



Administration and Human Services **Standing Committee Meeting Agenda**

Monday, July 22, 2024

**Immediately upon adjournment of earlier committee, or
5:00 p.m.**

Location: Hybrid

We invite you to view the meeting in person in the 5th Floor Conference Room, Suite 515, Municipal Office Building, 701 N. 7th Street, Kansas City, Kansas, or virtually via a Zoom webinar.

Please click this URL to join. <https://us02web.zoom.us/j/84385421041>

Webinar ID: 843 8542 1041

Or One tap mobile:

+17193594580,84385421041# US

+12532050468,84385421041# US

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

US: +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 669 444 9171 or +1 669 900 9128 or +1 309 205 3325 or +1 312 626 6799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 646 558 8656 or +1 646 931 3860 or +1 689 278 1000 or +1 301 715 8592 or +1 305 224 1968 or 888 475 4499 (Toll-Free) or 877 853 5257 (Toll-Free)

International numbers available: <https://us02web.zoom.us/j/84385421041>

Name

Absent

Commissioner Melissa Bynum, Chair

☐

Commissioner Mike Kane

☐

Commissioner Christian Ramirez

☐

Commissioner Andrew Davis

☐

Commissioner Dr. Evelyn Hill

☐

- I. Call to Order/Roll Call**
- II. Revisions to July 22, 2024 Agenda**
- III. Approval of standing committee minutes from April 24, 2023 and May 22, 2023.**

IV. Committee Agenda

Item No. 1 - RESOLUTION: DEVELOPMENT OF FISHER PARK COMMUNITY CENTER

Synopsis: Presentation by Erin Stryka with Rosedale Development Association outlining plans to construct a community center at Fisher Park and intent to apply to EPA Community Change Grant.

Tracking #: 21244

V. Public Agenda

VI. Adjourn

**ADMINISTRATION AND HUMAN SERVICES
STANDING COMMITTEE MINUTES
Monday, APRIL 24, 2023**

The meeting of the Administration and Human Services Standing Committee was held on Monday, April 24, 2023, at 6:30 p.m. The following members were present: Commissioner Markley, Chairman; Commissioners Bynum, Ramirez, Kane. Commissioner Townsend attended on behalf of Commissioner Johnson, who was absent. The following officials were also in attendance: Gunnar Hand, Director of Planning and Urban Design; Michael Farley, Ordinance Study Specialist with the Department of Planning and Urban Design; Patrick Waters, Acting Chief Counsel; and Monica Sparks, Deputy UG Clerk.

Chairman Markley said before I call the meeting to order, I want to announce that some committee members, staff, and the public are attending remotely via Zoom as well as on-site. All participants joining by phone should mute their phones when not speaking to avoid background noise. When speaking, please speak directly into the microphone to ensure everyone listening is able to hear your comments and to ensure a clear record is made. During the meeting, please make sure that you announce yourself by name and title every time you speak so the public that is observing knows who is speaking. This is critical given the number of remote participants and is the current guidance from the Kansas Attorney General.

The public is allowed to participate by Zoom or submit comments by email prior to the meeting. Those comments will be included in the record of this meeting. The public may also indicate their intent to provide remote public comments by contacting the Clerk's Office by 5:00 p.m. the Thursday before the meeting. The public also will have an opportunity to provide brief comments either by telephone or via Zoom from the 5th Floor Conference Room of the Municipal Office building.

Chairman Markley called the meeting to order. Roll call was taken and all members were present as shown above.

Chairman Markley said there are no revisions to tonight's agenda, and there are no minutes to approve. We're moving right along to our committee agenda item number one, which is the short-term rental uses ordinance which we have discussed previously in this committee. Gunnar Hand is here to present.

COMMITTEE AGENDA

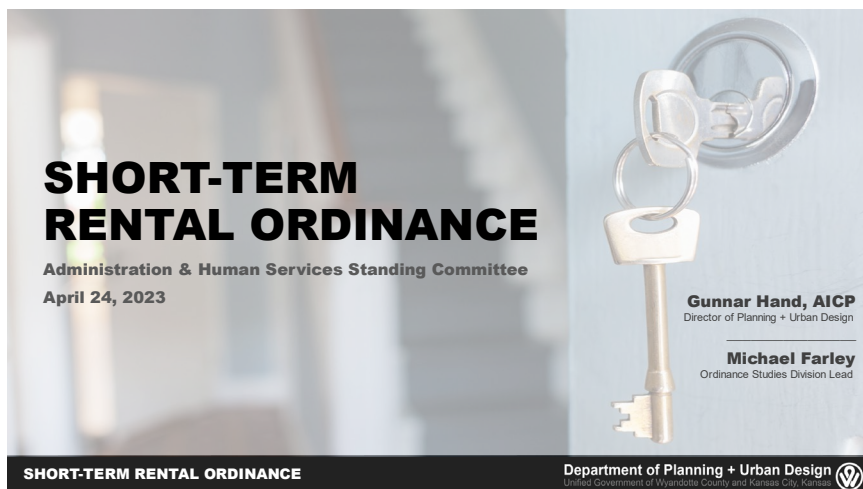
Item No. 1 – 212207...ORDINANCE: SHORT-TERM RENTAL USES

Synopsis: Consideration to create a new Short-Term Rental Ordinance and staff review process, submitted by Gunnar H. Hand, Director of Planning and Urban Design. It is requested that this item be fast-tracked to the April 27, 2023, Full Commission meeting.

Gunnar Hand, Director of Planning and Urban Design, said as a way of introduction to this item, I would just like to say that the short-term rental process has been going on for at least the last six months plus, in earnest. We've had multiple public engagement opportunities as well as internal UG reviews. It's been at the City Planning Commission a couple of times, the standing committee a couple of times, and what is before you this evening staff believes is a balanced approach that still prioritizes actively owner-occupied short-term rentals.

This comes to us from the Planning Commission earlier this month with a recommendation of approval. I will take the time to note there are some unsubstantive typos that we would still like to fix. There will be a slight change between potentially what happens this evening and maybe what we are requesting to fast-track to this Thursday. As a just as a way of example, for instance, there's some formatting issues that got cleaned up by Legal recently. Then, there's a place in our administrative review where we say special use permit and it shouldn't have. It should have said administrative review. So, small things like that, nothing substantive. There are still things I think are potentially worth discussing this evening. I know that we have a few people here this evening as well who would like to provide testimony and we're here to have those conversations accordingly. We did our best in this draft to isolate those areas of contention to make it as easy as possible to continue to move forward. If we don't like a piece, we can remove it and the rest can move on. For instance, now that depends on what the piece is still, but we believe that's how we've crafted this in order to be as flexible as possible to move forward.

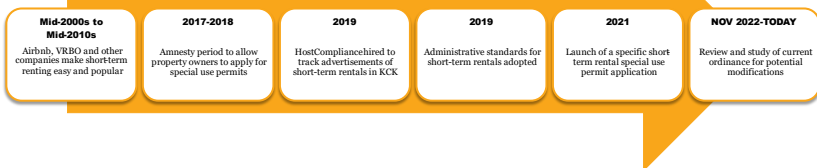
Again, I would just note that we are asking for this to be fast-tracked, any substantive change that were to occur tonight would trigger it. If it were, hypothetically, to move forward to Board of Commissioners, this 30 would trigger a requirement of a supermajority of the Board of Commissioners to approve it on the 27th.



With that, we do want to go over the full presentation with you all just as a matter to get caught back up to speed. I've asked Mr. Farley to move fast so we could have maybe 10 more minutes of your time to go through it again, then we would open it up to questions. So, with that, Mr. Farley?

BACKGROUND & EXISTING CONDITIONS

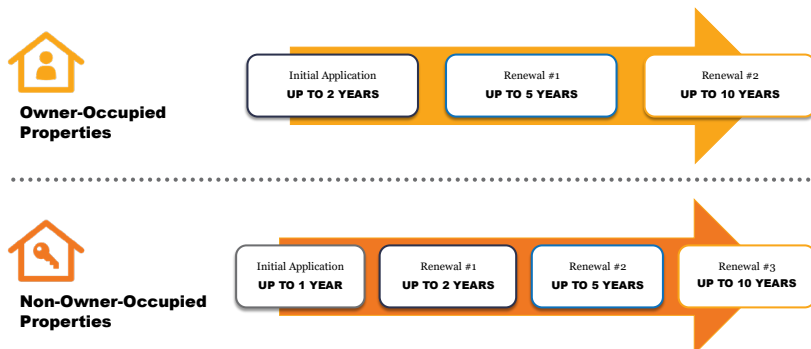
- Short-Term Rentals are classified as commercial activities under the UG Code of Ordinances
- Growth in these services creates a need for better administration and balance within neighborhoods



Michael Farley, Ordinance Study Specialist with the Department of Planning and Urban Design, said again, just to review short-term rentals, in one way or another, have existed within Wyandotte County throughout its history, but it's only been in the last 10 or so years that the rise of Airbnb and other third-party platforms have allowed private homeowners to more actively take

a role in the short-term rental market. In response to that in the last several years, the UG and the Planning Department specifically has made steps to address the rise in short-term rentals, including creating a special portion of the special use permit application in order to streamline the common issues that come up with short-term rentals.

CURRENT PROCESS AND TERMS



SHORT-TERM RENTAL ORDINANCE

Department of Planning + Urban Design
United Government of Prince George and Kamloops, British Columbia

Moving on, since November we have been trying to address short-term rentals with more robust and clarified regulations. Every short-term rental has to go through a special use permit. Owner-occupied properties are, in a way, incentivized over non-owner-occupied properties.

As you can see from this slide, owner-occupied properties are allowed for up to two years upon first short-term special use permit application, then two, five, and ten years while non-owner-occupied properties can only go up to a year and then can follow that two, five, and ten year route. So, even from the beginning, we have been creating incentives and ways that owner-occupied properties can have a little bit of a leg up in the short-term rental market and process.

MARKET SNAPSHOT

- Only 30% of short-term rentals have a special use permit recorded with the UG

Number of Short-Term Rentals Currently Advertised in WyCo	166
New Short-Term Rentals in Last 30 Days	8
Active Short-Term Rentals Special Use Permits	Approx. 50
Active Owner-Occupied Short-Term Rentals	Approx. 4



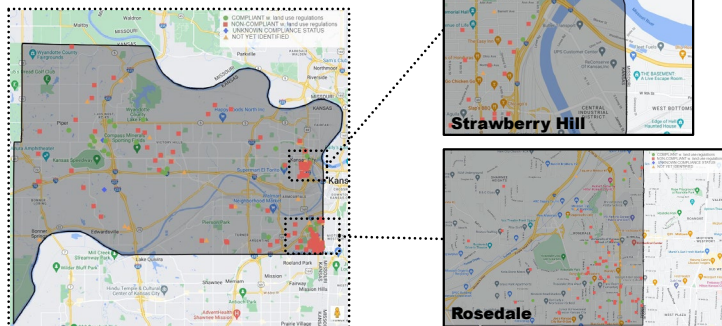
SHORT-TERM RENTAL ORDINANCE

Department of Planning + Urban Design
United Governments of Wyandotte County and Kansas City, Kansas

We also as well have been using third-party programs, Host Compliance, in order to track short-term rentals are being advertised throughout the county to get a sense of what we are missing versus who's coming in and applying. This is actually a snapshot that we took earlier today, showing the overall rise in the last year of short-term rentals being advertised, as well as all types of rentals. Then, the numbers that are reflecting how many active and new short-term rental advertisements have been found online through Host Compliance scraping through various third-party websites.

MARKET SNAPSHOT

- Short-term rentals are concentrated in a few neighborhoods



SHORT-TERM RENTAL ORDINANCE

Department of Planning + Urban Design
United Governments of Wyandotte County and Kansas City, Kansas

Additionally, just showing the distribution of advertised short-term rentals throughout the county, with particular emphasis on Strawberry Hill and Rosedale neighborhoods, where we see the highest concentrations. As you can see from this map, there are short-term rentals that are found throughout different neighborhoods throughout the county. This is not just something that we were

seeing in one or two neighborhoods, but something that we want to address throughout the Unified Government.

RESEARCH & OUTREACH



Checklist:

- ☒ Livable Neighborhood Task Force
- ☒ Rosedale Development Association
- ☒ Strawberry Hill Neighborhood Association
- ☒ UG Planning Commission & Standing Committee
- ☒ Central Avenue Betterment Association & Cathedral Neighborhood Group
- ☒ STR SUP Applicant Interviews

Map: A map of the United States with dots indicating locations of research or outreach activities.

Photo: A photo of a community meeting with people seated around a table and a presentation screen in the background.

Text:

LOCAL/METRO AREA
6 NE & UG Planning Commission
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NATIONWIDE
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SHORT-TERM RENTAL ORDINANCE

Department of Planning + Urban Design
United Government of Wyandotte County and Kansas City, Kansas

Again, in our process, we have reached out to community members. We have presented for different neighborhood groups, for different public meetings, and have also done research to get comparable short-term rental regulations from other KC Metro municipalities, as well as cities throughout the United States, in order to get an idea of how different municipalities are addressing the problem of short-term rentals and addressing how to regulate them best.

KEY CONSIDERATIONS



TENANCY MODELS

- Owner-Occupation
- Long-Term Rentals
- Short-Term Rentals

ENFORCEMENT

- Limited Resources
- Equitable Application

NEIGHBORHOOD

- Emphasize Incremental Changes
- Provide Property Owners with More Uses for Their Land
- Maintain Opportunity for Neighborhood Notice and Input

ECONOMIC DEVELOPMENT

- Revitalize without Displacement
- Promote Local Investment with Direct Community Benefits

SHORT-TERM RENTAL ORDINANCE

Department of Planning + Urban Design
United Government of Wyandotte County and Kansas City, Kansas

Through all that, we have come up with four key considerations. Again, the tenancy model, just making sure that we can find a balance between homeownership, long-term rentals, and short-term rentals. Addressing the use of enforcement, both the limitations from some Zoning Enforcement

Officers that we've addressed previously, as well as ensuring that enforcement is not the first tool used, but rather that we create regulations that offer incentives for people to comply.

Also, addressing the balance in neighborhoods, making sure that all changes in neighborhoods will be incremental. We'll strike that balance between private property owners using their property to a greater use, while also maintaining opportunities within the neighborhood for neighbors to know what's going on within their community. And lastly, addressing economic development, finding that balance between the use of short-term rentals to revitalize neighborhoods while ensuring that investment will go back to the neighborhood itself.

ORDINANCE REVIEW



GOAL: Establish an owner-occupancy-preferred approach to short-term rental permits based on building typology and zoning district

SHORT-TERM RENTAL ORDINANCE

Department of Planning + Urban Design
United Government of Wyandotte County and Kansas City, Kansas

As Director Hand has mentioned before, we have come up with what we call an owner-occupancy-preferred approach to short-term rentals, using all of the staff expertise, best practice, Peer City Comparisons, and lots of community input.

UPDATED DEFINITIONS



SHORT-TERM RENTAL ORDINANCE

Department of Planning + Urban Design
United Government of Wyandotte County and Kansas City, Kansas

We have actually defined what a short-term rental is. In this case, a rental for less than 30 days. We've also defined in this case, for our purposes, what a homeowner and an actively occupied property is, as well as a street block, which is the unit that we are using to define and limit concentrations of short-term rentals is going to be a street block.

ADDRESSED LAND USE



USE BY DISTRICT

Allowed in all residentially zoned properties, zoning districts that allow residential use, or legal non-conforming residences.



USE BY BUILDING TYPOLOGY

Allowed in single-family residences, duplexes, multi-family apartments, and mixed-used buildings.



DENSITY BY PARCEL

Only one (1) special use permit is allowed per parcel, but there can be multiple short-term rentals within a single parcel, depending on zoning and building type.



DENSITY BY STREET BLOCK

No more than 25% of all parcels per street block are allowed to have a special use permit, but at least one (1) special use permit per street block is allowed.

SHORT-TERM RENTAL ORDINANCE

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Additionally, we've addressed how short-term rentals can be used by zoning district and by building typology. They are, for the most part, allowed in every district that allows for residential uses, as well as all building typologies to various degrees. There are limitations put in place on how many units within a multifamily building would be allowed. Again, addressing that goes into addressing density by parcel and addressing density by the street block. We want to emphasize that no more than 25% of any parcels on a street block could have a short-term rental special use permit.

CODIFIED PROCESS



SUBMISSION REQUIREMENTS

Includes a safety home inspection, floor plans, guest book, holding an insurance liability policy, and posting a copy of the SUP



LENGTH OF TERM

Owner-occupied: 2 years, 5 years, 10 years
Non-owner-occupied: 1 year, 2 years, 5 years, 10 years



LEGAL NON-CONFORMING PERMITS

Allow existing Special Use Permits to continue to run and be renewed, even if not in compliance with the density limits, so long as all requirements of the Zoning Code are followed.



PERFORMANCE STANDARDS

Set standards for off-street parking, neighborhood characteristics, maintaining a business license, and property owner responsiveness to noise/parties.

SHORT-TERM RENTAL ORDINANCE

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Then lastly, we are codifying several processes that we have engaged in the last several years through the special use permit process requirements that we have found that will be helpful for safety purposes. Making sure that there are up-to-date home inspections, how to find the length of term for these special use permits, addressing how legal non-conforming special use permits will be incorporated into this code, and then ensuring that there are performance standards for short-term rentals that are both done through administrative review and special use permit, including the maintenance of a business license property owner responsiveness to noise and parties, and addressing neighborhood characteristics including density.

FOR CONSIDERATION

- **Identifies changes to ownership and/or applicant** which require a renewal of a special use permit before the end of term
- **At the instruction of the City Planning Commission,** legal non-conforming status of existing short-term rentals in high-density blocks is addressed
- **Proposes a 25% limit on non-owner-occupied short-term rentals per street block,** while still allowing at least one (1) short-term rental allowed by special use permit per block and making exceptions for existing special use permits that exceed the density limits
- **Clarifies application submission requirements and performance standards** for all new and renewed short-term rental Special Use Permits



SHORT-TERM RENTAL ORDINANCE

Department of Planning + Urban Design
 United Government of Wyandotte County and Kansas City, Kansas



Lastly, we would just like you for your consideration to—I guess the things that we want to point out here is that we are identifying changes to the ownership and the applicant. We have addressed the legal non-conforming status of existing short-term rentals that might be affected by this limit, this 25% concentration limit, that we are suggesting. Then, clarifying the application submission requirements and performance standards that we have done through the special use permit process over the past several years. With that, I'll open it up to questions.

QUESTIONS

OUTREACH & ENGAGEMENT

- **Commission and Elected Officials Engagement:**
 - ✓ City Planning Commission (Nov. 14, 2022, and Feb. 13, Mar. 13, & Apr. 10, 2023)
 - ✓ Administration & Human Services Standing Committee Meeting (Dec. 12, 2022, and Feb. 13 & Mar. 27, 2023)
- **Neighborhood Engagement:**
 - ✓ Strawberry Hill Neighborhood Association (Dec. 13, 2022)
 - ✓ Rosedale Development Association (Dec. 20, 2022)
 - ✓ Livable Neighborhoods Task Force (Jan. 26 & Mar. 23, 2023)
 - ✓ Central Area Business Association and Cathedral Neighborhood Association (Feb. 6, 2023)
- **Unified Government & Other Municipalities:**
 - ✓ Collected department feedback
 - ✓ Participated in regional short-term rental working group
 - ✓ Special session outreach meeting

ACTION ITEM(S)

- Present ordinance for recommendation to Administration & Human Services Standing Committee Meeting (Apr. 24, 2023)
- Present ordinance for approval to Board of Commissioners (anticipated for Apr. 27, 2023)



QUESTIONS OR ADDITIONAL FEEDBACK?

Mike Farley | Ordinance Studies Specialist
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 (913) 573-5764

SHORT-TERM RENTAL ORDINANCE

Department of Planning + Urban Design 
 Unified Government of Wyandotte County and Kansas City, Kansas

Commissioner Ramirez said I want to thank you for everything you've done on this. I know this is a very hot button issue with Rosedale, you know, my district. I've talked to a lot of Rosedaliens, talked to RDA about this issue. I have no problem with the ordinance itself as it's written and everything. The issue that I have and I cannot support is the 25% density requirement. Because before the original was one per block and now it's 25%. I did some research using the potentially new definition of what a street block is. I just picked a couple of streets out from Rosedale just to give some perspective and I counted on both sides of the road. One street was Eaton between 41st and 42nd. There's 30 homes and 10 total and 25% would be 7.5 homes will be allowed for STR. 46th Avenue between Fisher and Booth, there's 27 homes. 6 homes would be eligible for STR. And 39th between Ferree and 9th Street, 18 homes would be 4.5. That's a lot for a city block to be allowed for commercial purposes. I don't know if I would like it. I would like to change it back to one per block. I don't know if that's a substantive change to the ordinance. I would like to go through the public hearing before I asked to make any changes. But, I would like to change that 25% back to one per block.

