

**SEPTEMBER 26, 2024 UNIFIED GOVERNMENT BOARD OF
COMMISSIONERS MEETING
ORDER OF BUSINESS
MEETING TO CONVENE AT 7:00 PM**

Location: Hybrid

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

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89056726620>

Webinar ID: 890 5672 6620

Or One tap mobile:

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Or Telephone:

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

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

International numbers available: <https://us02web.zoom.us/j/89056726620>

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. INVOCATION**
- IV. PLEDGE OF ALLEGIANCE**
- V. REVISIONS TO THURSDAY, SEPTEMBER 26, 2024 AGENDA**
- VI. MAYOR'S AGENDA**
- VII. CLERK'S STATEMENT**
- VIII. PLANNING AND ZONING CONSENT AGENDA**
- IX. PLANNING AND ZONING NON-CONSENT AGENDA**
- X. REGULAR CONSENT AGENDA**
- XI. PUBLIC HEARING AGENDA**
- XII. STANDING COMMITTEES' AGENDA**
- XIII. ADMINISTRATOR'S AGENDA**
- XIV. COMMISSIONERS' AGENDA**
- XV. LAND BANK BOARD OF TRUSTEES' AGENDA**

XVI. PUBLIC ANNOUNCEMENTS

XVII. ADJOURN

VI. MAYOR'S AGENDA

1. PRESENTATION: DOTTE PROUD RECOGNITION

Synopsis: Mayor's Dotte Proud Initiative to recognize acts of volunteerism by citizens or businesses within Wyandotte County. Two Commissioners will recognize the following: Lindsey Lopez, an elementary student from Oak Grove Elementary School, and Italian Delight, long-time local business.

For Information Only

Tracking #: 21389

2. PROCLAMATION: ROSEDALE MEMORIAL ARCH 100TH DAY

Synopsis: A Proclamation proclaiming September 7, 2024, as Rosedale Memorial Arch 100th Day, submitted by Tyrone A. Garner, Mayor/CEO.

Tracking #: 21401

VII. CLERK'S STATEMENT

(Anyone wishing to speak about a particular item on the Planning & Zoning Consent Agenda must notify the Mayor when he asks if there are any "set-asides" on the Planning & Zoning Consent Agenda. Your item will then be discussed and voted on separately. All remaining items on the Planning & Zoning Consent Agenda are viewed as a single group and voted on with one vote.)

VIII. PLANNING AND ZONING CONSENT AGENDA

A. CHANGE OF ZONE APPLICATIONS

1. COZ2024-019 - JON SIMPSON WITH BHC RHODES

Synopsis: Change of Zone from R-2(B) Two Family District to CP-2 Planned General Business District for a parking lot at 813 South Pyle Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 10 TO 0.

Tracking #: 21378

B. SPECIAL USE PERMIT APPLICATIONS

1. SP2024-052 - ROBBIN BEEBE

Synopsis: Renewal of a Special Use Permit (SP2023-035) for a Short-Term Rental at 3716 Springfield Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 10 TO 0 FOR 2 YEARS.

Tracking #: 21379

2. SP2024-053 - REBEKAH SAMUEL WITH BLUE ATLAS LLC

Synopsis: Renewal of a Special Use Permit (SP2023-033) for a Short-Term Rental at 4016 Springfield Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 10 TO 0 FOR 2 YEARS.

Tracking #: 21380

3. **SP2024-056 - JESUS GERARDO-GONZALEZ WITH G + J ENTERTAINMENT**
Synopsis: Renewal of a Special Use Permit (SP2022-069) for live entertainment at an existing restaurant at 4929 State Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 10 TO 0 FOR 5 YEARS.
Tracking #: 21381
4. **SP2024-058 - REGINA COMPERNOLLE WITH SACRED EARTH ARTS LLC**
Synopsis: Renewal of a Special Use Permit (SP2022-042) for the Temporary Use of Land for a commercial farmstead at 4141 Joyce Drive, RECOMMENDED FOR APPROVAL BY A VOTE OF 10 TO 0 FOR 2 YEARS.
Tracking #: 21382
5. **SP2024-060 - TYLER REYNOLDS**
Synopsis: Renewal of a Special Use Permit (SP2023-016) for a Short-Term Rental at 527 Tenny Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 10 TO 0 FOR 2 YEARS.
Tracking #: 21383

