenue Funds <ul style="list-style-type: none"> • Special Alcohol • Dedicated Sales Tax • Special Parks and Recreation • Special Street and Highway • Tourism • Special Assets • Wyandotte County 911 | <ul style="list-style-type: none"> • Enterprise Funds <ul style="list-style-type: none"> • Emergency Medical Services • Public Levee • Sewer System • Stadium • Stormwater Enterprise • Sunflower Hills Golf • Fiduciary <ul style="list-style-type: none"> • Environmental Trust |
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For the City, this is an illustration. It's just a good reference point for you of the different funds that have the ability to pay for Capital Projects. You can see that we have a variety of funds here. I would note that second bullet, the Tax Levy Funds, a portion of our property tax is automatically dedicated to debt, so it's in its own fund. It's not a transfer from the General Fund over to the Debt Fund, but it's actually dedicated when you all set the tax levy for debt and then the other part of it is for Operations. The money that's captured in the Debt Fund is the portion of the property tax that is captured for debt and then there's some transfers that do come in from the Enterprise Funds to pay for their share of the debts. So, an Enterprise Fund, a good example would be wastewater and so those debts are paid for with the customer account user fees and so then their debt payment, the money for the debt payment for those projects specifically are then put into this particular fund.

If you look at the details in the budget, you'll see that there's tax money in there directly from the Tax Levy. You'll see transfers that come from other funds and then you'll see the expenditures which is to pay the debt service.

Wyandotte County Capital Funding Sources

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| <ul style="list-style-type: none"> • General Fund <ul style="list-style-type: none"> • County General Fund • Other Tax Levy <ul style="list-style-type: none"> • Parks and Recreation Fund • Aging • Elections • Developmental Disability • Health Department • Mental Health • County Bond and Interest | <ul style="list-style-type: none"> • Special Revenue <ul style="list-style-type: none"> • Special Parks & Recreation • Special Alcohol – County • Court Trustee • Register of Deeds Tech Fund • Clerk's Tech Fund • Treasurer's Tech Fund • County Jail Commissary |
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On the County side, it's similar, but a little bit different, a list of fund that are available for Capital Projects. I should note that these are not just for Capital Projects. This is what pays for all of our operations, but like the City side the County General Fund has a portion of that that goes towards dedicated property tax that goes toward debt and, obviously, it has to be used for facilities or capital projects that are categorized as County facilities. I thought this would just be a good reference sheet for you as to where all the different funding sources come from.

Current Status

General Obligation Debt Portfolio (paid by general fund property tax)

City of Kansas City, Kansas

- \$262.6 million in outstanding principal * not including authorized but not issued debt
- \$33.7 million annual debt service payment
- 2024 debt levy 17.046 mills per \$1,000 assessed value

Wyandotte County

- \$13.3 million in outstanding principal * not including authorized but not issued debt
- \$6.3 million annual debt service payment
- 2024 debt levy 2.220 mills per \$1,000 assessed value

Does not include wastewater and storm sewer debt

On the next slide, the area that we tend to focus on a lot is our General Obligation Debt portfolio which is paid for in the General Fund through that Debt Fund I was just talking about, so it's paid for by that portion of that dedicated property tax and this gives you an illustration of where we are today. So, we have about \$263M in outstanding principal and that doesn't include some authorized, but not yet issued debt, so things that have been approved by you all in the past, but the project's not far enough along in order for it to make sense to issue the debt and I'll talk more about life cycle here in a minute, but this is actually the debt that we have outstanding, this is our principal.

On an annual basis we spend about \$34M on debt service out of the City budget and our debt levy and this is that dedicated portion I was talking about of the property tax is 17.046 mills per \$1,000 assessed value. You may have heard the County Administrator talk about 44% of our property taxes going straight into debt payments, that's what this number represents. It's that 17.046 mills per \$1,000 assessed value.

On the County side we have about \$13.3M in outstanding principal. Our annual debt service is \$6.3M and then the debt levy is 2.22, so it's substantially lower and that's mostly because the things that are funded out of the County side of the budget are more service related less physical, less Capital related and so more of the money is going towards Operating type costs or programs as opposed to more construction or Capital Projects.

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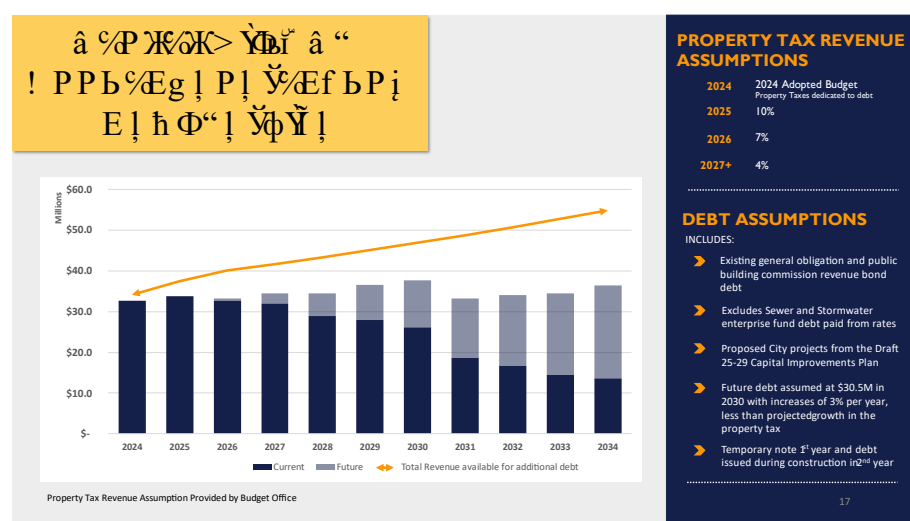
So, how do we decide when it makes sense to issue debt. This is the life cycle that we go through on an annual basis and really even throughout the year. The Capital Projects are budgeted, so part of that process is what we're doing tonight which is to just talk about what is the Capital Improvement Planning process and what's that process we go through. Once the budget is adopted, there'll be projects specifically approved in that process and then we work with the departments to figure out how shovel-ready is that project. Have we started design, are we done with design, how ready are we to issue the debt and from that area we look at a couple of options. Sometimes we cash finance the design of the project, we have enough money in the funds to do that or you know that we issue temporary notes and we do that for a very specific reason.

If a project, for example, is going to cost \$100M, but you're not ready for the \$100M, that's when you start constructing the project and you're going to be paying the contractor. So, you're doing the design part of it, which might be \$7M, so we'll do a temporary note so we're not paying interest on the whole \$100M before we need to because we don't need that cash quite yet. So, we do a temporary note which allows the project to get going and you know to proceed and we time when we do the actual debt issuance to when we're ready to move into construction and we need the actual bond proceeds to then start paying for the major construction.

Through that process we know the final cost. We have a design so we know what the engineer's estimate is, we can reassess, do we have the capacity to do additional projects, is there—was there a cost savings or the scope changed and that's when we reengage in a conversation about that with the Commission and the Mayor. Then we monitor and adjust really throughout the year

because we want to make sure that we're timing that in a way that we're not paying interest before we need to, but also we need to tighten up on getting to where we actually spend down the money from the bonds that we issue in a timely manner.

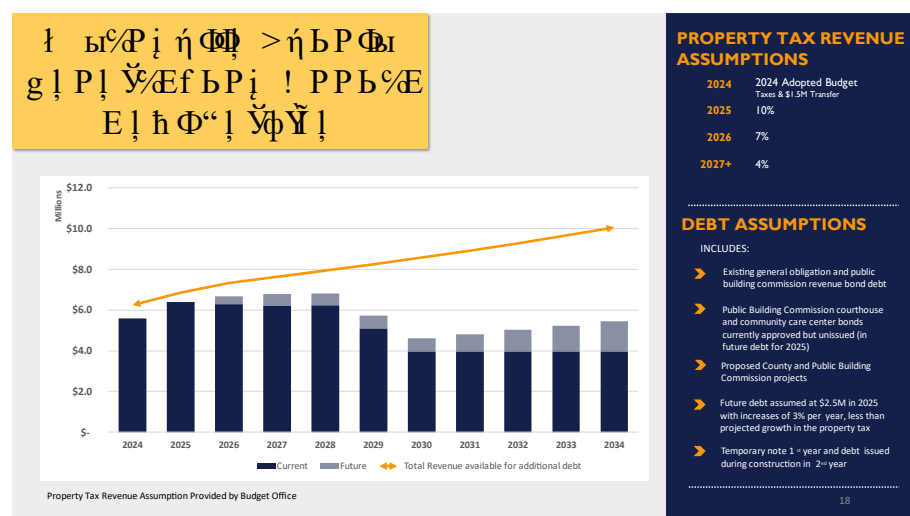
You may have heard the word arbitrage before, and that's if you don't spend down your bond proceeds within three years, you can't make money on money that you borrow. Okay, you can't start earning interest and so there's a whole calculation you have to go through and return that money back to the bondholders because that's not what it's intended for. You don't issue debt, pay interest, and then just sit on money. You issue debt, you pay interest to do a project, so we're going to tighten up on that because we have had to pay arbitrage and we don't ever want to do that. That doesn't look good for our creditworthiness either, but that timing is really important.



As we're kind of assessing each year, what can we afford to do out of debt. Here's an illustration of a couple of things. There's a couple things going on in this chart, so it's a little confusing, but on the darker part of the chart, the bar chart, you see the darker part. That's the current debt payments that we have each year and you'll see that we start getting a gray part to that which is—and you see the blue part starts going down lower, that's because we're paying off debt. The gray part is what we're anticipating in order to keep supporting our Capital needs that we would reissue. It's not exactly flat, but you'll see that it's relatively an attempt to kind of keep that debt, not to be keep ratcheting up, but it's trying to keep that debt at a somewhat level basis. The orange line is a line that forecast that the Budget Office has put together in terms of the property taxes and how they believe they will increase over time. It's just a forecast, but that kind of shows you—the

orange line between the orange and the gray bar charts, that's opportunity. That's opportunity that you could issue more debt or you can use that money for Operations or you can look at other things to fit into that gap between the two.

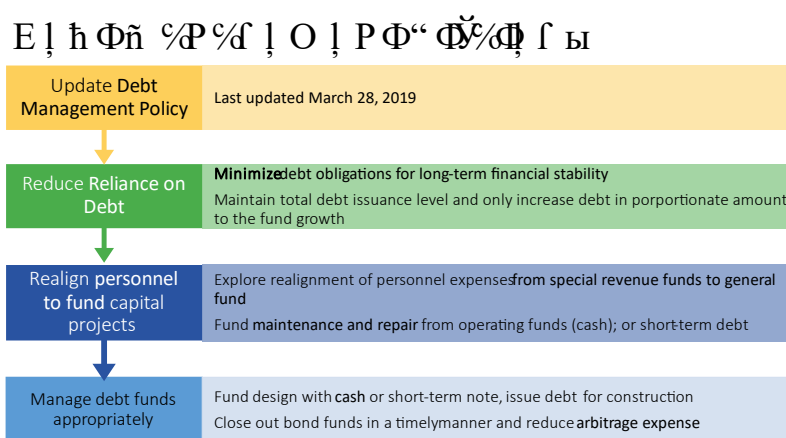
When it comes to debt issuance, it's not to say that we have to issue the debt at that level. This is just a forecast with the attempt to try and not continue to be so overly reliant on debt, but to better manage that, so we're trying to keep that relatively flat with the known needs that we have now. That just kind of illustrates for you what we're attempting to do.



The next slide is the same illustration, but for the County side of debt service. You can see there—really on both of these charts for the next couple of years there's not a lot retiring off. I mean it's pretty much—we still have our annual debt payments, but when you look at the gray part that's where you see we're going to have some debt coming off. We're going to be retiring some debt over time and then there's policy decisions that need to be made with regard to the gray part of the bar. If you think of it this way, the blue part of the bar is a commitment we've already made. We have to pay that principle and interest. The gray part of the bar is discretionary and we've just tried to forecast it at this point based on the long-term needs that have been identified as of now and those could change.

The orange is the growth in the property tax and totals. So, if you kept the same ratio of debt to operating in the property tax, then you would be able to issue more debt, which means to accomplish more Capital projects. But, again, that's a policy decision because there's no shortage of needs in terms of those limited tax dollars and whether or not you put those into Operations or

you put them into paying for Capital projects with cash. This has been a big priority that the County Administrator has raised. We have been issuing debt for maintenance type projects, so pavement maintenance in our parking lots or elevator maintenance is one of them that's on the list. Those are not debt worthy expenses. Those are things that we've got to kind of turn ourselves around and get that off of debt and into Operations because it's an annual expense. It's not really a Capital project. It is by definition, but it isn't the best funding source. You're paying—it's almost like imagine you needed somebody to come and repair your driveway at your house, so you're going to take out a second mortgage. Well, that doesn't make sense. You need to figure out a way to try to do that in a way that you're not going to be paying on a 30-year note for a pavement repair that's going to last five to seven years. That just doesn't make sense, so we're really starting to take a hard look at that.



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The next slide goes along those lines. So, the last time we updated the UG Debt Management Policy was in March of 2019, so we're going to get that back out and dust it off and take a look at it and look at the best practices around the country as to what should be our Debt Management Policy. We do want to reduce the reliance on long-term debt. We really want to realign our maintenance type expenses with cash operating money versus our Capital expenses and those are going to be reconstruction of roads, reconstruction of bridges because they have a life that extends beyond 20 years and those do make sense to be debt financed.

Then, we want to also explore trying to realign where we have personnel costs that are currently funded in some of—a good example is the Street & Highway Fund where we have

Capital money and we have personnel and try to realign so that we can segment off some of these funds so that personnel are all over here in the General Fund and then the Street & Highway Fund is all for pay-as-you-go cash basis maintenance projects. That's going to take time. That's not going to be something we can just flip a switch because those are pretty big swings in dollars, but we're starting to explore what would those options look like, what could we suggest to you all as a strategy to implement something like that. That would free up actual cash to do those maintenance projects so we're not issuing debt for that.

Again, looking at how we manage our debt funds. We do a very good job actually in terms of don't issue the long-term debt, issue just the short-term debt until you're ready for construction. I would say probably 90% of the time we do that well. There's a few times that we've sat on money and bond funds that are just sitting there way too long and we need to tighten that up and that'll be a priority and those bond funds need to be closed out. They're authorized for a specific purpose. When that purpose is accomplished, that bond fund should close out. Any proceeds that are still there, then go back to the bondholders. It goes to pay the debt early and so we need to get into a better process to do that in a more timely manner and then that will also reduce our arbitrage because we will be spending down those funds because we're timing when we issue them. We'll spend them down within that three-year period.

So, that's just a high level where do we find money to do Capital projects and then a little bit on the strategies that we hope to bring forward. We'll do a lot more conversation on the Debt Management Policy with the Mayor and the Commission so that we can get a better handle on what's the best approach for the long term to be financially sustainable.

I'm going to turn it over to, I think, Troy is next. He's going to highlight some of the projects for you.



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2024: \$2.05M	2025: \$2.8M	2026: \$1.8M
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2024: \$450K	2025: \$2.1M	2026: \$2.5M
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Troy Shaw, Interim Public Works Director, said I'm going to go over a few of the Public Works projects you'll see in the budget. We'll start with the Rock Island Bridge Projects. There's a couple related to that that you've seen in the past. The first one is the Access Ramp & Trail Connections. This one really talks about—there's a parking lot on the west side of the bridge that is under this as well as the trail connection to the bridge from the parking lot and tied to the levee trail on the west side as well as the connection on the east side or the stairs and the ramp connection to that on the east side.

That's under that part, so what we've done is broke out the cost over a three-year period. As Shelley noted, during this period we'll work with Finance and Budget to when we actually bond those projects so that we don't debt them all and then sit there for three years and not build a project. But one of the complications with all the Rock Island Bridge stuff is the fact that the Corps is currently working on the levee right now, so we're kind of at their mercy and they're

changing schedule that they update monthly with their contract. We work pretty closely with them. We think we have a current schedule as to when we're going to do stuff, but their schedule could update in the month depending on where their contractor wants to go to work next. So, their contractor ultimately has control over anything that goes along on the levee through 2026 or when that's completed. So, us working there—being able to work there, they're granting us access to it when they're not there. It's spread out based on their current schedule, but like I said, we would definitely work with Budget and Finance if this is approved to not overdraw an account that we're not going to use based on the Corps changing schedule.

The second project is another RIB, Rock Island Bridge Project. That's on the east side of the bridge basically, so that includes more of the connection from the parking areas on that side, the KCMO side, connection to the bridge and also to the Yards II which is the apartments that are getting built over there. Then there is a chunk of this that covers the additional. I believe it's a three acre park that's going to get turned over to the UG and managed by Parks & Rec, but a chunk of that is to establish the basics of that park, the grading, the utilities that go into it and prep that site so that Parks can take it and expand on in the future.

I haven't mentioned it and we probably know in the past, these projects are contractual obligations of contracts that were done with the Rock Island Bridge. We can go into detail on those. I can't go into detail on those. We can get Legal to help go into detail on those if we need to, but we're just running through the projects that were contractually obligated by the UG on those.

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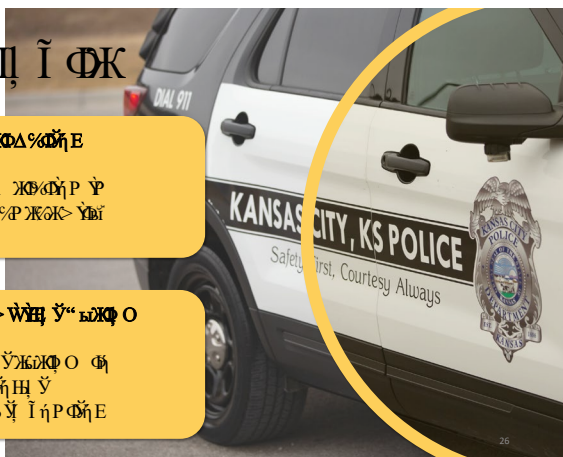


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The next subject we'll talk about is the Courthouse Rehabilitation Project. That will consist of the replacement of roof, HVAC, and electrical systems. This includes supply transformers and is an extensive program. Upgrades will be made to masonry, elevators, which the function of the elevators are completed and interiors are soon to come, fire detection system, plumbing, doors and windows. That's a long anticipated project ready to launch very soon. Total project costs estimated to be at \$14.9M.

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Next is the KCKPD Headquarter Chiller System. We're going to replace the current chiller system and this will include a state-of-the-art command and control system currently being employed throughout the Unified Government structures as standardized equipment. We've been doing this as of late and it gives us a great deal of flexibility and command and control offsite, reduces overtime and gives a lot more flexibility for acute climate control in all areas. The objective of this is to optimize complete area climate control with an improved level of energy consumption. Total project cost is estimated to be approximately \$1.9M.

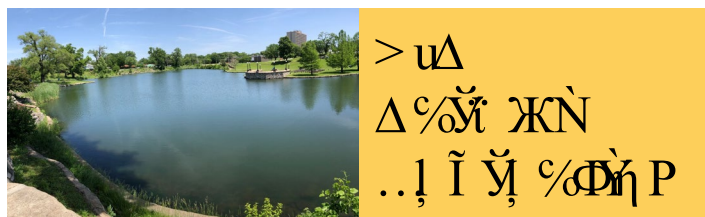
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May 16, 2024

construction continues. This unit will house four fire apparatuses and personnel will have access to decontamination gear, lockers, EMS storage, kitchen, dining, fitness, and day rooms. This will also, if completed, be the third in a series of stations in the last few years.



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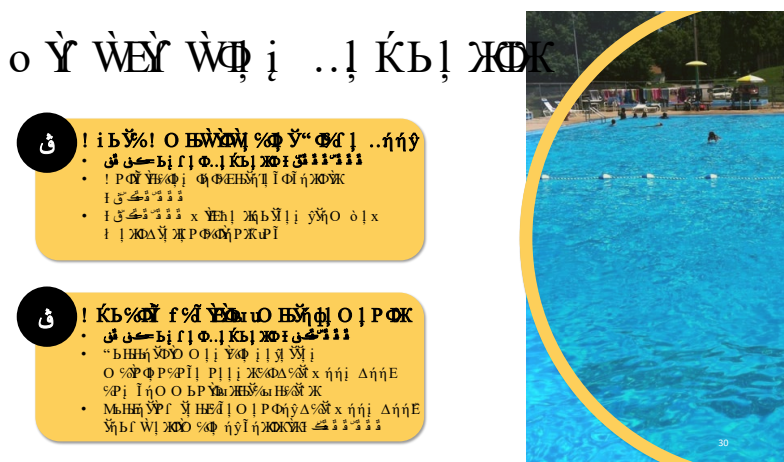
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Angel Ferrara, Director of Parks & Recreation, said I'll be going over our highlighted requests for this year's Capital Improvement projects. Our first request is additional funding for a new park out in District 5. As many of you remember, in 2021 we were given \$250K of seed money for a park. The initial site was intended to be at the new fire station at Hutton & Leavenworth Road; however, after further exploration it's not a feasible site. It has a lot of challenges and many reasons. So, we are requesting an additional \$500K in the Amended and then an additional \$500K in 2025. We've done some preliminary conceptual design work with the landscape architect and we have had some preliminary discussions with USD 203 out in Piper on some potential partnerships with some land usage. We're still exploring those conversations, but the anticipated

total project cost is about \$1.2M and that is if we're able to partner on some land. However, if we're not, we'll have to re-evaluate and see about maybe acquiring some land.

The second project would be the Rock Island Bridge Project, so a request for \$500K in 2025 to support some initial design work for the infrastructure that will go above ground at this new park that we'll be acquiring. We'll be working really closely internally with Public Works and Engineering and I'm sure a lot of additional internal and external partners as well for that project.



The third project is a million dollar request in 2025 for upgrades to Azura Amphitheater. We have been in discussions with New West Management as well as our County Administrator on the need to raise the roof at Azura. Azura is moreless a landmark in Kansas. It's seen over a thousand shows in the last 40 years. The current state of the facility and the stage—the stage is about 30 feet tall from the floor of the stage to the top of the roof with the riggings. The artists that they are starting to see are requiring a lot taller of a stage for production. It's also important to note that the rigging system is almost obsolete. It's very old. It's from the 90s, so a lot of improvements need to be made at Azura to stay competitive and to keep the artists coming in.

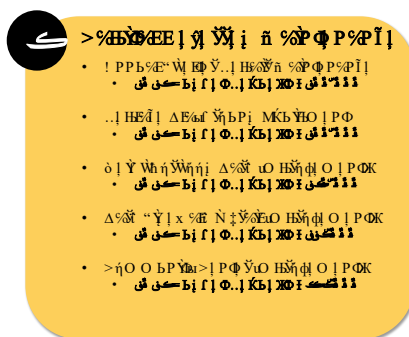
The request is for \$1M; however, the anticipated total project cost is anywhere between \$4M-\$4.5M. New West Management is working actively with the state of Kansas as well as some private funders to come up with the additional funding to be able to fund the improvements to Azura.

The fourth project is Aquatic Facility Improvements. The request for 2025 is \$250K and this would be to support some immediate deferred maintenance needs at Parkwood Pool and also

the community's three existing spray parks. We've done some preliminary research with Parkwood Pool and completed an assessment in 2023 that you can expect for our department staff to come before you in the near future at a Special Session to go over that information. We are experiencing some challenges as it relates to maintenance at Parkwood Pool and a few of our spray parks that are seeing 20 plus years of life.

I do want to say, though, that this is an example. I know often we hear, let's take care of what we have. Parkwood Pool is that example. Considering the age of Parkwood Pool, it's actually been really well maintained and we want to make sure that we're taking a proactive approach to continue to do that and have those conversations of what we need to be doing to either expand the life of Parkwood Pool or to do some major improvements. So, it's good to see that maintenance being maintained at a high level.

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The next slate of projects we have is really the department's Capital Deferred Maintenance. These are our top five priority deferred maintenance programs within the department. The first one being the Annual Shelter Repair Maintenance Program with the continued budget request of \$200K. The department's Playground Replacement Program in the amount of \$200K, Neighborhood Park Improvements in the amount of \$250K, the department's Sidewalk & Trail Improvements for maintenance for \$125K and then also Community Center Improvements in the amount of \$575K.

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Lastly, we have the Sunflower Hills Golf Course Clubhouse Design. The golf course is an Enterprise Fund, so these funds would be requested through the Enterprise account, \$250K in the Amended and then \$250K in 2025 to support some conceptual design work on the feasibility of an upgraded clubhouse. We did do a clubhouse assessment earlier in 2024 that was completed that has a lot of good data existing and a little bit of information there. That report did identify \$305K roughly of—I wouldn't even really say deferred maintenance, but pretty immediate repairs that would need to be made just to maintain the current usage.

I believe that's the last request from Parks & Recreation.



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Mr. Lindsey said the next Core Group that we're going to look at is the CIP for technology.

Department, Municipal Court, District Court, and also Community Corrections. There's additional \$342K in the 2025 Budget for this. Total project cost is going to be \$992K.

We also have the Broadcast System Replacement Design. This is to replace our broadcast system here in this room and also down in the Commission Chambers. This is to study to see what exactly we need and to bring it up to date. The system at this point is going on 11 years old.

Then we have Fiber Connectivity Projects across the whole county and this is \$430K. This is to get all our traffic network intersections connected fiber wise and any new construction that we have. We talked about some of the new fire stations, so this is putting fiber where it needs to be run. We also have a new CSI building and Water Pollution building that this fiber will be run to.

Discussion

- Next steps in Capital Improvement Plan Process
- Continue to build on our collective decision-making process
- Expand data driven capital decision making to other departments
- Move towards funding more of Capital Improvement Plan with cash
- Update Debt Management Policy

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We would kind of like to open up this presentation for discussion. Some of the next steps in the process are that we're going to be working this Capital internally within the organization. We'll be working with the County Administrator's Office as far as getting Capital balanced out. Again, we'll be taking it to the Planning Commission so they can review the Capital also. We'll continue to build a collective decision-making process as far as what we do with departments as far as getting them to recognize what we have in the Capital budget, prioritize what we'll put into it and then we'll also expand on data driven Capital decisions and getting decisions made by our departments.

Shelley, I know we had talked about moving towards funding a more Capital Improvement Plan with cash and update Management Policy, Debt Management Policy. I don't

know if there's anything you would like to say related to that. **Ms. Kneuvean** was inaudible. **Mr. Lindsey** said all right.

We would like to open it up and get discussion from you all on the Capital process.

Commissioner Davis said I will have to leave after this for some day job stuff, but great presentation. I don't necessarily need an answer now because I don't want to leave and ask you a question that may take more time, but I did have a question about the Rock Island Bridge, the Riverfront Park. We had some expenditures that were for Public Works for the park and then there was cost for UG Parks & Rec for the design. If somebody has a quick bit of like what the difference between those two are, that would kind of help me understand what those two expenditures are and why they can't be combined together.