Mr. Hand said as you stated, the original staff recommendation was one per block. The City Planning Commission felt that that was arbitrary and would prefer a percentage. So, at their direction, staff changed it to 25%. If this committee and then the full Board of Commissioners

thereafter wanted to change it, it would be a substantive change. It would require a supermajority. Again, this is one of those sections where we've isolated the language in a motion tonight. If that was the change, hypothetically, you could change it back to one pretty easily. Again, it would require a supermajority, staff would not have an issue with that change.

Commissioner Bynum said Commissioner, did you have more? I'm sorry. **Commissioner Ramirez** said not more to say, but more direction from the Chair. When would be the appropriate time for me to make that amendment change? **Chairman Markley** said I would say we'll want to have—I think we have some members of the public here. So, I would say let's do it when we do the motion and that will come probably after our public comments. **Commissioner Ramirez** said sounds good.

Mr. Hand said Madam Chair, if I may, I apologize. I forgot to mention in my opening remarks. The other thing that the Planning Commission motion directed staff to do was to come back to the Planning Commission, if approved by the Board of Commissioners in a year for kind of like an annual report and any recommendations and tweaks. We understand that this is a moving target. It's a living document. I think that would also speak to not just doing something now and then moving forward, right, like this is us coming back. So, there's additional life to this effort.

Commissioner Bynum said Mr. Hand, a question on one of your slides. The slide heading is "addressed land use" and then two just general questions. Under the "addressed land use", it says density by parcel, and then it says "Only one special use permit is allowed per parcel, but there can be multiple short-term rentals within a single parcel depending on zoning and building type". So, those two things are not the same thing. I don't understand that sentence.

Mr. Hand said we wanted to address special use permits by parcels. If there was a, for instance, multifamily building that was one building, one parcel, but two short-term rental units, you could address that with one SUP, because that's one property owner. We just wanted to match basically how we do other land entitlements. Even though there's a possibility, it doesn't happen often. Again, we have like one instance where we have two short-term rentals in one building, we just didn't want to do two short-term rentals. It also brought up a conversation where there's an instance where we have kind of like a row of townhomes that are all short-term rentals and we

packaged those into one SUP. We wanted to make sure that we were being consistent, which is why we felt compelled to address it specifically in this amendment.

So, that guy who has one SUP, I think we would let live on, to honor the way we handled it previously. Not changing the way his approvals move or in this instance renewals, would move forward. For future people, we would try to consolidate that to make it easier for everybody.

Commissioner Bynum said thank you for that explanation. And that, I'm sorry, unfortunately adds another question in my mind because if I'm going to operate a short-term rental, what other processes or fees do I pay to the Unified Government in order to do that? Is there an annual licensure?

Mr. Hand said this ordinance requires all special use permits for short-term rentals to also get a rental license. Oh, excuse me, a business license. I'm saying that wrong. It's a business license. A rental license is only for long-term rentals and we didn't want to conflate that and make it more complicated by adding short-term rentals, which is a different thing. We had enforcement issues in the past where people would get a rental license and say "I'm not a short-term rental, see, I have a rental license, I go for 30 days" and then when we weren't looking, rent it for 29 days or one day or whatever, and so they were playing the game and we tried to eliminate that.

Commissioner Bynum said that does help me because if I had, for example, a fourplex and I wanted to operate each of those units as short-term rental, I'd get one special use permit but then I'd get four business licenses, would that be correct? **Mr. Hand** said one business license because in that scenario, it'd be one business operating all four.

Commissioner Bynum said in your townhome scenario, where it's four different parcels—thank you. Okay, I just thought we need to be doing something that helps with number one the work that has to go into regulating all of this and then also does actually help to regulate it. Some kind of hammer that we can hold because we've all heard our share of unfortunate stories about some of what has occurred in the short-term rentals.

Just two general questions. The updated ordinance here, what issues or challenges would you say the updated ordinance solves for and what efficiencies are we going to gain by updating the ordinance? That's it for me.

Mr. Farley said I would say the efficiencies that we'd be gaining through this ordinance would be allowing for any owner-occupied property to go through a much quicker administrative review process rather than going through the 90-day special use permit process with public

meetings, neighborhood meeting requirement, all that. So that should incentivize people to be able to use their own property while they are living there and still operating the short-term rental in one way or another.

I would say one of the issues that this will be solving will be addressing the concentration concerns that we have in certain neighborhoods, but also throughout the county. I want to emphasize that there is a maximum number of short-term special use permits that can be issued per street block of just 25% which is technically down from the theoretical 100% special use permits per street block that could have been issued now. That is also not a maximum, each of these still have to go through the special use permit process and approval by the Board of Commissioners. We are also codifying neighborhood characteristics, which include density and concentrations is one of the factors that neighborhood characteristics can be considered. So, there are other ways to address density concerns on top of the hard 25% maximum that we are imposing.

Mr. Hand said I would just add on top of that, very often when we have people opposed to short-term rentals, it was just that, I'm opposed to the short-term rental. As we all know, you can't just say we recommend it now because of public opposition. So, we built language in the ordinance that gives decision makers grounding based on neighborhood character and context to make their determination about short-term rentals. It did not exist before. The vast majority, vast majority of what we're doing with this ordinance is codifying what we've been doing for years. So, giving us the legal standing to continue to do that and move forward.

Commissioner Bynum said to that point, does it help us? Does it gain us any handle on being able to track down and require compliance from those who aren't currently coming in to get their special use permit? Because your data says one in every three has a permit. And so, does it help in that way at all?

Mr. Hand said our hope is that it drives more people to conformance because it's actual ordinance now. Two, we've gone through this process and it's a relatively public process. We've gotten some media coverage, so that in and of itself, I think raises awareness. So, we hope that drives some folks. Then, based on some comments we've received in the past, I think we're organizing right now, kind of a zoning blitz where, if and when this ordinance is passed, we'll kind of hit pause. For probably a month, we'll go out to all 166 properties. We have door hangers telling them that you need a SUP. We'll follow up those door hangers with any notices of violation. Mr.

Farley and others at the Neighborhood Resource Center are going to start to stand up, although, you know what you have in front of you as policy, right, that's not protocol or procedures. You have a draft of the application, but there's other forms and a renewal looks different than a new one. So, all that stuff will kind of start to play out over the months following a decision on this. The short of it is, I think we're always going to have an enforcement issue with short-term rentals. I would say everybody is always going to have an issue with short-term rentals in this world.

Commissioner Ramirez said one last, I guess it won't be my last comment, but what have you seen from the success in other cities, other jurisdictions around the country of reaching out to these third-parties VRBO, Airbnb, and asking them and other private companies, they can do what they want, but taking down the advertisings, listings of those STRs that are not in compliance with ordinance and if you've seen somewhat of success, is that a tool that we can add to our box?

Mr. Hand said I mean, and Michael pile on, because he did most of that research in those jurisdictions. I think the truth is the ordinances you're seeing right now are also most jurisdictions beta-testing what they think will work and not work, right. We're all in that first stage of trying to figure this out. Certainly, in this region. In fact, we're kind of jumping ahead with the progress we've made. Most people are still lacking. I think the city of Parkville has adopted one, Kansas City, Missouri, I believe, just did or is very close to adopting one as well. But when you look elsewhere across the nation, it's the same thing. They're all kind of in their first generation of ordinances and then beta testing them and see if it's coming out. I think the problem we have is we're smaller than most major metropolitan cities. So, even if Kansas City was a tier-two city, they have problems, we're going to have more problems. The short of it is, we can keep trying. I think Host Compliance has a mechanism by which they can help with this, but you're basically playing Whack-a-Mole and I would argue that that is a waste of staff time. So, the focus should be on making sure the people who are going through the process are doing it right, trying to get as many people into that process, and then doing our best on the back-end in enforcement. Having Airbnb and Vrbo go on their site on a daily basis and scrub it, I think, is an ongoing relationship that we just don't have the manpower for right now. But, it's something we will certainly look into. I don't think we've actually asked that question of Host Compliance.

Commissioner Ramirez said thank you for that and I understand, I know, as you said earlier, this is this ordinance is going to be a moving target as we go. As you said, it's happening

throughout the nation as well. All cities and jurisdictions are trying to, I don't want to say battle this, but they're trying to figure out a way because of how much STRs and that market has grown exponentially. And so, we're trying to play catch up. I appreciate what you've done and what you continue to do and try to make sure that the ordinance that we have gets—and allows people to do that, but also to make sure that we're protecting the character of our neighborhoods.

Commissioner Townsend said I did review the proposed changes, I just can't remember if they address concerns that we constantly hear when someone comes in proposing limits parking and noise. Now, I know parking is addressed kind of on a singular basis when the applicant comes up and your department will say no more than x number of cars, whatever this says, but what about noise complaints or a methodology to keep the owners accountable? Does it address that really, if not, could you remind us what the options are for neighborhood residents to deal with these complaints, and if necessary, get the permit rescinded.

Mr. Farley said there are several places within the code that noise and other sorts of disturbances are addressed. So, we are codifying the fact that the property owner would have to put up contact information within their home for them or whoever their property manager is if there are issues. It has also incorporated within the neighborhood characteristics factor that we are codifying that responsiveness to disturbances from the property owner or relevant property manager as well as any other sort of issues. Police calls to the property related to the tenants that can all allow the Board Commissioners to take that into account now when hearing cases or renewals.

Commissioner Townsend said how would that be tracked? Really, how would your office know that at house 12345 Party Lane Way you're getting these perpetual complaints about a particular short-term rental?

Mr. Hand said we have an internal tracking system in the UG called Accela, not everybody's on that server. We do have another platform where we can also access police calls. For all staff reports, administrative and those that require Planning Commission and Board Commissioner approval, if you've noticed, we've made some changes to our staff reports, they all include a code update section that tracks violations, police calls, building permits and any other action that's happened on the property as part of it. So, we have that information readily available and so we can track that every time we do a review accordingly. I would also pile on to what Mr.

Farley said, we specifically say you can't have parties. Again, violation history is a factor that we will review in renewals or in new ones, but most likely in renewals. That could trigger administrative to become an SUP or that could become a factor by which we would recommend denial of any renewal of an SUP. So, it's very much in there.

Commissioner Townsend said even if this code, even though it sets out renewal times at certain intervals, let's say the owner is at the interval where it's been a renewal for 10 years, if enough complaints come in, it can still be rescinded. Right?

Mr. Hand said yes, I apologize. I forgot to answer that piece of your question. But yes, there is already existing, a way by which the Board of Commissioners can rescind a special use permit and then an administrative doesn't require the Board of Commissioners. Administratively, we can pull that permit based on any complaints that we feel rises to the level to have to remove it. So, we can pull administratively and you all can move forward. Now, the process to go through and rescind an SUP isn't fun, but it's there. Commissioner Townsend said okay. Thank you for your work on this. Yeah, it'll be trial and error for a while, but at least we've got something to work with.

Mr. Hand said Madam Chair, if I may, there were a couple things I wanted to address. I apologize. I forgot to mention this in my open remarks as well. At the last meeting, we were asked if we could look into the way that taxes are parceled and if predominantly short-term rentals are in single family homes and residential neighborhoods and by turning it into a short-term rental is it effectively becoming a business does that change their classification by which they are taxed? The answer is no. There is a state statute specifically that addresses bed and breakfasts, but that definition includes short-term rentals. So no, it does not change the tax rate. The statute was basically written and advocated that way as we understand it from Mr. Willards synopsis for me here was basically that would—the taxing that happens on the use of the property as a short-term rental or as a bed and breakfast is where the municipality can exact their pound of flesh, if you will, for that use. The base taxing stays as the base taxing. There's a limit to that, but that limit actually matches our limit of seven people and I think it's five bedrooms before it becomes a different classification that the state reviews. Those actually levelled out quite nicely in the ordinance. So, if it's a use that's bigger, it gets triggered anyway and it's something else anyway.

Chairman Markley said I'll ask the Clerk if any comments were received from the public. **Ms. Sparks** said no comments were received. **Chairman Markley** said are there any hands up online from anyone from the public? **Ms. Sparks** said we do have some hands up. Our first speaker is Donna with Cernich Group. **Chairman Markley** said Donna, you'll be given up to three minutes to make your comments. Please state your name and city of residence for the record. **Ms. Sparks** said it shows your muted. **Chairman Markley** said should we try someone else and loop back? **Ms. Sparks** said our other speaker is Rachel Russell. I believe we're still having the same technical issue. **Chairman Markley** said alright. Well, we're going to then ask if there's anyone in the room who wants to make comment. If there's anyone who can try to resolve that issue. In the meantime, we'll try to loop back once more at the end. Anyway, if you're in person who'd like to address the item approach the podium state your name and city of residence for the record and you'll be given up to three minutes to make your comments.

Beth Ciperson, Resident of Spring Valley Neighborhood, we're between Rainbow and State Line bordering West Plaza, Westwood Hills. I'm very concerned about this and really shocked. I'd be very curious, and if it was in the opening comments, I did miss it. I moved up because I couldn't hear when I arrived. I'd be curious. We had a one house per block STR established some years ago with permitting. That is—you can't miss every single block. I was fortunate in the house that was on my block. I knew the owner, he lived a few blocks away and was very responsible. The next block, not at all. I believe that a minority of the STRs in Kansas City, Kansas, Missouri perhaps, are not on permit, they're just taking place. I would think that before you increase it to every fourth house, 25%, of the housing population, housing stock, can do this, you register everybody who is already actively handling this because you're multiplying an exponential problem. I saw a map that has dots of current STRs and you can't use a dot, you would need a paintbrush in my little area. As I said we're on the other side of State Line Road, West Plaza and the crime, the problems, that they are having. I can walk a block over there. I can walk to the Plaza and Westport. You talk about the character of a neighborhood. It is a residential neighborhood we're trying to have. I've invested in my house. This is my first house that I bought in my 50s and it is a neighborhood of residents and a wonderful mixture of people. **Ms. Sparks** said you have one minute remaining. **Ms. Ciperson** said I am just shocked. Again, curious who brought this thought and out of nowhere became 25% of homes. That's far too many. I don't know if it's going to be shared, or by neighborhood, or who

has that need, or why that was called, but you won't be able to control something like that and the problems. Take care of those that you already have, show that you can register those that are going on right now and dealing with the current problems before you multiply it.

Erin Stryka, Resident of Kansas City, Kansas, said I also have only an objection to the part of this ordinance that sets the cap at 25%. I want to talk a little bit about why that high density is problematic. I just want to ask you for a second to picture one in four houses on your block or in your building as hotels, without an owner on site or present, or able to respond to you. The kind of day-to-day contacts and activities that make up a neighborhood just aren't possible with guests who come through. The dealing with litter, the getting help for another neighbor who needs it, the people who trap neuter and release strays from my neighbor over here. We would have 25% of our neighborhoods not able to participate in that. If anyone's thinking, well, 25% is a maximum we won't get there, I want to let you know you make a lot more money using your house as an Airbnb in Rosedale than you do as a long-term renter. I'm pretty concerned we're going to get to that 25% on every block in Rosedale pretty quickly. I also want to say that in Rosedale we have a major affordable housing problem. In fact, we have a density problem at this point. Frank Rushton Elementary, which I think is one of the best elementary schools in KCKPS had to lay off a teacher this year because we had low enrollment.

We are having families pushed out of our neighborhood by our lack of affordable housing and non-owner occupied STRs are exacerbating that. In particular, I want to share a story from a woman on my staff who couldn't be here tonight who has lived in Rosedale for 17 years. She has volunteered with us the entire time. She has been on the board of ANDA. She's got two kids who attend Frank Rushton. Her lease is up at the end of April and she cannot find a place to live in Rosedale. She is moving out of Wyandotte County. **Ms. Sparks** said one minute remaining. **Ms. Stryka** said she shared with me that it is particularly appalling to her to be going around looking for rentals and seeing houses that she looked at years ago before she moved into this place that are now Airbnb's. We have lost housing stock here. I just want to share in her words, I've advocated for this community most of my adult life, but I can't make it work anymore. It breaks my heart to give up my vote, voice, in local government. Let our neighborhoods thrive and be filled with neighbors, not tourists. Let the housing be for the people who stabilize and support the community and who stay here.

I want to say I completely understand that Planning Commission wanted a percentage and not a number. I would submit that 25 is also a number and is also arbitrary. If we've got to have a percentage, thank you, Commissioner Ramirez for your comments. I might suggest you think about 1% or perhaps 3% and want examples—**Ms. Sparks** said your time has expired. **Ms. Stryka** said can I have 20 more seconds? **Chairman Markley** said I'm seeing nods, so go for it. **Ms. Stryka** said Commissioner, in one of your examples of the house with 30 homes on it, 3% would be one home on that block. I understand blocks vary, but that's kind of what we're talking about here. 25% irreparably damages the fabric of a neighborhood, 3% might be a little bit more manageable. Thank you.

Gilbert Pintar, 4170 Cambridge, Rosedale, said Gunnar, could you pull up the map that you showed with the dots on it, the red dots? Hopefully we can get that pretty quick, so it doesn't count against my time. **Chairman Markley** said can you begin while we're waiting on the map? **Mr. Pintar** said certainly. While I understand staff is overburdened and taxed and underpaid, and they work hard and I have to salute them for this code. The existing code as Gunnar pointed out, the processes mirrors this new code. This new code isn't really cutting it, and therefore, we're looking at new codes. I suggest that, before we adopt further codes, that we take care of those that are illegal and survey how many we have of those dots and you'll see a bunch of dots in Rosedale. You'll see a bunch of dots in Armourdale. Let's find out which ones are illegal and which ones aren't legal and say, you know, in certain parts of the city we should probably limit the number of SUPs in a certain area because it attracts the disincentive of owner-occupancy. Owner-occupancy is being riddled in Rosedale by investors. They're buying houses saying, "I'm going to buy this house, I'm going to fix it up, and I'm going to get an SUP to rent it and make money." That goes totally contrary to any master plan I've seen. Totally contrary, you want to retain owner-occupancy. So, maybe in Rosedale, we have only 12 SUPs in a geographical area versus 25% of my neighborhood. **Ms. Sparks** said one minute remaining. **Mr. Pintar** said which would be 28 homes in 110 homes. Crazy, you're promoting that to occur within our neighborhoods and as Erin mentioned, busting up the character of the neighborhood and people can't live in the neighborhood they grew up in.

There are so many discrepancies in the current code. Parties are not defined, what's a party? It's not clear. It's not spelled out. Yeah, other parts of the code talks about noise levels, and so forth, and late-night activities, but this code relies on neighborhoods to enforce it.

It relies on these guys to then take those complaints versus having a code that outlines—**Ms. Sparks** said your time has expired. **Mr. Pintar** said can I ask for another five seconds? **Someone** said so moved. **Mr. Pintar** said instead of saying that you're going to get an automatic revocation, if these things occur, you're revoked! We're going to have a public hearing tomorrow, not a year from tomorrow, not five years from tomorrow. I had a property at 1901 West 42nd Street that I talked to Mr. Hand about back in 2020 of July—**Chairman Markley** said sir, you need to wrap it up, we can't start a whole other story. **Mr. Pintar** said it's still there, illegal, everyone's complained about it. I strongly suggest before you adopt codes, that you've really find out what the problem is because there's no way that staff can enforce what's being proposed to you. I'd be glad to meet with Planning staff and I'd be glad to meet with RDA.

James Bain, Kansas City, Kansas, said I didn't think I would be back so soon. A couple things that I wanted to discuss. We've talked about the great community outreach and I've complimented Michael and Gunnar whenever I've seen them at community events presenting on this. It was wonderful. But this, now, is the first time we actually have an ordinance. The previous presentations were all about the goals of the new ordinance. The goals were great. The goals, as I remember them, were getting people to comply. We've heard about that and how important that is, and I am 100% on board. But, when we talk about getting people to comply, there has to be a reasonable pathway to complying. This ordinance does not allow a reasonable pathway. You saw the list of requirements and a lot of those things are added from the current SUP requirements. Those requirements are heavy lift and a couple of them deal with the million dollars of insurance, the safety inspection. I talked to groups of short-term rental owners, safety of guests or not having enough insurance is not in the top 20 items that short-term rental people face. It's not an issue. I don't know who thought this was a problem or it certainly was not discussed at any community outreach event I was at, or this Commission, this meeting. We've never talked about million-dollar insurance or guest safety. That's brand new.

One of the things I did want to talk about since this ordinance, since the new regulations were published, we have not had a community outreach event. There's never been outreach to

short-term rental owners. They have all our emails, they have all our phone numbers, they could have easily said, come visit about short-term rental licenses, here's some new regulations. It's time to bring short-term rental owners to the table to address any problems. **Ms. Sparks** said you have one minute remaining. **Mr. Bain** said I can tell you what I see remaining is not a problem. I don't understand putting these obstacles in front of people, it is not a way to get people to register. Other people have said it too, getting people to register should be the number one priority, then we can go from there and we can track data on any other problems. People have mentioned parties and whatnot. I don't know, I don't have parties.