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

1. AN ORDINANCE rezoning property at approximately 6111 Leavenworth Road, (COZ2023-021) from C-1 Limited Business District to RP-4 Planned Garden Apartment District, RECOMMENDED FOR APPROVAL.
Tracking #: 21392
2. AN ORDINANCE rezoning property at approximately 9400 State Avenue, (COZ2024-024) from A-G Agriculture District to CP-3 Planned Commercial District, RECOMMENDED FOR APPROVAL.
Tracking #: 21393
3. AN ORDINANCE authorizing a Special Use Permit (SP2023-058) for ten (10) managed care units for temporary housing and office for Wyandotte County Behavioral Health at 6111 Leavenworth Road, RECOMMENDED FOR APPROVAL.
Tracking #: 21394
4. AN ORDINANCE authorizing a Special Use Permit (SP2024-044) for continuation of a Short-Term Rental at 10 South Hallock Street, RECOMMENDED FOR APPROVAL.
Tracking #: 21395
5. AN ORDINANCE authorizing a Special Use Permit (SP2024-045) for continuation of a Short-Term Rental at 1945 West Lawrence Court, RECOMMENDED FOR APPROVAL.
Tracking #: 21396

6. AN ORDINANCE authorizing a Special Use Permit (SP2024-046) for a private club with live entertainment at a smoking lounge at 407 North 6th Street, RECOMMENDED FOR APPROVAL.
Tracking #: 21397
7. AN ORDINANCE vacating street right-of-way (VAC2024-006) at 534 Garnett Avenue, RECOMMENDED FOR APPROVAL.
Tracking #: 21398
8. AN ORDINANCE vacating utility easement (VAC2024-002) repealing ordinance 0-76-24 passed by the Board of Commissioners on July 11, 2024, and published in THE WYANDOTTE ECHO on July 25, 2024, and enacting a new ordinance vacating 7908 State Avenue, RECOMMENDED FOR APPROVAL.
Tracking #: 21399
9. AN ORDINANCE vacating a portion of right-of-way (VAC2024-007) at 7161 State Avenue, RECOMMENDED FOR APPROVAL.
Tracking #: 21400

TAX STATUS REPORT

BOARD OF COMMISSIONERS AGENDA FOR SEPTEMBER 26, 2024

None of the properties included in applications to be considered on the Planning & Zoning agenda have delinquent taxes prior to 2020.

NOTE: This information cannot serve as the basis for approval or denial of an application. It is not among the factors to be considered as set by ordinance or among accepted zoning factors and criteria. However, such information in certain cases might be relevant to evaluating accepted factors or as an accompaniment to other valid purposes and/or factors.

IX. REGULAR CONSENT AGENDA

1. RESOLUTION: 2023 RECREATION TRAILS PROJECT GRANT AWARD

Synopsis: Resolution authorizing application and acceptance of a grant from the Kansas Department of Wildlife & Parks Recreational Trails Program in the amount of \$105,680 for a 1/3 mile walking trail in Kensington Park. There is a 20% match, which is identified in the department budget.

*On September 9, 2024, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 21315

2. ORDINANCE: AMENDING THE POWERS OF THE COUNTY ADMINISTRATOR REGARDING THE LEASE OF UNIFIED GOVERNMENT PROPERTY IN ECONOMIC DEVELOPMENT PROJECTS

Synopsis: Approval of an amendment to section 2-103 of the UG Code, clarifying the powers of the county administrator by requiring written notification to the board of commissioners and its approval by resolution or ordinance whenever a lease of UG real property is required as a material part of a private economic development project.