Mr. Shaw said what we've got right now from a Public Works side is—I kind of hinted at the three acres that's all the way to the north side of that. Everything but that chunk has already been—we've got designed and the majority of it is really a parking lot and connections to the bridge, so sidewalks, grass basically and parking lot moreless on the other stuff. The three acre chunk I kind of mentioned, Public Works currently has in this budget to grade that out, get utilities to the site, set it up so that it can come in and Angel and Parks & Rec can design what it needs to look like. Public Works isn't in the business of making stuff—designing parks. It's the infrastructure base side of that portion that gets it prepped, grading, utilities, gets it set up so that there is a blank slate for parks and then Parks side is to design it from there.

Commissioner Davis said that makes a lot of sense. You all kind of make it to where a park can be possible to be placed there and then Parks is going to come in and actually design and put the park there. **Mr. Shaw** said it made it efficient for us to do it. We're already out there doing this work on that, so extending it while we're out there grading already, it's a lot cheaper for us to do that now with what we're already doing as opposed to, oh, Angel, you and Parks do everything, well then, we've got another contractor coming back and forth. So, that's why we're proposing it that way. **Commissioner Davis** said that makes sense.

Commissioner Bynum said a couple of questions. Dr. Kneuvean, as we were paging through, I kind of tried to jot my couple of questions down on the slides that they pertain to and one of them is right there. Let me see if that's my first question if you don't mind. So, both on the City and

the County side, as we look at the graph that you've given us, the gold bar represents a future revenue projection. **Ms. Kneuvean** said that's right. The question that comes to my mind is down at the bottom it says property tax revenue assumption, but is the gold bar—the gold line like all revenues that would fund? **Ms. Kneuvean** said that's the property tax. This is just an illustration of the property tax. **Commissioner Bynum** said okay. What does that bar look like if we adopt a revenue neutral budget on the City or County side or both? You don't have to answer tonight.

Mr. Lindsey said there wouldn't be any growth, so the assumptions up there in the corner where it says 2024, 2025, 2026 and 2027, so those are the assumptions for the growth that would happen. So, in 2025 we're looking at like a 10% growth, 2026 a 7% growth, in 2027 a 4% growth. In 2025 we wouldn't have a 10% growth. It would be flat. **Commissioner Bynum** said okay. I just wanted to make sure I was understanding that, but it's only property tax. So, there could be growth in other revenue forms like sales tax collections. **Ms. Kneuvean** said yes, there could be growth in other forms of revenue projections. **Commissioner Bynum** said I just wanted to make sure I was understanding that.

The CIP Projects, three or four more slides, really I think this is just where I wrote my note. Troy, we had at one time within Public Works online an active live project map. Is that still in existence or do we have a person dedicated to keeping that updated? **Mr. Shaw** said we have not. Until a couple weeks ago Public Works, Engineering repositioned one of our old positions to hire someone to do specifically that. However, to get to that point, it takes some work to get to that point now because we've had two Asset Managers turnover, so it's gotten a little bit behind, but our goal is by the end of the year to have that map up live running and right now that map is kind of all merged together. There's still links out there, it still works, but it's a bunch of different things. It's kind of confusing right now, so we're actually meeting weekly with the Asset Management team to help start breaking that out and figuring it out so it makes it easier and clearer for the public, but yes, by the end of the year our goal is to have that map up and running and maintained weekly. **Commissioner Bynum** said that's excellent news.

The next slide is where I wrote my next question. The Bridge Grants. At one time, Mayor, I thought like a budget cycle or two ago that we had allocated money to reopen one lane of Kansas Avenue. Is that still a real project? **Mr. Shaw** said not at that price. What we've got is the bridge that collapsed in Pittsburgh I think a couple years ago, that basically happened right after we closed Kansas Avenue Bridge, so once that happened what they found when they started

looking at that bridge is a lot of issues that the structural engineers didn't really used to look at because individually those issues aren't a problem. Once they all got compounded together, they realized that's what caused that bridge to collapse. As we were going through this process we were called by our structural engineers that we work with to look at our bridge and they're like, hey, I just want to give you an update on this thing. All the issues we see with Kansas Avenue Bridge are what caused the bridge in Pittsburgh to collapse, so that repair got very, very expensive. It's a lot of structural members come out and get removed. We kind of held off on that and working with others because we were hopeful we would get the grant if that happened and then we move forward. I'm certainly glad to take a deeper look at that if we want to and come up with a true estimate as to what that would cost. I would be glad to do that.

Commissioner Bynum said if we are pursuing the large grants and I understand we're resubmitting or have resubmitted. You know maybe we don't want to spend—I mean I guess we have to decide do we want a lane of that bridge open and if so, at what cost. I guess we'll have to decide, but if we're pursuing the large grant for replacement, I mean ultimately I would think—anyway, I just was curious. **Mr. Shaw** said I would be glad to look into that further and get a better cost for that and come back to Standing Committee if you want later, and we can talk about it if that's what you want to do. **Commissioner Bynum** said I just wanted to know because that's what we had hoped could happen. **Mr. Shaw** said yeah.

Commissioner Bynum said, Angel, as far as the parks things I'm really sorry to ask, but you met me out at the lake and we met with the engineer and we looked at the wall and we know it's expensive, but he was also suggesting that he could kind of look at all the walls out there to see like what kind of mitigation could be done, not only with the one that has fallen, but in general. Are there things we can do to keep that from happening in other places. I was just curious, two things, is that ongoing and then that particular wall, is it in a prior budget or is it in this current budget request or what's going to happen there because one of the other—again, non-engineer me, the other thing he said was almost that you could possibly sort of shave off the hill enough, that you didn't need a big wall. That's what my non-engineer ears heard. Anyway, do you have an update on that.

Ms. Ferrara said so update on the rock wall. You're right, we did have a—we consulted with Terracon, some geotech services to go out and actually take a look at the land around there

just to make sure that moving forward working with an engineer, we do build the repair, whatever the wall looks like appropriately. We got good information back. It was a natural fail. It wasn't that the earth was moving, so that was great news. Terracon did provide what they believe to be three options for design, so now we are currently working with Engineered Services with Benish to design a few options for what that could look like. I will say the most cost-effective, obviously, looks like stamped concrete; however, we do think it is really important to preserve the aesthetics of the lake, so we are trying to push to have at least two options to consider. You know it kind of really is that one time cost, if we build it right, hopefully, it lasts another 50 years and so I think it is really important to staff and I think also the community and some members of Commission to maintain that aesthetic. We are working towards that. We do have money in the budget and I do believe we put in a request in the Amended for some additional. I don't have that number actually in front of me, but I can get it for you.

Then, to answer your next question, staff has also considered and I know we had it as maybe an operating item to maybe set some money aside to do some sort of lake either restoration plan or master plan so that we can be proactive on some of these areas. We do have some preliminary reports done on some of those other areas.

Another area that I will kind of bring up that you might see come before Commission in a budget request in the next few years is what I'm kind of referring to as the Marshall Creek Bridge. So, that bridge at the front entrance of the lake that crosses Marshall Creek we have identified that with Mr. Shaw's help and his team that it's something that we do need to get on our radar and be probably looking at in the near future. So, we're starting to do some preliminary work on that as well.

Commissioner Bynum said good. I think that's mostly good news. I don't know if there's any sense of a timeline on the wall. We don't know really what other options we're going to look at. I know you said the stamped concrete's the most cost-effective, but we might go another way that's more aesthetically pleasing with the surrounding area of the lake. **Ms. Ferrara** said they're actively working and gathering the research to submit a proposal to staff to execute services. That's kind of where we're at with that process. Once we have that, of course, it's full steam ahead on trying to develop those design options.

Commissioner Bynum said the next page is Azura wherever Azura is. I'm just curious, it's a county-owned asset, correct? **Ms. Ferrara** said correct. **Commissioner Bynum** said we're

looking at—it looks like maybe a partnership with New West as far as them helping to identify some private dollars. **Ms. Ferrara** said yes, correct. **Commissioner Bynum** said the actual performance area. **Ms. Ferrara** said yeah, the roof. It needs to be raised about 15 feet and that's because a lot of the acts now are bringing in larger productions. They're not able to accommodate. They've provided some performas on the economic impact that Azura and the concert do bring to the area. I'm happy to share that, maybe separately if that's of interest, but that is what they would project the project to be, upgrading the rigging system. They've been working preliminary with J.E. Dunn, so they do have some pretty hard numbers of what that project would look like and then just if anyone's interested and it was funded, a timeline would be October 1, 2025. A very aggressive completion date of mid-April of '26, ahead of the World Cup. **Commissioner Bynum** said yeah, okay, well World Cup's coming.

Commissioner Bynum said in general I don't know, Mr. Johnston, if this is the time, but is there a notion of like the total CIP dollar amount for '25 yet or am I a little ahead of that game? **Mr. Johnston** said if I recall, during our meetings that we have a good idea of the needs. We just need to come up with a recommendation in the face of the rest of the budget and then that's how much do we ask for use of debt, how much are we going to do by cash and then, of course, the other fund contributions, all that.

Commissioner Bynum said next question was then we'll bring this is debt, this is cash? **Mr. Johnston** said yeah, every other budget document that you've had when it came to that we're going to probably modify some of the presentation. But when we identify the project it'll be easily to see how those projects are going to be paid for, what fund and how much, so it's very easy for you to use a communication tool, communication tool to the public to say x amount is coming out of debt, cash, other; however that's defined.

Commissioner Burns said you know I represent the good people down in Armourdale and I'm asked all the time about the Rock Island Bridge. Could you just tell me the approximate parking spaces that's going to be available on that side of the bridge? **Mr. Shaw** said I can't remember off the top of my head. I can get back to you. I've got the plans, but I really don't know. **Commissioner Burns** said you don't know. **Mr. Shaw** said staff is working on that project, but

I don't know that number off the top of my head. I can get it for you though. **Commissioner Burns** said okay.

As far as the Central Avenue Bridge, did you say that project was denied? **Mr. Shaw** said the Central Avenue Bridge we submitted a request for planning and design first quarter of this year, so we haven't heard back from that. **Commissioner Burns** said we have not heard back, okay. Are you in contact with them? **Mr. Shaw** said not the agency. No, we submit the grant and we're waiting to hear back from it. **Commissioner Burns** asked, will they just contact you if they're—**Mr. Shaw** said they'll contact, yes.

Commissioner Burns said as far as the Courthouse improvements, Greg, you did a nice job. I spent 45 years in that building. I know it. I knew what happened over there and since consolidation that building was neglected. I don't care what anybody says. I was there. I saw the neglect that was going on. It was ridiculous. We had jury boxes. We had jurors going in there, water coming down in the jury box at the same time because of the rain. There was a lot of patching going on. Jurors would come up to me and ask me why does that look like that or why is that wall not painted or this and that. I'm glad that things are going to get done because it's more than necessary and even the outside of the building I think needs improvement. That's a limestone building I think if I'm not mistaken. We don't want to lose that. That is a gem over there. That building was built in two years with no power tools or anything else back then, horses, everything. We just can't lose a project like that. I'm glad you're doing the internal improvements this year. It's more than needed.

Again, I was in the building all those years. I even had a whole head of blonde hair at the time and since you did—**Mr. Wooten** said well, we're all reaching a point where the blonde hair is escaping us, but I will tell you that your concerns have not gone unnoticed by this division. We've been greatly concerned about that. We love that building. It's an architectural staple of the community. It's coming up on 100 years, as you know, and has long been anticipated need of these repairs. I will tell you the concept of these repairs date back to our predecessors time and we've been discussing this quite a bit. One thing that we really have been—besides the COVID experience kind of derailing our anticipations, we wanted to be very careful about how we approach that building because there's an overlap and assuming all these intricacies that we want to do, we don't want to be like sometimes you get your road done and then six months later your road gets torn back up or some other work.

When we put in the new air-conditioning system we don't want to drill holes in a brand new roof that we just put in place, so there's a systematic process to integrate all of these rehabilitations at the same time. Now some can stand alone, but a lot of these really need to work together in a very seamless sequence fashion. On top of that, when you mention masonry, I speak of masonry rehabilitation. Of course you can't replace the masonry. We have to preserve what's there and we have identified quite a bit, but there's been a lot of discussion about what do we do for that type of work. We need to preserve it. We've identified certain areas that must be done and then other aesthetic applications of service that we hope to do. In the end we're hoping to kind of uplift the façade of that, not just structurally, but aesthetically, so that's going to be something that's yet to be determined, but I could tell you it's part of the equation and we're happy and excited to do this more than you could probably understand.

I've got roots back in that building as you know that go way back many, many decades as myself, so I kind of grew up in that environment. I love that building, so we're going to make sure that it gets the treatment that it's long been desired.

Commissioner Burns said also, we need to preserve the golf course facility. It's in dire need of repair as far as putting some type of clubhouse or whatever in there. Other public golf courses have it. You know you go out there and you don't know if it's going to fall down or not, so I think we really need to make an effort to improve that facility. I think it's necessary because, you know, the golfers, they're not going away. They're playing and they like that facility. They like the golf course, but they complain once they golf they just have to go home, there's nothing to do. I think it's very important because I think it reflects on all of us if we don't keep up the facility like that.

Commissioner Hill said I just have a couple questions around the Aquatic Facility Improvements. The budget is \$250K for this year and all of that is at Parkwood, correct? **Ms. Ferrara** said not necessarily. We did put in that description to probably try to address some maintenance. We've got three existing spray parks and then we anticipate to have the fourth one at Clifton coming on line very soon. It would probably be between Parkwood and then some of the spray parks. **Commissioner Hill** asked, were you able to acquire any grants for any of that work? **Ms. Ferrara** said we are working on that currently. We do have a few requests out there, so we are trying to be proactive in getting some grants to help with some of that funding.

Commissioner Hill said the Exploring Replacement of Parkwood Pool \$6M. What have you discovered so far in that process? **Ms. Ferrara** said yeah, so again, we're really excited to share the report. There's a lot of good information in there that kind of supports the existing—or the data of the existing facility. We've kind of taken just a preliminary look at what it would take to fully replace Parkwood in the existing footprint to kind of get some of those upgrades, meet some if those ADA requirements and some of those other things. So, just a very rough number is about \$6M. Like I said, we do have data and numbers on what we need to be doing that's been broken out into three categories; immediate needs, basic needs, and then some enhancements, but that is not a full repair or full replacement. **Commissioner Hill** said so does that mean you're anticipating gutting the whole system now, the whole swimming pool system, gutting that and then starting from scratch? **Ms. Ferrara** said if that was the decision to move forward with a full replacement, it would be totally removing the existing basin, the pump room, modernizing that area, utilizing some of the existing locker rooms, but then also trying to incorporate a more ADA friendly access point. But, yeah, that's kind of where we're at right now, just preliminary looking at it.

Commissioner Hill said okay, and does it also include the showers and the bathrooms and all that as part of the improvement process also, included in that estimate of \$6M? **Ms. Ferrara** said I don't want to say definitely because it's pretty preliminary. That number is more so addressing the actual swimming area and some of the ADA issues, probably a little bit of the locker room areas, but I think that further discussion and exploration would need to happen before I can give a true answer, but it is—that number is with the intent to fully modernize that area.

Commissioner Townsend said had I known my colleague was going to ask about that, I would have said hold her off and let me speak. One of the comments I want to make is don't get tied to the \$6M yet. That's why Ms. Ferrara was hesitant and rightfully so. Probably about two years ago there was a commissioning of an evaluation of Parkwood Pool and it was done in two parts. One to assess its current needs and the condition and the other would be what would it take to totally redo Parkwood, should it still be at Parkwood.

The idea, the goal, was to have an aquatic center. A term some of you all have heard recently, but this was two or three years ago, so the Administrator is putting that on the schedule so there will be—look forward to a presentation just on Parkwood. Not only what it takes just to

maintain it from year to year, but what would a pool that's been there almost 60 years now should look like. Should it be there, it's not ADA compliant. This came up about 2016, can we put slides there, can we put spray, you know, in the pool and the short answer was no because of its age and it's not ADA compliant. Once you start one thing, you'd have to go down the whole row, so the real inquiry is what would a new pool look like with a lot more amenities there. If you've been to Parkwood, you know it's landlocked in a way. You go north, there's a tremendous slope downward, so don't get hooked on to the \$6M, presentation to come. So we'll start there.

I would have to commend all the presenters. It's amazing how many times you can hear it, but just the way someone says it, this time with our new CFO the presentation on debt and the comparison here to the payoff and what we can do for looking at an opportunity as we pay off debt, but not to turn around and get back into more debt. I know that's what was going. Mr. Lindsey always makes things crystal clear as did the other presenters.

Commissioner Townsend said I'm going to ask Mr. Shaw who took me to the bridge as some visual, so I appreciated that. The Kansas Avenue Bridge, I know there was a grant attempted. There would be a retry or has been a retry attempted. Do we have any idea of when we may hear back on that? **Mr. Shaw** said for the Kansas Avenue one this year, we were not able to resubmit the grant. We updated the stuff from our side. We never were able to receive the necessary support from KCMO. We had basically two parts of our grant when we submitted it after meeting with the feds and they went over the grant and saying where we could improve. One of them was from our financial model that we provided them. We updated that with some of their comments. The next one, the big chunk was, we're not convinced that KCMO has full support. They didn't—at that time we did not have a resolution. Like our Commission passed a resolution authorizing up to \$30M for a matching share of that, of our portion of it. KCMO just provided a letter basically and the fed's said that's really not enough, so we're working with KCMO to try to get a firm commitment on their side.

If you don't know, anybody that's out there, that bridge is basically half in Kansas and half in Missouri. The part over the river of the bridge is mostly owned by us, the UG. After that it goes over railyard and others and until it ties in its owned by Missouri or KCMO.

Commissioner Townsend said to make our application look more appealing, those persons or entities that would say yes or no need to see more of a buy-in from KCMO. **Mr. Shaw**

said yeah, so basically I'm going to butcher this because I don't understand the whole federal process, but talking with the representative, there's a couple stages you got to pass like all right, you do this, you meet the minimum qualifications, you move on to the next set of reviewers, you do this and you move on to the next set. The first set we passed. We had a couple—you get scores one two three on different areas. We passed the first one, second set they got to a couple things on the financial thing caused some concern and part of that was the commitment from KCMO was not firm enough. So, without a firmer commitment on the final dollar, the matching dollars, we wouldn't even made it to step three anyway without that commitment.

Commissioner Townsend said one more question for you. This is slide 22, the Northeast KCK Heritage Trail. Can you identify for me, if not, I think I can go back to Mr. Hands group, from where to where that trail will extend? **Mr. Shaw** said it'll go from—on 3rd Street it will connect to the Heritage Trail that kind of comes underneath the bridge and ties in there and then it'll go up 3rd Street to basically—ultimately connect to Jersey Creek, but there's kind of a lot between 3rd Street and what's 5th Street, maybe 4th Street that's open, kind of vacant. I can send you a map. It will be a lot easier than me trying to describe it, but it basically runs down 3rd Street until it gets to that—it will ultimately tie into Jersey Creek and the trails that are in Jersey Creek Park.

Commissioner Townsend said the estimated cost will really be used to do what with regard to the trail, the infrastructure, the design, what exactly? **Mr. Shaw** said it will be to build a sidewalk, basically a trail. So, it'll be a concrete trail. **Commissioner Townsend** said okay.

Commissioner Burroughs said I have a few questions. First, I just want to say I really like the debt management strategy aspect. That is extremely important that we reduce our debt and it improves our overall financial rating and allows us to really be more prudent with tax dollars if we see the cash going out versus having a bond setting out here that we don't see an end to until it comes online, so I do like that strategy.

Will someone be coming forward with a policy recommendation in reference on how we can do that, so I assume that would be coming forward. **Someone** was inaudible. **Commissioner Burroughs** said wonderful. I didn't know if you would need input from us on that or if you would be giving us a blueprint as to what we need to examine.

The next thing is, the Wyandotte County funding sources and the City funding sources, there are some in there that I believe, if I remember correctly, a couple budgets we've been supplementing funds to some of those sources because they didn't meet their fiduciary commitment that we had put in as a budget and so we had to supplement them and go back and pick them up. If I remember, I think one of them might have been Emergency Medical Services and we were supplementing it by about, I want to say \$900K a year and if that's the case, we may want to look at how we do that. That's just one of them that comes forward and I know the stadium we bumped up the price of the tickets I believe to deal with the parking issue that we found ourselves under water with on that one.

The Special Revenue Funds on the County side; the Aging, Elections, Developmental Disability, we went in and looked at those—the mill levies that we had associated to those to make sure that they were providing enough money to provide the services necessary because we had large amounts of reserves in those accounts and when you have that much reserve, it kind of makes me wonder what services were not providing or if the mill levy needs to be adjusted. If we can lower those mills or move them around to ensure that we're not having to supplement anything else, that would help us free up additional money within the budget to work forward. I really like that aspect and those are levy funds I've kind of been watching ever since I've been here.

The temporary notes and flexibility, again, I really like that, reducing debt capacity review. The other one I wanted to talk about, and bear with me, I'm running through all of this real quick, realign the personnel to fund Capital projects and, Mr. Administrator, I don't need an answer today, I'm just really pleased to see us put the personnel into General Fund budget versus having a special fund out there to pay for payroll. I really think that's a more transparent, more concise way in which to budget for personnel, so I really do appreciate seeing that in there.

One other item that I wanted to talk about was the 55th & Metropolitan. If I heard you correctly, Troy, you said that was KDOT money. **Mr. Shaw** said yes. **Commissioner Burroughs** said is it 55th & Met or—**Mr. Shaw** said 55th. **Mr. Shaw** said 55th & Metropolitan. It's an Intersection Safety Grant that we received money from KDOT, so yes, I think it was \$1.5M from KDOT and it will basically replace all the old signals that are out there, upgrade all the cabinets and everything as well as add turn lanes in all four corners. **Commissioner Burroughs** said that's great. That's a school safety issue, walkability between the three schools that are right through that entire neighborhood, so I'm glad to see KDOT stepped up to that.

City Hall Stabilization budget, we talked about this when we passed the Downtown Revitalization Policy. It was the Landmarks—is it the Landmarks—you might have to help me with this one, the Landmarks or the historical designation of downtown. Had we held off starting the renovation of City Hall, we would have fallen under that category and 40% of it would have been reimbursed through this because we were within that designated historical district. Am I correct? I think we heard that from Grimes and Gunner, but anyway, I'll follow up with that one myself to find out if that's accurate, but if there was a way—if that total project \$6.5M, if we could be reimbursed 40% of that, that's a tremendous savings. I just don't know if we'd have to stop and restart with a different proposal. I don't know how we could qualify. If I remember correctly, they said if we had waited a few more months, we would have been within that process to do that and I think that was waiting for state approval for us to utilize local approval for that designation for downtown.

The last one is the—I'm really pleased to see that my colleague, Mr. Burns, and I know Commissioner Stites has talked about the golf course clubhouse. It's just a matter of time we're going to have an issue out there. It is really in bad shape and it's a facility that I believe if it was modernized, replaced, that it would pay for itself in a matter of probably 5 to 10 years because of the growth in the golf game out there, the condition of the course, the amount of people that are out there. If the clubhouse was designed in a certain way, there would be a lot better usage and rental capability of that facility out there. It's underutilized now because of the condition it's in and I'm not so sure we couldn't raise the rates to go right along with the new clubhouse. So, I'm pleased to see—and thank you for mentioning that.

The last one is the Fiber Connectivity Project. That is the one between all of the buildings. There was a group of us that met here a while back with the state fiber optic group to see what we can do about creating a—I don't want to call it like a STAR Bond, but a certificated area that we would be able to utilize state and federal funds to do just this project right here. I know that we will probably reconvene again with the state's guidance, but if that is a project that needs to be done, I believe we can have some financial assistance with that and maybe even be able to grow that project further out than just our government buildings.

Other than that, I look forward to doing whatever I can to help and I do sincerely appreciate the thoroughness of the presentation this evening.

Commissioner Townsend said I don't recall which slide this was on, but with regard to the connectivity, I saw that the fire station in Fairfax, what if anything essential that needs to be done is not being done because the lack of fiber optics connectivity that we're talking about. That's not impacting any essential service, but can somebody explain to me what is not maybe being done? **Mr. Lindsey** said one of the things that's happening down there as far as—they're updating the fiber connectivity there, so there's already some connectivity there, so they're updating it and bringing it up to speed where there's more broadband width.

Commissioner Townsend said what would that really allow? **Mr. Lindsey** said one of the things like the fire stations, they do have where 911 runs calls from there as far as getting the data from calls that are run through there. That's how the fire station is helped out and then just everything down in the Fairfax area, it will improve the fiber connectivity there and it's an old part of town, so it's improving it there. **Commissioner Townsend** asked, do we have—it would decrease like dead spots, better reception, those types of things. **Mr. Lindsey** said it's more so like internet delivery going to those buildings.

Mayor Garner said I have some questions and I know I've been gone and thank you. This is a good presentation. Just looking and I know I've missed some of that. I know you all are going to meet with me later and bring me up to speed on what I've missed as far as the presentations up to this point, but I guess this is for both Commission and staff. When we talk about those slides and it's an awesome laundry list of asks from this Commission and ultimately from our taxpayers, the biggest thing that comes to mind and I get that everything could be defined as something that's needed, but are we positioning our Commission to prioritize what is essential, that word that Commissioner Townsend just used, what are wants and what are actual needs. What are critical needs today and needs that can be put off tomorrow and correct me if I'm wrong, but I know the last budget slide I observed from Finance was that come '26, '28, whenever, around that time, we're in the red both in the county and the city budget. Is that still the case? **Mr. Lindsey** said no. That is not the case. I mean out to 2028 we're definitely on the city and the county side. When we started the budget season last season we were in the red, but when we got through the budget season last year we had removed the deficit as far as being in the red. There is still some work we need to do to be—as far as being structurally balanced and that is something we will be working

towards, but as far as having fund balance that is recommended by GFOA and our rating agencies, that is something we did achieve.

Mayor Garner said so there's a new map that doesn't show us being in the red in '26, '27, '28. **Mr. Lindsey** said yes and that was something like when we got to the end of last year's budget season that we had improved to. **Mayor Garner** said I know that. I still have those slides. I just remember everything—but that's predicated on tax increases, correct? **Mr. Lindsey** said looking into like what—when we were in 2024—like going in from 2023 to 2024, what we're forecasting how we end this year is not based on property tax increases, just what we built into the budget last year. Looking out into the future to the 2028 and 2029 budget we do have growing modestly property tax-wise.

Mayor Garner said well, if you pull that slide back up, I mean there's one of the slides that actually shows a line of property tax going up. I'm just going off what you all are showing me and I'm going off the slides that have been presented in the past. I haven't seen anything new. It's unfortunate that if that's changed, that I haven't been brought up to speed on that because the last information I received is that we will be in the red '26, '28 unless there are substantial property tax increases to bridge that deficit that's projected. I mean that's what I see.