I'm owner-occupied. That was another goal that we talked about for months is making a separate category for owner-occupied. If you look at the ordinance, a whole list of requirements that are cumbersome and that you have to renew annually on the administrative process to go through that every year is not reasonable. These short-term rentals for most people, it's a hobby. I live in mind, I have rented 30 times a year, 35 times a year. It is not reasonable to do a million dollars in insurance or in-home inspections every year. **Ms. Sparks** said your time has expired. **Mr. Bain** said 20 more seconds I promise. I think I do more business than most short-term, most owner-occupied, and I'm talking about only owner-occupied because they should be a separate category, because they are easier, but I was probably rented 30-35 times last year, \$14,000. Most of that \$14,000 I put right back into improving the property which we've talked about that too so what I'm saying is this is not a big moneymaker. This is a hobby. I enjoy hosting people in my home, I enjoy bringing people to Kansas City, Kansas. If we're trying to get people to comply it has to be a reasonable pathway for people that are doing this as a hobby, that it is not a major business.

Chairman Markley said anyone else here in person to make comment? Did we make any progress on the online issue? Should we give it a whirl? **Ms. Sparks** said we are going to do a test to see if we can get some response. Okay, we're going to try again. Donna with Cernich Group? **Chairman Markley** said alright, Donna, if you can hear us go ahead and unmute and state your name and city of residence and you have three minutes.

Rachel Russell, Kansas City resident, said can you hear me? **Chairman Markley** said we'll go with Rachel, welcome. State your city of residence and you have three minutes. you still there

Rachel? **Ms. Sparks** said we also have Donna with Cernich Group. **Chairman Markley** said Donna? Can anybody online hear us? **Ms. Stryka** said can I have somebody call me on speakerphone, would that be okay? **Chairman Markley** said I think that would be an avenue that we could utilize. Yes, I think it seems like we can hear them now, but they can't hear us, it appears. **Ms. Stryka** said okay, Rachel, you're here at the microphone.

Ms. Russell said as you all are aware housing stock in our community continues to be needed for both renters and homeowners alike. As we've heard tonight, numerous times, the current draft proposal allows for 25% of any block to be utilized for short-term rentals. This means 25% of any block in our community allows for 25% more of our counties, families, individuals, and youth to not have access to safe, quality, and affordable housing when housing stock is already low. While I make no argument that I want KCK to be a place for individuals and families to visit, I would much rather see this committee, staff prioritize ensuring residents have a variety of housing options before prioritizing the business of short-term rentals. This specific piece of the ordinance does not prioritize nor support a strategic effort to provide affordable housing in our county in its entirety and should be removed from consideration as written.

Potentially as an alternative, this committee would be interested in adopting an ordinance that supports attracting and sustaining housing for 75% of the residents that currently struggle with housing insecurity. In closing, as a fellow Rosedalean, our community continues to be burdened by the lack of single-family housing, expensive, luxury, and unaffordable housing for the median county household, and the lack of amenities provided to its residents. Rosedale has become a landing place for businesses of all types, including short-term rentals and those that receive tax breaks with little or no community benefit. I urge this committee and the UG to prioritize the needs of neighborhoods, residents, and communities over business and development, especially as it relates to housing.

Chairman Markley said we thank Rachel for her flexibility. Once more, I'll see if we have anybody else online, we'll give it one more go and try to allow them to speak. I will say, if there's anyone online that hasn't been able to speak and they are able to send written comment, we can make sure that's distributed to these commissioners and the commissioners at-large in written form.

Ms. Sparks said we do have Donna with Cernich Group. **Chairman Markley** said Donna? Can you hear me, Donna?

Donna Henderson-Hoyt, with Cernich Group in Kansas City. Kansas, I am commenting, kind of piggybacking, on the fact that if you can't enforce what you currently have on the books, how are we going to enforce this new policy, per your own Planning Director's comments in one of these meetings. Again, I've been following this for a few months in the Commission meetings and the Planning and Zoning meetings. It's been pushed back and pushed back and talked about bringing this to the committee, bringing this to the public, and it has never reached the public.

I work and manage properties, work with investors, and I can tell you, my community is a better place because of the properties that have been bought up and brought back to a livable and nice condition, which is where most people want to come when they want to stay, yet I have properties that have been in my community for well over decades, where I cannot get the UG to fix. Abandoned properties, boarded up properties, and codes have been called on them. You're bringing in another project without fixing what's already in the books in which we need the help on. You're discriminating against some who may have multiple properties. In my case, I deal with people that have multiple properties in a community. Your own Planning and Zoning Director is going to have properties in some of these Rosedale and Strawberry Hill areas—what is his goal? Why is he wanting to be in his control instead of rental licensing? The process is outrageous. It's difficult. If you can't get rid of licensing controlled by a simple application, how are you expecting those to—**Ms. Sparks** said one minute remaining. **Ms. Henderson-Hoyt** said come in and work on these properties and go through the process? It's outrageous. It needs to be discussed with the investors and brought to the public, as it has been requested in many of the meetings over the last few months. That's where I would ask that you postpone this, as the Missouri side has this past week, to get more public input and get the talks going between the investors who are building and revitalizing our communities.

Chairman Markley said is there anyone else online, Clerk? **Ms. Sparks** said we do have Adrian Bortz, so I'm trying to promote her to panelist.

Adrienne Bortz, resident of Overland Park, Kansas, I just kind of want to piggyback off of what Mr. Bain was saying and the lady before me. I've been a short-term rental owner. I've gone through the process many times, each time has been a little bit different. There's been things that have been added. The most recent time was extremely extensive. I went through it, I'm happy to go through it. I want those that are in this business, if they're running it as a business, or if they're running it more as a hobby, I want to make sure that they're screening their guests that they're bringing in good people to our communities, and that money is being spent back into Wyandotte because I think Wyandotte is a great community that deserves it as much as any other city around here.

I agree, this does not encourage others to do so. It required thousands of dollars in inspections on brand new builds, there was a three-month turnaround time on it. Again, to Gunnar's point, we're not monitoring it. It was kind of frustrating, as somebody who has followed the process to a T for the past five years, since the beginning of the short-term special use permit. To see that only 50 or 60 of them are permitted and there's 166 out there total. So, my frustration is, again, like why are we adding all these rules if it's not even going to be enforced anyways? My goal in all of this would be to come up with a plan with short term rental hosts and come up with a good plan that benefits—**Ms. Sparks** said one minute remaining. **Ms. Bortz** said I also I agree with the other gentleman who spoke that Rosedale and some of the other areas have a different density, than say, out by The Legends. I think that they should be accounted for as well. There's a lot more people in a closed condensed area down in Rosedale. I agree with that and it's not necessarily always a one size fit all. That's all I have, so thank you.

Chairman Markley said anyone else online, Clerk? **Ms. Sparks** said we have no other hands raised.

Chairman Markley said alright, I have one question and then we'll need to make some decisions, ladies and gentlemen. When this comes before the Full Commission, will it come as a Planning item with an additional public hearing?

Mr. Hand said the intent, as I understand it currently, is to have it on the Standing Committee agenda. We have noted at agenda review this morning that there will be another

presentation and will not be on consent. So yes, we anticipate if it were to move forward tonight to give the presentation again before the Full Commission on Thursday.

Chairman Markley said but there wouldn't be a public hearing because it has to be on the Standing Committee agenda. **Mr. Hand** was inaudible. **Mr. Hand** said Legal Counsel. Again, all these meetings have been publicly noticed meetings over the last three months.

Chairman Markley said it popped into my mind because I was thinking oh my gosh, if we don't get any people to speak, are they going to have an opportunity, since it popped into my mind, I wanted to get clarification.

Patrick Waters, Acting Chief Counsel, said can I just confirm, what was the vote at Planning Commission? **Mr. Hand** said six to one. **Mr. Waters** said okay, so it will have a public hearing because it's not unanimous. There would be a public hearing at Full Commission.

Chairman Markley said so, I'll just make that note to anyone who might be watching from the public or who might watch this video later on. If you wanted to have an opportunity to speak, you're going to have that opportunity again on Thursday, assuming we move forward to something tonight. If they're watching on Zoom earlier and they dropped off in despair, there's still one more chance.

Commissioner Ramirez said as I said before, I'm going to ask that we amend the density requirement back down to one block. I'll ask Counsel to walk me through this. I'm going to spell out the specific sections and everything, so that it's easier for you and for the record. So please correct me if I say it wrong.

Action: **Commissioner Ramirez made a motion to amend Section 27-623, Subsection C ii A.**

Zee Bishop, Unified Government Legal Department, I think, Commissioner, we're actually looking at Section 27-623, Sub B, Sub 2C, 2 and 3. **Commissioner Ramirez** said okay. The section of the ordinance that states the 25% density, I would like to change back to one STR per block.

Chairman Markley said are you making a motion to move the ordinance forward with that section amended? **Commissioner Ramirez** said yes. For approval or—do any other

commissioners have questions? For approval, with the change of the 25% density to one per block. Gunnar, you would ask this to be fast-tracked, correct?

Mr. Hand said yes, but quick point of order before that motion was forwarded, if that's alright. Just reflecting on some of the comments. The way we wrote the ordinance was to mirror administrative and SUP standards and requirements. It's the same thing, two different processes. If this Commission were to adhere to what was currently commented as it relates to actively owner occupied, which would go through an administrative review, which are typically homeowners who are renting their home, the \$1 million liability insurance for SUPs was geared admittedly towards businesses and investors. I think staff would be amenable if you wanted to change that standard for actively owner-occupied to just be proof of homeowners insurance because while it may not have been a conversation, per se, I think safety is a huge issue for staff in this issue when you're taking your residential business that may or may not have been up to code and turning it into a residential home and turning it into a business that you let people in. Yes, liability, and I think the reduction of risk is a great concern to the UG. If we wanted to, we would recommend that change as well.

Commissioner Ramirez said to counsel, yes, we can add that. Striking the \$1 million insurance to just proof of homeowners insurance. **Mr. Hand** for administrative reviews. **Commissioner Ramirez** said for administrative review.

Ms. Bishop said can I just ask for some clarification, Gunnar? I am looking at the language that's on page 24 in Sub 3, is that what we're looking at? **Mr. Farley** said that is correct.

Ms. Bishop said I just want to make sure that I have this correct. I believe that what you are moving is for approval of this item, changing the language that is in Section 27-623 B 2c 2 and 3 to revert to a density of one short-term rental per block. Then, also the language in the same section 27-623 B 3 to allow for proof of homeownership for the owner occupied and it would still be proof of at least a million dollars insurance liability policy for non-owner occupants, is that correct?

Mr. Hand said yes, but Ms. Bishop, I think you may have misspoken and said homeownership, not homeowners' insurance. **Ms. Bishop** said yes, homeowners' insurance. **Mr.**

Hand said they have to own the home and have it insured. **Ms. Bishop** said then the whole motion is to be fast tracked?

Action: **Commissioner Kane seconded the motion.**

Commissioner Ramirez said sorry about that. That was a lot, but we got there. **Chairman Markley** said think I have a motion and a second, but then I also had a comment from Commissioner Bynum and then Commissioner Townsend.

Commissioner Bynum said I have no trouble with the motion or the amended motion that's on the table, but I have questions I think that I'm going to rattle off. I'm curious as to whether these things can be rectified, probably not before adoption, but perhaps after, if that makes any sense, because one of the things we talked about earlier was getting something done with regard to having this authorized in code. Part of what I heard from those who spoke to us tonight was that if we have a problem, owner, permit holder, revocation needs to be quick. I heard we need to adopt a code that staff can enforce. I heard that we need to have an outreach with the short-term rental owners and also those who are investing in our community and that some of what we had placed in the regulation was expensive, but I think we may have just handled at least part of that.

My questions are, number one, can revocation be quick? Do we have the authority to revoke quickly and that may require some legal speak as to what qualifies us for revocation, adopting code that we can enforce.

Again, my frustration with rental licensing isn't so much that we have it, as much as it is the ways that the state of Kansas has enacted legislation that limits us locally. I don't know if you want to speak to that or not.

Then, I'm in favor of adopting the ordinance and moving forward, but I wonder, do we have a way to find out not only who all of the short-term rental owners are, including those that are in compliance, but other investors. That may be just a broad brushstroke. You know, just an open-ended invitation to those who are choosing to invest. I'm not really looking to invite more STRs frankly. So, I'm just curious, I guess, whether we would even have interest in inviting those who are currently landlords to have this conversation. I'm kind of tossing that on the table because when we have a community member speak of those who are investing, I have to assume that she

means those who are investing in housing, which means they're probably landlords of some kind. I'll stop and let you maybe try to address some of that.

Mr. Hand said you all know, I'm the first one to say you can never do enough engagement. This will require ongoing engagement. Again, as per the motion by the Planning Commission, we have to go back to them in a year to report back on how things have gone and bring any recommendations for any changes to anything, applications, policies, the policy itself, or any procedures. I think our goal from day one was always to create something that was tenable for staff as we are today, knowing that that could change in the future. We admittedly know that that's not perfect. I wouldn't argue nothing in the code about short-term rentals doesn't help us enforce it at all. To have an ordinance that we can now officially enforce, that has standards that don't change, like they have changed over the last couple years, as we work towards trying to figure out how to manage short term rentals, I think creates a level of certainty, whether you think it's onerous or not. It is a level of certainty, which I think is important and I think creates a level playing field for folks. SUP revocation is in the code currently. I think it stands on its own. Again, it's has been in my understanding, rarely used. It requires, basically, either for it to be put on a Board of Commissioners hearing or a Special Hearing of the Board of Commissioners to do so, but that exists. Then, administrative permits can be revoked at will. Especially with the backing and the standards that are put into place through an administrative process through this proposed ordinance.

Again, I think I would point out that while it might sound like a lot for everybody to do the work, whether it's administrative or through an SUP, it is what we currently ask all short-term rentals to do as they walk through the door. Again, this has been a moving target as we work towards trying to figure out what the best ordinance to start is. That's been difficult for some short-term rental owners, especially people who have come in through renewals. Commissioner Ramirez, I'm thinking about that guy on Southwest, right now, that's actually up for approval on Thursday, his renewal. Things changed a little bit between his last renewal and the new renewal, and you know, we pushed through it and we got it done. We don't want to do that, but we've learned as we've progressed, and this is where we're at. After the renewal, again, we're going to work through the process and try to define what that looks like both administratively, it'll stay the same thing for SUPs. It should be a lot quicker, because everything that you produce to get your original approval is the same stuff we're going to ask for in the renewal. So, it's not like you're producing

new things, you're picking up your file, you're submitting an application, you're paying the fee for that application plus a business license fee and that's basically it.

I think we're going to put together something like an affidavit that says, for administrator reviews, has anything changed? When you sign it and it says nothing's changed, there's no reason for me to go digging through your files, unless something changes, right. So, I think that should expedite things. Maybe not on the first round, but certainly as renewals move through.

In regards to an investor summit, we have engaged short-term rental owners. Again, we didn't engage all of them and I apologize for that if we should have, but I am equally on the fence about your idea currently on the table. I don't know if we want to overly promote, but I think there will be a round of outreach where we talk about this ordinance, where we let people know that it's now in effect. We put them on notice moving forward and then I think the zoning blitz thereafter puts those property owners—that Host Compliance platform that we get doesn't give us contact information, it gives us property addresses. We can get the contact information once we have the property address, but basically, I think what we're going to do is we're going to go to all 166 and again, just as a reminder, it's a little less than that. Once we scrub those numbers we have to go through a couple of steps, once we take that raw data. Typically, we eliminate two dozen maybe every time, but that's still not 150-ish, right? It's still a lot. I'm not trying to diminish that. We go through, we scrub the numbers, we hang a door hanger, tell them they need to come in. If we need to pursue additional action for people who don't come in, we'll follow up with notices of violation. Again, we're talking about potentially 150 notices of violation and two Zoning Enforcement Officers. If we can't enforce the things that we don't have on the books now, the only way to do that would be to increase enforcement. That's just, again, we're trying to create an ordinance that balances what our current capacity is. Again, we'll have a year to assess that, we'll come back here to assess that.

Commissioner Townsend said I'll start with where Mr. Hand left off because I think he just laid out the plan to one of the questions that I was going to ask, which dealt with what is the plan to get the non-compliant to comply? I think I just heard a reasonable answer to that in a number, roughly 150 currently now. Is that a mix of owner-occupied and the other version? **Mr. Hand** said yeah, it'll be a mix, but again, the vast majority are investors.

Commissioner Townsend which leads me to my second question, comment, spurred a lot by what I've heard tonight. In developing this ordinance and the outreach that you've done, we appreciate the investment into homes that may have been dilapidated and that type of thing. With respect to non-owner occupied, was there any discussion about simply not having that category at all in Wyandotte County? I ask that question, listening to some of the comments here tonight about what that does to long-term rental options here and the forming or not of stronger community and neighborhood boundaries.

Mr. Hand said I think we tried to find a balance, because what we recognized was the investment occurring to turn properties into short-term rentals was doing a lot to improve our housing stock, even though it wasn't necessarily affordable, being converted to affordable or to long-term use. There's a balance there, where again we're trying to find the medium where we allow that reinvestment and rehabilitation of existing structures often. I mean, some of these are extreme situations where it's been burned out for years and no one's going to tackle that, except for the guy or gal who wants to do a short-term rental because that's the only rate of return that works to rehab that deep of a project. We don't want to discourage those people from doing that. Otherwise, we would still have that burnt out house in this neighborhood or that neighborhood. So, I would say no, I don't think we ever had a conversation about if we should eliminate all non-owner-occupied short-term rentals because they make up about 95 or more percent of all of our short-term rentals. There's like 4 of 50, I think is what the stat said, whatever the percentage is, I'm sorry, I'm not good at math in my head. There you go. That's why he's the attorney. Which is easy math, because—okay. Alright, thanks for making me look funny. Again, it was not the issue. I think what we saw was an imbalance that we were trying to improve to have more people engaged in owner-occupied short-term rentals as supplemental income. That's why we proposed to create the administrative process.

Commissioner Townsend said well, going back to your example with the investor and burned out housing. It's sounding like that investment would not have been made, even though they could do long-term rental because the numbers would not pencil for them. That's pretty much it?

Mr. Hand said that's how we understand it. We've worked with a bunch of different groups who do these types of investments. One of our staffers has been involved before she joined, the UG was involved in some of these groups. Those are some of the places we outreached and that's

what they were telling us. Yes, a lot of the reinvestment occurring is because the dollars and cents just work out for short term rentals versus long term rentals versus any other option. So, yes, on a couple of those I think it wouldn't have happened if we would not allow short-term rentals.

Chairman Markley said alright. We do have a motion and a second. There are no further comments or questions. I will offer a call.

Roll Call was taken and there were five “Ayes,” Kane, Townsend, Ramirez, Bynum, Markley.

Item No. 2 – 212378...UPDATE: AMERICAN RESCUE PLAN (ARPA)

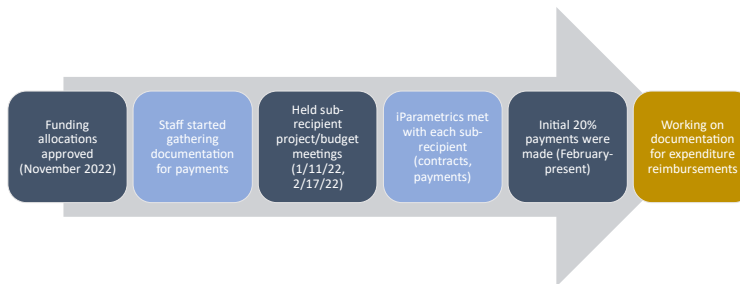
Synopsis: An update on American Rescue Plan (ARPA), including funding for community organizations and UG departments, submitted by Alan Howze.



Administration and Human Services Standing Committee
April 24, 2023

Debbie Jonscher, Interim Chief Financial Officer, I am going to give just a quick update on ARPA. I just want to note, tonight, I'm planning to give an update on the subrecipient process and where we are with that. Then, the plan is to come back in a future meeting and give a full update on all of the spending for all of the ARPA funds. Tonight, I just wanted to kind of go over the process for the allocation payments.

Process for allocation payments:



First off, funding allocations were approved in November 2022. Those are the allocations that I'm talking about tonight. After that was approved, the staff started gathering information, documentation that we were going to need for payments from the separate recipients so that we could get them set up and ready to go once we were ready to make payments. After that, we held some subrecipient project budget meetings. We held one in January and one in February. This was kind of an introduction to IParametrics, which is the group that we hired to help manage and kind of oversee the process for helping us with all the requirements of the Treasury regarding this funding. It introduced the subrecipients to them because they were going to be working directly with them. As well as we went over kind of briefly, what their contracts were going to be that were going to be required to be signed, basically stating what their requirements were going to be for receiving the funding. So, we went over all that. Then after those meetings, IParametrics set up individual meetings with each one of the subrecipients to get their information, to talk about their projects, what was eligible, and then what documentation, we went over that in more detail, what they would need. Then after that, once we received the agreements back and were signed off on, we started making the initial 20% payments. Those have been occurring since February up until now. I have a slide at the very end that kind of updates where we are with each one of those.