*On September 9, 2024, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 21307

3. PLAT: DOVER RIDGE

Synopsis: Plat of Dover Ridge, located at 45th and Gibbs Road, and being developed by Carnation Partners LLC, submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Tracking #: 21399

4. PLAT: WOLCOTT MEADOWS

Synopsis: Plat of Wolcott Meadows, located along Wolcott Drive, and being developed by Triple Drop Tine LLC, submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Tracking #: 21384

5. PLAT: I-435 LOGISTICS PARK 2ND PLAT

Synopsis: Plat of I-435 Logistics Park 2nd Plat, located at 99th Street and Leavenworth Road, and being developed by Marshalltown Company, submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Tracking #: 21385

6. PLAT: MILES LEASING

Synopsis: Plat of Miles Leasing, located at 42nd and Swartz Road, and being developed by Miles Leasing LLC, submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Tracking #: 21386

7. MINUTES

Synopsis: Minutes from the Special Session meeting on August 8, 13, and September 4, 2024, and Planning & Zoning and Regular Session meeting on July 27, 2023.

Tracking #: MINUTES

8. WEEKLY BUSINESS

Synopsis: Weekly business materials dated August 8, 15, 22, and 29, 2024.

Tracking #: WEEKLY BUSINESS

X. PUBLIC HEARING AGENDA

XI. STANDING COMMITTEES' AGENDA

1. RESOLUTION: APPROVING ARPA ALLOCATION FOR NEIGHBORHOOD GRANTS

Synopsis: Approving a resolution authorizing disbursement of Neighborhood Grants from ARPA funding in the approximate amount of \$35,778.00.

This item was discussed by the Board of Commission at a Special Meeting on September 4, 2024, and referred to standing committee for further determination.

*This item was scheduled to appear before the **Administration and Human Services Standing Committee**, chaired by Commissioner Bynum, on September 23, 2024. It was requested, and approved by the Mayor, to fast-track this item to the September 26, 2024, Board of Commission meeting.*

*On September 23, 2024, the **Administration and Human Services Standing Committee**, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.*

Tracking #: 21369

2. RESOLUTION: APPROVING ARPA ALLOCATIONS ALL ACCESS PARK BENCHES

Synopsis: Approving a resolution authorizing disbursements for All Access Park Benches in an amount up to \$15,000.

*This item was scheduled to appear before the **Administration & Human Services Standing Committee**, chaired by Commissioner Bynum, on September 23, 2024. It was requested, and approved by the Mayor, to fast-track this item to the September 26, 2024, Board of Commission meeting.*

*On September 23, 2024, the **Administration and Human Services Standing Committee**, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.*

Tracking #: 21402

XII. ADMINISTRATOR'S AGENDA

1. ORDINANCE: KANSAS DEVELOPMENT FINANCE AUTHORITY FOR GATEWAY PLAZA PROJECT

Synopsis: A resolution regarding the issuance of multifamily housing revenue bonds by the Kansas Development Finance Authority for the Gateway Plaza project located at 1430 N. Fourth Street, Kansas City, Kansas.

Tracking #: 21388

XIII. COMMISSIONERS' AGENDA

XIV. LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

1. LAND BANK OPTIONS

Synopsis: The following **option application(s)** were presented at the 09/09/2024 meeting:

Please visit the new site to review the applications below

<https://gisapp.wycokck.org/Landbank.html>

A. Single Family Homes 10 Homes

B. Multi Family - 14 Units

Tracking #: 21348

2. LAND BANK PROPERTY TRANSFERS

Synopsis: The following **property transfers application(s)** were presented at the 09/09/24 standing committee meeting:

Please visit the new site to review the applications below.

<https://gisapp.wycokck.org/Landbank.html>

2 Yard Extensions

Tracking #: 21349

XV. PUBLIC ANNOUNCEMENTS

XVI. ADJOURN



Report to Full Commission

MEETING DATE	PRESENTER	DEPARTMENT
	Irene Caudillo, Chief of Staff icaudillo@wycokck.org x5010	Mayor's Office
AGENDA ITEM #VI.1.		
PRESENTATION: DOTTE PROUD RECOGNITION		
BACKGROUND		
Mayor's Dotte Proud Initiative to recognize acts of volunteerism by citizens or businesses within Wyandotte County. Two Commissioners will recognize the following: Lindsey Lopez, elementary student from Oak Grove Elementary School, and Italian Delight, long time local business <i>For Information Only</i>		
RECOMMENDATION		
For information only		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
IT/POLICY CONSIDERATIONS		
PROCUREMENT CONSIDERATIONS		
LEGAL CONSIDERATIONS		
ATTACHMENTS		