I don't know if anybody else sees, so where I'm going with this is I know there's a lot of wants and they're great. I want all these things for our community, but I also want to make sure that we're taking into account the thing I hear everywhere I go in this community and I don't want that to be lost on anybody in this room, is that our residents because that's what matters to me most and that's who put me here. They want substantial tax relief in both property taxes and the BPU PILOT and to get there it's fine, but I'm hearing all these things, and there's a good question that came up, I'm just not picking on Parks, but I'll just use that example. There's a theater. I know that there's a million dollars and I think of \$4.5M or something to bring it up to speed, but have we looked at a return on that investment and a cost of benefit analysis to see that if we spend that type of money, are we going to get the type of entertainment venues to get a return on that investment. I haven't seen that and if we're not and there's no guarantees of that, of bookings, that are going to return investments that are spent on that, why would we spend it and where I'm going with that also is this Commission needs to prioritize, again, what are the wants and what are the needs. What are essential services and what can we live without and what do we absolutely need today and tomorrow?

Also, I haven't heard anything about streamlining, I haven't heard about cutting, I haven't heard about efficiencies and I really haven't had a strong conversation about how do we talk about getting tax relief to our residents as well as BPU PILOT relief. Those are the biggest things that I hear the residents saying they want and their voice resonates more to me than anybody else in this room because that's who we're supposed to be working for.

So, I just ask respectfully, is that we take the time to at least have a conversation about that, how do we broaden that tax base. I can tell you, we've all heard it. We've got to bring in people to anchor themselves in Wyandotte County, but to do that we have to provide the goods and services and resources and amenities that are going to draw people here to make it favorable to want to live here while also reducing the tax burden and the BPU burden that's going to keep people here. Those are types of things that I'm hearing, but then we also have to look at our policies.

If we're going to broaden that tax base and we look developers, we get a lot of complaints about how hard it is to do business here in Wyandotte County with our current process, so we've got to look at streamlining that process and cutting out the flak and the bureaucracy so people that want to do business here and pay property taxes that could expand our tax base and pay for all these great and wonderful things that I know we would all love to see here, we can get the tax base to be able to do that.

What I see on this screen is, I see revenues future and then I see debt, which is great but I don't see anything about how we expand our tax base to improve that dynamic so we don't have to depend solely on property taxes, somewhat on sales taxes and the PILOT to be able to accomplish a lot of these things that we know are necessary, at least some of them. I'd really like to see things divide up in a way to where—and really we get feedback from the community best we can. I know Ashley Hand has done a real good job with Dotte Talks trying to get out and get that information, but really bridging that information to your department to kind of see what the priorities really should be as opposed to what we may want as far as our pet projects and I'm not saying they're all pet projects, but better align the wants with the needs that reflect the values of our community. That's what I ask as we move forward.

I heard Commissioner Bynum talk about revenue neutral. I believe I missed that presentation. I don't know what that would look like. I'm not even saying I'm advocating for revenue neutral, but what I am advocating for is how can we provide tax relief in a way that allows

this government to hit the basic essential service for us to function and run a government that meets the reasonable expectations that our residents have for us. I know we want a lot of different things, but I think where we're at, and correct me if I'm wrong Administrator, and if these maps or slides have changed to show that we're not in the red anymore moving forward, then we need to market that to our residents a little better and say, hey, all is great. You don't have to worry about going in the red no more, we fixed it, you don't have to worry about your taxes going up; those types of things if that's the case. But I think we need to be transparent, we need to make it absolutely clear of where we're going with our budget because when I talk to folks and I go back off the last information I had, it says we're in the red. Now I'm being told we're not. I don't see anything that says any different, but I think if that's the case, I know there's a lot of inquiring minds in our community that are really concerned about making it from day to day, paying their bills.

I've had people show me their tax bills and they've used a lot of colorful language with me and they're not happy and they said they had enough. I don't know if you all been paying attention to houses going up for sale around here, but I'm starting to pay attention and I've got people telling me that if this Unified Government doesn't change course, they're not only not going to pay the taxes, they're going to move out of here. They just want to see a return on their investment of those tax dollars.

I challenge this Commission, I challenge staff to look at all these wants and asks and identify number one what are essential services and then what are the things that we actually need to function as a municipality to provide basic essential services to our residents and then build off that and make sure that it fits a model that is more community-driven as opposed to anything else. But, thank you. I think that information—but I would love to see those new slides if you all have them that really show that we're not in the red anymore because that's information I want to show, not only to the people I talk to, but I'd like to share with the media and the public to show that we have dug ourselves out somehow within a year.

Mr. Lindsey said also, Mayor, I will share with you that we are in the middle of a process called priority based budgeting that we did reintroduce and some of our biggest priorities within priority based budgeting is to be able to shift expenses so that we can have PILOT relief and also property tax relief. That is definitely something that we are in the process of working.

Mr. Johnston said I guess to our staff, the Mayor asked a fundamental question, because while we started this budget process while he was in rehabilitation, physical rehabilitation, you want to make sure that's stated, so Reggie can you make a point to contact his office and show him those other slides that we used in the early budget year. However, when we finished last year's budget process and we had finished the debate of revenue neutral to where the Commission adopted the budget that took advantage of all the valuation, the new budget model that was shown to you last year showed what I promised is we were pushing out the challenge years out past the '26 years. It then kind of looked like it might have been around '33 in our minds, but I think that one year really—and then we changed our assumptions where we were hearing about property tax relief, we were talking about the demand for BPU reduction, we went through an exercise with the Commission on Commission discretionary funding that was around \$22M. At the time, because lack of dialogue, you couldn't make an informed decision on that. There is and has been discussion about the very things you identified Mayor, getting back to the basics, getting back to what we can afford and continually informing the public of the challenges that we face and services that they are actually demanding as well. Any demand of services always has a price tag attached to it.

So, it's all this idea of providing balance of what are the basic services that government has to provide. The priority based budgeting model that we talked about is being driven a lot by what we talked about in the last budget process. What can we do—what must we do by federal, state law, what then contractual obligations we have that then can be maybe modified or are they mandatory for a number of years and then there's the discretionary spending, so we're continuing down this process in the next few weeks. But, Reggie, maybe Shelley as well, meet with the Mayor to review the previous work that had been presented to the Commission in previous budget sessions that he could not attend.

Mayor Garner said thank you and I'll close with this and I've said it before, I just think the model that I've seen over the years of tax spend, borrow, deplete the reserve funds and raise taxes hasn't worked good not just for this organization, but it's really been a detriment to our hardworking families, especially our seniors on fixed incomes and those that are just trying to make it from day to day and those that want to live here and want to see a return on their investment as far as if you're going to pay that type of money to this Unified Government. I get a lot of complaints on, especially east of 78th Street, 55th Street it gets worse of parts of pockets of 635, the blight, the

trash. I mean it's just the urban decay and I know we've got plans to work on those types of things, but I just think that we really need to take a hard look at not just who we are, but whether who we should be as an organization and really factor in and put the community, our residents and what they want as priority one and what they want as priority one is I need tax relief. I don't know what that looks like, I don't know how to get us there, you all are the professionals, we pay you well, but I think that's the number one and number two issues of BPU and property tax relief for our residents while also maintaining our essential services.

I think we ought to make that a number one priority and look at some of these things and say okay, I know we want a lot of stuff, but let's kind of scale that, kind of like what Troy talked about with the bridge when they look at our grants. They rate us number one and number two. Okay, we can't have everything, but I believe we can have the essential things to make this place a livable community for our residents while also providing the relief they've come to demand.

Another big thing, and since I've been Mayor, I've asked and I really haven't got a handle on it and I don't know how long it would take staff to get this. I've had people ask me, we get a lot of generalizations when we look at the numbers, a lot of general numbers, but the biggest number and I should say the financial picture that people would want to see is where is every penny of every tax dollar going. I don't know what that looks like. I've asked for it. I can tell you when I worked on the Police Department and I was given my budget I could tell you that. I could tell you down to the penny what I spent for my budget and where that went and I did that because I didn't want anybody to say you misused government funds and all that crap. I was really responsible and intentional about that and so there's a lot of questions that come up, especially when we go back a year and a half ago and we look at the P-Card situation where \$23M just kind of evaporated and to this day nobody can account for it.

I get questions about ARPA Funds and I know Commissioner Bynum and it's coming up and Commissioner Burroughs, I brought that up I think initially as well, we need to take a hard look at these ARPA Funds; where have they been spent, what does our audit look like because I can tell you between the Trump administration and the Biden administration due to COVID, it's probably almost \$100M and I had some residents tell me they don't see \$100M of nothing around here as far as investment on top of the property taxes and the other things that increases they've seen. So, I just think, again, we need to take a hard look at some of these things and I'm not saying

this is as the Mayor because I want to say them. I'm relaying to you all what people in this community are telling me because that's my job.

I'm just requesting and advocating and urging staff and Commission to let's start number one prioritizing, but the top priority should always be what are the main issues for our residents and then we start from there.

So, thank you very much. This is the end of the business for today. Thank you all for the presentation. There is no further business. I'll take a motion to adjourn.

Commissioner Burroughs made a motion, seconded by Commissioner Burns, to adjourn.

Roll call was taken and there were six "Ayes," Stites, Bynum, Burroughs, Townsend, Burns, Hill.

MAYOR GARNER AJOURNED

THE MEETING AT 6:50 p.m.

Monica L. Sparks
Interim Unified Government Clerk

dt

May 16, 2024



Unified Government Clerk's Office

Monica L. Sparks
Interim Unified Government Clerk

701 North 7th Street, Suite 323
Kansas City, Kansas 66101-3070

Phone: 913-573-5260
Fax: 913-573-5299
<http://www.wycokck.org>

Memorandum

To: David Johnston
County Administrator

From: Monica L. Sparks
Interim UG Clerk

Date: March 7, 2024

Re: Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

Attachments

BM

Weekly Business Material for March 1, 2024-March 7, 2024

1. COMMUNICATION:

- Communication from Benjamin Russell on March 5, 2024.

Action: Received and filed.

2. CLAIM FOR DAMAGES:

- a. Kahlil Owens, Kansas City, KS, alleging damage to his vehicle due to a spike strip during a traffic stop on 2/2/2024.
- b. Antonio Union II, Kansas City, KS, alleging damage to his vehicle due to a pothole located on 7th Street Trafficway on 2/1/2024.
- c. Keith Allen Young Jr., Kansas City, KS, alleging damage to his home due to a wellness check on 2/14/2024.

Action: Received and filed. Copies previously forwarded to Legal.

3. TRAVEL REQUESTS:

- a. Walter Jones and Dallas Thompson, KCKPD, travel to Burnsville, MN, from 02/27/2024 through 2/29/2024, for funeral duty, Employee Training & Travel
- b. Michelle Smith, Health Department, travel to Wichita, KS, from 3/5/2024 through 3/6/2024, to attend the Kansas Governor's Public Health Conference, paid for by OPEL

Action: Approved by Administrator's Office and received and filed.

4. APPLICATION FOR CMB LICENSE (OP):

- a. Josefina Saenz, William F. Zimmerman, d/b/a El Pirata, 1013 Central Ave, Kansas City, KS 66102.
- b. The BBQ Bistro of Kansas City LLC, Clayton Wells, d/b/a The Kansas City BBQ Bistro's Hickory Log, 5047 Welborn Ln., Kansas City, KS 66104.

Action: Referred to License.

5. APPLICATION FOR DRINK EST./PUBLIC VENUE:

- a. Levy Kansas LLC, William W. Hutton, d/b/a Levy @Kansas Speedway, 400 Speedway Blvd., Kansas City, KS 66111.

Action: Referred to License.

6. APPLICATION FOR MASSAGE THERAPIST LICENSE 2024-2025:

- a. Kassie Watson, d/b/w/with Talkenna Yoga & Massage, 8833 State Ave, Ste 2, Kansas City, KS 66112. (2)

Action: Referred to License.

7. PRIVATE SECURITY BUSINESS:

- a. Vets Securing America, d/b/a Vets Securing America, 1125 W 190th St, Gardena, CA 90248.

Action: Referred to License.



Unified Government Clerk's Office

Monica L. Sparks
Interim Unified Government Clerk

701 North 7th Street, Suite 323
Kansas City, Kansas 66101-3070

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Fax: 913-573-5299
<http://www.wycokck.org>

Memorandum

To: David Johnston
County Administrator

From: Monica L. Sparks
Interim UG Clerk

Date: March 28, 2024

Re: Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

Attachments

BM

Weekly Business Material for March 22, 2024 – March 28, 2024

1. COMMUNICATION:

- Water District No. 1 of Johnson County, Kansas Financial Statements ending December 31, 2023.

Action: Received and filed.

2. COMMUNICATION:

- Tomi Francis-Ramirez, Executive Director, Downtown Shareholders, submitting the financial report for the Self-Supporting Municipal District/Downtown Improvement District (SSMID) for the month of February 2024.

Action: Received and filed.

3. CLAIM FOR DAMAGES:

- Jewel Hinton, Kansas City, KS, alleging injury due to an accident involving the Area Agency Transportation vehicle, on 2/23/2024.

Action: Received and filed. Copies previously forwarded to Legal.

4. TRAVEL REQUESTS:

- Jonathan Bennett, Parks & Recreation, travel to Raleigh, NC, from 3/20/2024 through 3/22/2024, to attend the Envu Golf Customer Advisory Board, No cost.
- Andrew Collins, Sheriff's Department, travel to Olathe, KS, from 4/22/2024 through 4/26/2024, to attend the LELA Supervisor School, Employee Training & Travel.
- Gregg Dorsett, KCKPD, travel to Charlotte, NC, from 05/17/2024 through 5/23/2024, to attend the IACP Technology Conference 2024, Employee Training & Travel.
- Christian Kennedy, GeoSpatial Services, travel to Omaha, NE, from 4/14/2024 through 4/18/2024, to attend the MAGIC GIS Symposium, Employee Training & Travel.

Action: Approved by Administrator's Office and received and filed.

5. CERTIFICATE OF INSURANCE/LIABILITY INSURANCE:

- A&J Molcayete LLC
- Aguas Rio Grande
- Amazing Tree Care LLC
- American Homeland Security
- Command Security Services Inc
- La Casa el Hot Dog LLC
- Marcys Tacos LLC

- PBM Security LLC
- Queen Pins LLC
- Rockwell Security LLC
- Tacos Jarochos

Action: Referred to License.

6. BUSINESS BONDS:

- Electrical Bonds:
 - Brian Medeiros Electric
 - Capital Electric Construction Company Inc
 - Chase Street Energy LLC
 - EnergyOne Renewables
 - Freedom Electric Services Inc
 - Frontline Solar LLC
 - Hemel Electric LLC
 - Infinity Sign Systems
 - Nickell Electric Company Inc
 - Pro Circuit Inc
 - Reed Electric KC LLC
 - Wire It Up Electric LLC
- Plumber's Bonds:
 - 3rd Generation Plumbing LLC
 - Age Mechanical Inc
 - Axiom Plumbing LLC
 - D'Agostino Mechanical Contractors Inc
 - Dick Ray Master Plumber Heating & Cooling
 - Duopro Plumbing LLC
 - Essential Plumbing LLC (De Soto)
 - Fratzel Plumbing LLC
 - Rooter Man of Northeast Kansas
 - Sam Male Plumbing Inc
 - Talbot Plumbing LLC
- Mechanical/HVAC Bonds:
 - AFC Heating and Cooling
 - All Day Comfort Heating and Cooling
 - D'Agostino Mechanical Contractors Inc
 - Dick Ray Master Plumber Heating & Cooling
 - F & G Mechanical Services Inc
 - Hale's Heating & Cooling
 - Her Heating Cooling & Plumbing LLC
 - Hoit Heating & Cooling LLC
 - Joe Elliott
 - Joe Lowrey HVAC LLC
 - Thomas Heating & Cooling LLC

- Universal Piping Industries LLC
- Sign Hanger Bonds:
 - Infinity Signs LLC
 - See More Sign Inc
 - Sign – Craft Inc

Action: Referred to License.

7. CONTINUATION CERTIFICATES:

- Plumbers Bonds:
 - Madden Rentals LLC
 - Needham Plumbing & Mechanical
 - Willie Jones
- Mechanical/HVAC Bonds:
 - Briscoe Air & Heating
 - Chontos Heating & Cooling
 - Delta T Heating and Cooling LLC
 - Hale's Heating & Cooling
- Electrical Bonds:
 - C L Electric LLC
 - Morse Electric LLC
 - The Lamar Company, LLC
- Sign Hanger Bonds:
 - The Lamar Company LLC

Action: Referred to License.

8. CANCELLATION NOTICE OF INSURANCE/BOND:

- Electrical Bonds:
 - ABB Holding Inc
 - Advance Energy Inc
 - Avik Electric
 - Duckworth Electric LLC
 - Extreme Electrical Service LLC
 - Garwin Electric LLC
 - Waring Electric
- Mechanical/HVAC Bonds:

- Chontos Heating & Cooling
- Hale's Heating & Cooling
- Plumbers Bonds:
 - Auston Lablance
 - DLA Plumbing LLC
 - Keane Plumbing
 - LR Construction LLC
 - Russell Broom Plumbing LLC
- Sign Hanger Bonds:
 - Infinity Sign Systems

Action: Referred to License.

9. SURETY RIDER:

- Rooter Man of Northeast Kansas

Action: Referred to License.

10. REINSTATEMENT NOTICE:

- Metal Craft Inc
- Her Heating Cooling & Plumbing LLC
- All Around Plumbing LLC
- Chonto Heating & Cooling
- Power Up Electric LLC
- Thomas Comfort Systems LLC

Action: Referred to License.

11. APPLICATION FOR CMB LICENSE (OP):

- The Restaurant KC LLC, Scott Downey, d/b/a The Restaurant KC, 6720 Kaw Dr., Kansas City, KS 66111.

Action: Referred to License.

12. APPLICATION FOR DRINK EST./PUBLIC VENUE:

- Gregory S Maday – BHM Sports LLC, William W. Hutton, d/b/a Homefield, 9250 State Ave., Kansas City, KS 66112.

- John Overton LLC, Dustin Overton, d/b/a The Coop, 1200 Osage Ave., Kansas City, KS 66105.
- Mary Maire Beachman – Tequila KC Bar LLC, d/b/a Tequila Bar KC, 1013 Central Ave., Kansas City, KS 66102.

Action: Referred to License.

13. PRIVATE SECURITY BUSINESS:

- American Homeland Security d/b/a American Homeland Security, 2539 Queen Ridge Dr., Independence, MO 64055.
- Rockwell Security LLC d/b/a Rockwell Security LLC, 11201 W 59th Ter., Shawnee, KS 66203.

Action: Referred to License.



Unified Government Clerk's Office

Monica L. Sparks
Interim Unified Government Clerk

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Kansas City, Kansas 66101-3070

Phone: 913-573-5260
Fax: 913-573-5299
<http://www.wycokck.org>

Memorandum

To: David Johnston
County Administrator

From: Monica L. Sparks
Interim UG Clerk

Date: April 25th, 2024

Re: Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

Attachments

RM

Weekly Business Material for April 18, 2024 – April 25, 2024

1. PROTEST PETITION:

Change of Zone COZ2023-024, 5901 Parallel Pkwy, KCK, submitted by Frenchye Hooks.

Action: Received and filed. Original previously forwarded to Planning.

1. CLAIM FOR DAMAGES:

- Dominique Allen, Kansas City, KS, alleging injury due to a misplaced sewage drain cover. on 1/25/2024.
- Adrian Parker, Kansas City, MO, alleging damage to personal vehicle due to a pothole on 2/24/2024.
- Anthony and LaCretia Young, Kansas City, KS, alleging damage to personal vehicle due to potholes on 74th and Armstrong Ave on 4/14/2024.
- Anthony West, Kansas City, KS, alleging damage to motorcycle due to potholes on Elizabeth Ave and 78th on 4/9/2024.
- Robert Porter, Kansas City, KS, alleging damage to personal vehicle and injury due to a Wyandotte County vehicle on 4/11/2024.
- Terri Williams, Kansas City, KS, alleging injury due to a bus ramp being prematurely withdrawn on 3/2/2023.

Action: Received and filed. Copies previously forwarded to Legal.

2. TRAVEL REQUESTS:

- Trenton Foglesong, Public Works, travel to Tucson, AZ from 4/15/2024 through 4/17/2024, to attend Wastewater Summit Conference, reimbursed by Sewer Fund.
- Gary Everhart, Andrew Mendibles, Nick Parks, Randal Phillips, and Scott Roberts, Public Works, travel to New Orleans, LA from 10/6/2024 through 10/10/2024, to attend WEFTEC 2024 Conference, reimbursed by FND 560 Sewer System.
- Mark Heath, Fire Department, travel to Butler, NJ from 4/14/2024 through 4/15/2024, to verify the condition and suitability of potential used ambulances for purchase, Employee Training & Travel.
- Karl Oakman, Police Department, travel to Washington D.C. from 6/4/2024 through 6/7/2024, to attend the Chiefs of Police Executive Forum on Gun Crimes, reimbursed by ATF.
- Larry Owens, Technology, travel to Indianapolis, IN from 5/18/2024 through 5/23/2024, to attend the Connect 2024 Conference, Employee Training & Travel.
- Ryan Parker, KCKPD, travel to Stuttgart, AR from 4/1/2024 through 4/3/2024, for a background investigation duty, Employee Training & Travel.

Action: Approved by Administrator's Office and received and filed.

3. BUSINESS BONDS:

- Electrical Bonds:
 - Tann Electric
 - Robbins Electric LLC
- Mechanical/HVAC Bonds:
 - 1KCConstruction LLC

Action: Referred to License.

4. CONTINUATION CERTIFICATES:

- Plumbers Bonds:
 - KC Drain Pros
 - Bill's Plumbing Service

Action: Referred to License.

5. CANCELLATION NOTICE OF INSURANCE/BOND:

- Electrical Bonds:
 - T.D. Electric Service LLC
 - Quality Electrical Service
 - Better Choice Electric

Action: Referred to License.

6. APPLICATION FOR DRINK EST/PUBLIC VENUE:

- CMP17 LLC, Jeffrey Hollinshed, d/b/a John's Java and Jazz, 2003 1/2 N 5th St, Kansas City, KS 66101.

Action: Referred to License.

7. APPLICATION FOR CMB LICENSE (PKG):

- The Snackle Box LLC, Amanda Green, d/b/a The Snackle Box LLC, 4208 West Dr, Kansas City, KS 66109.

Action: Referred to License.

8. APPLICATION FOR CMB LICENSE (OP):

- The Snackle Box LLC, Amanda Green, d/b/a The Snackle Box LLC, 4208 West Dr, Kansas City, KS 66109.
- Paul S Burns, d/b/a St Patrick's Catholic Church Green Club, 1066 N 94th St, Kansas City, KS 66112.

Action: Referred to License.

9. APPLICATION FOR MASSAGE THERAPY:

- Lauren Smith, d/b/with The Massage Studio, 11200 Delaware Pkwy, Kansas City, KS 66109.

Action: Referred to License.



Report to Full Commission

MEETING DATE	PRESENTER	DEPARTMENT
	Reginald Lindsey, Director rlindsey@wycokck.org x5292	Budget
AGENDA ITEM #8.1.		
PUBLIC HEARING: 2025 BUDGET PROCESS (DOCUMENT ADDED PER AGENDA UPDATE)		
BACKGROUND		
Public input related to the 2025 budget process.		
<i>For information only</i>		
RECOMMENDATION		
For information only		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
n/a		
IT/POLICY CONSIDERATIONS		
PROCUREMENT CONSIDERATIONS		
LEGAL CONSIDERATIONS		
ATTACHMENTS		
1st Public Hearing Presentation_2025		

Approved by Mayor and/or Chair and Administrator to add to agenda.

2025 City & County Budget Public Hearing

BUDGET, STRATEGY, & RESEARCH



Goals for TONIGHT

1. Share community feedback received (to date) on the 2025 city and county budget priorities.
2. Provide opportunity for community to engage in the 2025 Budget Process.
3. Encourage ongoing engagement through the budget simulator.



2022-2023 Budget Developments

Looking back at financial adjustments and accomplishments from our recent past



Cut County Mill Levy by 2 Mills



Established County Infrastructure Fund



Increased Parks & Rec Amenities/Programs



Expanded BPU PILOT Relief Programs



Delayed financial “red”



Identified incremental efficiencies

2024 Commission Priorities



PRIORITY 1
UPHOLD FISCAL
SUSTAINABILITY



PRIORITY 2
FOSTER ECONOMIC
DEVELOPMENT



PRIORITY 3
FOCUS ON SERVICE
& COMMUNICATION



PRIORITY 4
IMPROVE
INFRASTRUCTURE



2025 Budget **Process**

Engaging the Public. Developing Priorities.



Budget Engagement Process

Commission Budget Workshops

Special sessions with the UG Commission to review current state of city and county financials, revenue neutral and Municipal Cost Index impacts, proposed capital improvement projects, and reintroduce priority-based budgeting.

6 sessions

DotteTalks Conversations

UG staff hosted small group conversations in partnership with Neighborhood Business Revitalization Organizations across the county to hear input from the community and collaborate to create a balanced budget proposal through the budget simulator.

5 sessions

2025 City and County Budget Simulator

Relaunched the UG budget simulator with two versions: one for city services and one for county services. While a simulation, this is a dynamic platform that enables the community to propose changes to spending and revenue to create a balanced budget with comments.

**110 city responses
75 county responses**

NOTE: Simulator is still available on our website for addition community input.



Budget Engagement



STRENGTHS

- In-person engagement fosters a better understanding of the UG budget, what it does and doesn't include.
 - *For example, many participants discover that the UG may be the tax collector but there are multiple county taxing jurisdictions that determine the total mill levy on tax bill.*
- Small group conversations create a better understanding of the many trade-offs in the budget process.
- Providing forum for asking questions and receiving answers supports more trust in the process.
- Meeting people closer to their neighborhoods helps humanize our organization.

Budget Engagement



WEAKNESSES

- Attendance is highly variable and relatively low during a busy time of the calendar year.
- Community members seek more direct interaction with leadership responsible for making these decisions.
- Small team makes it difficult for us to host any more than five (5) sessions although we have increased the number of DotteTalks this year.
- Simulator is just that – a simulation – and still refers to previous Commission priorities. Budget consequences need further refinement to help illustrate true trade-offs.

Budget Engagement



OPPORTUNITIES

- Introduce additional channels to promote the budget simulator.
- Offer virtual and in-person opportunities to engage in Spanish.
- Continue to improve the budget simulator for those unable to attend in-person sessions.
- Engage more leadership/departments beyond Budget and Strategic Communications in leading these community conversations.
- Coordination with other taxing jurisdictions.

Budget Engagement



THREATS

- General misunderstanding of the functions of the Unified Government makes it confusing for the public as they participate in the budget process.
- Complex budget issues such as debt obligations, revenue neutral, etc. are difficult to explain within the relatively short time-frame of a community meeting.
- Prioritization is focused on general fund services and programs. Some conversations have been derailed by focusing on operations (e.g. staffing) beyond the scope of the conversation.

Budget Simulator

Kansas City, KS



ugkck.budgetsimulator.com

Wyandotte County



ugwyco.budgetsimulator.com



2025 Budget **Input**

What we've heard (so far).