Award Allocations:

- 19 Non-profit groups
 - 14 have received the 20% initial payment
 - 1 agreement received last week; payment is in progress
 - 4 still working on agreements
- UG Department Allocations
 - Budget is set up for spending to occur
- Other City Allocations
 - City of Bonner Springs
 - City of Edwardsville

Now we're working on finishing up. We've got a couple of groups that still need to send their contracts back. Then, we're working on documentation for them to send in as they start spending. The 20% was to give them upfront funding if they didn't have startup money. Then, as they spend the money, they're submitting their receipts and then we are going to start reimbursing those receipts all the way up until they have reached their budgeted amount. I just wanted to note for the award allocations, we had 19 nonprofit groups. 14 of those have received their initial payment as of today. We did receive one additional agreement last week. That payment is in progress right now. Then, we're still working on 4 other agreements that IParametrics is conversing with them. UG department allocations, their budgets are set up for spending. Then, the other allocations, you recall the cities of Bonner Springs and Edwardsville received the remainder of the county funding. We have had initial meetings between IParametrics and both staff from Bonner Springs and Edwardsville to talk about their projects.

Sub-recipient payments

Sub-Receipt Awards	Allocation Amount	Initial 20% Payment
Contract/Agreement Received		
Avenue of Life	1,225,438.22	\$ 245,087.64
Catholic Charities	41,000.00	\$ 8,200.00
Local workforce Investment Area III Inc	1,191,284.50	\$ 238,256.90
El Centro Ice	500,000.00	\$ 100,000.00
Mission Adelante	35,635.00	\$ 7,127.00
Friends of Yates	390,449.50	\$ 78,089.90
Our Spot KC	1,000,000.00	\$ 200,000.00
Mt Carmel Redevelopment	1,000,000.00	\$ 200,000.00
KC Metropolitan Lutheran Ministry	200,000.00	\$ 40,000.00
Cross Lines Community Outreach (Community Market)	250,000.00	\$ 50,000.00
Cross Lines Community Outreach (Housing Stabilization)	387,500.00	\$ 77,500.00
The Toolbox Small Business resource Center	22,360.00	\$ 4,472.00
The family Conservancy	2,000,000.00	\$ 400,000.00
Community Housing of WYCO (CHWC)	400,000.00	\$ 80,000.00
Hillcrest Ministries of MidAmerica (Hillcrest Trans Housing)	645,000.00	\$ 129,000.00
The Village Initiative	325,000.00	\$ 65,000.00
Contract/Agreement NOT Received		
Argentine Betterment Corporation	110,000.00	\$ -
Salvation Army	336,071.00	\$ -
KUMC Project Eagle	1,500,000.00	\$ -
Young Women on the Move	618,900.00	\$ -
Unified Government Allocations		
UG Parks and Recreation-Parkwood Pool	150,000.00	
UG Parks and Recreations - Klammer & Quindaro Parks	160,000.00	
UG Transit - Bus Shelter Improvements	100,000.00	
UG Transit - NE Microtransit Pilot	318,417.00	
UG KCKPD - Real-Time Crime Center	157,333.09	
UG Knowledge Dept - Parks facility public safety	194,114.00	
UG Wyandotte County Sheriff-Air Quality Filtration	40,500.00	
ARPA Coordinator	240,386.59	
ARPA Consultants	725,000.00	
Other Wyandotte County City Allocations		
City of Bonner Springs	Remainder of the	
City of Edwardsville	County Allocation	

This was just the last information. I know that that's kind of hard to read, but it was included in your packet. It just shows all the groups, their allocations, and then the ones that we have made the initial 20% payment on. As I said, there are still four groups, outside groups, that have nonprofit groups that have not turned back in their contract. IParametrics is working with them. I did confirm that they have had contact with each one of them and they're working on their agreements, now Village Initiative is the one that we just received this week. Even though I've got their payment amount in there, they are the one that we're getting—they should be receiving their payment within the next week or so. Then, I've also listed out all the UG allocations as well as the cities of Bonner Springs and Edwardsville. That's where we are in the process. If there is any questions I can answer? **Someone** was inaudible. Ms. Jonscher said yep, this is just information only.

Chairman Markley said I will say for the benefit of the group here, the ARPA committee is not meeting anymore, having completed the allocation. So really, this body is now the sort of recipient of ARPA information as that individual committee is no longer meeting. Any questions from the Commission?

Commissioner Bynum said first of all, thank you for all you've done to keep this moving. We have four that need to sort of complete paperwork, is that right? **Ms. Jonscher** said yes, that's

correct. **Commissioner Bynum** said is there a designated internal staff person that any of these groups can go to, but specifically, these four that are still trying to finish up paperwork?

Ms. Jonscher said well, that would have been Gwen Thomas, however, she's out right now. So, I would say probably I would be the contact if they need to. I think all of them have been in contact with IParametrics. Not only Erica, but also their legal team as well. I think that's Kennedy Shannon and I think she's been in touch with all of them.

Commissioner Bynum said okay, because I did have one ask me just the other day. So, it would be okay to refer someone to you? **Ms. Jonscher** said yes, that would be fine.

Commissioner Bynum said I know you have plenty to do. I just know some of these folks are trying to get things lined up so that they can make their way through this process. Then what, if you know off the top of your head, is the spend by date for all of the ARPA money?

Ms. Jonscher said all of the ARPA money has to be allocated to eligible projects by December 31, 2024. Then, they have until December 31, 2026 to spend the funding. But, with these contracts we're planning to do a review in 2024 to determine that the groups are going to be able to spend it, because after December of 2024, we can't allocate to another project. So, if somebody comes to us in January of 2025 and says, I can't spend my money, we would not be able to allocate it. We would not have the ability to allocate to anyone else. So, we'll be doing that review probably early on in 2024, probably multiple times, we're going to be checking in with them. We're going to know as they're sending in their reimbursements. So, if we don't get reimbursement from someone, we'll probably be checking in on them to find out where they are in their project. That's what IParametrics is helping us with. They're kind of overseeing that process and they're going to make sure that they stay in contact and let us know if they see any issues with any of the funding.

Chairman Markley said any other questions from the Commission? Alright, your update is much appreciated and we'll look forward to another update soon.

Action: For information only.

Item No. 3 – 212393...UPDATE: UNIFIED GOVERNMENT'S PROTEST PETITION PROCESS

Synopsis: Update to the Unified Government's Protest Petition Guidelines, submitted by Patrick Waters, Acting Chief Counsel.

Patrick Waters, Acting Chief Counsel, as you know, over the course of the last year we had several protest petitions that were very close. They came within one or two signatures of being valid. Luckily, the final decisions on these applications, none of them were affected by whether the petition was valid or not because of the overwhelming approval of those applications. But, it did lead us to decide that it was time to look at these guidelines and update them and kind of see what's working and what's not.

Updated Protest Petition Guidelines

AH&S COMMITTEE
APRIL 24, 2023

First, I want to really thank the neighborhood leaders that I spoke with. I spoke with neighborhood leaders from the Russian Hill neighborhood, from Spring Valley, from Cernich, and they provided a lot of good feedback in terms of what changes they'd like to see to the process and what they didn't understand about the process.

State Law on Protest Petitions

K.S.A. 12-757(f) provides as follows:

(f) (1) Except as provided in subsection (g), whether or not the planning commission approves or disapproves a zoning amendment, if a protest petition against such amendment is filed in the office of the city clerk or the county clerk within 14 days after the date of the conclusion of the public hearing pursuant to the publication notice, signed by the owners of record of 20% or more of any real property proposed to be rezoned or by the owners of record of 20% or more of the total real property within the area required to be notified by this act of the proposed rezoning of a specific property, excluding streets and public ways, and property excluded pursuant to paragraph (2) of this subsection, the ordinance or resolution adopting such amendment shall not be passed except by at least a ¾ vote of all of the members of the governing body.

(2) For the purpose of determining the sufficiency of a protest petition, if the proposed rezoning was requested by the owner of the specific property subject to the rezoning or the owner of the specific property subject to the rezoning does not oppose in writing such rezoning, such property also shall be excluded when calculating the "total real property within the area required to be notified" as that phrase is used in paragraph (1) of this subsection.

April 24, 2023

First of all, I'm not going to read this whole thing, but this is the actual state law where the protest petition comes from. The main things I've highlighted are that their neighbors have 14 days after the hearing to get it in and it requires signatures from 20% or more of the owners of all the real property within the notice area. So, a lot of people are confused, they think it depends on the number of people who sign it and it's not really. It's the percentage of the acreage of the people who sign it. Then, you can see the orange highlighted, it shows what a dramatic effect this has on an application, it goes from a simple majority to a 3/4. So, it really is a powerful tool for those who can make it work.

State Law on Protest Petitions

K.S.A. 12-741 provides as follows

Planning and zoning in cities and counties; authorization.(a) This act is enabling legislation for the enactment of planning and zoning laws and regulations by cities and counties for the protection of the public health, safety and welfare, and is not intended to prevent the enactment or enforcement of additional laws and regulations on the same subject which are not in conflict with the provisions of this act.

State law also allows us, as you see here, it says that this act is not intended to prevent the enactment or enforcement of additional laws and regulations on the same subject which are not in conflict with the provisions of this act. That's how, by ordinance or by regulation guidelines, we can add additional requirements as long as they don't conflict. So, that's what we're trying to do with these guidelines.

Concerns Expressed by Neighbors

- Names of owners on Planning Department's list may not be completely up-to-date.
- Uncertainty about which properties were completely within the 200-foot boundary and which were only partially in.
- Didn't understand why the signatures must match exactly what is on the deed.
- Protest Petition guidelines and signature pages not available in Spanish.

This is not an exhaustive list, but here are some of the main concerns that I heard from the neighbors.

The first one is that the names of the owners on Planning Departments' lists may not be completely up-to-date or may be inaccurate. There's uncertainty about which properties were completely within the 200 foot boundary and which were only partially in it. I'll get to that later why that's so important. Some people didn't understand why the signatures must match exactly what is on the deed and there were complaints about the protest petition guidelines not being available in Spanish.

Changes Made to Guidelines

1. Names of owners on Planning Department's list may not be completely up-to-date.

- Updated Guidelines makes it clear that the Register of Deeds is the holder of the most accurate and up-to-date information regarding home ownership.

The first one, names of owners on the list may not be completely up-to-date. What I've tried to make clear in the updates to the guidelines is that the Register of Deeds office is really the holder of the most accurate and up-to-date information. There are times when ownership can change hands from the time notice goes out to when the protest petition is due and that can be several

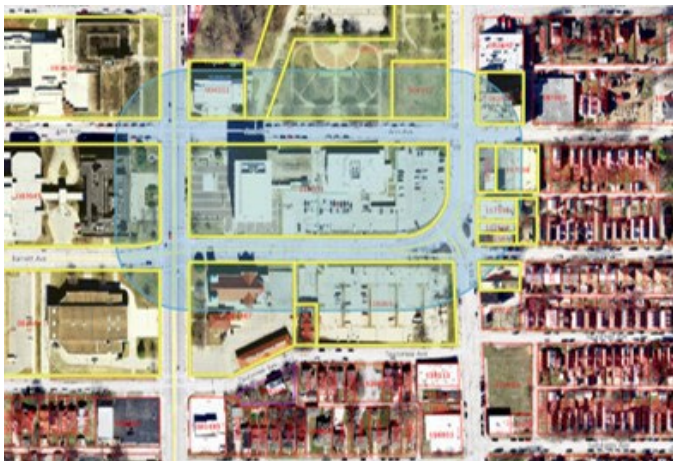
months of a gap. We have seen cases where ownership actually transferred and it made a difference because the owner that was on our current or original notification list was no longer the owner.

There are also issues where we found errors where maybe the database that we were using and putting out through the notice process wasn't completely up-to-date. We just want to stress that the Register of Deeds, ultimately, is the place for people to go.

Changes Made to Guidelines

2. *Uncertainty about which properties were completely within the 200-foot boundary and which were only partially in.*
- Updated Guidelines provide step-by-step instructions on how to use UG Maps to draw a circle that will approximate the 200-foot boundary line.

Some people are talking about the uncertainty of which properties are within the 200 foot boundary. The changes we've made are unique, I believe, in all of Kansas, I've not seen anyone do this. We have actually provided step-by-step instructions that can show people how to draw a boundary line if you want to by using UG Maps. We caution that it is not official, but it does give you a pretty good rough estimate of the search area that you're looking for.



Here's an example of just using City Hall of how that boundary would be created.

No changes planned

3. *Didn't understand why the signatures must match exactly what is on the deed.*

Current Guidelines state: "Signers of the protest petition must sign their full names as they appear of the deed to the property recorded in the office of the Register of Deeds."

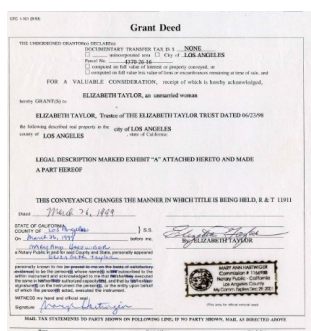
Attorney General Opinion 81-101:

Therefore, we have no hesitation in confirming that, in order to identify the owner and property involved, a rezoning protest petition should contain, on its face, **the proper name in which the property is held**, the address of the property, and the name of any person signing on behalf of a corporation, partnership, or other organization." (Emphasis supplied)

There's a lot of frustration that we have rejected signatures that were not shown exactly as they were on the deed in the Register of Deeds office. So, I would point out that our current guidelines require that they be exactly as they appear on the deed. That is not uncommon at all. In fact, I've not seen any municipality that does it any other way.

No changes planned

- Almost all municipalities requires that signatures match exactly as shown on the deed.
- Only way to avoid subjectivity.



Really, I think the main reason is that any other way is just going to lead to subjectivity by the staff members and I don't know where you draw that line. If it's signed John A Smith, is John Smith okay? Is Johnny Smith, okay? Just where at some point, it just becomes arbitrary, what do you accept and what you don't. So, we've always stood by the fact that it should be exactly as it is on the deed that is supported by the Kansas Attorney General opinion. That's the guidance that we've gone by.

Chairman Markley said Patrick, can I interrupt to ask, when they get the list of property owners, do they know then what it says in the deed? Because I don't know what my deed says. Do they know what it has to match?

Mr. Waters said that's a good question. Hopefully, the information that we have in the database should be the name that shows up in the deed. But again, we can't guarantee it's 100% accurate. I would always caution people, if you have a question to go to the Register of Deeds office. I talked with Ms. Burns, if you walk in, they're happy to show you how to search their database and that way you can know for certain.

Commissioner Bynum said I have a question on this one, though, because I've seen lists generated where it's trustee ownership. So, how do you counsel folks to sign when that's the ownership? **Mr. Waters** said to sign as trustee. So, Jane Smith, as trustee. However it is on the deed. **Commissioner Bynum** said however it's listed, sign it, okay.

Commissioner Kane said what happens if you don't own the property, but you rent property? **Mr. Waters** said you do have to find the owner. That's an issue for some people and they've expressed frustration with that. We're limited by what the statute requires. If someone is renting, you need to ask them, do you know where the owner is? Can you track them down? Typically, our tax database should show where the taxes are being sent to. A lot of times, maybe that's in California and you may have to try and write a letter to the owner or find out. So, it's not always easy, but we are stuck with that.

Commissioner Kane said okay, so the owner is the only one who can vote. **Mr. Waters** said but the actual owner, not the renter. **Commissioner Kane** said I never thought about that until just now. **Mr. Waters** said again, every municipality that I've researched requires this. I don't recommend a change on this, just because any other way it's really just going to make the staff have to make subjective decisions about what to accept and what not to.

Changes Made to Guidelines

4. *Protest Petition guidelines and signature pages not available in Spanish.*

- The Guidelines will be translated into Spanish once a final version is approved.

We will update the guidelines in Spanish. I think that's a very good recommendation. I'm glad that was mentioned.

Changes Made to Guidelines

Additional changes

- Confirms that if a developer makes “substantial changes” to their project after it is remanded back to Planning Commission, the neighbors may get a second chance at a protest petition.
- Encourages people to submit petitions prior to the 14th day if possible.
- Reminds people that Protest Petitions are Open Records and that developers have the right to review them and make challenges.

Some additional changes, we've confirmed that if a developer makes substantial changes after a project is remanded back to the Planning Commission that the neighbors may get a second chance at a protest petition. This actually happened fairly recently within the last year where enough changes were made. That's based on case law. So, that's not something that we're pulling out of thin air. There is backing for that. We encourage people to submit petitions well before the 14th day if possible. We know that sometimes it takes a long time to gather the decisions, but what happens a lot of times is we get a protest petition on the 14th day. By the time we see an error or by the time the developer reviews it and sees an error, it's too late to go back. Again, we remind people that petitions are open records and developers have the right to review them. They often

do, they will have their legal counsel look over it. If they find an error, they have rights too as the applicant and so we have to honor that.

Commissioner Bynum said the 14 days is in the state law. **Mr. Waters** said correct. **Commissioner Bynum** said and day 15 is too late? **Mr. Waters** said yes. **Commissioner Bynum** said so, if they can get it done in seven days, then there's seven more days to correct the error? **Mr. Waters** said correct. **Commissioner Bynum** said then, clarity on the changes, confirms that the developer makes substantial changes to their project after it's remanded back to Planning Commission, what does that mean?

Mr. Waters said this actually came up with the 47th and Rainbow project, where it was remanded, anytime there were changes that developer made to try and comply with requests that were made. So, the idea is that a developer should not be able to take one project forward, make changes, and then say, oh, well, too bad, you lost your chance. you can't protest the changes I've made.

Commissioner Bynum said oh, I see. In that example, there was a valid protest petition in front of us that came along with that zoning change. **Mr. Waters** said there was a petition, it wasn't valid, but there was a petition, it got remanded. Then we told the neighbors that they would then get a second chance at another petition because of the changes. **Commissioner Bynum** said but, now we're going to say that, in fact, if it's substantial, you would have another opportunity. **Mr. Waters** said you would, and we did that. We followed that process and during that application as well, but we didn't have that in our guidelines.

Additional changes

- Clarifies that properties entirely within the 200-foot buffer count more than properties only partially within it.



So, we clarify their properties that are entirely within the 200-foot buffer count more than properties only partially within it. This is something I think a lot of people don't think about. This is an example, if you see those parcels on the far right there, yes, they're within the protest petition area, but their signature is going to count for a lot less because, again, it's based on acreage, it's not based on the number of people you get. Only that sliver of area that is within the 200-foot boundary counts. When people are making a plan of what properties do I want to hit first, this is just something to think about. Yeah, it's good to have everyone, but focus on the ones that are entirely within the boundary. That is all I have.

Questions and comments?

Commissioner Kane said that's the first time that somebody's ever explained it. Exactly the way I never even thought about the small parcels and stuff like that. That's really good. **Mr. Waters** said it can really make a difference. **Commissioner Kane** said that clarifies a lot better for me and I love it. I appreciate it.

Commissioner Ramirez said I agree with Commissioner Kane. In my mind I was thinking that 20%, but it's 20% of property owners, not actual land, the acreage of the land. I think that's good for the community to know as well, hearing it, but it's not the people, it's your property, the acreage of your property that will count toward that 20%. I didn't even think of it that way either. Thank you for that. I think it was good that we had this come on the agenda and go through the changes so that we ourselves can have a better understanding of our protest petition process.

Mr. Waters said I do want to thank Director Hand and his staff because this is the kind of stuff they have to do every time. They have to make these calculations and they're using software to calculate what that sliver equals. It's a lot of work for them. That's why we say, don't submit it at the last minute.

Chairman Markley said hypothetically, if there was one landowner that owned all this circle around that property, that one signature is all they would need. I think that was a big point of confusion, was it the 20% of the people or 20% of the acreage? I think Patrick did a great job of clarifying that for everyone. Additional questions or comments? This is for information only. Do we have anyone, Clerk, from the public, online, or person in here that has a comment? **Ms. Sparks** said no comments are received; no hands raised.

Chairman Markley said oh, wait. We have a comment about the short-term rentals. We're doing a jump back.

Commissioner Bynum said so sorry. It occurred to me as I was sitting here that at the 25% per block mechanism on the short-term rentals, like where I live, there might be one house per block, in which case, I myself could have not have one at all. So, I kind of appreciate the change to one per block because in my case, one is greater than 25%. Just something that crossed my mind when we were talking about that. That's all.

Action: For information only.

Public Agenda

No items of business.

Adjourn

Action: Commissioner Bynum made a motion, seconded by Commissioner Kane, to adjourn. Roll Call was taken and there were five “Ayes,” Kane, Townsend, Ramirez, Bynum, Markley.