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



PROCLAMATION

WHEREAS, the Rosedale Memorial Arch located in Mt Marty Park was originally dedicated 100 years ago today on the 7th of September in the year 1924; and

WHEREAS, was dedicated to honoring the local men who fought in World War I, many so bravely in the Rainbow Ammunition Division; and

WHEREAS, the community of Rosedale raised money to fund the construction and lovingly planned a parade and ceremony to dedicate the Arch; and

WHEREAS, the Arch has stood for 100 years as both a symbol to local citizens who have fought in foreign wars and to the generous spirit of the Rosedale community; and

WHEREAS, it stands proudly above Rainbow and Southwest Boulevards as a landmark of both Rosedale and Kansas City, Kansas; and

WHEREAS, the Rosedale community stands by to ensure our beloved Arch remains standing for the next 100 years.

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

“Rosedale Memorial Arch 100th Day”

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

TYRONE GARNER, MAYOR/CEO



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: September 9, 2024

Re: Change of Zone Petition COZ2024-019

GENERAL INFORMATION

Applicant Information:

Wil Anderson
BHC
712 State Avenue
Kansas City, Kansas 66101

Subject Property:

713 Osage Avenue and
813 South Pyle Street
Kansas City, Kansas 66105

Requested Action and Purpose:

Approval of a Change of Zone from
R-2(B) Two Family District to C-3
Commercial District for a parking lot.

Commission Districts:

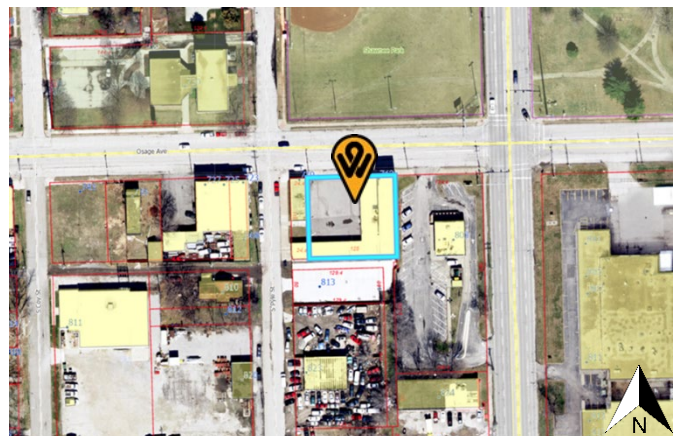
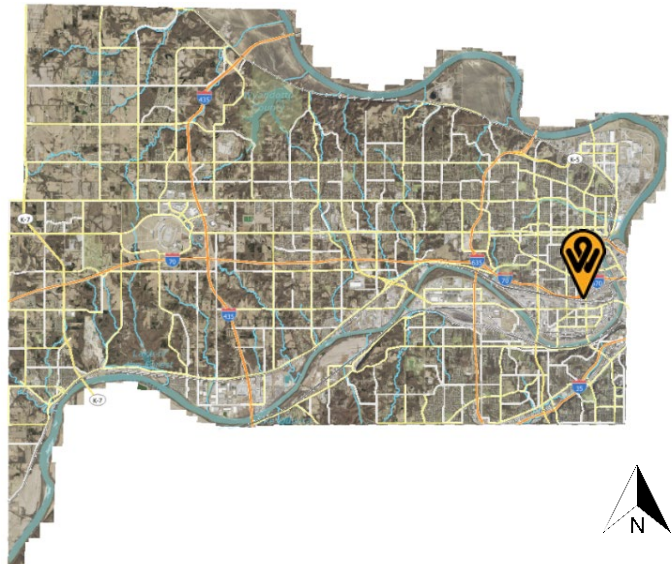
Commissioner At-Large, District #2:
Tom Burroughs
District #2 Commissioner:
William (Bill) Burns

Existing Zoning District(s):

R-2(B) Two Family District

Proposed Zoning District(s):

C-3 Commercial District



	Adjacent Zoning	Adjacent Uses
North	RP-5 Planned Apartment District and C-3 Commercial District	Park Hall Event Center and Shawnee Park
South	M-2 Industrial District	Industrial Lot
East	C-3 Commercial District	Restaurant and Appliance Shop
West	C-3 Commercial District	Commercial Office Building and Single-Family Residence

Total Tract Size: 0.48 Acre

Comprehensive Plan Area: Armourdale Area Plan

Comprehensive Plan Designation: The Armourdale Area Plan designates the subject property as Community Commercial, which allows for medium-scale commercial development to provide goods and services to adjacent districts and neighborhoods. Uses may include medium-sized box stores with small-scale accessory commercial uses and small-scale commercial centers.