2024 Commission Priorities

- Lower Taxes/PILOT
 - Reduce PILOT as it impacts more people
 - Target relief (seniors, disabled, residential versus commercial)
 - Find additional revenue sources (e.g. charges for non-residents)
 - Lower spending
- Maintain Taxes/PILOT
 - Increase Services/Spending
- Maintain Spending/Satisfaction with Current Services

PRIORITY 1

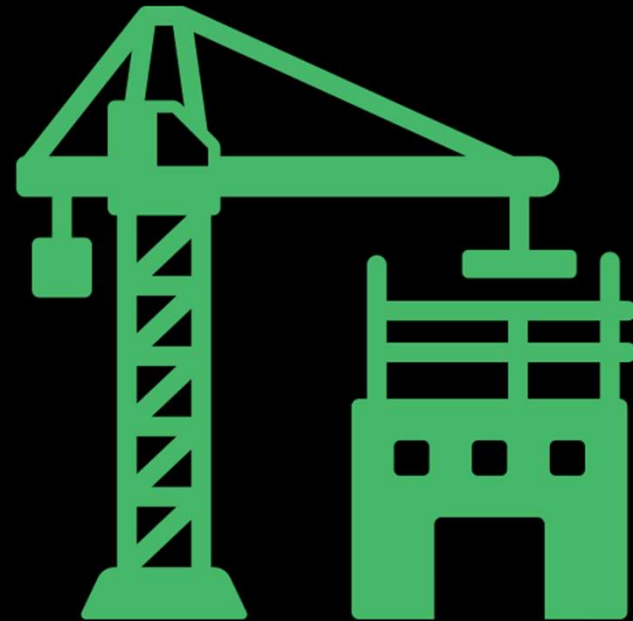
UPHOLD FISCAL SUSTAINABILITY



2024 Commission Priorities

- Invest in economic development
 - Hire Economic Development staff
 - Address housing and unhoused
 - Fix zoning code
 - Expand access to transportation
 - Support small businesses
- Find new revenue sources
 - Move land bank back to productive use more quickly
 - Sales tax, earnings tax
 - Fees for service

PRIORITY 2 FOSTER ECONOMIC DEVELOPMENT



2024 Commission Priorities

- Comments that indicated distrust
- Comments that indicated a desire for more information
 - Access to Spanish materials, service and engagement

PRIORITY 3 FOCUS ON SERVICE & COMMUNICATION



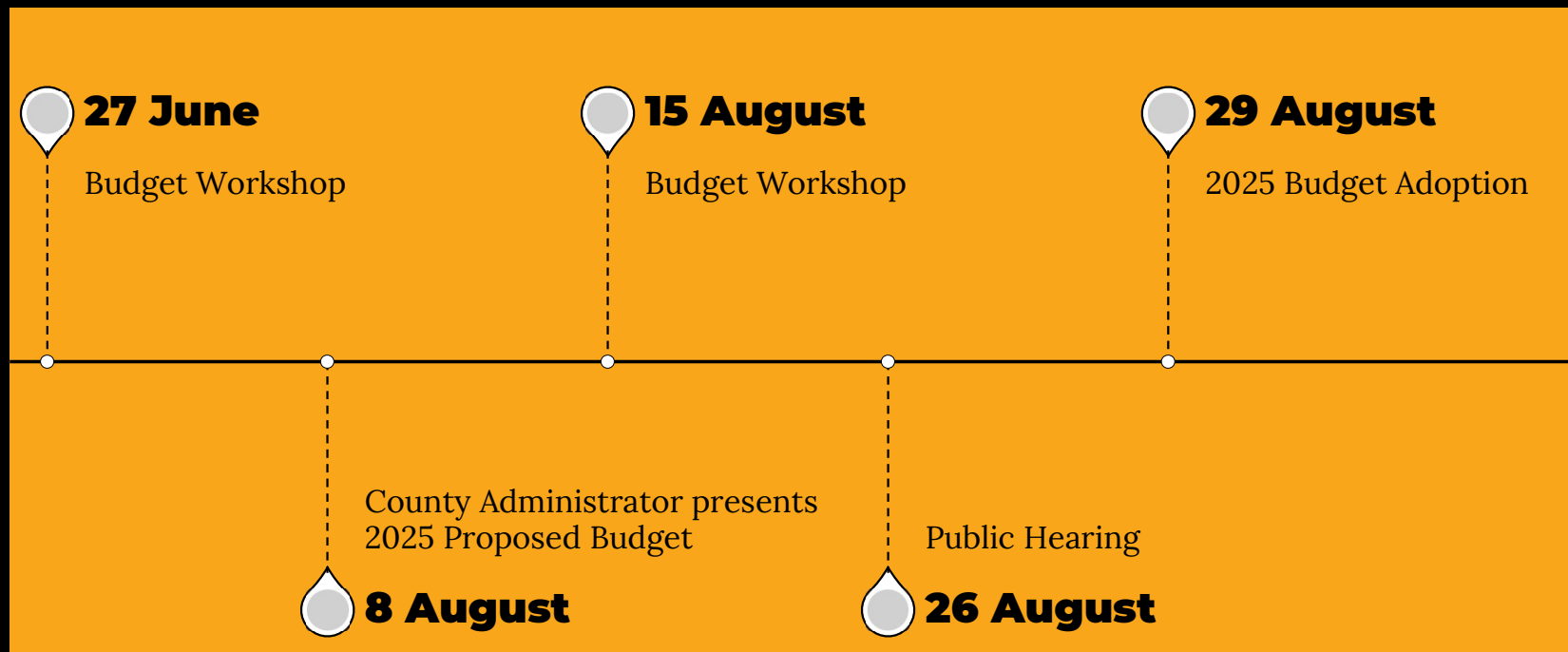
2024 Commission Priorities

- Invest in roads/parks
 - Right-size assets where necessary.
 - Pull funding from public safety to support infrastructure.

PRIORITY 4 IMPROVE INFRASTRUCTURE



Upcoming Budget Dates



Guidelines for TONIGHT

1. Each speaker is limited to three minutes on any of the following:
 - Address the misconception(s) about the role of UG in setting the mill levy/property taxes for all taxing jurisdictions.
 - Enhance understanding of city and county budgets, including raise awareness about the financial realities we face.
 - Improve participation in the budget process overall.
2. If someone has shared your talking points, please consider deferring your time to someone else so all perspectives can be shared.



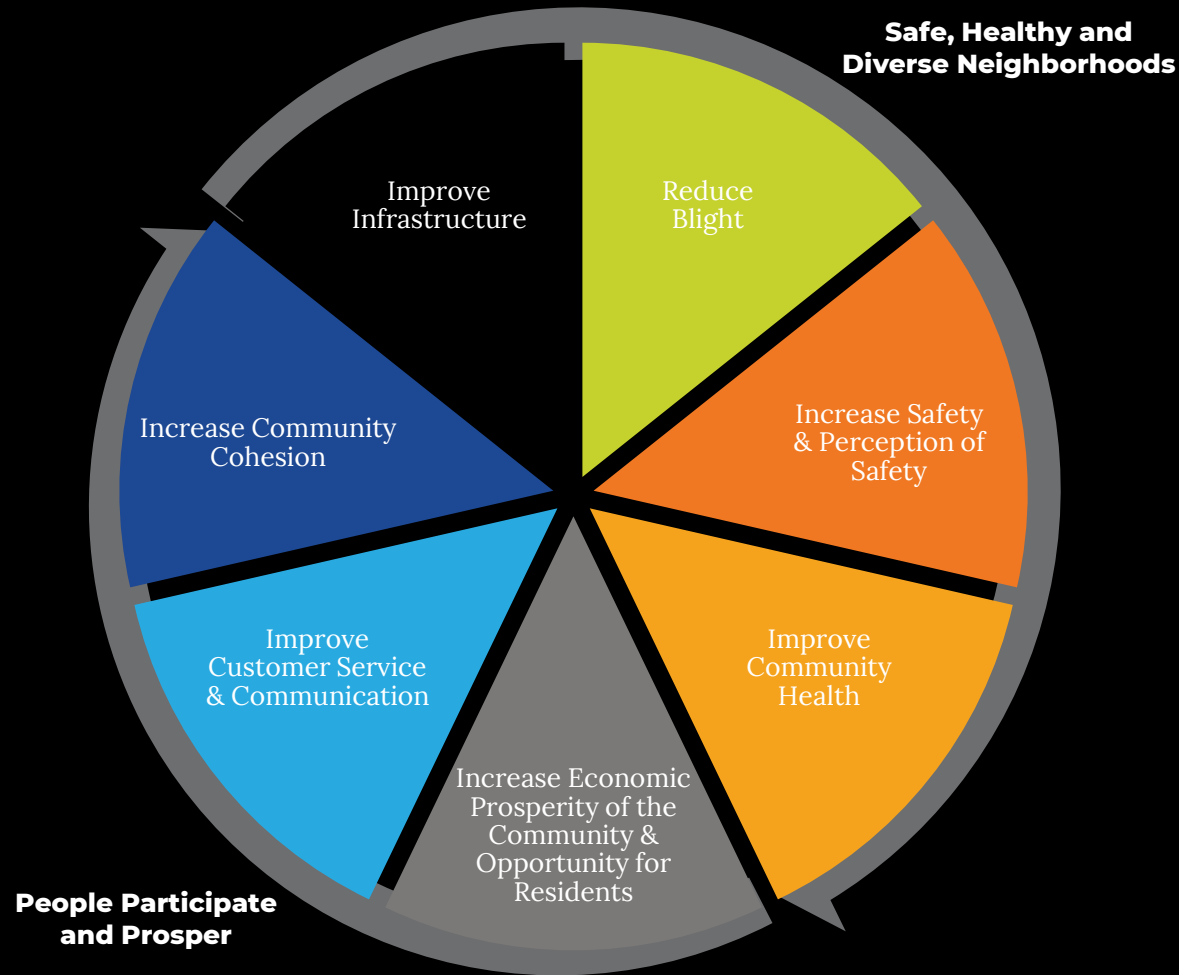
APPENDICES

2025 Budget **Input**



Notable

- Simulator is based on the *original* Commission priorities established over a decade ago.
- “Consequences” for changes in the budget have been defined by departments and significantly vary in detail.
- Priority-based budgeting will create more specificity for the simulator in coming years.



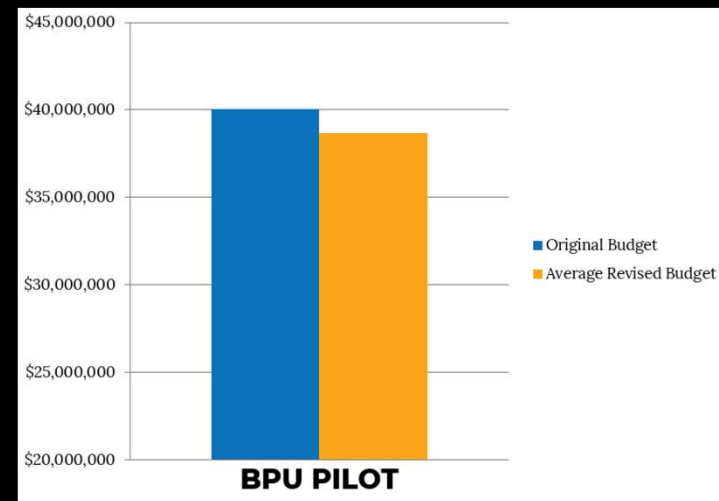
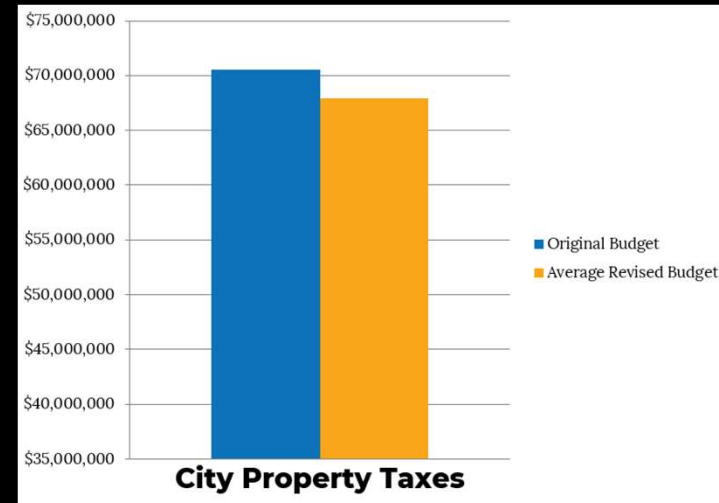
APPENDIX A: CITY

2025 Budget **Input**



City Budget Input to Date

- General sentiment among the 110 simulator responses is to **reduce city revenue from property taxes and BPU PILOT.**
- Notably, several community members reversed their opinion on this during DotteTalks as they understood impact on services.



City Budget Input to Date

Feedback on KCK Property Taxes

Tried to go RNR; City needs to live within means. We've been hoping Property values would go up for a decade; now that we have the increase in valuation, we need to see the services. Also, now that property valuation has increased, we need to reduce the mill.

Reduce property taxes **while increasing sales taxes**, spreading the burden.

Leave it alone. It's bread and water.

We don't have a mill levy problem, it's a **valuation problem**.

I think we should focus on **infill development**, increasing our density and walkability to have more people and businesses, increasing our revenue and not waste money on greenfield development and the infrastructure. I can afford my property taxes, but we need more money to better maintain and improve programming.

Reduce the mill levy incrementally each year without making drastic changes in one year alone because we never know what could happen with the economy and we don't want to have to raise it once lowered.



City Budget Input to Date

Feedback on KCK Property Taxes

Property taxes and "valuations" are way too high on homeowners. Start taxing the people who have lived in the city/county for multiple years but don't have their **cars tagged** in WYCO.

Introduce earnings tax.

We have to come up with **other ways besides increasing our citizens taxes** to do things in this county.

Levy a **Service Delivery charge and fees.**

Use a **sliding scale approach** -- i.e., different for those who are (a) higher income and higher wealth vs. (b) lower income or face other challenges.

Too many taxes that support UG purchasing and maintaining old buildings. **Get rid of those empty buildings!**

We would like to see lower property taxes, especially for **aging population and people with disabilities**. Cut taxes to bring in same level of revenue as the last year.

Do not want taxes going any higher, but definitely do not want to lose any services either. It's hard to pay higher taxes every year on a fixed income.



City Budget Input to Date

Feedback on BPU PILOT

This is just bs, everyone knows that BPU makes \$\$, look at the salaries that we pay for. There are numerous residents charged for sewer that has none, streets that are not legitimate streets and sidewalks that have none. Stop with all the charges for extra frills that are not available to many

\$48 decrease is nothing compared to the massive impact on the budget.
Leave PILOT alone.

Eliminate for residential.
Not for commercial.

Reduce the pilot at any cost.

It's not a rate structure problem, it's a KCK average income problem.

Tried to cut the BPU PILOT rate by 2% but couldn't make it work so moved it back up to maintain current rate structure.
Every city pays a tax on utilities.

Cancel this program. Let's just pay our taxes when it's time. BPU nickels and dimes us on enough, without taking PILOT too.



City Budget Input to Date

Feedback on BPU PILOT

When I heard that the BPU PILOT is equivalent to ~20 mills in a budget workshop, that really put this tax into perspective. Everyone in the county pays this so we should **focus more on lowering this than property taxes.**

We need **more revenue sources** on the simulator.

Even though it's a small drop, it would create a lot of good.

Cut the PILOT because it **hits everyone** in the city.

Need to be collecting **additional revenues from other exempt organization.**

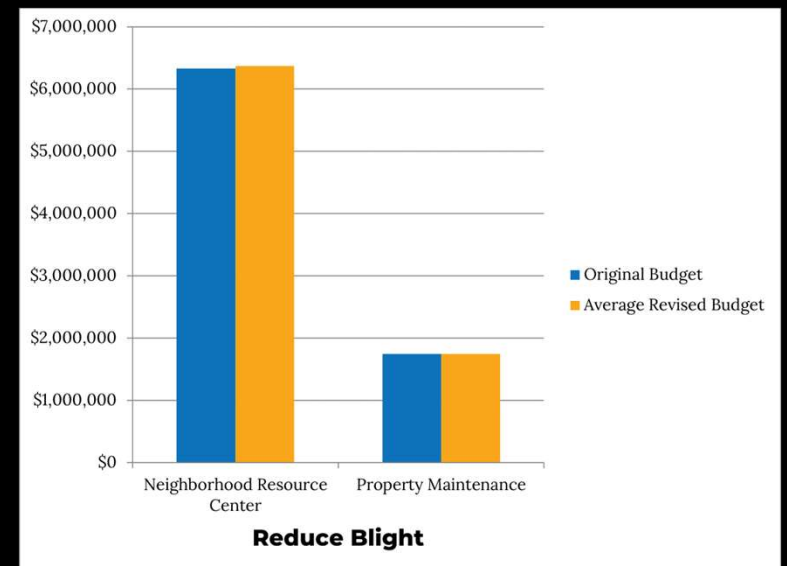
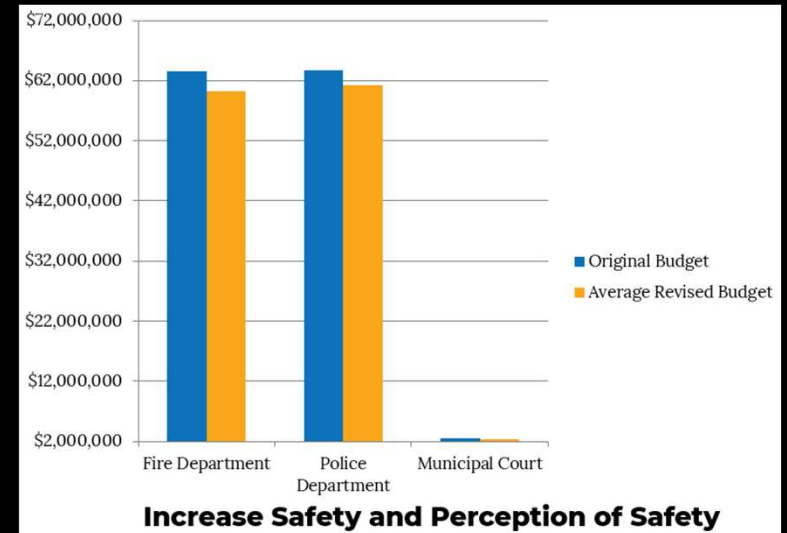
I think we should pursue more **targeted relief.** Across the board decreases are not felt the same and I can afford my BPU bill. I do think the **City/County should be paying for its own utility bills** and maybe that would make the organization more likely to increase their energy efficiency.

Indifferent on PILOT. Rebates are already being provided to needed communities, but more visibility in how these funds are used may have value.



City Budget Input to Date

- To balance budget, cuts were proposed for both Fire and Police Department with no changes to the Municipal Court budget.
- Neighborhood Resource Center saw a minor increase in budget to address the reduction of blight.



City Budget Input to Date

Feedback on Increase Safety

There's no way to balance the budget without cutting police and fire. Stop pretending otherwise. (66102)

Remove Fairfax Station (66101)

If the UG reduces emergency services costs it can better invest in the community. (66101)

Most of us have lived here long enough to know when we can trust the police. Have the best police chief we've ever had. **Social workers - calls for people in crisis** to deal without arrest. Costs more to put people in jail. Fire just as valuable as the police.

I think PD is doing a good job given the reduced homicide rate. I think we should **continue to fund programming that prevents crimes**, utilize MOCSA's toolkit, and greatly improve our animal services, including a new facility and more TNR support to reduce stray cat populations.

Fire Dep. is too big and has more firefighters than police officers. We have **too many fire stations** and almost all located in downtown area. Their overtime pay needs to be eliminated. It is historically high like never before.

Increase Animal Services and Community Policing. Decrease inefficiencies to police force.

Move some Municipal Court service (like domestic violence) to the district court (County). Need to be **more efficient with sentencing, probation.** i.e. if you're caught for petty crimes, no need to have probation, just pay a fine and move on.



City Budget Input to Date

Feedback on Reduce Blight

More staffing to address concerns with permitting and enforcement issues.

Blight is not just mowing.

More enforcement of appearance standards for **commercial developments**.

Get the neighborhoods involved and have them fix up local parks - provide the paint, etc, food, they can work. (66106)

Would it be possible to use technology to do code enforcement tasks rather than employees?

Increase code enforcement and property maintenance because if the community looks nice, people will respect it more. You could even see reduced crime.

Increase code enforcement of **vacant buildings**.

I would like to see increased funding for **beautification efforts** and measures to increase the utility of areas in our community

Stronger enforcement of **illegal dumping** and faster pickup of those items. It's a huge issue.

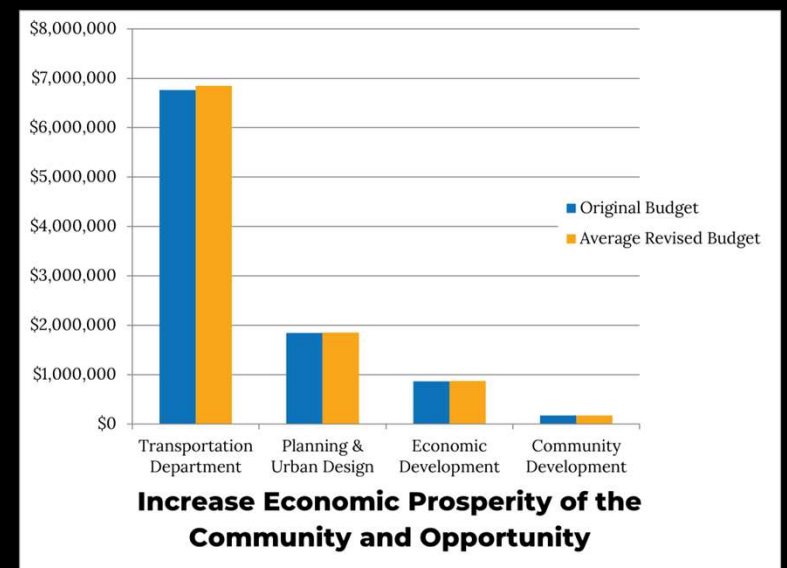
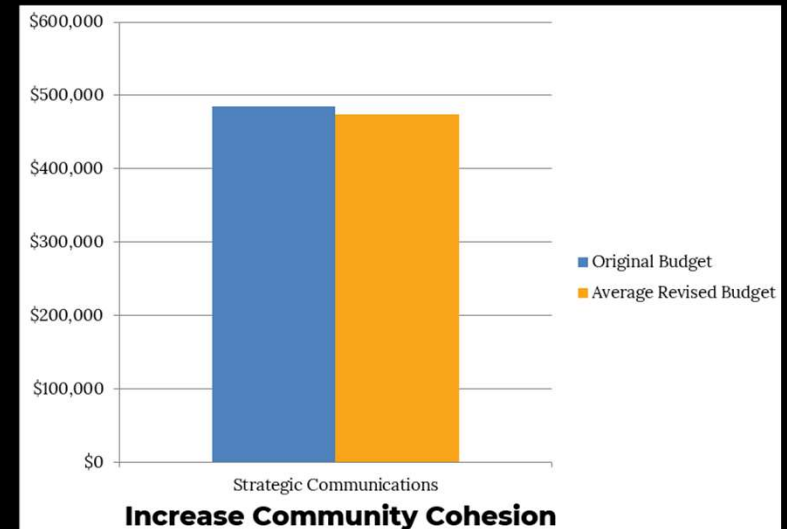
The best way to reduce blight is to sell the properties that are causing blight quickly to buyers who will maintain them.

The NRC is the heart of connecting KCK. It should have more funding for more programs and resources that the neighborhoods know they need. Additionally, vacant lots need to be maintained.



City Budget Input to Date

- Strategic Communications saw an average reduction of \$10K under community cohesion, the only identified department to contribute to this priority area.
- Transportation saw a slight increase while all other functions of economic development were generally constant.



City Budget Input to Date

Feedback on Community Cohesion

We need someone bilingual in this department who can provide interpretive and translative **Spanish services** at community events and on written communications

What is this?

Add a **graphic designer** to the team who can help with video production and flyer design.

Better job of **marketing benefits of living in KCK** to current and future residents. Increase overall benefit of living in KCK.

No more paper mailers.

Improve social media presence of KCK and WyCo including translation services and Spanish + English written communications.

I found the newsletter incredibly helpful. We need to get over the misconceptions of the UG.

How can we reduce the load of our communications officers?

Increase **meaningful community engagement** with excluded and marginalized communities.

Communicate these meetings through more avenues than we currently are. Maybe some type of **text message** avenue.

Love the work that you all do and it should be enhanced!

Don't waste money on UGTV.



City Budget Input to Date

Feedback on Increase Economic Prosperity

Prioritize economic development along the **riverfront KCK** has, not just to the west of the city. (66103)

Where is the **Economic Development Dept.** at the UG??

Courting the Kansas City Royals to come to WyCo would be highly inappropriate economic development.

Focus on getting back to basics. These are things the city doesn't HAVE to do. Planning doesn't have to be involved in EVERY building project, every short-term rental. We don't want the Chiefs, we can't handle the Chiefs.

Make sure that we are focusing more on entrepreneurship in KCK. More state lobbying to help **small businesses** and growth.

Please prioritize **unhoused communities.**

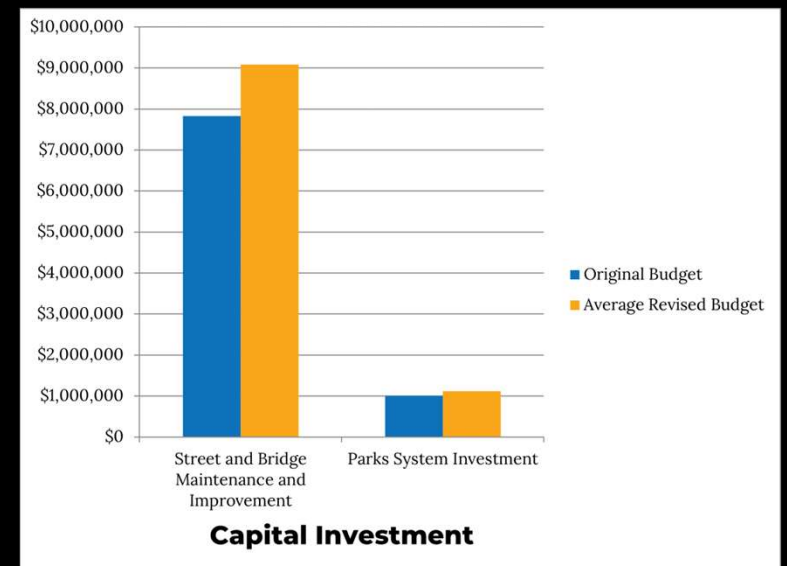
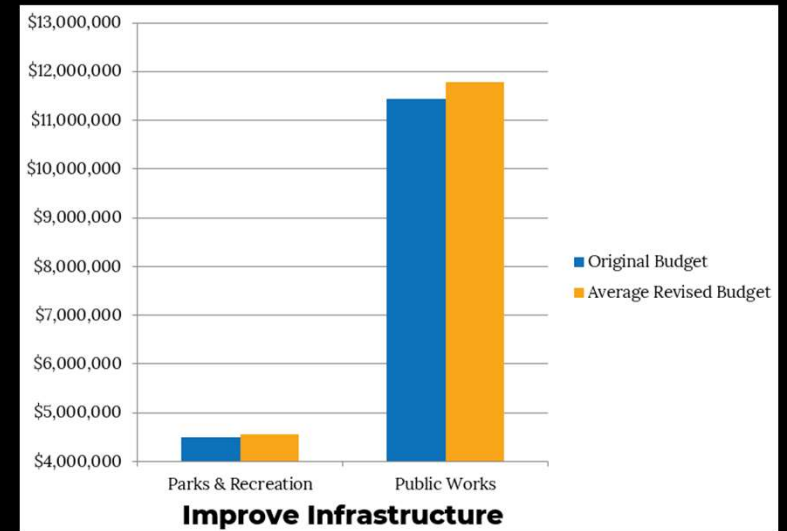
Transportation is much needed across all of KCK as well as community development to support those in need.