The meeting was adjourned at 8:20 p.m.

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**ADMINISTRATION AND HUMAN SERVICES
STANDING COMMITTEE MINUTES
Monday, May 22, 2023**

The meeting of the Administration and Human Services Standing Committee was held on Monday, May 22, 2023, at 5:22 p.m. The following members were present: Commissioner Bynum, Acting Chairman; Commissioners Ramirez, Johnson, Kane. Commissioner Markley was absent. The following officials were also in attendance: Monica L. Sparks, Deputy UG Clerk; Gunnar Hand, Director of Planning and Urban Design; Angel Ferrara, Director of Parks & Recreation; Bridgette Cobbins, Assistant County Administrator; Deborah Jonscher, Interim Chief Financial Officer; Joe Monslow, Interim Director of Community Development; Stephanie Stauffer, Community Development Program Coordinator; and Ashley Hand, Director of Strategic Communications.

Acting Chairman Bynum said before I call this meeting to order, I'll announce that some committee members, staff, and public are attending remotely as well as on site. All joining remotely should mute phones and electronics when you're not speaking to avoid background noise. During the meeting, we hope you'll make sure you announce yourself by name and title when you speak and speak directly into a microphone for good recording purposes. This is critical given the number of remote participants and also guidance from our Attorney General.

And of course, the public is allowed to participate by Zoom or could submit comments by email prior to the meeting. Those are included in the record of the meeting. Public can also indicate their intent to provide remote public comment by contacting our Clerk by 5:00 pm the Thursday prior and also have the opportunity to provide comments either by phone or Zoom or from our fifth floor conference room here.

Acting Chairman Bynum called the meeting to order. Roll call was taken and all members were present as shown above.

Acting Chairman Bynum said we don't have revisions to tonight's agenda, and there are no minutes to approve.

COMMITTEE AGENDA

Item No. 1 – 212458...RESOLUTION: COMMUNITIES FOR ALL AGES

Synopsis: Adoption of a resolution supporting the Unified Government participation in the Communities for All Ages, submitted by Commissioner Bynum.

Acting Chairman Bynum said I thought I would make a brief remark about this. I had asked this to come forward and Commissioner Markley had agreed to bring it forward on the Administration and Human Services Standing Committee agenda and, hopefully, we will move it forward to Full Commission.

Communities for All Ages, I'll be brief because I think we've got some folks here that can speak to it better than me, but it's a recognition program that communities can adopt, municipalities can adopt basically identifying that we're making a commitment in our community development efforts, the ways that we build our community to be age friendly. There are different recognition levels that we can attain through Communities for All Ages, it's all administered through Mid-America Regional Council. It's something that I've been aware of for a good long while being that in my full time work I do work with the older adult population and just had never brought it forward to the Unified Government Commission. We had a couple of organizations bring it to us, it was an easy agreement on my part to champion it and bring it forward because it makes perfect sense. It is an actual application process.

I do want to also say that our Area Agency on Aging has been participating, as has the Shepherd Center of Kansas City, Kansas on a Communities for All Ages Committee at Mid-America Regional Council for a number of years now. So it's not a new concept, but adopting it as a resolution and having the Commission embrace it as goals that we want to attain are new here tonight.

I'm going to ask Gunnar Hand if you want to come either to the podium or to the front, because we met with Gunnar and, he's our Director of Urban Planning, and just speak to—yeah, come on all the way up. What I'm asking for, and I thank you for taking time to come, is the ways that you see that Communities for All Ages can intersect nicely and already does with the comprehensive planning that your department has undertaken.

Gunnar Hand, Director of Planning and Urban Design, said as the Commissioner mentioned, we are in the process of updating, technically creating, for the first time a comprehensive plan for the Unified Government. As part of that long-range vision document, we, true to the name, tried to be as comprehensive as possible to address all issue areas. As an example, the year before the Board of Commissioners adopted the goDotte countywide mobility strategy that's going to function as our transportation element, that was informed in a lot of ways based on the 2020 adoption of the Complete Streets ordinance. We had a Complete Streets resolution, unbinding resolution, for quite some time, but not an actual ordinance that made that policy of the UG, the law of the land, so to speak. Within Complete Streets, and I use that as an example because that speaks about creating transportation networks, corridors, and streets that are not just designed, operated, maintained for all users of all modes, but also of all abilities. It's a foundational principle basically about universal design in our public rights-of-way. So translating that into our built environment from a regulation standpoint I think is a logical continuum of the conversation. Clearly, one of the big parts and needs in the Unified Government is a housing element or housing chapter specifically. So, again, the plan is comprehensive in nature, the idea of building a universal city for all people, of all ages, of all types, ilks, and abilities is certainly relevant to try to be as inclusive as possible.

Acting Chairman Bynum said thank you very much. I would just say that in my full time work I do focus on the needs of older adults and so I tend to get caught up there, but we are talking about a community for all ages. With regard to older adults, we know that in our planning for housing, and you've seen in presentations, brought to us by DeWayne Bright, the FUSE fellow, that we know that older adult housing is—we don't have enough of that and we need to certainly make better plans for that, but also just include it as a way that you do make your community a place where someone can live from birth to death. We're lacking in that right now. So, for me and in general, I think it is kind of a highlight part of this work. But with Gunnar's help this program through Mid-America Regional Council has different levels of recognition and the first one is bronze and this is in your packet. We feel like we can attain this bronze recognition level fairly quickly because we have community members ready to step forward and help and we have done and are doing almost everything on the list to get us to that bronze level. So I feel like that's a really great way to start and embrace the program. If you'll stay put there for just a minute, I will open

this to the committee for any questions or comments. Then I think we've got some folks present with us in the audience that we've been working with that we want to hear from. Questions from any committee members? Okay, and Clerk, any comments received online or hands raised? **Monica L. Sparks, Deputy UG Clerk**, said no comments received, no hands raised.

Acting Chairman Bynum said we have several people here. I'm going to recognize Dr. Nozella Brown. If you don't know her, you should. She is the immediate Director Emeritus at K-State Research and Extension. Do I have that right? And these days, she just goes around doing really great stuff in the community. Why don't you go ahead and introduce yourself and give us your remarks on this program and thanks so much for coming. **Commissioner Johnson** said Commissioner Bynum. I can't hear anything.

Dr. Nozella Brown, Director Emeritus at K-State Research and Extension, said now you can hear me. Okay, want to start over? Okay, a longtime resident of Wyandotte County and a member of Salem Baptist Church, Reverend Tony Carter, Jr, pastor. And I am on the steering committee for Churches United. In the past year, we have held several listening sessions and we've heard lots of stories from our members in the community about the things that keep them up at night.

One of those stories, issues, that we saw, the three that we are addressing, has been elder care. People are really concerned about the ability to live, as Commissioner Bynum said, from birth to death comfortably in our community. We visited with several, not just community members, but also many of the organizations and nonprofits that are working with our elder population. Several of them mentioned this program with MARC, Community for All Ages, as a way of tying things together for our community. It really thrilled me that you're considering this here tonight as a resolution and that you're considering taking that forward to the General Commission, led by Commissioner Bynum.

Communities for All Ages addresses the call to really ensure that everyone can age in place and you've already talked about that a little bit. We just heard all kinds of stories from members who are really worried themselves that there will be a problem with housing as they age or working with their parents. But this also addresses other areas like transportation, social connectedness, and health services and we know that our senior population is set to double by 2030. As a county, we really aren't prepared for that right now. So we believe that this Community for All Ages will help

guide Wyandotte County in becoming that community where all ages can be loved and supported. It provides that template to help us move forward. As Commissioner Bynum said, we've already started many of the goals and we would just like to be able to continue with that. So thank you very much for your time and thank you for considering this.

Acting Chairman Bynum said thank you so much. Other individuals, anyone else here tonight that would want to speak to this? Please come to the podium and name and city of residence for the record. I forgot to say all this to Nozella Brown, but we know she lives in Kansas City, Kansas. So please proceed.

Lauren Schaumburg, Program Manager for the Communities for All Ages Program at Mid-America Regional Council, said I am a resident of Kansas City, Missouri. I thought I would maybe just share some impact that we've documented from other cities and then we had one additional county that has gone through this process. It's really an internal assessment process for the county to really look at your planning culture, your processes, your programs and assess them for age friendliness.

The impact that we've documented so far, first is we've seen kind of a shift in process. Cities have reported that the process of holding community meetings, focus groups, and surveys, has served as awareness building for the needs of older residents. Many city staff and residents became aware of the needs and perhaps lack of services of their older neighbors. Younger residents also saw themselves in this process, wanting to plan ahead and make considerations for the needs of the future population. As Dr. Brown mentioned, the concept of aging in place was discussed at length. Further, we saw a shift in planning culture where cities are making age and ability related decisions in their city plans and embracing design strategies that make considerations for all ages and abilities. Then lastly, we have seen improved services and built environment as a result of this process, including updated transportation, land use, and communications policies, Age friendly principles are used in the design of built spaces like parks, public buildings, and housing. If Wyandotte County Unified Government joins this program, it will be the second county and the 23rd local jurisdiction in the nine county Kansas City Metro Area to participate.

Acting Chairman Bynum said thank you, that's fantastic. Any comments from our committee? Okay, I would just note that there's a sample resolution that we're asking you to vote to adopt in your packet tonight. We've sort of modeled it off of Westwood, Kansas just as an example, but we have a sample, well, we have the resolution that we would be asking you to adopt. Mr. Hand, with support, has agreed to sort of, like I said, take the lead with his team and other employees and departments to bring this forward. So with that, if there are no comments or questions, I would—

Action: **Commissioner Johnson made a motion, seconded by Commissioner Kane, to approve.** Roll call was taken and there were four “Ayes,” Kane, Johnson, Ramirez, Bynum.

Acting Chairman Bynum said thank you to our guests and friends who came to support that. That’s awesome. Never has anything been so easy ever.

Item No. 2 – 212459...RESOLUTION: PROCESSING ACCESS TO METRO 24 FUNDS

Synopsis: Resolution for the process of accessing Metro 24 Funds, submitted by Angel Ferrara, Director of Parks and Recreation.

Angel Ferrera, Director of Parks and Recreation, said I have before you a short presentation, I'll try to keep it on brand with the other presentations tonight to discuss the Argentine Rosedale Youth Activity Fund. Just as a refresher, this fund was created through the renewal process with Metro 24 Fitness Agreement through the approved amendment. I have a few slides to walk through where I will just go over at a high level that renewal agreement. Then, also at the end a resolution for consideration on how those funds can be accessed.

2020 Agreement Renewal Recap

- On August 24th, 2020, staff brought item “Metro 24 Fitness Management Agreement” to Public Works & Safety Committee Standing Committee and presented a proposed renewal of the Agreement
- On September 17, 2020, during Full Commission a motion was made and seconded to approve the amendment to Metro 24 Management Agreement to include utilities to be paid to BPU and money to be placed in a special fund dedicated for Argentine and Rosedale youth participation
 - Roll call taken on the motion, 8 “ayes” and one “No”
- The amendment was intended to help address the concerns of the community who were worried that youth who were not able to fully participate in the fitness center, would still have activities and not be displaced from the center
- At this time, the amendment **did not identify** a process for the expenditure of the dollars in the special fund

Just to recap the 2020 Agreement. In August of 2020, staff brought before the standing committee a proposed renewal of the Metro 24 Fitness Agreement. At that time, we were tasked to work with BPU and Metro 24 fitness to work through some items that the Commission would like to see in the renewal moving forward. In September of 2020, during the full commission, a motion was made and seconded to approve the amendment to Metro 24 Management Agreement to include utilities to be paid to BPU and money to be placed in a special fund dedicated for Argentine and Rosedale youth participation. The intent of that amendment was to help address the concerns of the community who are worried that youth who are not able to fully participate in the fitness center will still have activities and opportunities and not just be displaced from the center. At that time in the amendment, it did not identify a process for the way those funds can be accessed or a process for the expenditure of the dollars in that special fund.

2020 Agreement Renewal Recap

- Effective January 1st, 2021, Metro 24's Management Agreement was renewed through and including December 31st, 2023 with an option to renew for two (2) additional one (1) year terms until December 31, 2025 based on mutual consent to renew
- Metro 24 agreed to pay monthly management fees of \$1,375.00 (\$16,500 yearly)
- Per the current agreement, Metro 24 pays \$467.25 per month for electricity service and \$55.88 per month for water service to the BPU
 - Once the facility was re-metered, BPU began charging Metro 24 for their actual electrical usage
- As of May 2023, the current balance in the "Argentine/Rosedale Youth Activity" line is **\$35,750** (includes May payment)

A little bit more information about that renewal, starting effective January 1, 2021, Metro 24 Management Agreement was renewed, through and including December 31, 2023, which is this year, with an option to renew for two additional one year terms until December 31, 2025 based on the mutual consent to renew. Metro 24 agreed to pay monthly management fees of \$1,375 or \$16,500 yearly to the Unified Government. Per the current agreement, Metro 24 pays \$467.25 per month for electricity service and \$55.88 per month for water services to the BPU. Since this renewal was in place, the facility was re-metered and BPU began charging Metro 24 for their actual electrical usage. As of today, May 2023, the current balance in this fund, the Argentine Rosedale Youth Activity line is \$35,750. That does include the May payment. As previously stated, when this amendment was approved, at that time, the Amendment did not identify a process for the expenditure of dollars in this fund.

Resolution for consideration

A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO AWARD GRANTS FROM THE METRO 24 MANAGEMENT FEE

Section 1. The County Administrator shall make recommendations for specific expenditures to be made from the Fund to the Board of Commissioners of the Unified Government.

Section 2. The Board of Commissioners of the Unified Government shall approve all expenditures from the Fund as recommended by the County Administrator.

Section 3. Fund balances shall not be expended without express resolution from the Board of Commissioners.

Section 4. Effective Date. This Resolution shall take effect and be in full force from and after its adoption by the Board of Commissioners of the Unified Government.

So tonight, we have proposed a resolution for consideration authorizing the County Administrator to award grants from the Metro 24 Management Fee. Section one, the County Administrator shall make recommendations for specific expenditures to be made from the fund to the Board of Commissioners of the Unified Government. Section two, the Board of Commissioners of the Unified Government shall approve all expenditures from the fund as recommended by the County Administrator. Section three, fund balances shall not be expended without express resolution from the Board of Commissioners. Section four, effective date, this resolution shall take place effect and be in full force from and after its adoption by the Board of Commissioners of the Unified Government.



Are there questions or comments?

Commissioner Ramirez said thank you, Angel. And he, unfortunately is no longer with us, James. I thank James for his work on helping with this resolution. I brought this forward because an organization in Argentina had asked about how to access those funds and this was an amendment that I had introduced in 2020 back on the agreement. As I was speaking with the organization, it came to me and I was reading back that we had no—I was just in the moment of the amendment that I just wanted to get it in there and passed. I didn't ask for there to be any process to access. So that's why I came to Angel and James and thank you for all of the work and the conversations we had. It was what would be the best and expedient way to get these funds out to those community members and those community organizations who want to provide those youth programs and activities. So I do thank you for everything that you've done. I hope that—I am going to ask that—I'm going to move for approval, but also that it'd be fast-tracked to this Thursday's commission meeting so that those community organizations can start to reach out to the County Administrator's office and access those funds.

Action: **Commissioner Ramirez made a motion, seconded by Commissioner Kane, to approve and fast track to 5/25 Full Commission.**

Acting Chairman Bynum said Administrator Cobbins, did you make note of the fast-track requests? So that'll be a blue sheet then, won't it?

Bridgette Cobbins, Assistant County Administrator, said the Clerk's Office hasn't sent out a blue sheet—hasn't sent out the agenda so it wouldn't constitute a blue sheet, but we would need to make the Mayor's Office aware of the request so that we could add it on the agenda for Thursday.

Acting Chairman Bynum said so will you please keep Commissioner Ramirez and myself posted that that will be approved through the Mayor to be on the agenda? That would be appreciated, assuming we have an affirmative vote here in just a minute. Any comments from the public, Madam Clerk? **Ms. Sparks** said no comments received, no hands raised. **Acting Chairman Bynum** said anyone in person that would like to address the item? Okay. I think we have a motion and a second, is that right? Roll Call.

Roll call was taken and there were four “Ayes,” Kane, Johnson, Ramirez, Bynum.

Item No. 3 – 212463...GRANT: CENTER FOR DISEASE CONTROL

Synopsis: Approval Centers for Disease Control (CDC) grant to enhance sexual health clinic infrastructure in Wyandotte County. Annual funding is \$300,000-\$500,000. There is no cost sharing or match required, submitted by Wesley McKain, Policy & Development Manager, Public Health.

Acting Chairman Bynum said this is a substantial grant and it's exciting, so why don't you tell us about the grant request you're going to make?

Wesley McKain, Policy & Development Manager at the Public Health Department, said I have three grants actually to bring to you tonight. I'll just stay here after this one and talk about the other two as well. Yeah, this is exciting, we are going to submit a grant to the CDC to increase the capacity of our sexual health clinic. Sexually transmitted infections have been rising in the region and are elevated in our county. We actually hit an all-time high in 2019 for sexually transmitted infections, it dipped a little bit in 2020, and then in 2021 we hit another all-time high. So we really need to increase our ability to get on top of this. So, this is coming at a good time.

It's a five-year grant, it would run from September 30th of this year until September 30th of 2028. Annual funding would be between \$300,000-500,000, which would fund an outreach plan for us to specially target high-risk populations. Then it would fund clinical and non-clinical staff to be able to reach out, bring those people into our clinic, and treat them. I'll say what we're looking at is, of course, HIV, also syphilis, chlamydia, gonorrhea, and congenital syphilis as well. Left untreated, I mean, most people know about HIV and the impacts of that. Those other ones can cause infertility, neurological disorders, they can get in your bloodstream and cause a lot of issues. If you are pregnant when you get one, they can cause problems to the fetus and to the child. They're very important for us to get on top of and not something that people talk about a lot and share about. It's one of those things that it's even more important that we're out there reaching people, going into communities that, you know, where people don't necessarily want to bring it up. This grant is going to give us some funding to do that and I'm very excited to—and there is no match, as well.

Acting Chairman Bynum said I really like that part. I was going to point out, no match. Any other questions or comments?

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

Acting Chairman Bynum said we have a motion and a second. Are there any comments online or hands raised? **Ms. Sparks** said no comments received, no hands raised. **Acting Chairman Bynum** said anyone here in person to discuss? Alright, roll call on the motion, please.

Roll call was taken and there were four “Ayes,” Kane, Johnson, Ramirez, Bynum.

Acting Chairman Bynum said I knew what I wanted to ask, when do you think you'll know of an award? **Mr. McKain** said that's a good question. I'm not sure on this one, I haven't looked that up. It's usually if it's going to start in the first of October, it'll be probably August or something like that. **Acting Chairman Bynum** said so soon? **Mr. McKain** said pretty soon. Yeah.

Item No. 4 – 212465...GRANT: SUBSTANCE ABUSE & MENTAL HEALTH SERVICES ADMINISTRATION

Synopsis: Approval of Substance Abuse & Mental Health Services Administration (SAMHSA) \$750,000, 1-year federal grant. No match is required, submitted by Wesley McKain, Policy & Development Manager, Public Health.

Wesley McKain, Policy & Development Manager, said the next item, and I'll just say, one thing I didn't mention when I was introing this is, you know, we're going into budget season and the Health Department, we work really hard to raise external funding for our department. We have about a \$9-10 million annual budget, and we support that on \$3 million of tax funding. The rest of that we raise externally. I'm really proud of the work that our Health Department does to do that because we understand and try to keep the tax burden on residents low and that's a big reason why we try and raise grants.

This one is really exciting and probably one of the more interesting grants I've ever written and worked on before. It's a Mental Health, Behavioral Health Grant from Substance Abuse and Mental Health Services Administration or SAMHSA. \$750,000, one year, there's no match on this.

This one was actually earmarked for us by Congresswoman Sharice Davids who called, I think, Julianne or the Health Department last year and said, hey, I've got an earmark for you. I've got \$750,000 for mental health support in Wyandotte County and I need a project concept within two days. So, we had to come up with what that would look like. At the time, the Health Department, Wyandotte Behavioral Health Network, Sheriff Community Corrections, and the Police Department were talking about what it would look like to provide more mental health supports for individuals coming through our criminal justice system. So that was the topic we were talking about, so we put together on the double a project concept, sent that over, and then didn't hear anything about it. Then, about a month ago, once again, did not have a lot of time to put together an application for getting this \$750,000, but we did. I found that we had to turn this in to bring this money in. And so, you know, worked really well with the Sheriff Community Corrections, Phil Lockman, Jenny Myers, Judge Myers in the court, and Wyandotte Behavioral Health Network.