Major Street Plan: The goDotte Mobility Plan designates Osage Avenue as a Major Collector and South Pyle Street as a Local Street.

Parking Requirement: Section 27-467(e) states “uses in this district require paved off-street parking at a ratio of not less than four spaces per 1,000 square feet of floor area in the building”. This use, however, also has a special parking need per Section 27-668(11), which states “Places of assembly, auditoriums, theatres, and concert halls. One (1) space for each four (4) seats”. Previous reviews determined 56 spaces are required.

There are 44 spaces provided on site, with another 47 provided via parking agreements at 727 Osage Avenue and 800 S. 7th Street, immediately adjacent.

Landscaping Requirement: Section 27-467(g) states “Trees are required to be provided at not less than one per 7,000 square feet of site area. Six-foot high architectural screening is to be provided along all side and rear property lines

common to or across an alley from residentially zoned property”.

The property contains 20,910 square feet of area, which requires three (3) trees. These trees shall be planted either along the street or within the parking lot on site. A six (6) foot tall fence is already provided on site.

Advertisement:

The Wyandotte Echo – July 18, 2024
Letters to Property Owners – July 19, 2024
and August 2, 2024

Public Hearings:

September 9, 2024 and September 26, 2024

Public Support:

None to date.

Public Opposition:

None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Wil Anderson with BHC, is requesting a Change of Zone from R-2(B) Two-Family District to CP-2 Planned General Business District for a parking lot at 813 South Pyle Street, as well as a Preliminary and Final Plat (Eickhoff Lots of Armourdale) (Approved) to combine two (2) lots and vacate right-of-way at 713 Osage Avenue and 813 South Pyle Street.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765, Article VII Sections 27-245 – 27-339, Article VI Section 27-210 through 212 and all other applicable standards within Chapter 27.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. There have been no noise or disturbance complaints since the previous approval.

Building, Zoning, or Code Enforcement Complaints:

1. There have been no notices of violation since the previous approval.

Outstanding or Related Permits and Cases:

1. There are no additional outstanding or related permits and cases.

Previous Planning Actions:

1. Approval of a Special Use Permit (SP-2016-60) for an event space in 2016 for two (2) years.
2. Approval of a Special Use Permit (SP-2018-94) for an event space in 2018 for five (5) years.
3. Approval of a Special Use Permit (SP2024-018) for an event space in 2024 for five (5) years.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is within the Armourdale Statistical Neighborhood and the Armourdale Renewal Association (ARA) group. The neighborhood consists of a diversity of uses, including industrial warehouses, drive-thru restaurants, mixed-use buildings, and a variety of residential uses.

2. The zoning and uses of properties nearby and the proposed use's expected compatibility with them.

The zoning and uses are set out above. The proposed use as a parking lot for an event center could create issues of noise and traffic if not managed properly. The property is surrounded by other commercial uses, which are compatible uses, with residential across the street to the north, and directly south.

3. The suitability of the property for the uses to which it has been restricted. Will the remove of restrictions detrimentally affect nearby property?

The property could be suitable for a parking lot for an event space if properly managed. Noise and crowds could be an issue; however, the property is located in a commercial/industrial neighborhood and adjacent to a Major Collector. Screening and buffering from nearby uses is required.

4. The length of time the property has remained vacant as zoned and/or the length of time the property has been actively marketed.

The property has been used as an event space since 2016.

5. The extent to which the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality or marketability of nearby property.

The proposed use is not necessary for the welfare of the public but provides a convenience in the form of entertainment and parking for that use. Live

entertainment has the potential to create issues of noise and traffic for the adjacent businesses, and residences, if not managed properly.

6. *The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.*

The addition and expansion of parking may increase traffic demand, as it is bringing additional parking and cars to the subject property, however, it will reduce the demand for on-street parking and reduce the demand for parking agreements off-site, therefore, reducing the overall demand.