We need faster and more frequent transit options. Our planning department does so much work, they need more staff. Other cities/counties have **sustainability staff**, we do not, we should have those positions. Economic development should focus on bringing in housing and businesses by working with the planning department to overhaul our **zoning codes** which make it hard to build anything other than a single-family home or a large apartment. **Eliminate parking minimums** and single-family zoning. Other cities have drastically changed their zoning code and it is making housing more affordable by increasing supply.



City Budget Input to Date

- Generally, both Parks & Recreation and Public Works saw increases in budget to address infrastructure.
- Likewise, capital investments were also increased to address aging infrastructure and deferred maintenance.



City Budget Input to Date

Feedback on Improve Infrastructure

Piper needs sidewalks. Why are we forgotten???? (66109)

More emphasis on street maintenance. Maintain services at same funding level.

More street cleanings - need to clean litter on side of the street.

Parks and rec do a great job and neighbors will always complain. The UG needs to **stop with all the events**, I get the Christmas with Santa but some of the events attract very few and a big waste of money.

Roads and easements are falling apart and are trashed. Why? we've paid good money for them to be maintained and repaired. It's hard to see that much is being done.

Improve existing parks and offer community programming. Add more courts like for pickleball. **Improve free recreation** for your community so people don't have to go elsewhere for entertainment.

Don't just rehab the community centers, **"right size"** our number of community centers. Quality, not quantity. Invest in an aquatic center. Same for Public Works. We don't need perfectly paved four lane roads out in the middle of nowhere. If our infrastructure crisis means we revert back to gravel roads, maybe that makes sense for areas of the community where no one lives and no one travels

Add **more neighborhood playgrounds**, so residents do not have to drive to go to a playground.

Parks & Rec need to **charge more people from out of County.**



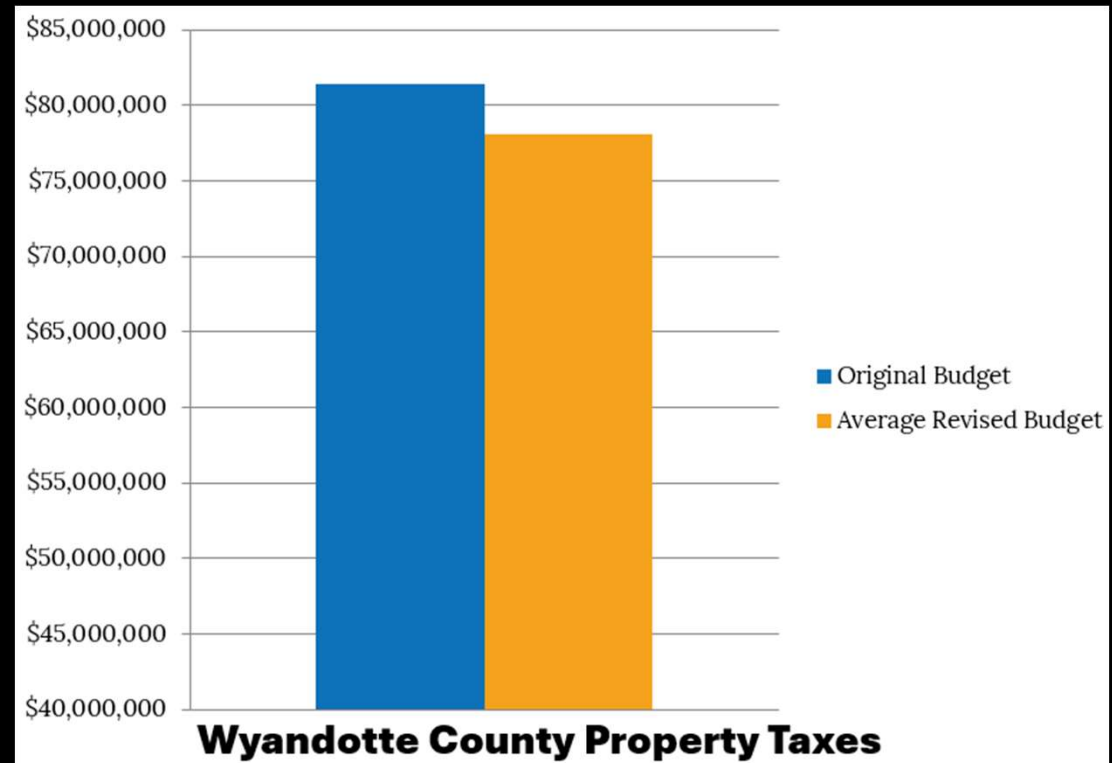
APPENDIX B: COUNTY

2025 Budget **Input**



County Budget Input to Date

- Overall, the 75 respondents to the county budget simulator sought a reduction in county property taxes.
- Many sought no changes in service levels without accounting for the rising cost in service delivery.



County Budget Input to Date

Feedback on County Property Taxes



We need more infill development to increase our revenue while making smart investments so we don't inundate ourselves with inefficient infrastructure to maintain

\$68/year is the equivalent of a couple tanks of gas. This budget exercise is disingenuous.

Try to keep mill rate same as last year, no increases.

We would cut 3 mills and institute a PILOT for some tax-exempt properties to make up the difference. Why do we not have a service tax (like a PILOT) for tax exempt properties? This would be a good way to bring in more revenue - KU Med is tax exempt and they should contribute to the services that local government provides.

County Budget Input to Date

Feedback on County Property Taxes

Taxes are making it increasingly difficult for both young and old to maintain living in the county

Lower the mill levy by small increments each year where the economy is doing well enough that we can afford it

Want a greater effort at the state level to reduce taxes. Cut .5 mill from property tax.

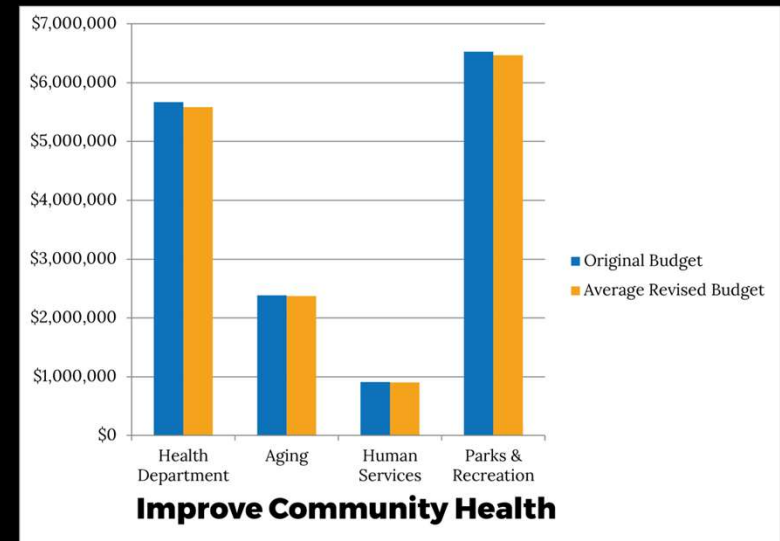
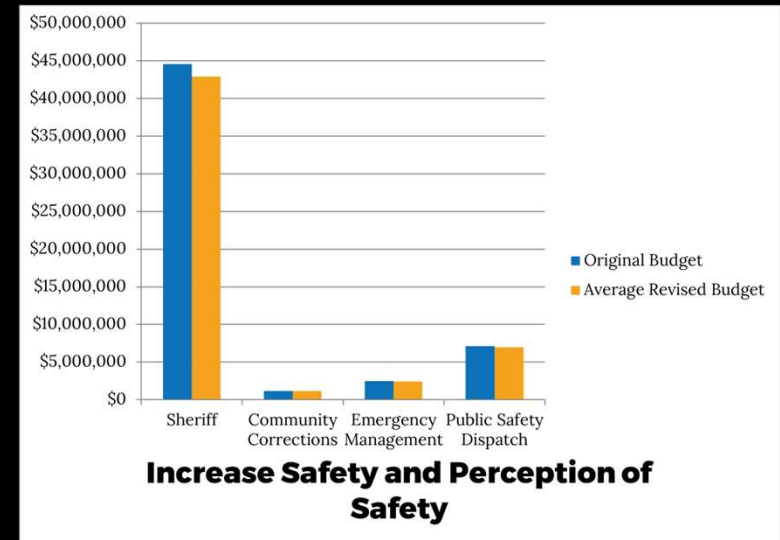
Most people don't understand what the mill levy is. Hard to get the word out to people. We've been struggling to figure that out a long time. It would be nice for older people to get a break. The idea that Wyandotte County never changes is pervasive. Even though the impact is so small, people down the road may see it. When all the businesses came you heard the UG saying that the tax rate would go down, but that hasn't happened. Inflation very high right now.

Tried to go revenue neutral; couldn't quite make it work.



County Budget Input to Date

- 5% reduction in Sheriff's Budget applied by multiple respondents to balance or increase spending elsewhere.
- General support for health department without the expanded service offerings of ARPA and more grant funding.



County Budget Input to Date

Feedback on Increase Safety

Why do they need lethal equipment?
Vehicles are a huge expense.

these don't make
us safer.

Sheriff and Community
Corrections can get
external funding for
replacement needs.

Cut Sheriff by 5% - allowed us to
cut taxes. Make them work within
their means.

Sheriff - save money by combining police and
sheriff. No need for both depts to patrol the
same areas. Community corrections - they could
use a better space/more staff. Public safety
dispatch - increase pay for these first responders
to decrease turnover. Emergency management -
it is so important that we are prepared for
natural disasters given the more extreme nature
of these events due to climate change

Increasing the **wages for
dispatchers** is the only way to
get more people.

I would like to see funds
redirected towards **community
policing initiatives, drug court,
and harm reduction initiatives.**

Services are needed and at least
need to be maintained at this level.



County Budget Input to Date

Feedback on Community Health

Health Department needs to stop all new programs that was finances with ARPA funds when those funds runout.

More community health events.

There's a lot of seniors in Wyandotte County. Senior population is growing.

The Health Department and Human Services are vital in ensuring the health of Wyandotte County. With the County having poor health outcomes, these **services are needed** and need to be expanded.

More grant funding in HD if you want your job. Hire a full-time grant writer.

The Health Dept needs better marketing and fundraising efforts. There are lots of aging folks who need help. Cut off the Parks and Rec weed spraying program. It's hazardous.

More preventative services need to be better funded to help with the overall mental health of our city. A big parks and rec. center to help with the youth, more money for aging to assist our aging residents, and more money for human services that are underfunded as is.

In terms of overall health, data shows that WYCO has one of the poorest health rates in the state which is crazy considering we are direct neighbors with the top ranking county for healthiest residents. I'd like to see **more investment in public health**

Parks are important because they help with how the community is viewed and residents utilize them. **More convenient meals** for Aging services and residents.



County Budget Input to Date

Feedback on Community Health

Can we find cheaper ways to train. Human Services has been noted for doing their job and being seen in the community assisting.

Improve the quality of life for aging, help them stay in their homes.

I would like to see spending on health improved across the board

More support for local playgrounds and more places for kids to play. Ones that are in neighborhoods and not a need to drive there. Add more investment to public transit so we are not so reliant on personal vehicles. Keep 911 fully staffed.

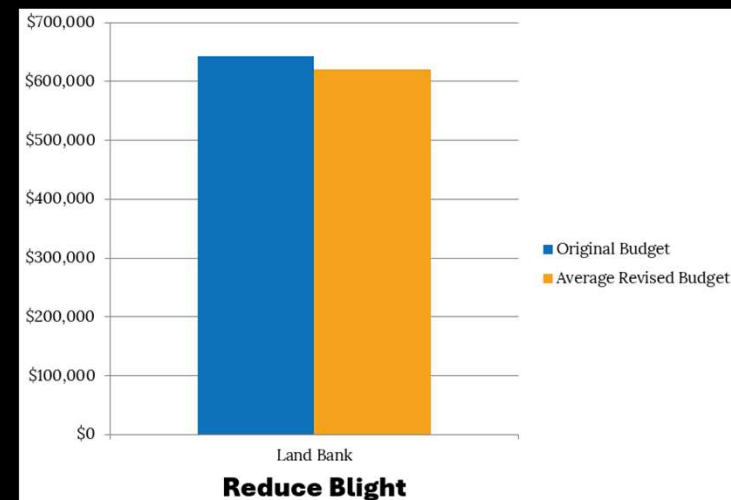
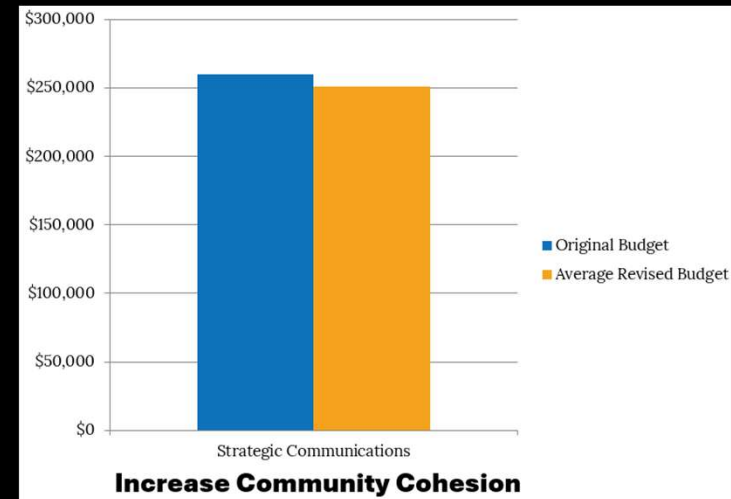
Would like to see the statistics of what the health dept and aging services do and what funding can be trimmed or used more efficiently. I think parks and rec should be doing much more for this county with the same budget. As far as mental health and human services, it would be nice to have these things but you can't solve these issues with money, they are increasing symptoms of a rotten society: lack of discipline and actual education.

All of these depts are severely underfunded and just by reducing the Sheriff by 5% I can afford to cut taxes AND increase all these departments by 10%. Increasing funding here will prevent crime and reduce the number of people in jail, hence reduce the need for sheriff funding



County Budget Input to Date

- Community cohesion is not well-defined and Strategic Communications is the only department under this category.
- Land bank reductions with the expectation that the UG finds a faster way to off-load properties and subsequent maintenance.



County Budget Input to Date

Feedback on Community Cohesion

Communicate meetings in different avenues. Maybe a text system. Maybe use the **school district communications** as a way to communicate for the UG as well.

Nobody watches UGTV and the newsletter gets a 3 second glance.

It'd be nice to have a definition and example of what exactly 'Strategic Communications' is and does and how much money they use. It shouldn't cost any millions every year for county transparency and communications with its citizens. That shows the government of the county has grown out of control and too complex

More lobbyists needed on state level for more incentives for businesses in KCK and current and future residents. More **marketing strategies for incentives of living** and staying in KCK.

Why don't we give each dept their own social media? It's real messy.

Invest in connecting our community and **educating the public about local government**

we don't need a newsletter

More outreach is needed, and communications is needed within **neighborhood groups**

We do the communications, it's just how do you get people to read it.



County Budget Input to Date

Feedback on Reduce Blight

Instead of us contracting out to mow for land bank, why don't we **release small lots and let people mow them?** SELL THE LOTS.

We want to mow the lots.

We need to work hard to offload our land bank properties and put them to use or maintained by adjoining neighbors who can purchase it cheaply

I would like to see increased spending for beautification and development of infrastructure

More emphasis on having **commercial properties** maintain their properties better. Less trash and make them more presentable. More LEGAL ACTION specifically, more fines and penalties to make them do this.

Okay with **reducing mowing**. We need to make the process to buy from the land bank easier so that we have less land bank to maintain.

The blight of this county is disgustingly obvious to everyone. I wouldn't believe that any money has been properly spent on this subject. Prisoners could be picking up trash on our roadways at least. It'd be nice if our culture had more care for the environment, and to have quarterly county clean-up days/cooperations.

If residents have to keep their lawns mowed, so should the UG on its land bank lots.

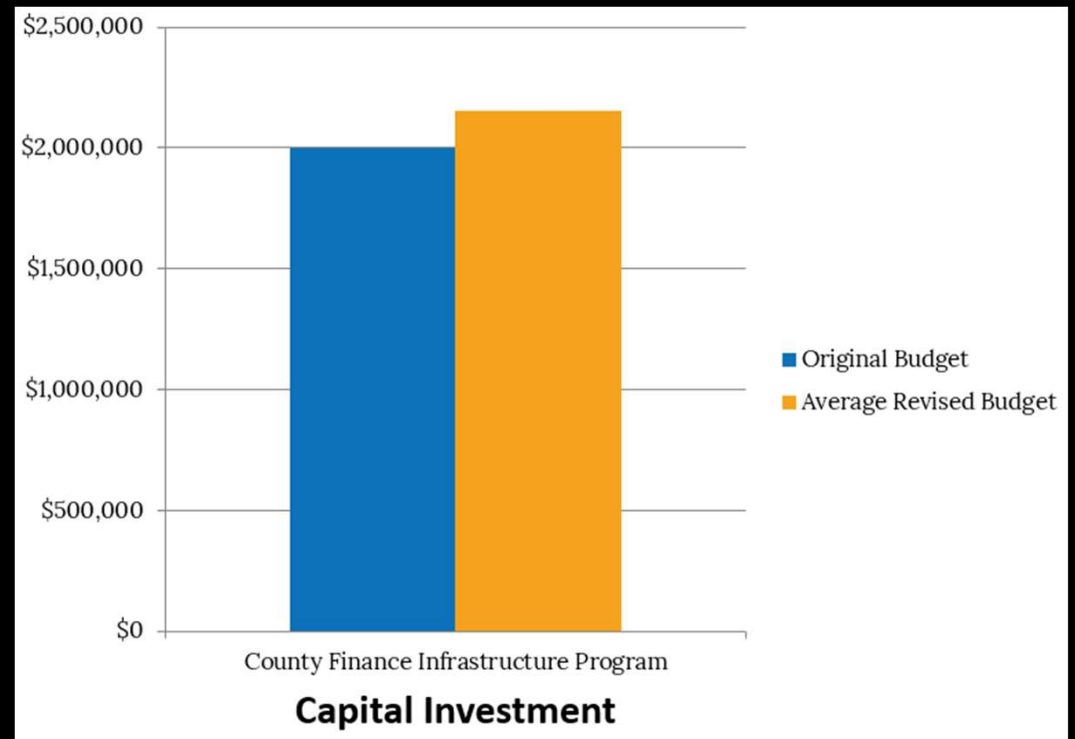
What does it look like when we reduce land bank mowing budget by 5%? Maybe if we decrease that budget it would incentivize UG to get rid of lot. Need to get those back on the tax rolls. Encourage those to move on.

Sell it all, get revenue to fix.



County Budget Input to Date

- Infrastructure spending received strong support.
- Respondents sought clarification on city versus county responsibilities.



County Budget Input to Date

Feedback on Capital Investment

Our roads need to be safe
and complete!

Until we get our stuff together...
no need to be spending this... it's
like a pizza party fund.

Capital investment
= roads? what about
buildings?

infrastructure maintenance needs to include
**safety improvements for people outside of
vehicles** and focus on making areas safer for
walking and biking and increase transit
efficiency

This program needs to be allocated to
each city in county (KCK, BS, EDW)
based on lane miles and population

Would like to see certain
roads get repaved.

Electric and
plumbing updated

If we could cut more we could; Bonner and Eds can
support infrastructure with their own city funds.
Streets are a city function, not a county function.

Get rid of this program and cut the
county mill instead. Bonner and
Edwardsville should fund
infrastructure projects through their
city budgets and if they don't want
to do that they can incorporate with
the UG so it's actually one unified
city & county

We need to increase the
funding of our streets.

Focus on **infill development** to
reduce our infrastructure cost
instead of Greenfield
development. This would reduce
cost of new infrastructure.





Report to
Neighborhood & Community Development

Tracking ID: 21135

MEETING DATE	PRESENTER	DEPARTMENT
JUN 03 2024	Wendy Green, Assistant Counsel wmgreen@wycokck.org x5679	Legal
AGENDA ITEM #IV.3.		
RESOLUTION: WAIVING INFILL HOUSING FEES		
BACKGROUND		
Approval of a resolution waiving certain fees related to new construction of infill residential housing East of 78 th Street for a period of either 2, 5 or 10 years, submitted by Wendy Green, Deputy Chief Counsel.		
RECOMMENDATION		
Approve		
To adopt the Resolution.		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
n/a		
IT/POLICY CONSIDERATIONS		
n/a		
PROCUREMENT CONSIDERATIONS		
n/a		
LEGAL CONSIDERATIONS		
To adopt the resolution.		
ATTACHMENTS		
Resolution Approving Waiving of Infill Housing Fees		

Approved by Mayor and/or Chair and Administrator to add to agenda.

Wendy Green 5/24/2024
Approved - Mayor Lynne Adler

RESOLUTION NO. R-_____

**A RESOLUTION APPROVING THE WAIVING OF CERTAIN FEES RELATED TO
INFILL HOUSING EAST OF 78TH STREET IN KANSAS CITY, KANSAS**

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (“Unified Government”) believes that it is essential to stimulate the development of residential housing for the benefit of the community and to raise the tax base; and

WHEREAS, the Unified Government believes that it is especially important to stimulate the development of new infill residential housing on vacant lots in the urban areas of Kansas City, Kansas; and

WHEREAS, in order to promote the construction of new infill housing on vacant lots east of 78th Street, the Unified Government believes that it is necessary and desirable to waive certain fees related to new construction; and

WHEREAS, the Unified Government previously provided for a waiver of said fees through the passing of Resolution No. R-76-21, which allowed certain fees related to new construction to be waived for a period of two years; however, said waiver has since lapsed.

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/ KANSAS CITY, KANSAS:**

Section 1. That the following fees (as they may be amended from time to time) are waived for a period of five (5) years from the date of this Resolution for any new residential (single-family and duplexes) infill housing east of 78th Street in Kansas City, Kansas where existing sewer systems are already in place:

- a. Building Permit Fee - \$400 for homes 3,000 sf or less and \$450 for homes over 3,000 sf
- b. Electrical Permit Fee - \$70 (average)
- c. Mechanical Permit Fee - \$70 (average)
- d. Plumbing Permit fee - \$70 (average)
- e. Driveway Permit fee - \$55
- f. Sewer Connection Fee - \$960
- g. Lateral Sewer Connection Fee - \$500

Section 2. That the provisions of this Resolution shall not apply to new subdivisions and other areas of the City where existing sewer connections have not already been built.

Section 3. That Unified Government staff is directed to track key performance indicators to measure the success of the fee waivers, including: (1) the number of homes built; (2) population count; (3) the number of new commercial developments in the area, and (4) crime rate statistics.

Section 4. That the County Administrator, Director of Planning and Urban Design, Director of the Neighborhood Resource Center, the Director of Public Works and all other employees and agents of the Unified Government are authorized to take all actions and to approve all instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 5. This Resolution will take effect and be in full force from and after its passage by the Board of Commissioners.

**ADOPTED BY THE BOARD OF COMMISSIONERS OF WYANDOTTE
COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF JUNE 2024.**

Attest:

Unified Government Clerk

Fee Waivers for Infill Housing

N/CD Standing
Committee

6/3/24



PRIOR
RESOLUTION
76-21

- Adopted 10/28/21.
- Waived certain fees for any new residential (single-family and duplexes) infill housing where existing sewer systems were already in place.
- Lasted for a period of 2 years from date of adoption.
- Permit fees: building, electrical, mechanical, plumbing, driveway, sewer connection, and lateral sewer connection.

- **UG staff was directed to track the following key performance indicators to measure the success of the fee waivers:**

1. The number of homes built;
2. Population count;
3. The number of new commercial developments in the area; and
4. Crime rate statistics.