This grant is almost entirely going to be pass-through funding to the Behavioral Health Network to support ten full or part time staff over there. It's going to support their co-responder program because they have agreements with the Sheriff's Office, the jail, and PD for people who like—mental health responders who go out if there's someone who is having a mental health episode, they can go out, they're trained in de-escalation, it's work—they are saying it's working really well. Then it also supports folks who work with the jail, people who are on parole.

Then one of the things I'm really excited about is, so, we talk a lot about violence prevention and how important that is. One of the things this funds is family supports and therapists who work with what are called crossover youth, which I didn't know what that was until I went to this grant. It's youth who have an interaction with law enforcement and they are being threatened with leaving their home environment because of the environment. We've had conversations with the District Attorney and others, and a really significant number of people who are in our jail have been through the child-in-need-of-care and foster system, a really significant number of them. It's really important to catch and prevent kids that are in really difficult situations before it escalates and they have to leave the home and then that sort of starts a cycle of more issues that can lead them to lots

of bad things in the future, including violence. It's not only a mental health thing, but it's also a violence prevention thing, working with these youth at this moment, which is really important. I think it's a really great project. About \$700,000 is going to be sub-awarded to Wyandotte Behavioral Health. They are going to staff positions to work in other departments. We're going to retain about 50 for grant administration. And yeah, there's also no match on this grant, and happy to stand for any questions on it.

Acting Chairman Bynum said that's a really good explanation. I was hoping to hear there might be a dollar for inpatient substance abuse treatment, but it doesn't sound like that's covered in this. **Mr. McKain** said no, that is a big need. **Acting Chairman Bynum** said can you go out and find us a grant for that? **Mr. McKain** said yes. I really want to and it's something that we've been talking about a lot. **Acting Chairman Bynum** said I only say that because I know that we're mentioning drug court in our Community Corrections and I know that that is a roadblock that we now face here, to try to help folks through the drug court program. Alright, any other questions, comments, Commissioner Johnson online? Anything from you? **Commissioner Johnson** said no comments for me. **Acting Chairman Bynum** said questions or let's, let's roll through our—is there, Clerk, anyone online or comments received? **Ms. Sparks** said no comments received, no hands raised.

Acting Chairman Bynum said anyone in person? Alright. Excellent. Don't let our lack of questions make you think we aren't enthused because we totally are. I know we had the Health Department update not too long ago as the Board of Health, but I think it's really interesting and important to remind us that the return on our local tax dollar is at least three to one, as you say, if not more. I think anytime you want to make sure you're sharing that I think that's really good information for us and the public to have. So, with that, Roll call, please.

Action: **Commissioner Kane made a motion, seconded by Commissioner Ramirez, to approve.** Roll call was taken and there were four “Ayes,” Kane, Johnson, Ramirez, Bynum.

Item No. 5 – 212466...GRANT: DEPARTMENT OF ENERGY, ENERGY EFFICIENCY AND CONSERVATION BLOCK

Synopsis: Approval of the Department of Energy, Energy Efficiency and Conservation Block Grant Program, \$197,000 grant. This allocation did not require a budget or application, submitted by Wesley McKain, Police & Development Manager, Public Health.

Wesley McKain, Policy & Development Manager, said this one, we basically had to raise our hand to get. It's an allocation from the Department of Energy. One of the federal pieces of legislation that was passed had an allocation for energy efficiency and conservation. It's an allocation grant so is non-competitive. We haven't seen the application for this yet. I know there's going to be a small one, but we just had to send a letter in to say we wanted those funds. \$197,000 and I don't think the Health Department is going to be keeping these funds. We're just the ones who submitted the letter to get it and so Alan asked me to come and present it to the standing committee. We have an interdepartmental group that's kind of looking at seeing what that money is going to be used for. The two ideas right now are fleet electrification and weatherization, two things that have kind of been bubbling around that people are interested in. That is all that I know about that grant. I don't know anything else about it. Yeah, I know, but I'm happy to look it up. If anybody would want any more information, I'd be happy to look that up for you.

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

Acting Chairman Bynum said I'll back up again to the Clerk. Are there questions online or anyone with their hand raised? **Ms. Sparks** said no comments received, no hands raised. **Acting Chairman Bynum** said and anyone here in person? Okay. Roll call on this item.

Roll call was taken and there were four "Ayes," Kane, Johnson, Ramirez, Bynum.

Item No. 6 – 212461...UPDATE: ARPA FOLLOW UP

Synopsis: An update on the American Rescue Plan (ARPA) allocations, submitted by Deborah Jonscher, Interim Chief Financial Officer.

Acting Chairman Bynum said you can be very satisfied when you leave here tonight. We have, I was going to say, I was certain we had two more items. One of which is—we see our Interim CFO, Debbie Jonscher, coming forward. She's going to give us an update on the ARPA grants and allocations that have been made. Thank you, Debbie, for coming to the committee. Since it's a lot of money and we spent a great deal of time on those grant applications, not only for funding government departments, but nonprofit entities. Since they are still working in those areas of American Rescue Plan, and it was important to both Commissioner Markley and I that we kind of receive some regular updating on how this process is going. So, with that, I'll turn it to you.

Debbie Jonscher, Interim CFO, said tonight I am here to give an update on the ARPA funding. You'll recall last month I was here and I talked specifically about the subrecipient payments in that process. I have a couple of slides from that presentation still in here, but they're more just for information since we're talking about the full plan. Just wanted to start with kind of our allocations to date.

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ARPA
ALLOCATIONS
TO DATE

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You've seen similar information when we presented at the commission meeting, but just wanted to remind everyone where we are. I'll start with—and I'm just going to talk about the totals column. I do have this on the slides broken out for KCK and Wyandotte County since we did receive two separate allocations, but I'm just going to talk about the totals right now. We received a total ARPA allocation of \$87.5 million. We had immediate needs of about \$9.8 million. There was some housing assistance that went to United Way for the \$1,850,000. Revenue Replacement totaled \$31.1 million, that was split out between all the various funds that lost revenue. The employee vaccine incentive was a million. Those were all allocations that were done in 2021, when we received the first half of the funding.

Then in 2022, we had additional public health needs and I'll go into more detail on kind of what was included here. Then we had ARPA Capital Needs in 2022, totaling about \$23.8 million. Then last November, we did the final allocation where we awarded about \$14.3 million in projects, as well as the remaining funding on the county side to the cities of Bonner Springs and Edwardsville. One thing I did want to note there, I think when we had that presentation, we were thinking there was \$2.6 million that was presented for the count—that was remaining in the county, but we hadn't taken into account that some of the allocations in there were county allocations. So, that reduced the amount. I'm also kind of checking some final amounts, but I feel comfortable

saying that this amount right now is a little over \$2 million dollars, which would be split 50/50 between the two cities.

Remaining Processes:

iParametrics is working with all funding groups

Quarterly Project Reports due to Treasury
(Jan, April, July, Oct)

Continue to work on documentation for expenditure reimbursements in accordance with Treasury requirements

All final allocations must be made by December 2024

All funds must be spent by December 2026

I just wanted to talk a little bit about the kind of the remaining process on what we're doing now that we've allocated the funding. iParametrics is our consultant that we're working on, they are meeting with a lot of the funding groups. They've met with the subrecipient groups. I don't believe we've had interactions with all of the internal groups which we are working on to make sure that we're following all the requirements that were set out by the Treasury. iParametrics is helping with that. They've helped with all the requirements for the subrecipients, which were a little bit more stringent because when you're giving the money out to an outside organization, if the spending doesn't occur, you have to give that funding back. Whereas internally, we have the funding, so there weren't quite as many requirements for the inside.

But, for the reporting piece and the documentation, the reporting is all the same. We've been doing quarterly reports—project reports to the Treasury. Those are due in January, April, July and October of each year until the funding is completed, completely spent. Right now, we continue to work on documentation for the expenditures in accordance with those Treasury requirements. On the subrecipients, once they turn their contracts in, as I reported, they got their 20% funding. Then once they start spending that, they submit their reimbursements to

iParametrics. They're reviewing them and then we reimburse that until they reach their full allocation. The 20% was to get them started if they didn't have startup funds for their projects.

Just a note, that all final allocations must be made by December 2024. That means that after December of 2024, if we determine that someone is not going to spend money on their project, we don't have the ability after that date to reallocate. So we're going to be looking at that throughout this year and even early into next year to determine is someone not going to be able to spend their money by the 2026 deadline. If so, we need to reallocate it before December 2024. Then, as I said, all funds have to be spent by December 2026, according to the Treasury.

Award Allocations:

American Rescue Plan Act	Revenue Received	Revenue Allocated	Remaining	
ARPA Revenue	87,516,516	87,516,516	0	All Funding Received
ARPA Spending Allocations	Allocation Amount	Spent/Encumbered	Remaining	
Revenue Replacement Funds 2021 & 2022 Budget	31,156,398	27,656,398	3,500,000	Grant Match
Immediate Needs/Public Health	14,250,910	5,167,057	9,083,853	
Housing Assistance	1,850,000	1,850,000	-	
Capital Needs Allocations 2022	25,079,133	-	25,079,133	
Sub-recipient Allocations - November 2022	12,178,638	1,922,733	10,255,905	Reviewed at April Meeting
Allocation: ARPA Coordinator/Consultants	965,387	85,046	880,341	Additional funding through 2026
Other Wyandotte County City Allocations - November 2022	2,036,050	-	2,036,050	Working on eligible projects
Total	87,516,516	36,681,234	50,835,282	

This next slide just shows the award allocations and kind of where we are with spending. We received \$87.5 million, which we have allocated all of it. As I said, the Revenue Replacement Funds, the only amount that we still have not allocated to any specific project is the \$3.5 million that we set aside for grant match. That is still sitting, that is in a hold fund, so that as projects come up we have the ability to use that funding. The Immediate Needs, there was a total of \$14.2 million. We've spent or encumbered about \$5.1 million. I'll just note, there were several categories that fell under the Immediate Needs. I started to type them all out and then I must have stopped with Public Health. There was Public Health which included the vaccinations, testing, the contract tracing, the mobile units, things like that. Negative Economic Impact category, which was there was some

education, direct assistance, which included legal assistance, job training, nonprofit and small business assistance. Another category was Disproportionate Impacted Communities, which included housing support, healthy childhood centers, and community services. Then ARPA Grant Support which was to be used for grant software, as well as paying for the ARPA consultants and staffing. Just kind of want to note, you can see on here we have allocated—we have \$87.5 million. To date, we've spent about \$36.8 million and that does include the Revenue Replacement Funds that were put into all the certified funds. That leaves us a remaining about \$50.8 million to spend by 2026, if it doesn't get reallocated to another place.

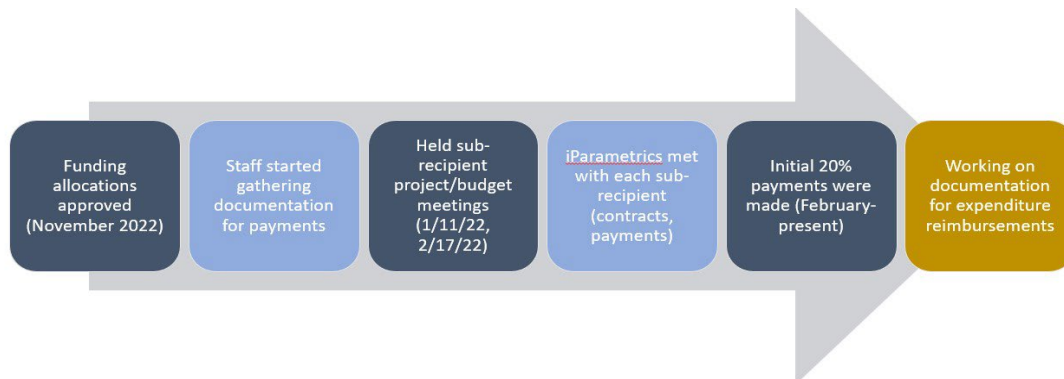
I just wanted to also comment that the—just to remind everyone that ARPA funding is one-time spending, so once that funding is gone or it's spent, then we don't have that. That's not a recurring funding. So once that is gone, any departments that received this extra funding will not have that in the future unless it's allocated to be paid from our budget.

ARPA Allocations (excluding Sub-Recipient Awards)		Capital:	25,079,133
		City Hall - Air Handling Systems	4,733,563
		Armourdale Recreation Facility-Air Handling	219,916
		B. Lee Recreation Facility-Air Handling	18,165
		Kensington Recreation Facility-Air Handling	731,994
		Parkwood Facility Recreation Facility-Air Handling	203,491
		Courthouse - Air Handling Systems	2,500,000
		Public Health Center - Air Handling Systems	154,834
		Jail - Air Handling Systems	2,323,474
		Combined Sewer Separation 15 & 18, Jersey Creek Basin	2,000,000
		Wyandotte High Lombardy Drive Area (Storm)	3,365,907
		Green Infrastructure - 8th Street Park (Storm)	6,201,492
		Wyandotte County Parks Trail	700,000
		Pierson Park Trail	700,000
		DA Digitization	105,933
		UG Parks and Recreation-Parkwood Pool	150,000
		UG Parks and Recreation - Klammer & Quindaro Parks	160,000
		UG Transit - Bus Shelter Improvements	100,000
		UG Transit - NE Microtransit Pilot	318,417
		UG KCKPD - Real-Time Crime Center	157,333
		UG Knowledge Dept - Parks facility public safety	194,114
		UG Wyandotte County Sheriff-Air Quality Filtration	40,500
		Immediate Needs: ARPA Support	965,387
		Grant/ARPA Admin&WritingConsult	725,000
		ARPA Coordntr @ UG-Grants Mgmt	240,387
		Immediate Needs: Housing Assistance	1,850,000
		Allocation to NPA	1,850,000
		Immediate Needs: Public Health, Negative Economic Impact, Disproportionate	14,250,910

This just shows a couple of the categories. I split out the Capital one, in case there were any questions about what's been allocated as far as Capital and it just kind of list out all the projects there. I also did the ARPA support, and the housing was just United Way. I did not break out for the Immediate Needs—there were so many categories that we're tracking that it filled up the entire

page all by itself and it was very small, so I didn't want to include that. If anyone wants that detail, I can provide it, but that just shows all the categories I just went through.

Process for allocation Payments: April Meeting



Then the next two slides, these came from the April meeting, just talking about the subrecipients and the process that was followed there, that we're working with them getting their contract signed. I think we still had four that have not returned their contracts, so they have not received their initial payments yet, but all of the others have started. We've even started getting some of the reimbursement information. So working on that documentation with iParametrics now going forward.

Sub-recipient payments (April Meeting)

Sub-Receipt Awards	Allocation Amount	Initial 20% Payment
Contract/Agreement Received		
Avenue of Life	1,225,438.22	\$ 245,087.64
Catholic Charities	41,000.00	\$ 8,200.00
Local workforce Investment Area III Inc	1,191,284.50	\$ 238,256.90
El Centro Ice	500,000.00	\$ 100,000.00
Mission Adelante	35,635.00	\$ 7,127.00
Friends of Yates	390,449.50	\$ 78,089.90
Our Spot KC	1,000,000.00	\$ 200,000.00
Mt Carmel Redevelopment	1,000,000.00	\$ 200,000.00
KC Metropolitan Lutheran Ministry	200,000.00	\$ 40,000.00
Cross Lines Community Outreach (Community Market)	250,000.00	\$ 50,000.00
Cross Lines Community Outreach (Housing Stabilization)	387,500.00	\$ 77,500.00
The Toolbox Small Business resource Center	22,360.00	\$ 4,472.00
The family Conservancy	2,000,000.00	\$ 400,000.00
Community Housing of WYCO (CHWC)	400,000.00	\$ 80,000.00
Hillcrest Ministries of MidAmerica (Hillcrest Trans Housing)	645,000.00	\$ 129,000.00
The Village Initiative	325,000.00	\$ 65,000.00
Contract/Agreement NOT Received		
Argentine Betterment Corporation	110,000.00	\$ -
Salvation Army	336,071.00	\$ -
KUMC Project Eagle	1,500,000.00	\$ -
Young Women on the Move	618,900.00	\$ -
Unified Government Allocations		
UG Parks and Recreation-Parkwood Pool	150,000.00	
UG Parks and Recreations - Klam & Quindaro Parks	160,000.00	
UG Transit - Bus Shelter Improvements	100,000.00	
UG Transit - NE Microtransit Pilot	318,417.00	
UG KCKPD - Real-Time Crime Center	157,333.09	
UG Knowledge Dept - Parks facility public safety	194,114.00	
UG Wyandotte County Sheriff-Air Quality Filtration	40,500.00	
ARPA Coordinator	240,386.59	
ARPA Consultants	725,000.00	
Other Wyandotte County City Allocations		
City of Bonner Springs	1,018,025.00	
City of Edwardsville	1,018,025.00	

Then on this final slide, this was the same information I presented last month on the subrecipient work. Some of this is duplicated. The UG allocations were also included for Capital, but I just reinserted the slide and updated the amounts for the cities of Bonner Springs and Edwardsville.

ARPA
Update

Questions?

So, that's kind of my update for the ARPA funding, so if there's any questions I can answer, if there's any additional detail, I can provide that if needed.

Acting Chairman Bynum said I really appreciate the update and I have to appreciate you and your staff, and this whole ARPA team because taking it on is huge and you're doing that with fewer people than you had before. So I just want to express how much we appreciate the extra effort tracking these Treasury funds. It cannot be a small thing, so I'm glad you're doing it and not me.

Commissioner Ramirez said to reiterate everything that Commissioner Bynum said, thank you for everything that you've done and continue to do. This has been a long road for us to get through

this, the ARPA funding. I do have a question and you kind of touched on it. Let's say there's an organization, it's past the December 24 deadline of reallocating and we're getting close to the December 26 deadline, and they see that they're not going to spend the money that they're given. What happens then?

Ms. Jonscher said according to the current guidelines, that money, if they didn't spend it by December 2026, it would have to be returned to us because we would be required to return it to the Treasury if it's not spent. But we're planning to—iParametrics is going to be watching that. So we will probably, maybe later this year and maybe even into next year, we'll be going through a lot of their projects. Seeing how—we should be able to tell if somebody's not submitting for reimbursement if they haven't started their project or something. Unless the guidelines change, that would be the plan that any unspent funding would have to be returned to the Treasury.

Commissioner Ramirez said for those organizations that have not turned in their contract agreement, is there reasoning as to why they haven't yet? **Ms. Jonscher** said you know, I'm not sure. I don't know specifically, I had not—and I don't have Erika from iParametrics here to tell me. I can find out if there's a reason why. I know the KU one was a larger project and I know they were working with them. So it could be that maybe they're trying to make sure that all of what they're trying to do is eligible.

Acting Chairman Bynum said just on that same note, the four—you may not know this, the four that haven't received their initial 20%, is this current as of right now or is it possible that maybe in the last week or so some of what they needed to submit has been submitted? **Ms. Jonscher** said if they submitted it, it hasn't been submitted to us. They could have submitted their agreements to iParametrics to review. Once they review and sign off on it, then it comes to us. Then once we look at it and we get it approved, then we immediately initiate payment. So, we've been making sure those don't get held up.

Acting Chairman Bynum said do you have any notion of the timeframe involved in that? I mean, once iParametrics is satisfied, what's the lag time between them agreeing that all the documents are in place and you knowing that? **Ms. Jonscher** said I think on some of them we were getting paid within two weeks. **Acting Chairman Bynum** said it just concerns me because it's the end of May. I mean, if there's anything we can do by reaching out to contacts at these, I don't want to get in the way, but if we have communication, contact with these organizations,

maybe that's helpful. Maybe it's not, I don't know. **Ms. Jonscher** said I'll find out what the reason is that we haven't completed those yet because I believe it's the same four from the last meeting, so I'll follow up and make sure. **Acting Chairman Bynum** said I think so too, that's why I'm wondering.

Commissioner Ramirez said yes, from what I remember those are the original four. I don't know if it's allowed and it would probably be a question for iParameters. It's like ABC, Constant Contact, so I don't know if I would be allowed to have that conversation with them and see if there's anything I can do. This would probably have to be a legal question because with Project Eagle I serve on their governance committee as a committee member on that organization. So I don't know if I'd be allowed to based on legal parameters I'd be allowed to reach out to our program manager and ask what—you know, is there a reasoning? But I want to make sure that that's okay if I can or cannot, just in general of asking these organizations.

Ms. Jonscher said right. I don't know if there's any issue with—I don't know about that one, that particular one. But I think the others, I don't know if there's an issue with reaching out to them. I think they've had contact with commissioners before, but I don't know about the other one.

SueZanne Bishop, Legal Department Senior Attorney, I think the thing that we need to be careful of is just conflicts of interest if you sit on a board of an organization and then intercede in your capacity as a commissioner. I would be happy to look at that more deeply with you, if you wanted to. But, I think, as **Ms. Jonscher** said, certainly for any organization where you don't have a conflicting relationship like sitting on the board, I don't necessarily see any problem, but I do think that that would be a question for iParameters just to make sure that it's proper in their eyes.

