

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

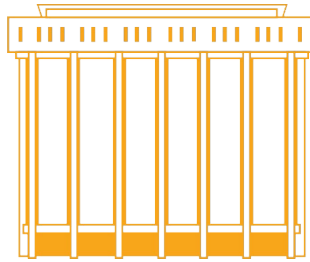
Personnel

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
- Seeking funding for replacement of Kansas & Central Avenue Bridges
- Initiated new approach to stormwater management and funding
- Looking at alternative financing options to meet deferred maintenance on UG streets
- Continue public awareness on stormwater maintenance and Consent Decree



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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.

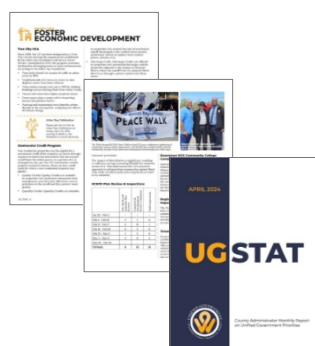
A couple of you were at the Orange EV opening. I don't know how many of you are aware what the Orange EV is. It's a manufacturer of electric semi-trucks and they usually—you find them at ports, airports, riverports, seaports because they do the long haul moving from one section of the port to another 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 first and third Thursdays of the month.

WALK-IN HEALTH SERVICES:

- Sexual Transmitted Infection (STI) Testing and Treatment
- Pregnancy Testing
- Well-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.

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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.

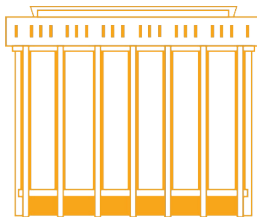
Better accountability on project management. We find out that not necessarily all public capital projects have a formal closeout. We do need to have better closeout and if there's money left over, it goes back into the pot for either reprogramming or reducing debt.

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

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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

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