PERFORMANCE
INDICATORS

- Single Family Permits Issued
 - 2021 = 4
 - 2022 = 36
 - 2023 = 43
- Estimated Building Permit Fees Waived
 - 2021 ≈ \$1,420
 - 2022 ≈ \$16,111
 - 2023 ≈ \$21,486



MEASURING
THE
SUCCESS

- Public Works/Sewer Connection Estimated Fees Waived
 - 2021 (unavailable)
 - 2022 ≈ \$12,232
 - 2023 ≈ \$25,576
- Number of New Commercial Developments
 - 49 (Based off number of new builds or substantial capital improvements)

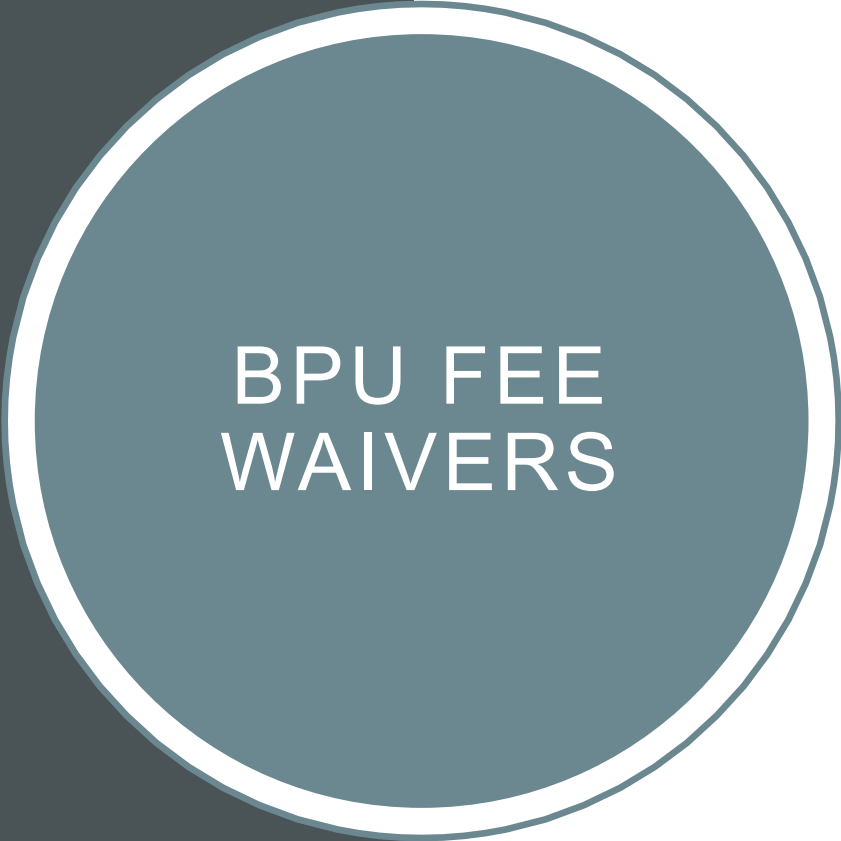


MEASURING
THE
SUCCESS

- **Population**

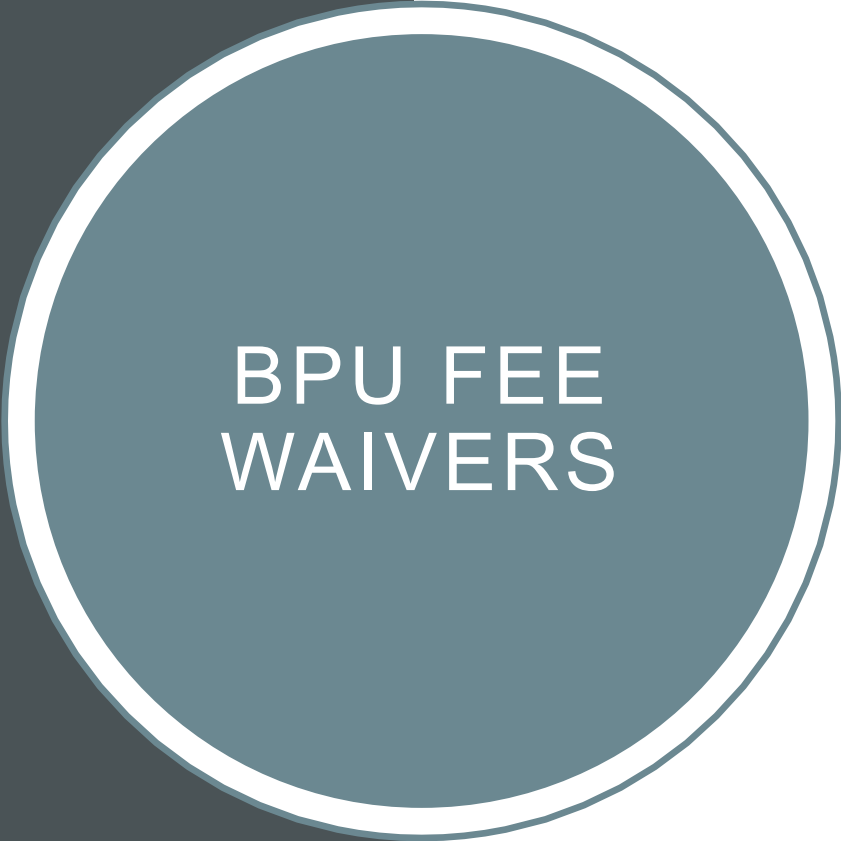
	2021 Pop	2022 Pop
66101	12355	12,410
66102	30237	30,874
66103	13035	13,471
66104	27663	26,638
66105	2227	2,283
66106	22729	23,817
Total pop of selected ZIP Codes	108246	109493

MEASURING
THE
SUCCESS



BPU FEE WAIVERS

- **Resolution No. 5297 – 4/17/24**
 - Authorizes the General Manager to waive certain electric and water fees for infill housing.
 - Targeted for East of I-635 but also available for some areas between 78th Street and I-635.
 - Also allows waiver of permit and connection fees for certain Land Bank lots East of 78th Street used for residential construction of single-family homes or duplexes.
 - Example of fees: temporary electric service fee, overhead electric service drop allowance, residential water tap fee, water system development.
 - Considered and granted on an individual basis.
 - **Effective until December 31, 2025.**



BPU FEE WAIVERS

- **Resolution No. 5298 – 4/17/24**
 - Authorizes the General Manager to waive system development and tap fees for new single-family residential construction East of I-635.
 - Property must have previously had a BPU water service line in place.
 - Must require a new 5/8” meter and be owned by an individual.
 - Existing water line must be of adequate size to provide domestic service and fire protection and front the property.
- **Effective until December 31, 2025.**

PROPOSED RESOLUTION

- Same waiver of fees for residential infill housing (single-family and duplexes) East of 78th Street.
- Permit fees: building, electrical, mechanical, plumbing, driveway, sewer connection, and lateral sewer connection.
- Fees waived for the following periods:
 - A. 2 years
 - B. 5 years
 - C. 10 years

QUESTIONS?





Report to Full Commission

MEETING DATE	PRESENTER	DEPARTMENT
	J. Renee Ramirez, Director rramirez@wycokck.org x5665	Human Resources
AGENDA ITEM #10.1.		
RESOLUTION: INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKS LOCAL #53 (ADDED PER AGENDA UPDATE)		
BACKGROUND		
A resolution authorizing the County Administrator to execute a Memorandum of Understanding (MOU) with the International Brotherhood of Electrical Workers (IBEW) Local 53, effective January 1, 2024, through December 31, 2026.		
RECOMMENDATION		
Approve		
Approve resolution		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
N/A		
IT/POLICY CONSIDERATIONS		
PROCUREMENT CONSIDERATIONS		
LEGAL CONSIDERATIONS		
ATTACHMENTS		
Resolution Approving MOU between UG and IBEW 2024-2026, MOU IBEW		

Approved by Mayor and/or Chair and Administrator to add to agenda.

RESOLUTION NO. _____

**BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED
GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:**

That the County Administrator of the Unified Government of Wyandotte
County/Kansas City, Kansas, is hereby authorized and directed to execute in the name of
the Unified Government of Wyandotte County/Kansas City, Kansas, and the Unified
Government Clerk is hereby authorized and directed to attest the signature of said County
Administrator and to attach the seal of the Unified Government thereto as the voluntary
act of the Unified Government to the following:

- (1) Memorandum of Understanding between the Unified Government of Wyandotte
County/Kansas City, Kansas, and the International Brotherhood of Electrical
Workers, Local #53, for the period January 1, 2024 through December 31, 2026.

**ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED
GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS
THIS _____ DAY OF _____, 2024.**

Tyrone Garner
Mayor/CEO

ATTEST:

Unified Government Clerk

MEMORANDUM OF AGREEMENT

Between

**THE UNIFIED GOVERNEMENT OF WYANDOTTE COUNTY/KANSAS CITY,
KANSAS**

and

INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS

Local # 53

JANUARY 1, 2024 - DECEMBER 31, 2026

WATER POLLUTION CONTROL DIVISION

IBEW, LOCAL #53

MEMORANDUM

2024-2026

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MEMORANDUM OF AGREEMENT

ARTICLE 1 - PREAMBLE

• 1.1 PREAMBLE

This Memorandum of Agreement is entered by and between the Unified Government of Wyandotte County/Kansas City, Kansas hereinafter referred to as "UG" and Local No. 53, International Brotherhood of Electrical Workers, hereinafter referred to as the "Union". It is the purpose of this Memorandum to achieve and maintain harmonious relations between UG and the Union; to provide for equitable and peaceful adjustment of differences that may arise, and to establish proper standards of wages, hours and other conditions of employment.

ARTICLE 2 - RECOGNITION - UNION DUES

• 2.1 RECOGNITION

UG recognizes the Union as the exclusive bargaining representative for all employees of the UG Water Pollution Control Division of the Public Services Department as set forth in Kansas Public Employee-Employer Relations Board in Unit Determination Case No. 75 UDC 11986 dated May 8, 1986.

• 2.2 PAYROLL DEDUCTION OF DUES

UG agrees to deduct, once each month, dues in an amount certified by the Union and authorized in writing by the employee who individually requests in writing (Dues Deduction Authorization Form), that such deductions be made. Employees may revoke the authorization by giving thirty (30) days written notice to UG and the Union of such termination. The total amount of deductions shall be remitted each month by UG to the Treasurer of the Union.

• 2.3 CONFERENCE WITH NEW BARGAINING UNIT MEMBERS

If a new employee within their first thirty (30) days of employment expresses interest to their supervisor in meeting with a union steward or their designee, then upon supervisory approval, the new employee and the union steward shall be allowed thirty (30) minutes without loss of pay to allow for such meeting.

• 2.4 Union Membership Negotiations Team Pay

The Union may designate up to five (5) employees as members of the union MOA negotiating committee who shall be paid by the UG for their actual attendance and participation in successor MOA negotiation sessions with the management negotiating team if the negotiation session is scheduled during regular work hours and the session is at a UG facility or a location mutually agreeable to the parties.

ARTICLE 3 - NON-DISCRIMINATION

• 3.1 DISCRIMINATION PROHIBITED

Neither UG nor the Union shall discriminate against any employee covered by this Memorandum in a manner which would violate any applicable laws because of race, creed, color, national origin, age, sex, religion or disability.

• 3.2 UNION MEMBERSHIP OR ACTIVITY

Neither UG nor the Union shall interfere with the right of employees covered by this Agreement to become or not become members of the Union, and there shall be no discrimination against any such employees because of lawful Union membership or non-membership.

ARTICLE 4 - UNION COOPERATION - MANAGEMENT RIGHTS

• 4.1 UNION –UG COOPERATION

The Union and UG have entered this Memorandum for the purpose of facilitating the peaceful adjustments of differences that may arise from time to time and to promote harmony and efficiency and to the end that the employees and the UG and the general public may mutually benefit. Consistent with this general purpose, the Union and UG recognize that an obligation rests upon each employee to render honest, efficient and courteous service to UG and its citizens. The Union and UG agree to cooperate in efforts to strengthen the good will between the Division and the general public.

The Union and UG recognize the need for improved methods in providing services to the citizens of Wyandotte County and agree to cooperate in the installation of such methods, in suggesting improved methods in the education of its members and employees and the necessity for such changes and improvements.

• 4.2 MANAGEMENT RIGHTS

It is the intention of the parties hereto that UG retain each and every right and privilege it ever had except insofar as it has, by this Memorandum, agreed to specific limitations thereon.

The exclusive rights of UG shall include, but are not limited to, its right to determine the qualifications of its employees; to establish or continue policies, practices and procedures for the conduct of the Division and to change or abolish such policies, practices or procedures; for the conduct of the Division and to change or abolish such policies, practices or procedures; to introduce new or improved methods, equipment or facilities; to discontinue processes or operations or to discontinue their performance by employees; to select, determine and schedule the number and type of employees required, to assign work to such employees in accordance with the requirements determined by the Division; to establish and change work schedules; to determine the facts of lack of work; to direct the work of its employees; to hire, promote, demote, transfer, assign and retain employees in positions within the public agency; to discipline,

suspend or discharge employees for just cause; to maintain the efficiency of the governmental operations; to lay off employees; to take actions as may be necessary to carry out the mission of the Division in emergencies; to determine the methods, means and personnel by which operations are to be carried on; to unilaterally develop Standard Operating Procedures, Rules of Discipline and Rules and Regulations not in conflict with this Memorandum, to establish and maintain reasonable standards for wearing apparel and personal grooming; and all other prerogatives and responsibilities normally inherent in management of the UG or Division which are not in conflict with the specific provisions of this Memorandum.

All management rights, power, authority and functions other than those relinquished by the UG in this Memorandum shall remain vested exclusively in UG.

ARTICLE 5 - PROBATIONARY PERIOD

There are two classifications of probationary periods for employees. The first is applicable to new hires to the Division and the other is employees who have been promoted to or transferred to higher paid classification within the Division.

• 5.1 NEW HIRES

New Employees shall be considered Probationary Employees for the first six (6) months of their employment unless extended by mutual written agreement of the parties. Any interruption of employment (leave, sickness, etc.) during the probationary period in excess of five (5) working days, except time lost because of duty related injury, shall not be counted as part of the probationary period. Probationary Employees may be discharged or disciplined at the sole discretion of the Division, without recourse to the provisions of this Memorandum. Probationary Employees shall not accrue seniority until the completion of their probationary period. Upon the completion of the probationary period, the employee's seniority date will be measured from their date of hire as provided in Article 6. New hire Probationary Employees shall receive uniforms as provided in Article 21 within a reasonable amount of time following their date of employment.

• 5.2 NEW HIRES REQUIRED TO BECOME CERTIFIED.

New Employees hired after September 1, 2019, shall be required to become certified (Class I at a minimum) by KDHE and/or KWEA in either wastewater or collections within three (3) years after their date of hire. If an employee fails to become so certified by KDHE and/or KWEA, then their employment status shall be returned back to the status of a Probationary Employee under Section 5.1 with the same rights as a Probationary Employee for a period of six (6) months.

• 5.3 PROMOTIONS AND TRANSFERS

An employee who receives a promotion or transfer to a higher classification shall serve a probationary period of ninety (90) calendar days in such higher classification, unless extended by mutual written agreement between the Division and the Union, before such appointment

becomes permanent. An employee who does not perform their new duties satisfactorily may be returned to the employee's former position at any time within the ninety (90) calendar day period at the discretion of the Director. If an employee is dissatisfied with their new position the employee may request to return and shall be allowed to return to their last previous position within the Division within thirty (30) calendar days of their promotion.

ARTICLE 6 - SENIORITY

• 6.1 CITY SENIORITY

UG seniority shall be measured by continuous service as an employee of the City, County and/or UG. This service shall be measured from the date of last hire. Seniority shall be broken by discharge for just cause, resignation, retirement, layoff in excess of eighteen (18) months, permanent disability, or if the employee is called back to work from layoff and does not report for work within fourteen (14) days. In case of disputes concerning seniority, UG's records shall govern this measurement. In event seniority is the same, the senior employee shall be determined alphabetically by the last name of the employee. Temporary or part-time employees shall not accumulate nor exercise any seniority rights. UG seniority will be utilized in scheduling vacations.

• 6.2 DIVISION SENIORITY

Division seniority shall be measured by continuous service as an employee of the City and UG with the Water Pollution Control Division. This service shall be measured from the date of last hire in the Division. Seniority shall be broken as provided in Sec. 6.1 and additionally if any employee transfers from the Division to another UG department, Division, Section or Unit, then their Division seniority shall be broken. In case of disputes concerning Division seniority, the employer's records shall govern this measurement. In the event Division seniority is the same, the senior employee shall be determined alphabetically by the last name of the employee. Temporary or part-time employees shall not accumulate nor exercise any Division seniority rights. Division seniority will be utilized in promotions and bidding as provided in Article 7 for all entry level bargaining unit positions in existence or which are created.

• 6.3 BARGAINING UNIT SENIORITY

Bargaining unit seniority shall be measured by the total continuous service as an employee of the City, County and/or UG with the Water Pollution Control Division in a position(s) represented by the Union within this bargaining unit beginning with the date of recognition of the Union as the exclusive collective bargaining representative of members of the unit by UG (May 8, 1986). This seniority shall be broken as provided in Sec. 6.1 and 6.2 and additionally if an employee is promoted to or transfers to a position not represented by the Union in this bargaining unit. In the event that bargaining unit seniority is the same, then the senior employee shall be determined by the employee's Division seniority. Temporary or part-time employees shall not accumulate nor exercise any bargaining unit seniority rights. Bargaining unit seniority shall be used solely for promotions and bidding for all bargaining unit positions not covered in Section 6.2 and for all recall as provided in Article 8.

- **6.4 SENIORITY LISTS**

UG, Division and bargaining unit seniority lists shall be furnished to the Union and posted on employee bulletin boards two (2) times per year.

ARTICLE 7 - PROMOTIONS AND BIDDING

- **7.1 GENERAL**

- A. It is understood and agreed that it is the responsibility of the employer to determine the size of the work force, to declare job opportunities available and to determine the relative qualifications of bidding employees, which are relevant to the vacant position.
- B. In order to qualify for a permanent promotion, an employee must be able to immediately perform the job and must be properly tested or certified where required by State or Federal Law for the posted job description.

- **7.2 PERMANENT VACANCIES**

- A. Posting Vacancies: When any permanent job vacancy exists in a bargaining unit position within the Division, UG shall determine within forty-five (45) days from the declaration of the vacancy by the Director, whether such position shall be filled. If it is determined that the position is to be filled it shall be posted within forty-five (45) working days from the determination to fill it or within a reasonable time thereafter. However, the employer expressly has the right at any later time to determine that such position should be permanently filled and may then post the same for bid.
- B. Posting Procedures: If the employer determines that a position is to be permanently filled, the following procedure shall govern:
 - 1. Such job vacancies shall be posted for five (5) working days along with the information relating to the qualifications and wages, shift, location and days off of the position.
 - 2. Employees desiring to apply for a job vacancy may do so by being qualified and by completing and submitting a job bid form within the posting period. The failure of an employee to provide all information requested on the job bid form shall result in the rejection of that employee's bid.
 - 3. If the relative qualifications of the employee candidates for the vacant job are equal, then seniority shall control in selection of the employee to fill the job vacancy, as long as such selection does not contravene any affirmative legal responsibility placed upon UG.

- C. An employee may not bid successfully to a classification with an equal or lower wage scale more than one (1) time in a six (6) month period. This shall in no way limit the number of times an employee may bid for classifications with higher wage scales, except as provided in Section 7.2D.
- D. Should an employee refuse a position awarded to them upon which they have bid, then the employee shall not be eligible to bid again for six (6) months. Anyone wishing to withdraw their bid must do so prior to the conclusion of the interview. If an employee requests and receives a return to their previous job, they shall not be eligible to bid again for six (6) months. If an employee of the Division is absent from work during any entire five (5) workday job posting period, the employee will be considered an applicant for the posted position, provided that they are physically able to immediately perform the duties of the job. The absent employee must be present for the interview for the position, or they shall be disqualified from further consideration.

- **7.3 FILLING POSITIONS FROM SOURCES OTHER THAN THE DIVISION**

Nothing herein shall prohibit UG from advertising for applicants for permanent full-time bargaining unit positions within the Division, which positions have been posted and remain unfilled due to lack of bidders or lack of qualified bidders.

- **7.4 PROFESSIONAL DEVELOPMENT COMMITTEE.**

A committee consisting of equal members of management and the union will be formed to develop career and professional development including, but not limited to, education, certification, testing and training and to make recommendations to the parties relating to these areas.

ARTICLE 8 - LAYOFFS AND RECALL

- **8.1 LAYOFF**

- A. Layoffs or job displacement due to reduction in force shall be made from job classifications according to Bargaining Unit seniority.
- B. Any employee laid off or displaced from their job, due to reduction in force, shall be permitted to displace a junior employee in any position for which the employee has Bargaining Unit Seniority and qualifications. An employee shall have not to exceed ten (10) workdays to demonstrate their qualifications and ability to properly perform the duties of the job at the determination of the immediate supervisor.
- C. The UG reserves the right to enter into any contracts or subcontracts it deems necessary or advisable for the operation, maintenance, repair or extension of the water pollution control system. The UG agrees, however, that it will not contract any work which is customarily done by a bargaining unit member(s) if as a result thereof such contract it

would be necessary to lay off bargaining unit member(s) without first meeting and conferring with the Union relating to such lay off(s).

• **8.2 RECALL RIGHTS**

- A. The order of recall shall be governed by the employee's Bargaining Unit Seniority and their qualifications within the classification in which the vacancy exists.
- B. Notification of recall shall be given by UG, by certified mail to the recalled employee at their last address furnished to UG. A copy of the notice shall be sent to the Union.
- C. Within four (4) days after such notice is postmarked, the employee must advise the Personnel Department whether they accept such reinstatement. Any recalled employee who fails to notify the Personnel Department within four (4) days, as outlined above, shall forfeit all seniority rights and opportunities for future recall. The next qualified employee on the appropriate Bargaining Unit seniority list may be notified of the opening and the above procedure shall be repeated until the vacancy is filled. If no qualified employee remains on the appropriate Bargaining Unit seniority list to fill the vacancy, then the vacancy may be filled by new hires. An employee recalled shall report to work within ten (10) working days after indicating their willingness to accept reinstatement. If the employee fails to report within such time, the employee shall forfeit all seniority rights and all future recall rights.

ARTICLE 9 - WORK PERIODS

• **9.1 GENERAL**

- A. There may be six (6) basic fixed work shifts, (Day – 1st shift, Afternoon – 2nd shift, Night – 3rd shift, Swing A – Swing B -Relief) within the Division. The hours of these shifts shall be established and may be modified by UG. The UG shall provide thirty (30) days' notice to the union prior to changing the shift times.
- B. When reasonable, employees shall be given at least four (4) working days' notice when they are temporarily assigned to a different fixed shift. If such notice is not given, the reassigned employee shall receive one and one-half (1 ½) times their regular pay for the first day worked on the new fixed shift. For purposes of this section, "temporarily" shall mean forty-five (45) days or less. Provided that the parties have entered into an agreement dated December 20, 1993, which contains certain exceptions to the notice requirements wherein the parties agree to be bound by the memorandum attached or agreed alterations thereof.
- C. Except in cases of an emergency as declared by the Director, employees shall not be required to work in excess of sixteen (16) consecutive hours. If an employee works in excess of sixteen (16) hours, then they shall be given a minimum of eight (8) hours off before returning to duty.

- **9.2 STANDARD WORK WEEK**

- A. The standard work week shall be forty (40) hours, except during shift or job change periods and shall consist of five (5) calendar days of work with two (2) consecutive days off except where alternative work schedules exist, or operational needs require otherwise. The work week shall commence at 12:00 a.m. Thursday through 11:59 p.m. on the following Wednesday.
- B. UG and the Union may agree to alter the standard work week in extenuating circumstances as declared by the Director. The standard work week may be altered and modified on a temporary basis, but not to exceed forty-five (45) calendar working days. Permanent alterations (more than forty-five (45) calendar working days) of the standard work week shall be discussed between UG and the Union prior to implementation. If the modifications cannot be agreed upon, then the matter shall be advanced to arbitration forthwith.

- **9.3 STANDARD WORKDAY**

- A. The standard workday for all employees, except Kaw Point Operators and except where alternative schedules have been assigned, shall be eight (8) consecutive hours except for a one-half (1/2) hour unpaid intermission for lunch. Employees shall be allowed a thirty (30) minute unpaid meal period per workday worked. Operators assigned to Kaw Point shall have a standard workday of eight (8) straight consecutive hours with meals being eaten on the job without intermission. Employees assigned to Swing A & B working a 12-hour operations shift at Kaw Point are permitted to take a thirty (30) minute paid lunch.
- B. To the extent allowed by the work assignment, employees will be provided up to fifteen (15) minutes at the end of the shift to clean up.

- **9.4 REST BREAKS**

Employees will be allowed not to exceed two (2) fifteen (15) minute rest breaks per normal working day. Rest breaks shall be limited to the job site. Designation of rest break times shall be within the discretion of the supervisor.

- **9.5 REST PERIOD**

If an employee has worked in excess of 16 hours in the 24-hour period immediately preceding their shift, they shall be entitled to an eight (8) hour rest period in a paid status.

- **9.6 FIELD PERSONNEL - INCLEMENT WEATHER**

Employees who are unable to perform the regularly assigned field duties due to inclement weather shall be assigned and shall work other duties as designated by their supervisors. When a heat or cold alert is issued by the National Weather Service, UG shall take the necessary action

as recommend by the National Weather Service to protect exposed employees from the risk of heat stroke or frostbite. Crews will not be dispatched to perform normal or non-emergency flusher work when the temperature results in the freezing of water in or around the equipment being used.

ARTICLE 10 - OVERTIME

• 10.1 TIME AND HALF PAY

Overtime worked outside an employee's regularly scheduled work hours shall be paid at one and one-half (1 ½) times the employee's straight time rate. Employees who are required to work both their first and second regular days off in a work week shall be compensated for those hours worked on their second regular day off at the double time (2x) rate of compensation for those hours actually worked on the second regular day off. Employees assigned to work the Swing A and B shifts shall only receive the double time rate on their third regular day off for those hours actually worked when they are required to work their two previous regular days off during the same work week. Employees who are classified as excessive users of sick leave and who have no accrued sick leave on the books at the time of commencement of the overtime work shall receive overtime pay only after working more than forty (40) hours in that work week.

Compensatory time may be paid in lieu of overtime at the accrual rate of one and one-half compensatory hours for each hour of overtime worked if the employee, in their discretion, so elects. Employees are permitted to accrue up to a maximum of forty (40) hours of compensatory time. Use of compensatory time is subject to staffing needs as determined by management.

• 10.2 OVERTIME CALL-IN

- A. Vacation period, holidays or regularly scheduled days off: When an employee is called in to work during a vacation period (Article 16), a holiday (Article 17) or one of the employee's regularly scheduled days off, then they shall receive a minimum of four (4) hours pay at one and one-half times (1 ½) their regular straight time rate from the time the employee arrives at their work.
- B. Regularly scheduled workday: When an employee is called in to work, either before or after their regularly scheduled hours of their regularly scheduled workday, then the employee shall receive a minimum of two (2) hours pay at one and one-half times (1 ½) their regular straight time rate from the time they arrive at their work.

• 10.3 OVERTIME DISTRIBUTION

A. General:

- 1. All employees within the appropriate classification, by location, shall be listed on overtime lists. Employees shall be offered overtime work from the list for the classification and at the location where the overtime exists. These lists shall be posted monthly. The latest overtime list shall govern the employees to be called. Employees

who are on vacation are ineligible for overtime from the end of their shift on the last day worked until the beginning of their shift on the day they return to work. Prior to going on vacation, an employee may voluntarily notify his/her supervisor, in writing, that he/she is willing to accept call-ins for overtime while on vacation, however such employees shall not be called for overtime unless the appropriate overtime list has been exhausted. Except, in cases of emergencies as declared by the Director, employees shall not be forced to work overtime more than twice in a given work week.

2. Overtime credit shall be calculated on straight time hours.
3. In the event a crew or person is working on a job, and it is necessary to work overtime to complete the job, the same crew or person, if available, will be used regardless of the overtime status of the employees involved. This provision shall apply even if the overtime necessary to complete the job is not continuous. Provided, when a television crew has been working on a street overlay project during the regular work week, Monday through Friday and it is necessary that this work continue on the weekend, the Collection Systems Technician III employee working on that project during the week must continue on the job on the weekend, but the Collection Systems Apprentice I and Collection Systems Technician II positions shall be filled from the overtime distribution list.
4. It is within the sole discretion of UG to determine when employees working overtime should be released from work or replaced by other employees.
5. Employees being placed on an overtime list for the first time, or after changing jobs or classifications will be placed at the bottom of the appropriate overtime list. Employees returning from extended absences, other than vacations, of thirty (30) days or more will be placed at the bottom of the appropriate overtime list.
6. Overtime List Rotation – The overtime list will be re-ordered after every overtime event. The employee who works the overtime event is moved to the bottom of the overtime list. If no employee on the overtime list voluntarily accepts an overtime event, then the employee at the top of the overtime list shall be forced to work. The overtime list shall be reset on January 1st of each year by seniority.
7. For overtime work which requires special qualifications outside regular working hours, the appropriate and qualified employees on the overtime list will be given first preference.
8. When the appropriate employee on the overtime list is not called through the fault of the UG, the missed employee shall be compensated at the appropriate overtime rate for the number of hours worked by the employee(s) who were erroneously called.