Commissioner Ramirez said okay. I think I'll leave the Project Eagle one alone. I'll leave that up to you guys, but I don't want to get into the weeds of that. So, I'll leave Project Eagle for you guys to work with them, but if it's okay with iParameters, I would have no problem calling ABC and asking if there's anything I can do to help or whatever, but I just would like to see these four organizations to move forward so that they can also receive their initial 20%. **Ms. Jonscher** said I'll follow up with iParameters. I probably should have done that before the meeting, but I didn't, so, but yeah, I know they've had contact with all of them. I don't know if it's just maybe the project brought forward that they wanted to do may not have fit all the eligibility requirements. Not quite sure, but I'll follow up and I can send that out to the committee.

Acting Chairman Bynum said other questions or comments? It's an information item, and again, I really appreciate it. Commissioner Johnson anything in virtual land from you? **Commissioner Johnson** said no questions. I appreciate, Debbie, the work that you're doing and the committee and I have no questions at this time.

Action: For information only.

Item No. 7 – 212442...PRESENTATION: COMMUNITY DEVELOPMENT DRAFT 2023 ANNUAL ACTION PLAN

Synopsis: Presentation of the draft 2023 Annual Action Plan, prior to publication and beginning of public comment period on May 25, 2023, submitted by Stehanie Stauffer, Community Development Program Coordinator.

Stephanie Stauffer, Community Development Program Coordinator, said tonight we have our draft Annual Action Plan for 2023, which serves as our annual application to HUD for the three entitlement grants, which are CDBG, HOME, and ESG.

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The things that you'll find if you look through the Annual Action Plan are a summary of our stakeholder engagement, our review of data and plans that we looked at when we were developing our grant budgets for this year, our priorities and goals, and then the real exciting part is our funding allocations and how we plan to use that funding to carry out activities.

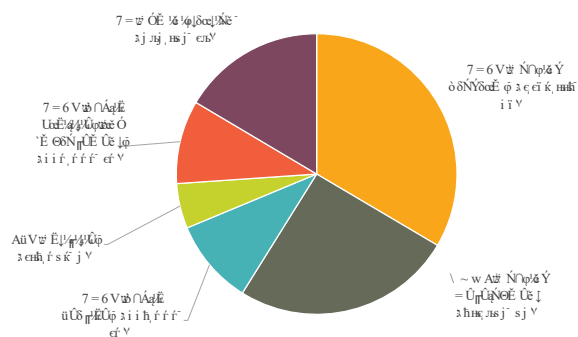
homelessness, and we only can keep 7.5% for administration of that grant. Then our HOME Program is—all but 10% of that is submitted to nonprofit developers who do housing development in our community and developing affordable housing.

Acting Chairman Bynum said Stephanie on that one, three different categories CHDO set aside for homeowner housing and that's identified at three units. Then HOME Rehab or new construction, and that's identified as three units. Is that right?

Ms. Stauffer said so the HOME Program, you were required to set aside a certain amount of your funding every year for CHDOs, which is Community Housing Development Organizations. So the CHDO set aside, they're doing the same activities, they just had a special designation under HUD. The other category, just the HOME Rehab and new construction is for other subrecipients who don't necessarily meet the CHDO definition.

Acting Chairman Bynum said those other subrecipients, are they necessarily nonprofits, or no? **Ms. Stauffer** said we usually only work with nonprofits. I don't know if they have to be or not. **Joe Monslow, Interim Director of Community Development**, said typically, we only deal with nonprofits. That is a very clouded HUD regulation. I don't think they need to be a nonprofit, though. **Acting Chairman Bynum** said I mean, I think we probably have plenty of nonprofits to work with and I'm assuming this is to provide affordable housing. And it's—I mean, I'm glad we have it. How we don't have more, I will never understand, which isn't a question I'm asking you to answer, but it's not even a dent. It's not even a scratch in the surface of what we need. So anyway, go ahead.

2023 Cumulative Grant Budgets



Ms. Stauffer said this is really the last slide. This is just our department grants kind of put in a pie slide so you can see in just a different way for the visual learners out there. You can see the great majority of our funding really goes to housing programs, development and rehab.

Acting Chairman Bynum said going back to the Rehab Program, I'm grateful for that program as well. I don't think you identified it here, or did you, as far as how many houses that might support with the repair program? **Ms. Stauffer** said we usually do 80 to 100 households a year, but it just kind of depends on what kind of projects come through. **Acting Chairman Bynum** said again, those are very specific through HUD guidelines, right? **Ms. Stauffer** said yes, they have to meet the HUD income definitions and all that stuff, and we can only start like certain activities. **Acting Chairman Bynum** said electrical, heating, roof, plumbing—**Mr. Monslow** said and ADA accessibility. **Acting Chairman Bynum** said and ADA accessibility and that's it. Okay.

Thank you, I think we keep talking to you and that's great. You had that grant application for the non-congregate shelter and I won't ask about it, unless you know the answer yet. **Ms. Stauffer** said we just very, very, recently as of, I think, last week we actually got approval finally for that grant. So that's an update right now. **Acting Chairman Bynum** said maybe we can hear more about—as you know, I'm intensely interested in this. So maybe we can hear more about that next month or you can even just have a meeting with me. **Ms. Stauffer** said okay. We'll be in touch for sure.

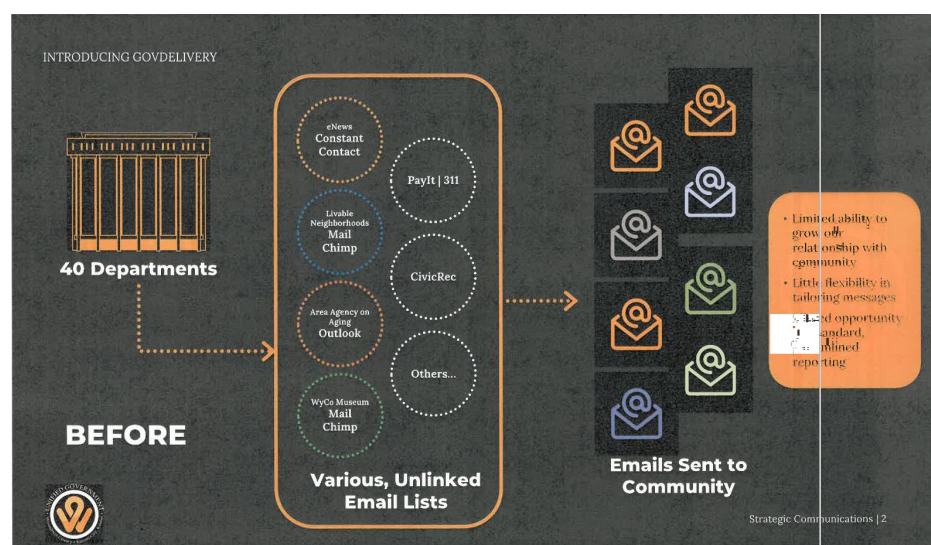
Acting Chairman Bynum said thank you so much. This is information only. Or is it? Okay, thank you. I'm doing a great job. **Ms. Sparks** said Commissioner Bynum, Commissioner Johnson just raised his hand. **Acting Chairman Bynum** said Commissioner Johnson. **Commissioner Johnson** said no comment, I hit the wrong button. **Acting Chairman Bynum** said oh, okay. Thank you.

Action: **For information only.**

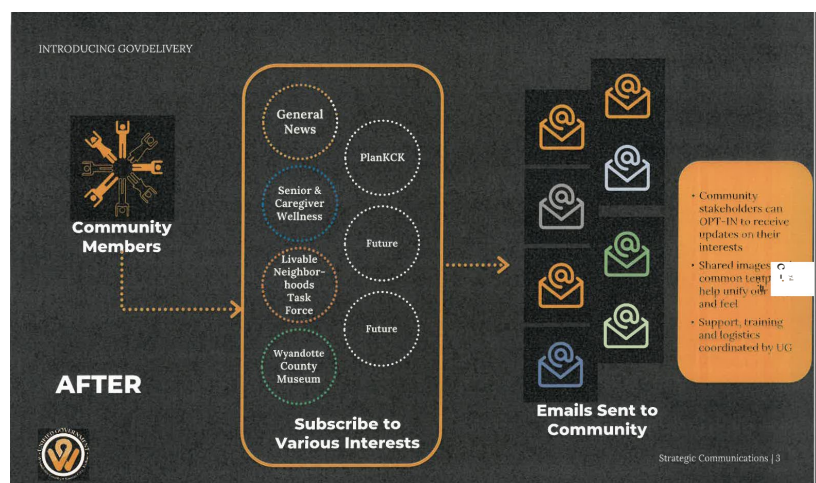
Item No. 8 – 212462...PRESENTATION: GOV DELIVERY UPDATES

Synopsis: Presentation of GovDelivery email service, submitted by Ashley Hand, Director of Strategic Communication.

Ashley Hand, Director of Strategic Communications, said I'm here tonight to actually provide you with a very short update on a project that was funded by the American Rescue Plan Act. Strategic Communications received about \$100,000 to help us in our pandemic response and our recovery. We know that access to information is a big challenge. We know communications is one of our core issues when it comes to things our community would like to see us improve. So, we have invested in a platform called GovDelivery. The goal of that is to really start to forge a different kind of relationship with our community, a community that can opt in to the type of information they want to receive from us because it's relevant to them, matters to them, and they care about it. Instead of sending them everything, we are truly trying to right-size communications, so that you can access the type of information that you want, based on the services you need.

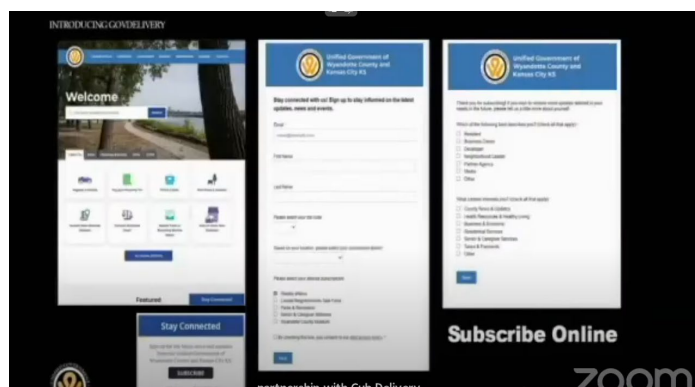


Our original model for email communications was basically we have 40 departments and about as many separate ways of contacting our community. There was no way of organizing our contact lists, there was no way for you as a community member to say I don't want to receive all of these different emails from the Unified Government without going around and individually unsubscribing to each of those emails. We also paid for services out of different budgets across departments for the exact same function. So, this really essentially limits our ability to grow our relationship with the community, it limits our ability to be flexible in the messages that we want to send you, and it's obviously a huge opportunity to understand what the impact of this type of outreach actually is because there's no centralized way of measuring our impact.

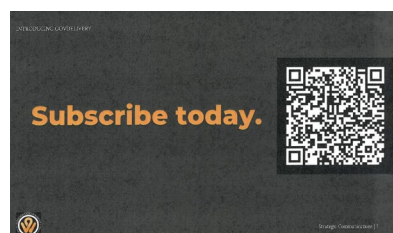


So GovDelivery introduces the ability for our community members to now say, these are the types of things that I want to hear about. We are already up and running on moving our E-News over to this platform. We also have supported the Area Agency on Aging by sending out a PDF and a fully machine-readable version of their newsletter to people who have opted in just through our website. That database has been maintained traditionally as an Outlook Database, where one staff member sends out this bi-monthly newsletter. So this gives us the ability to grow that list organically by asking people when they come to our website if they're interested in these types of updates. Livable Neighborhoods and the Wyandotte County Museum are also on board and we're working with some of the specific initiatives across the organization to also think about campaigns. So whether it's our Budget engagement or Planning engagement, there are a lot of opportunities for us to build a narrative through a series of emails to help people understand these very complex processes.

The benefits of this are, obviously, now we're allowing people to opt into the type of information that they want to receive, which is a best practice. We respect the minimum data that is needed by asking only for email, but allowing people to provide their name, their zip code, and their commission district. We look forward to being able to drill down into neighborhoods, but we as an organization need to come to a consensus on all the actual neighborhoods because there's a lot of different ways that people define where they live. We also have the ability to unify our look by using templates that are supported by GovDelivery. Part of our contract has stipulated that we created a rigorous training platform to allow us to onboard departments to help them understand and leverage best practices and ultimately take advantage of the industry knowledge that comes through this partnership with GovDelivery.



You may have seen the change on our front page, you will notice on the bottom, the top left image, there is a stay connected bar that now pops up at the front of our homepage, you can click on that and then tell us a little bit about yourself to subscribe to the type of information and updates that you would like to receive. These things will likely change and improve as we continue to learn about what type of information people want to receive from us via email, but ultimately, I think we're really excited and the growth that we've seen in the first month has been very exciting. We have very high open rates from 50% to 74% on several emails, which is something that is well beyond the industry kind of norm of clapping at 25% to 30% open.



It's very simple, you can subscribe today. Go to our website. Yep, exactly. You have all been subscribed. I'm sorry, there's no opting into our updates as a Commission, but thank you very much.

Commissioner Kane said is this a one person show? **Ms. Hand** said no, sir, we have two new team members, a Digital Content Coordinator and a Community Storyteller. If you have not seen some of the incredible YouTube videos that we have been putting out in the last month, that is a credit to our growing team.

Commissioner Ramirez said thank you, Ashley, thank you for everything that you do because if we don't have the proper communication, then it doesn't matter what we do at this table or what we do in chambers unless our community knows what we're doing. Thank you for you and your team, your growing team, I hope we can grow it more so we can be more innovative and more up to date on our communication with our community. I'm looking here, because I tried and it said I was already subscribed. On one of the subscriptions, and I'm just curious what this is because I didn't know if this is something that we have or something new, said Commission Weekly Updates.

Ms. Hand said so you may have been a recipient of an email through our Outlook service in the past by the various Administrative Assistants that have supported our County Administrator, we have moved that into GovDelivery. The reason for that is that it creates a shared asset, so when we load an image and create a file that we send to you, we can eventually repurpose it and push it out to the broader community or our own staff, as we will probably use that for staff newsletters as well. Your last two weeks of Commission updates from your County Administrator have been through GovDelivery. We're very excited because the Commission's administrative team is on board for using this tool and is very excited about getting set up.

Commissioner Ramirez said I've noticed that. The last couple of weeks, I was like, that looks different than the past. But I like it, it looks good and it has all the necessary information that I like to see and to keep up-to-date. So again, thank you for everything that you and your department do and you guys continue to do.

Acting Chairman Bynum said question, Ashley, with the storytelling, you're saying those are YouTube videos? Are they linked sometimes into the newsletter?

Ms. Hand said yes. We have been doing kind of a slow release, trying to determine kind of how releasing all this video content works for us. This is a brand-new thing to have someone who is able to create high quality, timely content. We just launched on Sunday, a brand-new series called Historic Preservation Tours with Randy Greeves. If you've met our Historic Preservationist, you know he is the most eager human being when it comes to the history of our built environment. We have featured a session on downtown KCK. The next one which we will release on Thursday is on Sauer Castle, which is a very rare look inside this incredible building, which is perfectly timed with the fact that we have new owners who are really invested in making a difference in this facility. We are very excited to be able to kind of tell the stories of our incredible community both

in City Hall and beyond because we know that one of the things that we have to catch up on is our digital presence. People need to be able to Google Kansas City and come up with KCK, they need to be able to Google Wyandotte County and find all of the incredible things that we have to offer. By building this online presence, I think we will be putting our best foot forward for many generations to come.

Acting Chairman Bynum said it's interesting because somewhere in my radar in the last few days I saw this announcement about Mr. Greeves and the historic preservation, but now I have no idea where it came from. At the time, I thought it was inviting me to view it at a certain time. **Ms. Hand** said we timed it so it went off on—we released it at noon on Sunday. It was a premiere via YouTube, which if they're subscribers to our channel, basically they get a notice that something's coming. It's a little hokey, they do a countdown clock and everything, but I sat there this weekend and waited for it to go live so we could watch it as a family. These are the types of things where I'm hoping that people will start to look forward to the content we have to offer.

I think I previously mentioned that we've made a lot of discoveries with our UGTV, which is our public access channel. We had previously thought that we were only available via Spectrum channel two, which is a very limited audience. We know that people have been cutting the cord, that has been something. We also know that people tend to access information through their mobile phones first instead of home. We really wanted to make sure that we're going to be more accessible. So we are re-looking UGTV because we've discovered that in addition to having a free app that you can download and use to access any of our recordings or live streams, but you can also stream UGTV through Apple TV and Roku, which opens up in an audience that we did not know we had before. We're very excited with all of this video content to be able to completely reimagine how people will access UGTV. We want it to be a source of entertainment as well as information and we know there's a lot of content creators both at our schools, our community college, and in the community at large that we hope to be able to bring some attention to because focusing on that and the arts in this day and age is another way to drive economic development and growth. So we think that there's a lot of really great things that we can tie into these platforms.

Acting Chairman Bynum said if we've been subscribed to everything, then did we get that email that says, this YouTube video is going to kick—**Ms. Hand** said where we pushed that—as a test, I did it just via social this weekend. It went out on Facebook, is probably where you saw

it. In your Commissioner recap this week, you will see at the end, we will have this week in videos and we will have links to those videos so that you can easily share them to your networks.

Acting Chairman Bynum said it's excellent, it's wonderful. I think when I first met you and we sat down, I was describing for you my little mini-meltdown that I had experienced about Strategic Communications. You've touched on a lot of the things that I was distressed about when you first arrived. One of them was not enough staff, obviously, it's not fair to ask for the things that we ask for when there's not enough people to produce that. Then it's nice that the ARPA funding can be a component of what it is you're trying to do to enhance communication with the public. Then just real quickly, to me, it seems like Planning, UG Public Health and Public Works are all really good fits for the departments that you continue to roll out. Are those in the works soon?

Ms. Hand said yeah, so we will likely work with Parks first because they have an email service through Civic Rec, which is their program behind all shelter reservations, camps, and things like that. They have a baked in group. We will likely work with Parks next. We're also talking to Treasury because through PayIt and the ability for people to pay and provide their email for a receipt, we can start asking people to opt in to these email services. I've worked with Granicus this morning, which is the company behind GovDelivery, we've been talking about automating interfaces between the tool that we're using in GovDelivery and other sources of information like Accela, Workday, other tools that collect email addresses so that we can streamline that, so there's always a constant feed into our email databases. I want to err on the side of best practices, which is you must opt in to receive emails from us and we need to do some work to make sure that our privacy policy is current and reflects some of the best practices today. **Acting Chairman Bynum** said then with Planning, I know we have email groups that we've used through our various Area Master Plan. Then with Public Health, we have the entire cadre of organizations helping us on the Community Health Improvement Plan, so it just I don't know—

Ms. Hand said absolutely. There's a couple of things that are going to come sequentially out of this implementation. One of the next things is our schedule of when we send out emails. E-News had, before I arrived, kind of came out when it was available, we moved it to being Thursdays at 10 a.m. since I've been here and have continued that for about the last two years. We will likely move out to Tuesdays to give people more time to respond and hear the information about our Commission meetings, which are very important events for people to participate in. We

want to give them more than a day's notice or the day of notice for those meetings, so we're thinking of realigning that schedule. With that, we then start to work with departments because not every department necessarily needs to own an email relationship with all of their customers. They can do that through the UG. I think whenever we can be under one umbrella as Unified Government and not as 40 separate departments that helps our community navigate us as an organization a lot more. We will kind of balance that of the need to have a very special relationship with your customer versus can we fit it into larger notifications at a kind of more global level.

Action: **For information only.**

Acting Chairman Bynum said well, thank you. Anything else? Commissioner Johnson, anything from you tonight? **Commissioner Johnson** said no, ma'am, thank you so much. **Acting Chairman Bynum** said thank you. Alright. Is there anything else on our agenda? That does conclude our meeting and I would accept a motion to adjourn.

Public Agenda

No items of business.

Adjourn

Action: **Commissioner Ramirez made a motion, seconded by Commissioner Kane, to adjourn.** Roll call was taken and there were four “Ayes,” Kane, Johnson, Ramirez, Bynum.