B. Operations Unscheduled Overtime

When an unscheduled overtime situation occurs, UG shall request employees in the job classification (e.g., Operator I, Lead Operator, etc.) where the overtime arises, who is working the preceding shift to hold over for four (4) hours and request the employee scheduled on the succeeding shift in that classification to report four (4) hours early. Within the Treatment section, the Department shall be required to exhaust the appropriate operators overtime list, provided that the on-duty operator must remain on duty until their replacement reports for work.

• 10.4 DUTY TO PERFORM

Employees are required to work reasonable amounts of overtime when requested by the employer. In cases of emergency, as determined by the Director, employees are required to work overtime as requested and are subject to discipline for any refusal to so work. Employees may request of the Director or the Director's designee to be excused from this work under extenuating circumstances and such request may be granted at the Director's or the Director's designee's discretion.

• 10.5 OVERTIME CREDITS

Employees shall receive overtime credits in one-quarter (1/4) hour increments. Any time an employee is assigned and works at least eight (8) minutes of a worked quarter-hour (1/4) of overtime, they shall be credited with one-fourth (1/4) hour at the appropriate overtime rate.

• 10.6 OVERTIME MEAL PERIODS

When an employee is required to work four (4) hours or more of overtime immediately before or immediately after regularly scheduled working hours, they shall be allowed a meal period of thirty (30) minutes every four (4) hours that such employee is required to continuously work overtime. Provided that, operators will not be allowed a thirty (30) minute meal period, but the employer will make provisions for the operator to obtain a meal, if they so desire, at the operator's expense.

ARTICLE 11 - DISCIPLINE

• 11.1 GENERAL

The Union recognizes that the Director has the responsibility for maintaining discipline and the efficient and orderly operation of the Division. Accordingly, the authority to discipline employees is vested exclusively in the Director. However, the Director may from time-to-time delegate this authority to subordinate supervisors. Employees, excluding probationary employees, shall only be disciplined or discharged for just cause. Discipline or discharge for just cause shall include, but shall not be limited to, discipline or discharge for violation of Rules and Regulations.

- **11.2 IMMEDIATE TERMINATION**

The following reasons, by themselves, shall be considered justification for immediate termination of employees covered by the Memorandum of Agreement:

- a) Reporting for duty while under the influence of alcohol, cereal malt beverages, drugs of other controlled substance not specifically prescribed by a licensed, registered physician.
- b) Any use of or possession on an employee's person, or being under the influence of any intoxicating beverage, cereal malt beverage or controlled substance while on UG time.
- c) Being in taverns, private clubs or liquor stores during any and all working hours, including lunch break.
- d) Any theft or conversion of public property.
- e) Assault and/or battery upon a supervisor or another employee.

In the event that a discipline grievance involving conduct identified in this Section 11.2 proceeds to arbitration, the arbitrator's sole authority and jurisdiction shall be to determine whether the employer has met its burden of proof in establishing that the employee engaged in the identified conduct. The arbitrator shall have no authority or jurisdiction to adjust the amount of discipline given.

- **11.3 EFFECTUATION OF SUSPENSIONS**

Except as provided herein, suspensions shall not be effectuated until after the second step grievance hearing has been held or within ten (10) workdays from the date of the filing of the grievance, whichever occurs first.

- **11.4 DISCIPLINE**

Upon violation of one or more of the reasons referenced below, the employee shall receive a first warning, which may be oral or written. Upon a second (2) violation of the same nature the employee shall receive a written warning which is to be signed by the employee and placed in their personnel file. A third (3) violation of the same nature shall be followed by a written warning and a one (1) day suspension, without pay. In addition, the employee shall be required to appear before the division head or their designee for counseling and discussion of the violations and their consequences. A fourth (4) violation of the same nature shall be followed by a written warning and a five (5) days suspension, without pay. In addition, the employee shall be required to appear before the division head or their designee for counseling and discussion of the violations and their consequences. A fifth (5) violation of the same nature within any consecutive twelve (12) month period, shall result in the termination of the employee.

If the Director feels that an offense is flagrant and/or damaging to UG or the Division, the Director shall have the right to impose the appropriate discipline regardless of the number of offenses.

Violations pertinent to Section 11.4 shall include but not be limited to:

- (a) Insubordination.
- (b) Failure to obey safety rules and regulations.
- (c) Misconduct during and working hours, including lunch break.
- (d) Appearance and cleanliness.
- (e) Sleeping on the job.
- (f) Failure to report unsafe equipment to the foreman or superintendent.
- (g) Using equipment unsafely or working carelessly.
- (h) Chronic absenteeism, tardiness and/or abuse of sick leave.
- (i) Absence from an assigned work site without permission.
- (j) Unauthorized use of any UG vehicle or equipment.
- (k) Unauthorized use of uniforms.
- (l) Violation of Department Rules and Regulations.

• **11.5 DISCIPLINARY ACTION FORMS**

Disciplinary action forms shall be issued within twenty-four (24) calendar days of the date of the infraction or the date that the Director knew or should reasonably have known of such infraction, whichever date is later. The Director or their designee shall provide the business representative of the Union a copy of such forms within five (5) business days of the date that the form is issued to the employee. Service to the business representative by hand delivery, regular mail or e-mail shall be deemed sufficient.

• **11.6 FORFEITURE OF BENEFITS AND RIGHTS**

Employees who are terminated for just cause shall forfeit all employment benefits and rights except accumulated vacation days, compensatory days, retirement benefits in accordance with applicable law and any accrued wages.

• **11.7 ON THE JOB INJURY**

Employees are required to report to their supervisor any on-the-job injury within 24 working hours from the occurrence of the injury.

• **11.8 TERMINATION**

Upon termination of employment with UG, all safety equipment, hard hats, uniforms, vests, gloves protective eye wear or other equipment provided the employee by UG shall be returned. Failure to do so shall result in the employee's final paycheck(s) being withheld until all missing items are returned or replaced by the employee as permitted by K.S.A. 44-319(b)(3),

provided that such withholding does not reduce the employee's compensation paid, less the withholding, to below the minimum wage under either State or Federal law.

- **11.9 TARDINESS/FAILURE TO CLOCK IN OR OUT**

- A. Employees reporting late for work or failing to clock in or out will be disciplined according to the following schedule:

Less than 5 minutes late - No penalty, except as provided in paragraph (B) herein.

5 to 29 minutes late - Penalty of ½ hour's pay.

30 to 59 minutes late - Penalty of 1 hour's pay.

Over 60 minutes late - Dock for time missed, until they can report to the job site.

(1) When employees are notified that they are subject to discipline for failure to clock-out at the conclusion of their work shift they may discuss such notification with their immediate supervisor and if that supervisor agrees, in writing, that the employee worked the time in dispute, the discipline shall not be imposed.

- B. Employees who are tardy or fail to clock in or out three (3) times over the course of a rolling year shall be given a written warning upon their third tardiness or failure to clock in or out and upon being tardy or failing to clock in or out on any additional occasions within that same rolling year shall be subject to the following discipline:

Fourth offense: 1 day suspension without pay.

Fifth offense: 3-day suspension without pay.

Sixth offense: Termination.

ARTICLE 12 - GRIEVANCE PROCEDURE

- **12.1 GRIEVANCES**

The term "grievance" as used in this Memorandum shall mean any dispute, disagreement, or difference between one or more employees and UG as to the meaning of any terms and provisions of this Memorandum and as to the manner in which these provisions are applied. Any impasse in any negotiations for any Memorandum of Understanding shall not constitute a grievance. Where a matter within the scope of this grievance procedure is alleged to be both a grievance and prohibited practice under the jurisdiction of the Public Employee Relations Board, the employee involved may elect to pursue the matter under either the grievance procedure herein provided or by action before the Public Employee Relations Board. The employee's election of either procedure shall constitute a binding election of the remedy chosen and waiver of the alternative remedy.

- **12.2 INFORMAL GRIEVANCE PROCEDURE**

The establishment of this procedure for the formal handling of grievances shall not prohibit or discourage discussion between an employee and their immediate supervisor on any

matter arising out of the employee's relationship with the employer and shall not prohibit or discourage the friendly solution of such matters without recourse to the formal grievance procedure.

- **12.3 GRIEVANCE PROCEDURE**

Grievances by an employee or a group of employees shall be handled in the following manner:

1. Time Limits: Management and Union representatives agree to make every effort to meet and settle grievances within the prescribed time limits. Any failure to comply with the time limits specified herein shall result in the grievance being disposed of in favor of the party not in default, i.e., if the employee and/or Union fail to meet the grievance procedure time limits, the employee's grievance is dropped in the UG's favor and if the UG fails to meet the grievance procedure time limits the grievance shall be found in the employee's favor. Provided, the parties may extend any and/or all the time limits prescribed herein by mutual agreement.
2. Stewards: It is agreed that stewards will be given reasonable time for grievance investigation with reasonable advance notice and approval of supervision.
3. Filing: This grievance procedure must be started by the filing of a written grievance within twenty-four (24) days from the time the grievance occurred or became known, or reasonably should have been known, otherwise it need not be considered. If a grievance is not settled at any step as herein outlined, the decision may be appealed to the next higher step in the grievance procedure.
4. Appeals: All appeals must be in writing on a regular grievance form. All written answers to grievances shall be given to the Union Steward. All appeals by employees shall be delivered to the Director with a copy to the Director of Personnel.
5. Responses: Answers and appeals may be delivered by hand, fax, e-mail, or by mail, and if delivered by mail, shall be considered delivered on the date of the postmark, if mailed to the proper party at their regular office address. If a grievance cannot be answered within a specified time in any step because of circumstances beyond the UG's control, a time extension may be granted by mutual agreement.
6. The steps in the grievance procedure are as follows:

Step 1:

All employees' grievances, except those relating to discipline or discharge, first shall be stated in writing and delivered to the appropriate supervisor as designated by the Director within twenty-four (24) days from the time the grievance occurred or became known or reasonably should have been known. The grievance shall set forth the place, date, time and nature of the occurrence upon which the grievance

is based and shall set out the particular portions of the Memorandum which it is alleged were violated or misinterpreted.

Grievances shall be discussed as soon as possible following their filing at a meeting at which the employer will be represented by the appropriate supervisor as designated by the Director and the employee or employees will be represented by a steward of the Union. A written answer must be given within ten (10) working days of the meeting at Step 1.

Step 2:

If a mutually satisfactory settlement of the grievance is not reached in the first step, an appeal may be taken to the second step. In such appeal the grievance shall be stated in writing and shall be delivered to the Director and Personnel Director and/or their designee within ten (10) working days after the conclusion of the first step. The appeal shall set forth the place, date, time and nature of the occurrence upon which the grievance is based and shall set out the particular portions of the Memorandum which it is alleged were violated or misinterpreted.

Grievances appealed to the second step shall be discussed within ten (10) working days of the appeal (or issuance of the disciplinary letter). At such meeting the employer will be represented by the Director and/or their designee and the employee or employees will be represented by a representative of the Union and the appropriate Steward. All employee grievances relating to discipline, except discharge, of an employee will originate at the second step.

The employer will answer the grievance in writing after the second step meeting within ten (10) working days.

Step 3:

If a mutually satisfactory settlement of the grievance is not reached in the second step, an appeal may be taken to the third step. In such appeal the grievance shall be stated in writing and shall be served upon the County Administrator or their designee within ten (10) working days after the conclusion of the second step. The appeal shall set forth the place, date, time and nature of the occurrence upon which the grievance is based and shall set out the particular portions of the Memorandum which it is alleged were violated or misinterpreted.

Grievances appealed to the third step shall be discussed within fifteen (15) working days of the appeal (or issuance of the disciplinary action). At such meeting the employer will be represented by the Director, or their designee and the employee or employees will be represented by a representative of the Union and the appropriate Steward. All employee grievances relating to discharge will originate at the third step

The employer will answer the grievance in writing within fifteen (15) working days following the Step 3 discussion.

Step 4 - Arbitration:

If the grievant is dissatisfied with the Administrator's decision grievant may request that the matter be arbitrated. Such request must be made as follows:

- (a) Notice in writing of intent to arbitrate shall be delivered by the party seeking arbitration to the opposing party within ten (10) working days of the Administrator's decision. The notice shall set forth the place, date, time and nature of the occurrence upon which the grievance is based and shall set out the particular portions of the Memorandum which it is alleged were violated or misinterpreted. If notice of intent to arbitrate is not delivered within ten (10) working days of the Administrator's decision, the issue shall be deemed abandoned.
- (b) Within ten (10) calendar days after the above notice is delivered, the parties will submit a request to obtain a list of seven (7) arbitrators from the Federal Mediation and Conciliation Service, and the parties will alternately and independently strike unacceptable arbitrators from a list with the last remaining arbitrator being selected.
- (c) Employees shall not be paid for time spent in attending arbitration proceedings other than as a witness on behalf of the UG.
- (d) The Jurisdiction and authority of the Arbitrator shall be governed by the following:
 1. The Arbitrator shall have the authority to determine the procedural rules of arbitration and shall have the authority to make such binding orders as are necessary to enable them to act effectively. The Arbitrator shall observe the rules of evidence and the Arbitrator's decision shall be final and binding on both parties, except as provided in Step 5.
 2. The Arbitrator shall have no power to add to, subtract from or modify any of the terms of this Memorandum.
 3. In the resolution of disputes between the parties to this Memorandum, the Arbitrator shall give no weight or consideration to any matter except the specific language of this Memorandum and is specifically prohibited from considering or basing the Arbitrator's award on any alleged past practices of the UG or Division or the Union, prior to the effective date of this agreement.

4. The Arbitrator shall have no authority to substitute their judgment for that of the management of the UG, Division or Administrator, nor shall the Arbitrator have authority to usurp, subtract from, modify or exercise any management right of UG or the division, except that the Arbitrator shall have discretion to reduce or raise discipline imposed.
5. The cost of the Arbitrator shall be divided equally between the union and the employer.
6. The Arbitrator shall tape record the proceedings and make a copy of the tape available to both the UG and the Union.

Step 5-District Court

If either party is dissatisfied with the decision of the Arbitrator, then the aggrieved party may appeal the Arbitrator's decision to the District Court of Wyandotte County within thirty (30) calendar days of the date of the Arbitrator's decision. The Court shall only determine whether the Arbitrator's decision was arbitrary, capricious and/or unreasonable.

ARTICLE 13 - STRIKE AND LOCKOUTS

The Union, on behalf of its membership, recognizes that the protection of life, health and property is of paramount importance to itself and the UG. Therefore, during the life of this Memorandum, the Union will not condone, nor encourage, nor instigate any work slow-down, stoppage or strike, or any action that is detrimental to the operation of the Division. The UG agrees that it shall take no action that could be defined as a lockout.

Any violation of this Article may be the subject of disciplinary action, including discharge.

The Union shall, within twenty-four (24) hours of the commencement of any of the acts prohibited herein or prohibited by law, take all reasonable affirmative action to terminate such conduct.

ARTICLE 14 - UNION STEWARDS

The Union shall select not to exceed seven (7) stewards and seven (7) alternates. The Union shall notify the Division in writing, during the first quarter of each year, of the names of said stewards and shall notify them any time a change occurs in such positions. There may not be more than one (1) steward and one alternate per physical location within the Division. The stewards may be permitted, upon request to the Director, reasonable time to investigate, process and present grievances on behalf of members of the bargaining unit, provided that enough personnel remain on duty to provide the Division's required services. Time spent in handling grievances outside of the steward's normal work hours shall not be considered time spent in the

employ of the UG. Stewards shall not absent themselves from their work assignments without permission of their supervisor.

The stewards have no authority to encourage, incite or condone work action against the UG or any other action interfering with the Division's operation. In the event of such action by the stewards, they shall be subject to immediate discipline.

ARTICLE 15 - LEAVES OF ABSENCE

• 15.1 LEAVES OF ABSENCE

Leaves of absence shall be without pay unless specifically stated that they are to be with pay.

• 15.2 GENERAL LEAVES OF ABSENCE

Any general leave of absence that may be granted is the decision of the Administrator. The maximum general leave of absence shall be thirty (30) calendar days. Any employee desiring a general leave of absence shall submit a written request to the Director setting forth the reasons for the request at least seven (7) calendar days prior to the commencement of the requested leave, except in cases of emergency. An employee on general leave of absence shall not be entitled to receipt of any benefits under this Memorandum or under law.

• 15.3 MATERNITY LEAVE

A leave of absence shall be granted for maternity upon an eligible employee making written request for such. Such written request must be presented to the employee's immediate supervisor accompanied by a statement of the employee's physician which sets forth a date such leave is to begin and a projection as to its termination, as soon as those dates can be determined by the employee or their physician. Return to work shall be as soon as reasonable after delivery as permitted by a signed release by the employee's physician.

Said leave shall be charged against the employee's accumulated sick leave.

• 15.4 MILITARY LEAVE

- A. Any employee who voluntarily or involuntarily enters active duty in any Branch of the Military Service, including all guard and Reserve units of the Armed Forces of the United States, may be placed on military leave of absence without pay. Any employee who is a member of the National Guard or any other component of the Military Reserve may be granted a leave of absence without pay to meet their military obligation in accordance with federal law. Military obligation means required summer camps and meetings, and may or may not, in accordance with federal law, include camps and training sessions attended voluntarily. In either case, such employee shall comply with existing federal law and regulation and shall comply with UG procedure in requesting such leave and upon their separation from the

service they shall be entitled to such benefits accruing to them under existing federal laws and regulations. An employee on military leave shall report for duty with the Division within ninety (90) days of their separation from service on their initial tour of duty or they will be considered as having voluntarily resigned. Neither sick leave nor vacation time shall accrue during military leave.

- B. Employees required to attend annual two-week training sessions will be paid the difference between the straight time rate of their regular appointment and the military pay received if less than their regular straight time earning for a maximum of two (2) weeks in anyone (1) fiscal year.

- **15.5 DEATH IN FAMILY**

- a) General: Each employee shall have, in the event of a death in his/her immediate family, three (3) consecutive working days off with pay, commencing with the day of death, the day after the death or the day before the funeral. The employee may be granted one (1) additional day off with pay, chargeable to sick leave, for verified travel of each 500 miles he/she must travel by ground transportation, but not to exceed three (3) such additional days. If travel is by air, such additional days shall be limited to one (1). The term "immediate family" shall include the employee's spouse, children, grandchildren, parents, stepparents, grandparents, brother, sister, parents of the spouse, grandparents of current spouse, brother-in-law, sister-in-law, son-in-law, daughter-in-law, stepchildren or a relative living in the employee's home. The employee shall provide some proof of death.
- b) Substitution for Vacation: In the event that a death in the immediate family occurs while the employee is on a scheduled vacation of five (5) consecutive days or more, such paid leave shall be substituted with death in family leave but not to exceed the limits set out above. The canceled vacation days will be rescheduled in accordance with the needs of the Division. If the canceled vacation days are not used during that calendar year, then those days may carry over into the next year, subject to provisions under 16.6.

- **15.6 JURY DUTY**

If an employee is absent from work because of jury service, they shall be paid their regular rate of pay less jury pay.

- **15.7 SICK LEAVE**

- a. Entitlement

- 1) All permanent employees shall be allowed leave with pay on account of sickness or non-duty related injury at the rate of one and one-fourth (1 ¼) calendar day 10 (ten equivalent hours) for each calendar month of full service by such employees.

- 2) Sick leaves shall not accumulate during general leaves of absence, extended military leave, suspension or layoff.
- 3) Employees must actually work or be credited with working at least twelve (12) days per month in order to accumulate the sick leave entitlement.

b. Limitation of Accumulation

There shall be no limit on the number of sick days that the employee may accrue.

c. Termination and Retirement

All accumulated sick leave is abolished when the employee is separated from employment. However, if at retirement (or upon death while employed), the employee has sick leave on the books, he/she will receive a bonus: three (3) months' pay is given as a reward to the employee who has at least ninety (90) working days of sick leave on the books; the reward for less than ninety (90) working days of sick leave is given by exchanging one (1) working day for one (1) calendar day, and prorating at one-thirtieth (1/30) monthly compensation for each calendar day.

d. Use Provisions

The payment to an employee of paid sick leave shall be subject to the following rules:

1. Sick leave may only be used for the purpose for which it was intended, that being to provide an employee with protection against a loss of pay due to a bona fide illness or injury. Sick leave may be utilized for maternity leave, or physical or mental illness.
2. If the UG has reasonable grounds to believe sick leave is being abused, it may at its discretion require any employee requesting paid sick leave to furnish substantiating evidence or a statement from their attending physician or licensed nurse practitioner certifying that absence from work was required due to a bona fide illness or non-duty related injury. If the employee does not furnish substantiating evidence or a physician's or licensed nurse practitioner's statement, the employee may be subject to discipline.
3. Employees who use sick leave for an absence which lasts more for more than two (2) workdays must provide a doctor, or licensed nurse practitioner's excuse upon their return to work or the employee may be subject to discipline.
4. The granting of sick leave shall be at the determination of the Director or their designee.
5. The employee shall not be entitled to receive paid sick leave unless they shall notify their immediate supervisor of their illness before such paid sick leave is

due to begin, unless the delay of such notification can be shown to be unavoidable.

6. The UG shall have the right, at its discretion, to verify the report of the attending physician concerning the illness or disability of an employee, and to require the employee to be examined, at the UG's expense, by a physician selected by the UG to determine the nature and extent of the illness or disability.
7. If an employee within twelve (12) consecutive month period uses five (5) or more sick leaves immediately after their regular days off vacation days or holidays, they shall be classified as an "excessive user of sick leave." The employee shall be notified in writing when they are placed in this category. When an employee is so classified, they shall be subject to the following rules concerning the use of sick leave.
 - a. After an employee has been notified in writing that they have been classified as an excessive user of sick leave, the employee shall furnish a statement from a physician to the Director or the Director's designee. The statement shall contain the physician's report as to the cause for the employee's absence, the probable length of time of the necessary sick leave and the physician's statement that the employee was unable to work the day(s) they were absent.
 - b. If the employee does not furnish a physician's statement as provided, they shall be subject to the following discipline:
 - 1st Offense – Five (5) workdays suspension without pay
 - 2nd Offense – Ten (10) workdays without pay
 - 3rd Offense - Termination

7. Restrictive Sick leave

- a. When an employee uses sick leave on ten (10) or more occasions in any 12-month period, they shall be notified by the Director or their designee that they are placed on restrictive sick leave for the next twelve (12) months period. When an employee uses sick leave on ten (10) or more occasions during this second twelve (12) month period they may be subject to termination.
- b. Sick leave use for prearranged physicians, dentists, or oral surgeons' appointments, when the employee is absent from work for four (4) hours or less, shall not be considered a use of sick leave for purposes of this paragraph or the preceding paragraph, provided that the employee provides satisfactory verification that they have actually attended said appointment.

8. Dual Employment Prohibition: Employees on sick leave are prohibited from being gainfully employed by any employer other than the UG.

9. Holiday Pay: Holiday pay will be applied in lieu of sick leave credit for an employee absent on a holiday because of illness, provided the employee has sick leave credits available.
10. Return to Work Release: After any extended illness an employee shall be required to provide a release from a hospital or physician that the employee is able to return to duty.
11. Employees hired after January 1, 2022, will be designated as Tier II and accrue sick leave at 8 hours per month.

e. Sick Leave Donation

1. Bargaining unit members may donate up to 40 hours per calendar year of sick leave to other eligible bargaining unit members who have a catastrophic or life-threatening illness or a serious medical condition – an illness or injury that is debilitating or incapacitating or whose treatment is debilitating or incapacitating and that requires hospitalization or extended recovery lasting fourteen (14) days or more during which the employee is unable to and have exhausted all paid leave time. The donating employee must have at least 100 hours of sick leave accrual remaining after the donation. The donating employee may specifically designate to whom the donated hours may be given.
2. Donated sick leave will not be converted into any other compensation and will not be paid out upon separation. Once donated, sick leave cannot be returned to the donor.
3. Employees on workers' compensation leave or receiving disability payments from a UG sponsored disability policy are not eligible for donated sick leave. Employees disciplined for violation of the sick leave policy set forth in this contract during the previous twelve (12) months are not eligible to receive donated sick leave. Employee must have successfully completed their probationary period in order to be eligible to receive donated sick leave.
4. Donations and requests for donations should be made on forms and turned into Human Resources. Human Resources staff will administer the program and determine eligibility based upon criteria stated in this policy. Human Resources staff will consult with employee's department head regarding the request and grant the number of hours needed each payroll to those eligible employees so long as sufficient hours have been donated by bargaining unit members.

• **15.8 PERSONAL LEAVE**

Employees may, with immediate Supervisor's and the Director's written permission, take a personal leave with pay. This personal leave shall not exceed three (3) days and will be charged to the individual employee's accumulated sick leave. No employee shall be

entitled to more than three (3) days (or twenty-four equivalent hours) of personal leave in a calendar year. Employees must make written application to their supervisor to use personal leave at least 24 hours in advance of the usage except in emergency situations when such prior notice is not possible. Personal leave that is taken on a call in or unscheduled basis must be used in eight (8) hour increments. Supervisors may, on an emergency basis, grant personal leave to bargaining unit employees. However, no employee may be granted emergency personal leave more than once per calendar year. Personal Leave may be used in not less than one (1) hour increments.

- **15.9 SICK LEAVE BUY BACK**

Beginning November 1, 2008 and each November thereafter, regular employees who have a minimum of two hundred and forty (240) hours of accrued and unused sick leave may, on an annual basis, elect to convert sick time to payment on a one-to-one conversion rate, at the employee's regular base rate of pay. The maximum number of hours that may be converted is forty (40).

ARTICLE 16 - VACATIONS

- **16.1 GENERAL**

Employees hired after January 1, 2019, shall accrue vacation monthly after completing six (6) months of service with the accrual rate being prorated in months 7-12 of the employee's first year of employment at the rate of 11 working days per year.

All employees shall accrue vacation monthly based off of years of service and Tier I and Tier II accrual schedule.

	Tier I	Tier II (New employees after 1/1/22)
Complete Years	Vacation	Vacation
1 through 4	88	80
5 through 8	136	128
9 through 13	160	152
14 through 19	200	192
19 +	240	216

- **16.2 HOLIDAYS AND SCHEDULING**

When an employee is on vacation and one of the holidays recognized by this Memorandum falls during that period, the employee shall receive one (1) additional day (eight equivalent

hours) off with pay. The vacation period and schedule of vacations of each qualified employee shall be set by seniority within job classifications and duty assignments and desire and preference of the employee, consistent with the efficient operation of the Division. Seniority may only be exercised by the individual employee on their first choice for a vacation period.