The meeting was adjourned at 6:40 p.m.

rm



Report to

MEETING DATE	PRESENTER	DEPARTMENT
JUL 22 2024	Angel Ferrara, Director aferrara@wycokck.org x8354	Parks & Recreation
AGENDA ITEM #		
RESOLUTION: DEVELOPMENT OF FISHER PARK COMMUNITY CENTER		
BACKGROUND		
Presentation by Erin Stryka with Rosedale Development Association outlining plans to construct a community center at Fisher Park and intent to apply to EPA Community Change Grant.		
RECOMMENDATION		
Approve		
Approve Resolution		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
None		
IT/POLICY CONSIDERATIONS		
none		
PROCUREMENT CONSIDERATIONS		
LEGAL CONSIDERATIONS		
ATTACHMENTS		
Resolution for RDA Community Center in Fisher Park, Rosedale Community Center Overview-- N_CD		

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

[Signature] 7/11/2024

Approved: *[Signature]*

RESOLUTION NO. 24-__

A RESOLUTION AUTHORIZING THE COUNTY ADMINISTER TO EXECUTE AGREEMENTS WITH ROSEDALE DEVELOPMENT ASSOCIATION FOR THE CONSTRUCTION OF A COMMUNITY CENTER IN FISHER PARK

WHEREAS, in based upon the Rosedale Master Plan Survey, over 80% of the residents of the Rosedale community were interested in having a community center with a gymnasium available in their community; and

WHEREAS, Rosedale Development Association (“RDA”), through grant funding, has a plan for constructing and operating a community center to be located within Fisher Park; and

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (“UG”) and its citizens would benefit from having a community center in the Rosedale area that would not require funding or maintenance on the part of the UG; and

WHEREAS, the UG should enter into agreements with RDA for a lease or use of a portion of Fisher Park for the development of a community center benefitting the Rosedale community.

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

Section 1. The County Administrator is hereby authorized to execute a Memorandum of Understanding on behalf of the UG with RDA regarding the construction of a community center in Fisher Park.

Section 2. The County Administrator is further authorized to execute a ground lease or use agreement in whatever form necessary to effectuate construction and development of the community center in Fisher Park.

Section 3. Effective Date. This Resolution shall take effect and be in full force from and after its adoption by the Board of Commissioners of the Unified Government.

**PASSED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED
GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS,
THIS __ DAY OF _____, 2024.**

Tyrone Garner, Mayor/CEO

ATTEST:

Clerk

APPROVED AS TO FORM:

Wendy M. Green, Deputy Chief Counsel

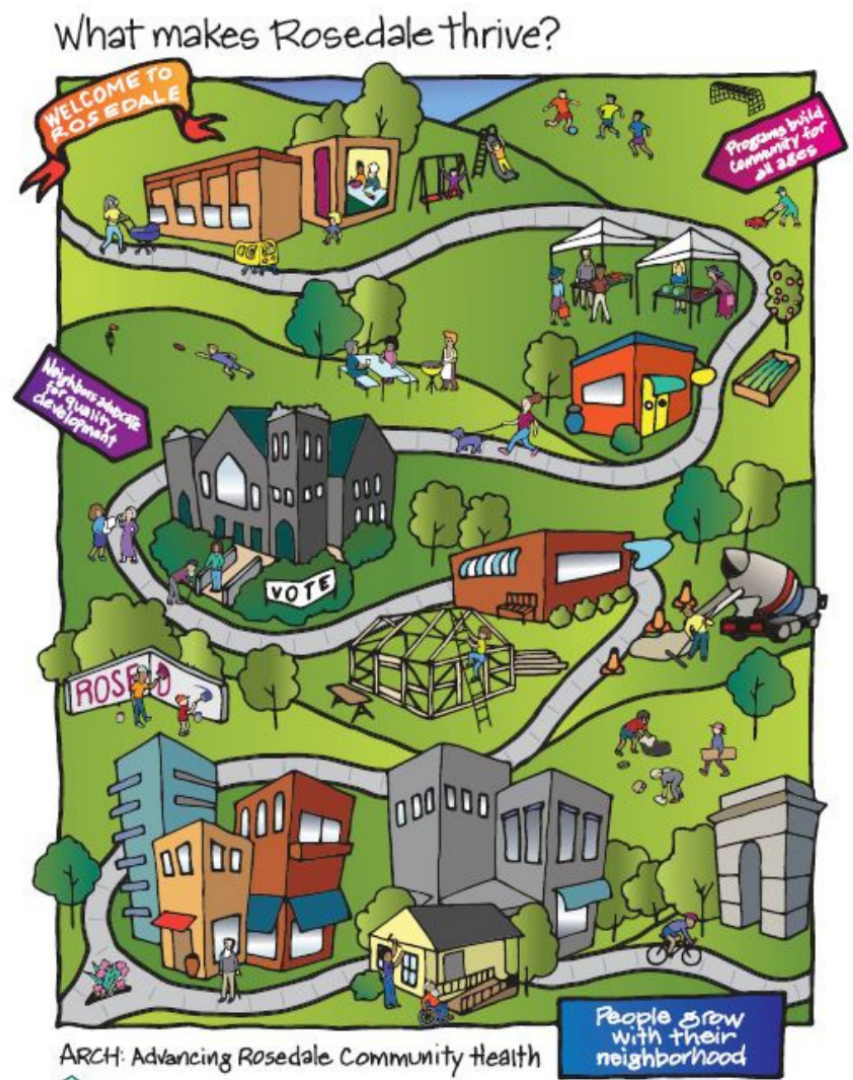


*The mission of Rosedale
Development Association
(RDA) is to work with
residents, businesses, and
institutions to develop a
thriving Rosedale community.*



ARCH PROJECT

- Programs build community for all ages
- Neighbors advocate for quality development
- People grow with their neighborhood



Current Programs & Services

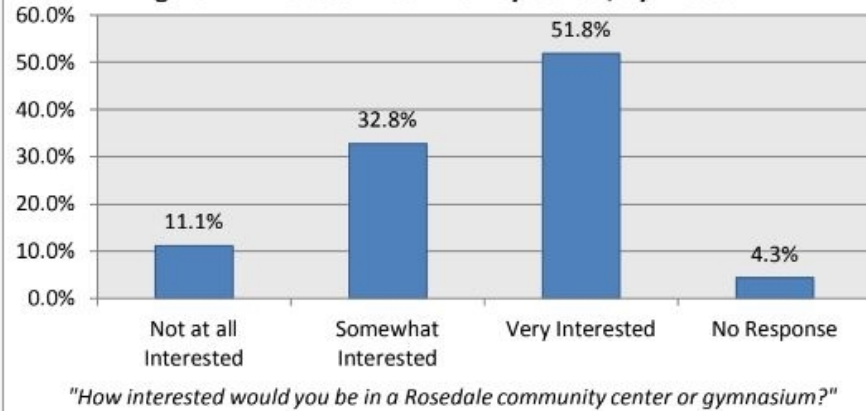
- Year-round out-of-school youth programs, including keystones:
 - Summer Youth Employment
 - Rainbow Summer Program
 - Youth Sports
- Minor home repair
- Neighborhood group resource center and leadership development
- Neighborhood beautification and community service
- Community events
- Built environment that supports active living, including Rozarks and Turkey Creek trails
- Small business support
- Advocacy for development, policies and systems that serve the needs of all Rosedalians



Background

“Further, many residents expressed an interest in having a community center with a pool or a gymnasium available within the Rosedale community and conveyed a willingness to pay, at least minimally, to use these facilities.” (Rosedale Master Plan Survey, 2015)

Figure 21. Interest in Community Center/Gymnasium



GOALS

The goals support the vision statement and describe the desired future of Rosedale in greater detail. The goals are used to evaluate the plan recommendations and should guide the decision making process for the future of Rosedale.

HOUSING & NEIGHBORHOODS

Protect historic and single-family neighborhoods with strong home-ownership while increasing housing options and density with quality, well-designed apartments and town houses on major streets and redevelopment districts. Maintain affordability, inclusion, diversity, and neighborhood stability. Provide housing opportunities for all incomes and include housing in Rosedale for seniors, students, area employees, and families.

STREETS & TRANSPORTATION

Create a safe transportation system that accommodates pedestrians, cyclists, transit, and vehicles. Ensure that the local street network is configured to accommodate future traffic needs as the neighborhood grows and the hospital expands. Beautify Rosedale's streets to support image, character, and redevelopment goals.

COMMUNITY

Support Rosedale's strong community by strengthening schools, creating a community center or library in Rosedale, and enhancing public spaces.

DEVELOPMENT/ REDEVELOPMENT

Make the most of our major corridors with dense, mixed-use, quality development. Focus on attracting goods and services, and integrating community spaces that significantly enhance quality of life for the neighborhoods and compliment major institutions and employment centers. Ensure that new development meets a high standard of quality.

HEALTH & SAFETY

Build upon the successes and community trust of Rosedale's police and fire departments. Use branding and lighting to improve safety perceptions. Uncover key issues that hurt Rosedale's perception. As walkability increases and buildings engage the streets, Rosedale will have more eyes on the street. Design streets and sidewalks to be safe for pedestrians and cyclists.

IMAGE & CHARACTER

Focus on rebranding the physical environment. Enhance way-finding, sidewalks, pedestrian lighting, and building construction that amounts to a unified sense of a walkable, healthy, safe, and delightful place.

PARKS, TRAILS, AND NATURAL AMENITIES

Enhance and protect Rosedale's parks, trails, and natural amenities. Increase awareness of our unique natural assets. Design parks and trails in a way that everyone can use. Activate parks and promote safety with development that overlooks the parks.

UNIVERSITY TOWN

FISHER PARK DEVELOPMENT CONCEPT PLAN

CHAMPIONS: UG, RDA

PRIORITY



COST



DESCRIPTION

This plan includes a number of components around the Fisher Park area including trails, transit, traffic improvements, and new development. Additional study is needed to understand how these components best fit together.

TASKS

- Develop Fisher Park Concept Plan
- BPU Substation Relocation
- Gather public and private funding for concept implementation.
- Design and Engineering
- Construct
- Maintenance & Programing

POTENTIAL RESOURCES: MARC Planning Sustainable Places Grants

PARTNERS: KCATA, BPU, KUMC/TUKH

COMMUNITY CENTER

CHAMPIONS: UG, RDA

PRIORITY



COST



DESCRIPTION

Throughout the public engagement process the community has expressed a strong desire for a community center that allows for public meeting spaces and community events, activities and educational opportunities.

TASKS

- Fisher Park Concept Plan
- Identify Viable Funding Source
- Build Community Support
- Design and Engineering
- Construction
- Maintenance & Programing

Tell us what you want in a community center



Scan the QR to take the survey today!  ROSEDALE
DEVELOPMENT ASSOCIATION



Díganos lo que desea en un centro comunitario



¡Escanee el QR para completar la encuesta!



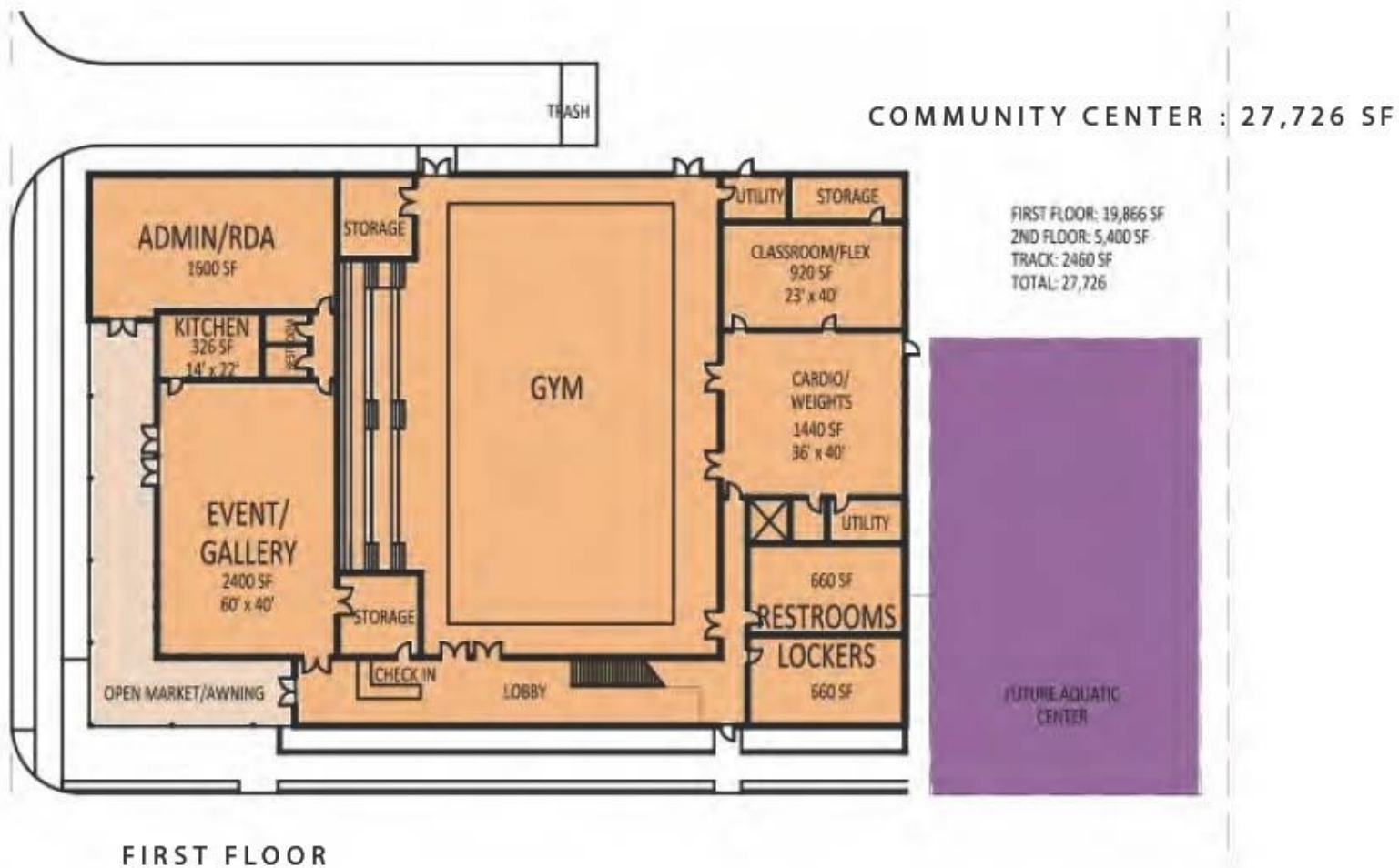
Feature	Most important	2 nd most important	3 rd most important	4 th most important	Not ranked
<i>Fitness center with cardio and strength training equipment</i>	57 (29.5%)	38 (19.7%)	11 (5.7%)	14 (7.3%)	73 (37.8%)
<i>Basketball court/gymnasium</i>	17 (8.8%)	13 (6.7%)	22 (11.4%)	21 (10.9%)	120 (62.2%)
<i>Lounge area/snack bar</i>	2 (1.0%)	1 (0.5%)	7 (3.6%)	4 (2.1%)	179 (92.7%)
<i>Computer lab</i>	2 (1.0%)	10 (5.2%)	10 (5.2%)	7 (3.6%)	164 (85.0%)
<i>Large (more than 100 people) multi-use space for private and community events</i>	8 (4.1%)	14 (7.3%)	9 (4.7%)	5 (2.6%)	157 (81.3%)
<i>Small (less than 100 people) multi-use space for private and community events</i>	9 (4.7%)	7 (3.6%)	15 (7.8%)	15 (7.8%)	147 (76.2%)
<i>Swimming pool</i>	52 (26.9%)	33 (17.1%)	19 (9.8%)	14 (7.3%)	75 (38.9%)
<i>Library</i>	8 (4.1%)	7 (3.6%)	10 (5.2%)	2 (1.0%)	166 (86.0%)
<i>Art studio/maker space</i>	6 (3.1%)	15 (7.8%)	6 (3.1%)	10 (5.2%)	156 (80.8%)
<i>Stage/auditorium</i>	0 (0%)	1 (0.5%)	5 (2.6%)	3 (1.6%)	184 (95.3%)
<i>Rock climbing wall</i>	0 (0%)	5 (2.6%)	6 (3.1%)	7 (3.6%)	175 (90.7%)
<i>Outdoor track</i>	5 (2.6%)	4 (2.1%)	5 (2.6%)	8 (4.1%)	171 (88.6%)
<i>Indoor track</i>	4 (2.1%)	12 (6.2%)	15 (7.8%)	9 (4.7%)	153 (79.3%)
<i>Health clinic or health-related services</i>	8 (4.1%)	4 (2.1%)	12 (6.2%)	11 (5.7%)	158 (81.9%)
<i>Pavilion for farmers markets and outdoor gatherings</i>	12 (6.2%)	22 (11.4%)	23 (11.9%)	27 (14.0%)	109 (56.5%)

ACTIVITIES



BUILDING PROGRAM

- BALANCE SPORTS AND ARTS
- CLASS SPACE WAS PRIORITIZED
- EVENT/PARTY SPACE
- RDA OFFICES
- TEEN LOUNGE
- HANG OUT SPOTS
- FUTURE AQUATIC CENTER (?)
- INDOOR TRACK HIGHLIGHTED
- CARDIO AND WEIGHTS



COMMUNITY CENTER : 27,726 SF



SECOND FLOOR





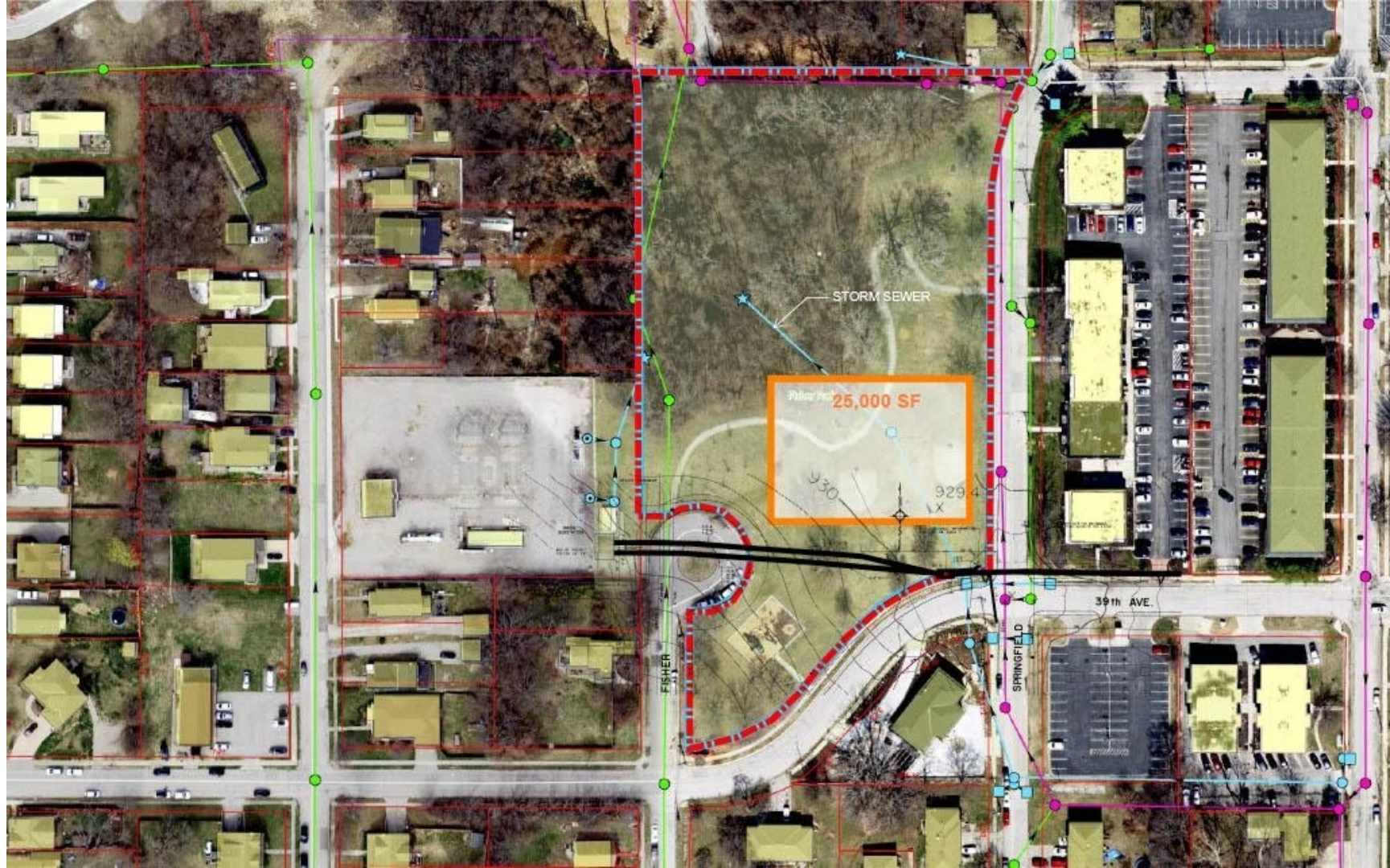
Community Change Grant– Inflation Reduction Act

Grant Details

- \$10-20 million
- Can be used for a climate resiliency hub
 - Energy-efficient building that can be used for climate education and a resource center during a climate emergency
- No local match required (!)
- Lead applicant must be a community nonprofit organization

Timeline

- Submit application in August
- 3 years to complete project





QUESTIONS?



www.rosedale.org
913-677-5097

Erin Stryka
erin@rosedale.org