- **16.3 EXCEPTION**

Employees shall not accrue vacation time while on leave of absence, lay-off, suspension or while absent due to an injury or illness unless they are on approved sick leave. In the event an employee is absent from work on an authorized leave of absence, or on lay-off status or due to a non-work-related illness or injury for which they are not on approved sick leave, their vacation pay shall be reduced pro rata to the portion of the year they earned and were eligible for vacation privileges.

- **16.4 PRO-RATED VACATION**

For the purpose of computing vacation pay, an employee shall earn one-twelfth (1/12) of their vacation credit for each month of service during the twelve-month period preceding January 1 of each year. Each month in which an employee works twelve (12) days (96 equivalent hours) shall be considered a month of service.

- **16.5 VACATION BUY-OUT**

Employees shall be entitled to be paid in cash at the time of retirement from the UG for accrued unused vacation pay standing to their credit at the time of their retirement. In the case of death in service of any employee, such payment shall be paid to the person or persons designated as that employee's beneficiary or beneficiaries under the Kansas Public Employees Retirement System.

- **16.6 SCHEDULING**

Employees shall be required to take their vacation at a minimum of four (4) hours at a time. Employees must make written application to their supervisor to use vacation days at least twenty-four hours in advance of the usage. Unified Government may grant or deny the request depending upon the manpower and the needs of the Department. Employees may be entitled to use up to two (2) emergency vacation days with at least one (1) hour notice before the beginning of the assigned shift, schedule permitting, when the request is approved by the Director or their designee. Emergency vacation days must be taken at a minimum of one (1) full day at a time. Starting January 1, 2023 Employees may carry over up to one (1) time their current annual accrual. Any carried over vacation must be used in the succeeding year.

ARTICLE 17 - HOLIDAYS

- **17.1 DESIGNATED HOLIDAYS**

Employees shall receive one (1) day (eight equivalent hours) off with pay in compensation for the following holidays as designated by the UG:

New Year's Day
 Martin Luther King Day
 President's Day
 Spring Holiday
 Juneteenth
 Memorial Day
 Independence Day
 Veterans Day
 Labor Day
 Thanksgiving Day
 Day after Thanksgiving
 Christmas Day

And all other holidays declared to be official UG holidays by the UG Commission.

• **17.2 HOLIDAY – REGULAR DAY OFF**

When a holiday, as set forth in Section 17.1, occurs on an employee's regular day off, that employee shall receive an additional day's pay (eight equivalent hours) at their regular rate.

ARTICLE 18 – MEDICAL PLAN

During the term of this Memorandum, UG agrees to offer the employees of the Department the same medical, dental or other similar welfare benefit plans which are made available to UG's employees generally. For these purposes, "medical plan" includes medical, dental and vision coverage.

A. **Employee Premium.**

Each covered employee shall make monthly medical plan premium payments for either single or family coverage elected according to the following schedule, provided that beginning in 2019 the below amounts shall be annually adjusted at the same percentage increase or decrease as would be applicable to any adjustment to the dependent coverage premium for Family coverage during any plan year:

Annual Base Pay	Monthly Premium Contribution
\$30,000 or less	\$14.15 per month
\$30,001 - \$60,000	\$28.32 per month
\$60,001 or more	\$42.48 per month

For purposes of the foregoing schedule, "Base Pay" is calculated solely upon an employee's then applicable hourly rate of pay or monthly salary as projected over the course of a

year assuming full time employment. "Base Pay" shall not include any overtime, out of class, longevity or interpreter's pay. The Unified Government shall pay the remainder of each covered employee's monthly medical plan premium that is also adjusted annually on an equal percentage as for employee premiums for the least expensive medical plan provided or administered by a major reputable carrier recommended by the Joint Committee and approved by the Unified Government Administrator.

B. Family Premium.

Employees electing to obtain dependent coverage under a Family coverage election under the medical plan(s) will pay 25% of the premium cost of the dependent portion of Family coverage in addition to any applicable employee premium cost discussed in subsection A above, and the Unified Government shall pay the remaining contribution cost for the least expensive medical plan provided or administered by a major reputable carrier recommended by the Joint Committee and approved by the Unified Government Administrator.

C. Election of More Expensive Plans.

Should UG offer a more expensive medical plan and an employee(s) should select to be covered by the same, then the employee shall be responsible to pay any and all additional premiums, if any and their portion of the premium therefore shall be deducted from the employee's payroll.

D. Unusual Increase in Annual UG Premium Costs.

The cost of the premium paid by the UG for individual and dependent coverage for these employees shall not increase more than fourteen percent (14%) from year to the next. If the cost of the medical plan, dental or other similar welfare benefit plan is projected, based on a review of actual plan experience and historical utilization data as well as applicable industry survey and medical trend documentation, to increase by more than fourteen percent (14%) from the preceding budget year, then insurance plans, insurance carriers or other claims administrators, contribution formula and/or benefits must be changed under the medical, dental or other similar welfare benefit plan in order to decrease the overall projected cost increase to fourteen percent or less. The UG Employee Health Benefit Committee (EHBC) shall meet and confer in an attempt to make recommendations to the UG Administrator for modifying the policy(ies), carrier(s), administrator(s), plan design(s), benefits, contribution formula or other variables to reduce the projected cost increase to fourteen percent (14%) or less for the next budget year. The Union shall have one voting member on the EHBC. The EHBC shall be at least an equal number of voting members from representatives of bargaining units of the UG as members from unrepresented groups, administrative staff and retirees. If the EHBC recommendation is deadlocked, then the UG Administrator shall make the determination and the Union (Local 53) has the right to submit the matter to expedited arbitration. When the EHBC determines what its recommendations are to be to the UG Administrator, the UG Administrator shall then determine whether they agree with those recommendations or not. If the UG Administrator agrees, the recommendation modifications shall be immediately adopted. If the UG Administrator disagrees with the EHBC recommendations, the UG Administrator shall notify the EHBC of such

determination. If the UG Administrator and the EHBC cannot immediately resolve their differences, the matter shall be submitted to expedited arbitration. The arbitrator only has jurisdiction to determine if the UG Administrator's or the EHBC's recommendations are correct in determination of the method of modifications of carrier(s), plan(s), benefits, etc. in order to keep the UG's projected cost for the medical, dental or other similar welfare benefit plans for each year from exceeding the preceding year(s) by fourteen percent (14%). The factors used to determine costs for any one year of this Memorandum shall be as follows:

1. Plan experience during year. (On a claims paid, not claims made basis)
2. Administrative expenses to administer the plan during the year.
3. Sufficient funds to create and/or preserve a "premium stabilization" reserve fund of at least five percent (5%) of the previous year's total premium costs amount.

ARTICLE 19 – RETIREMENT AND PENSION FUND

All employees shall come under the Kansas Public Employees Retirement System as set forth by the UG in effective Charter Ordinance and as set forth in applicable Kansas State statutes.

ARTICLE 20 – WORKERS' COMPENSATION

An employee who sustains injuries arising out of and in the course of their employment shall be covered by the provisions of the Worker's Compensation Act of the State of Kansas. If the employee is temporarily totally disabled as defined by the Worker's Compensation Act because of such injuries, they shall receive the difference between their regular base pay and the Worker's Compensation benefits they received for the time period that their total disability continues but not to exceed the first twelve (12) weeks of any such injury. Compensation following the first twelve (12) weeks of any employee's injury shall be governed solely by the Kansas Worker's Compensation Act. No employee will receive more income as a result of receiving the benefits of this section than they would have received had they been working and receiving their base pay during this time period. Employees on temporary total disability are prohibited from being gainfully employed by an employer other than the UG or from being self-employed.

ARTICLE 21 – UNIFORMS

• 21.1 UNIFORMS ISSUED

All regular employees who have completed their probationary periods shall have previously been provided or will be provided uniforms at the employer's expense as set forth below:

- (2) jackets (lined)
- (12) shirts
- (12) pants
- Rain gear – 1 set – jacket and pants or bibs

- **21.2 PREFERENCE OF SHORT OR LONG-SLEEVED SHIRTS**

Employees may state their preference as to short or long sleeves, provided that the requested shirt (short or long sleeve in the employee's size) is immediately available, such request shall be honored.

- **21.3 TURNING IN UNIFORMS AND CLEANING**

Employees are required to turn in uniforms following use and the UG shall have the same cleaned. When employment is terminated for any reason, the employee is required to return the issued items and the UG may withhold a reasonable amount of the employee's funds to compensate the UG for uniforms or equipment not so returned as provided in Section 11.8 herein.

- **21.4 WEARING OF UNIFORMS**

Employees are required to be in full uniform at all times while on duty. Employees reporting for duty, either fully or partially out of uniform, shall be off the clock until they report in full uniform. Employees are not allowed to wear the issued items listed herein or use UG issued equipment at any time except when they are actively engaged in performing duties of their employment with the UG. Employees who violate this provision are subject to discipline.

ARTICLE 22 – UNION/MANAGEMENT SAFETY COMMITTEE

- **22.1 COMMITTEE CREATED**

It is the express policy of the UG and the Union to cooperate in an effort to continue to improve health and safety matters. The parties agree that it is in the best interest of the UG, the Union, employees and citizens of Wyandotte County and Kansas City, Kansas that equipment should be operated properly and safely and that all reasonable safety precautions and devices should be utilized. In the furtherance of this policy, a joint Union-Management safety committee is established.

- **22.2 COMMITTEE COMPOSITION, MEETING, ETC.**

The Joint Union/Management Safety Committee, hereinafter called "Safety Committee," shall meet regularly, as necessary, and shall be comprised of equal numbers of management and bargaining unit member representatives. Management shall appoint management representatives and the Union shall appoint the Union's representatives. Other employees of the U.G. or outside consultants may from time to time be invited to and/or consulted by the committee. This safety committee shall consider health and safety matters relating to all bargaining unit employees in the Water Pollution Control Division. The Safety Committee shall have the responsibility of reporting to the Director health and safety problems and the Director may, at their sole discretion, initiate such action as necessary to see that these items are corrected.

- **22.3 SAFETY RULES AND REGULATIONS**

Safety rules and regulations may be recommended by the Safety Committee to the Director or their designee, and the Director shall have the right to adopt, reject or revise said rules and regulations. There shall not be any rules or regulations promulgated until said rules and regulations are adopted by the Director. Employees who violate safety rules shall be subject to discipline.

ARTICLE 23 – COMPENSATION

- **23.1 RATES OF PAY**

The rate of pay for employees within the bargaining unit shall be as set forth in Appendix I attached hereto.

- **23.2 LONGEVITY/INCENTIVE PAY**

Effective December 31, 2019, monthly longevity pay is eliminated. Longevity pay will be paid as a supplement to the employee's hourly rate of pay to those employees who have the following tenure as of December 31, 2019. Employees who have not achieved the below noted years of service as of December 31, 2019, shall not thereafter accrue years of service or tenure for purposes of accruing additional supplemental pay.

Longevity Supplemental Pay

Continuous Completed Years Of Service as of 12/31/19

Supplemental Hourly Pay

5	\$0.11538
10	\$0.17308
15	\$0.63462
20	\$0.80769
25	\$0.92308
30	\$1.00962

Classification Supplemental Pay.

__ Employees who have achieved the below noted State certification levels will be entitled to the following certification pay.

Classification or Certification Monthly Compensation

Supplemental Hourly Pay

I	\$175	\$1.00962
II	\$200	\$1.15385
III	\$250	\$1.44231
IV	\$300	\$1.73077

The foregoing Supplemental Hourly Longevity and Classification Pay rates shall be applied to the employee's base rate of pay following adjustment for cost of living as provided for within Section 23.1. Longevity and Classification pay shall not be adjusted through cost-of-living adjustments to an employee's base rate of pay.

Employees who qualify shall receive the higher of certification or longevity pay but shall not receive both. Employees holding certifications in both operations (KDHE), collections (KWEA) and/or laboratory technician (KWEA) are eligible for certification pay pursuant to the foregoing table within this section for such employee's certification in up to two respective fields. Employees holding certifications in multiple fields may be offered and are eligible to accept voluntary overtime outside of their job classification following exhaustion of the voluntary overtime list provided for within Section 10.3(A)(1) provided that their certification qualifies them to perform the overtime work. Any employee holding an active Master Electrician's Certification shall be paid at the Level IV certification rate.

- **23.3 SHIFT DIFFERENTIAL**

- A. Shift Differential Pay

Shift workers working on the evening and midnight shifts and those workers working on the Kaw Point Swing A (3rd shift) and B (2nd shift) who successfully bid upon or who are assigned to said shifts shall receive shift differential pay on a one dollar and fifty cents (\$1.50) per hour basis for those hours of the respective shift actually worked provided that those employees who work weekend shifts (Saturday and Sunday, Swing A & B in Operations) shall receive shift differential pay for the entire shift.

- B. Overtime – Shift Differential

Shift differential pay is applicable to overtime work performed by shift workers after the conclusion of or prior to commencement of their regular shift which work occurs during the evening or midnight shift but is not to be compounded.

- **23.4 GAIN SHARING INCENTIVES**

The UG and Union have established a labor/management committee which has discussed and provided recommendations to the Director concerning cost savings initiatives within the Water Pollution Control Division. The County Administrator or their designee's must approve the incentive program and any amendments thereto. All employees, including supervisors, of the Division during the duration of this Agreement shall share Fifty percent (50%) of the identified and realized savings.

- **23.5 – BILINGUAL PAY**

A. To be eligible for selection as a certified bilingual employee, such employee must either be certified as a bilingual employee after responding to a call for interest for a posted bilingual employee vacancy or must have been previously certified as a bilingual officer. The UG shall cover the cost of certification testing provided that the employee is successful in achieving certification as a result of such test. Certified bilingual employees selected for a vacant and posted bilingual employee appointment shall receive \$75.00 per month as bilingual certification pay. The UG shall choose the specific languages for which it determines certified bilingual officers are needed. The UG shall determine the number of certified bilingual employees which are needed for each language chosen. If interest is expressed by more officers than the Department determines is needed for any specific language, the selection of officers to fill the available positions shall be based upon seniority amongst bidding, certified, bilingual employees.

B. On-duty certified bilingual employees shall be required to respond to any location as directed by the UG to provide assistance. Unless otherwise authorized by an on-duty supervisor, no on-duty, certified, bilingual employee who receives bilingual certification pay may refuse to respond upon request.

ARTICLE 24 – ENTIRE MEMORANDUM OF AGREEMENT

This Memorandum of Agreement supersedes all previous agreements between the UG and members of the bargaining unit and constitutes the entire Memorandum between the parties, except as to those areas of employment not covered herein which are subject to UG ordinances or resolutions existing at the date of this Memorandum. Agreements between the parties following the effective date of this Memorandum are not prohibited by this Article.

Any conflict which may exist between existing or future UG ordinances or resolutions and provisions of this Memorandum of Agreement shall be determined in favor of this Memorandum of Agreement. Any amendment or agreement supplemental hereto shall not be binding upon either party unless executed in writing by the parties hereto.

The parties further acknowledge that during the negotiations which resulted in this Memorandum each had the unlimited right and opportunity to make demands and proposals with respect to any subject or matter not removed by law from the area of collective meeting and conferring and that the understandings and agreements arrived at by the parties are the exercise of that right and opportunity are set forth in this Memorandum.

Therefore, the UG and the Union for the life of this Memorandum agree that the other shall not be obligated to negotiate collectively, but may if mutually agreeable, with respect to any subject or matter referred to or not specifically referred to or covered in this Memorandum. Waiver of any breach of this Memorandum by either party shall not constitute a waiver of any further breach of this Memorandum.

ARTICLE 25 – SAVINGS CLAUSE

Should any term or provision of this Memorandum be in conflict with any State or Federal Statute or other applicable law or regulation binding upon the UG, except Kansas City, Kansas ordinances, Wyandotte County resolutions or UG ordinances or resolutions such law or regulation shall prevail. In such event, however, the remaining terms and provisions of this Memorandum will continue in full force and effect.

If any article or section of this Memorandum shall be held invalid by operation of law or by any tribunal of competent jurisdiction, or if compliance with or enforcement of any article or section shall be restrained by such tribunal, the remainder of this Memorandum shall not be affected thereby, and the parties shall enter into immediate collective negotiations for the purpose of arriving at a mutually satisfactory replacement for such article or section.

ARTICLE 26 – WORKING RULES

• 26.1 PAYDAY

Employees paid on a biweekly basis shall be paid on Friday by direct deposit which shall be sent out by the U.G. by noon. When paydays fall on holidays (Article 17), payment shall be made the preceding workday.

• 26.2 PERSONAL VEHICLE

Employees are not required to use their personal vehicles in connection with their employment except to attend training or educational courses. Employees who do use their personal vehicles in the regular course of their employment may do so only after receiving permission of their immediate supervisor to do so. Employees who are required to use their personal vehicles shall be paid at the appropriate rate per mile.

• 26.3 UG EQUIPMENT – TRAFFIC VIOLATIONS

The Division shall be responsible for any fine, court cost or attorney's fees resulting from a traffic violation while the employee was acting within the scope of their employment and operating UG owned equipment, only if such violation was a result of faulty UG equipment or a defect the UG knew of, and the employee should not have remedied the fault before operating same.

• 26.4 DRINKING WATER

The Division shall furnish clean, fresh drinking water and ice daily for field crews at work starting time or just as soon as possible thereafter, on all jobs during the summer months or when necessary.

- **26.5 SAFETY EQUIPMENT**

The Employer shall furnish each crew and/or employee with the necessary health and safety equipment to perform the work in a safe manner in accordance with the safety rules and regulations.

- **26.6 JOB DESCRIPTIONS**

Employees shall not be required to perform work not contained within their job descriptions except in an emergency or when there is no available work within their job description, or when inclement weather prohibits performance of their work.

The UG shall notify the Union when it substantially modifies any bargaining unit job description and/or when it creates new job classifications. The Union may give their comments concerning the proposed changes or newly created positions to the employer which comments shall be considered. Wage rates for the substantially changed or newly created classifications shall be negotiated. If the parties cannot agree on such wage rate, the issue shall be submitted to an arbitrator pursuant to Article 12.

- **26.7 TEMPORARY ASSIGNMENTS**

An employee temporarily assigned (forty-five [45] days or less) to a different classification, piece of equipment or shift, must first be qualified to perform the job and then shall be selected in accordance with their Bargaining Unit seniority. Therefore, the senior qualified employee shall be offered the assignment first. If no qualified employee accepts the assignment, the least senior qualified employee will be assigned the position. Any temporary assignment in excess of 45 days, when the position has been approved as a permanent position, shall be filled according to 7.2.

- **26.8 STEP – UP PAY**

An employee who is temporarily assigned to a Bargaining Unit job, except for training purposes and such job is paid at a higher rate than the employee's regular job and the employee works at such job for two (2) hours or more, that employee will be paid at the higher rate above their regular rate of pay, _ for the time actually so worked. The employee with the most Bargaining Unit seniority on the crew and/or at the location shall receive the step-up assignment. Any existing bargaining unit position which is filled on a step-up basis, except for illness, vacation, or other approved leave of absence or injury, for sixty (60) workdays or more in a given year, unless extended by mutual written agreement, shall be posted for bid. Preferences for step-up work may be given to employees within one of the below lines of progression:

Lower Classification

Higher Classification

Higher Classification

Collection Systems Apprentice I

Collection Systems Technician II

Collection Systems
Technician III

Utility Construction Apprentice I	Utility Construction Specialist II	Utility Construction Specialist III
Plant Operator I	Plant Operator II	Plant Operator III
Utility Maintenance Mechanic I	Utility Maintenance Mechanic II	Utility Maintenance Mechanic III
Instrumentation Helper/ Electrical Helper	Maintenance Electrician and/or Instrument Technician	

• **26.9 DRIVERS LICENSE**

The Division shall reimburse any employee, upon written request, who is required by their position with the Division to obtain and possess a commercial driver's license which license exceeds a normal Kansas driver's license, the difference in the license fee paid to the State of Kansas between the normal license fee and the fee for the required license. Verification of such payment by the employee shall be provided to the Division.

• **26.10 TRAINING AND EDUCATIONAL OPPORTUNITES**

A. Training and Certification Testing.

An employee's attendance at wastewater treatment and collections training ("Training") shall be subject to supervisory approval. Training courses offered on the job site or within a sixty (60) mile radius of the U.G. shall be at the U.G.'s cost. Employees attending such Training shall be in a paid status while attending courses. Payment for any Training and compensation for attendance at Training outside of sixty (60) miles is subject to supervisory approval. Travel time to off-site training courses is compensable with supervisory approval, when no onsite training is available. Mileage reimbursement shall be provided to an approved off-site Training course provided that a U.G. vehicle is not available for travel to the Training course site. Employees shall be reimbursed for the costs of a certification test provided that the employee passes the examination.

B. College or Vocational Tuition Reimbursement.

Each college or vocational training, excluding vocational training referenced in Sub-paragraph A. above, course taken must be job-related to be eligible for reimbursement. Such course work must be approved as job-related prior to enrollment by the submission of a written description of the course to the Director. Employees will not be relieved from duty to attend these courses. Reimbursement for tuition shall be made when the employee satisfactorily completes a course and presents an official certificate or its equivalent and a receipt of payment or copy of the unpaid bill from the institution confirming completion of the approved course to the Director. Reimbursement will include books for classes taken. No reimbursement shall be made for paper, supplies, transportation, meals, or any other expense except for the cost of the course. The maximum limit for which an employee may be reimbursed during a calendar year is

a twenty-five hundred dollars (\$2,500.0). If the employee separates from service with the UG or Division prior to the completion of the course, the employee is not eligible for tuition reimbursement. Employees who receive tuition reimbursement are required to remain in the UG's employment for eighteen (18) months.

ARTICLE 27 – ALCOHOL AND DRUG FREE WORKPLACE TESTING

• 27.1 GENERAL

All employees shall be subject to the provisions of the Drug-Free Workplace Act of 1988, as amended, and subject to the UG of Wyandotte County/Kansas City, Kansas Statement and Policy on Substance Abuse and Drug and Alcohol Testing. Any changes to this policy will not be implemented during the term of this agreement without the mutual consent of the parties, unless such changes are required by law.

ARTICLE 28 – SMOKE-FREE WORKPLACE

• 28.1 GENERAL

The Union and UG agree to be governed by UG's policies and procedures concerning the Smoke-Free Workplace.

ARTICLE 29 – EFFECT OF THE TRAIN BLOCKING ENTRANCE AND EXIT OF THE KAW POINT FACILITIES.

It is understood by the above parties that the following provisions shall apply in circumstances in which a train blocks the employee's entrance or exit from the Kaw Point facilities:

- 1) If a train prevents employees from entering the facilities at the start of their shift, no discipline under Article 11, Section 11.9 Tardiness/failure to punch timecard will be issued to such employees
- 2) If a train blocks an employee's entrance to the facilities at the end of their shift for fifteen (15) minutes or less, such employee will not be eligible for overtime compensation.
- 3) If a train blocks an employee's entrance to the facilities at the end of their shift for more than fifteen (15) minutes, such employee will be eligible for overtime compensation for the total time delayed.
- 4) All time clocks will be set to the accurate Central Standard Time.

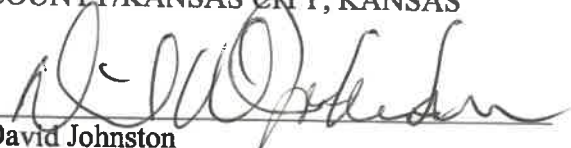
ARTICLE 30 – DURATION

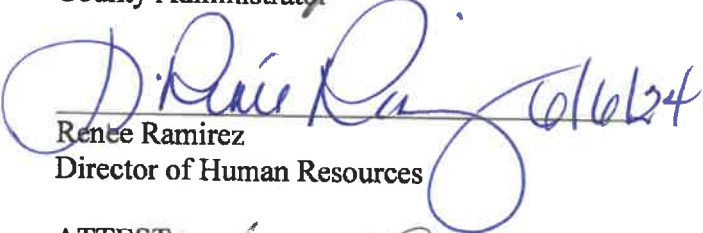
This Agreement shall become effective on January 1, 2024, and shall terminate at the close of business on December 31, 2026. This Agreement, and any written amendments made and annexed hereto, shall continue in full force and effect until midnight, December 31, 2026, and unless written notice is given at least ninety (90) days prior to the expiration of the agreement by either party requesting a change or termination of the same, then shall automatically continue in effect from year to year until such notice is given at least ninety (90) days prior to the expiration of any year thereafter.

2024 Pay Scale 3%		CST		UCS	OP	Lab Tech	I/E Helper	Maintenance Electrician	Inst Tech	Custodian Helper	Storekeeper
UMM											
I	\$ 23.80	\$ 23.80	\$ 25.46	\$ 24.52	\$ 28.41	\$ 29.00	\$ 28.41	\$ 34.25	\$ 34.55	\$ 20.76	\$ 24.38
II	\$ 25.47	\$ 25.14	\$ 26.62	\$ 28.41							
III	\$ 30.02	\$ 28.83	\$ 29.51	\$ 32.29							
2025 Pay Scale 3%		CST		UCS	OP	Lab Tech	I/E Helper	Maintenance Electrician	Inst Tech	Custodian Helper	Storekeeper
UMM											
I	\$ 24.51	\$ 24.51	\$ 26.22	\$ 25.26	\$ 29.26	\$ 29.87	\$ 29.26	\$ 35.28	\$ 35.59	\$ 21.38	\$ 25.11
II	\$ 26.23	\$ 25.89	\$ 27.42	\$ 29.26							
III	\$ 30.92	\$ 29.69	\$ 30.40	\$ 33.26							
2026 Pay Scale 3%		CST		UCS	OP	Lab Tech	I/E Helper	Maintenance Electrician	Inst Tech	Custodian Helper	Storekeeper
UMM											
I	\$ 25.25	\$ 25.25	\$ 27.01	\$ 26.02	\$ 30.14	\$ 30.77	\$ 30.14	\$ 36.34	\$ 36.66	\$ 22.02	\$ 25.86
II	\$ 27.02	\$ 26.67	\$ 28.24	\$ 30.14							
III	\$ 31.85	\$ 30.58	\$ 31.31	\$ 34.26							

IN WITNESS WHEREOF, the parties hereto have set their hands and seals below.

UNIFIED GOVERNMENT OF WYANDOTTE
COUNTY/KANSAS CITY, KANSAS


David Johnston
County Administrator


Renee Ramirez
Director of Human Resources

ATTEST:

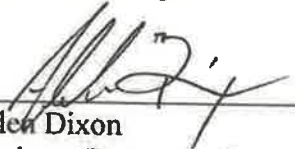

Unified Government Clerk (Interim)

Approved as to form:


Angela Lawson, Acting Chief Counsel
Wendy Green, Deputy

INTERNATIONAL BROTHERHOOD
ELECTRICAL WORKERS, LOCAL #53

 6/5/24
Benjamin Bush
Business Manager

 6/5/24
Allen Dixon
Business Representative