7. *The degree of conformance of the proposed use to the Master Plan.*

The Armourdale Area Plan designates this area as Community Commercial, which allows medium-scale commercial development to provide goods and services to adjacent districts and neighborhoods. Uses may include medium-sized box stores with small-scale accessory commercial uses and small-scale commercial centers. The proposed use is compatible with the area plan with a Special Use Permit, which is has received, via SP2024-018.

8. *The extent to which the proposed use could cause environmental harm or enhance the environment.*

The proposed use could result in additional impacts, primarily water run-off, however, it is not expected to be of a magnitude to create serious issues or overwhelm the existing storm sewers.

9. *The extent to which utilities and public services are available and adequate to serve the proposed use.*

a. *Electric and Water Service*

BPU provides electric and water service.

b. *Sanitary Sewer Service*

The UG provides sanitary sewer service.

c. *Storm Water Control*

The UG provides storm water control.

d. *Police*

Police service is provided by South Patrol, District #333.

e. Fire

Fire service is provided by Station #2, which is one-half mile (1/2) away from the subject property.

f. Transit

Public Transit is provided by Route 107 – 7th Street/KU Med, with a stop at 7th & Osage.

g. Schools

Public Education is provided by John Fiske Elementary School, Rosedale Middle School, and JC Harmon High School, under Kansas City, Kansas USD 500.

10. The economic impact of the proposed use on the community.

The economic impact of the proposed use is limited, as this is a parking lot, designed to serve an existing use.

11. The capability of the proposed use to meet applicable ordinance requirements.

By the granting of this Change of Zone and filing of this Plat, the proposed use would be meeting applicable ordinance requirements.

12. The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.

The relative gain or loss to the public health, safety, and welfare is likely to be minimal as it only provides the convenience of entertainment with some economic benefit. Installing the parking lot, however, may reduce the need for on-street parking or parking agreements elsewhere, which is a benefit to the public and adjacent property owners. If denied, the landowner could not use the property for parking purposes, and would have to maintain all parking agreements.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting on August 26, 2024. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Change in Use
Parking Lot Stripping
Rear Yard Paving and Fencing
Use of the Remainder of the Building
Waste Receptacle

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 10 to 0 to recommend **APPROVAL** of Change of Zone Application **COZ2024-019**, subject to:

1. The waste receptacle shall be moved onto the property and shall have a six (6) foot-tall architectural screening fence installed around it;
2. Three (3) trees, as well as additional landscaping in the form of bushes, shrubs, or hedges shall be provided;
3. All conditions from SP2024-018 shall continue to apply, including:
 - a. All previous conditions from SP-2016-60 and SP-2018-84 remain in effect, including:
 - i. All shared parking agreements must be recorded with the Register of Deeds and submitted to Planning staff and approved by the Planning Commission.
 - ii. If ownership of any of the properties where parking is being shared changes, the applicant shall notify Planning staff and either get parking agreement with the new owner or find another area to park.
 - iii. All surfaces must be improved for parking and striped.
 - iv. No food preparation would take place on the premises, though there is a kitchen for catering companies/other parties to set up and prep food that has been brought in.
 - v. Security must be provided for all events held at night.
 - b. The rotting wood door frames and other damage on the exterior façade must be repaired.
 - c. The existing parking lot must be restriped.
 - d. The driveway apron is deteriorating and must be replaced;
4. All entertainment must cease by at least 1:00 AM;
5. Doors and windows must stay closed during any entertainment performance;
6. Must comply with Unified Government Security Ordinance (Chapter 4, Article II Division 1, Sec 4-104,f), including:
 - a. Must have at least one (1) security personnel stationed at the door at all times that is able to monitor any required parking area. Additional security guards may be required depending on the building capacity;
 - b. Patrons are not allowed to loiter in their vehicles. If so determined, they will be asked to leave;
 - c. An I.D. scanner will be used at all times;

- d. At closing time, all security personnel will begin from a designated area to move patrons towards the exit and then to their vehicles;
7. No amplified speakers or entertainment is allowed in outdoor spaces;
8. Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;
9. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the unified government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
10. If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;
11. The applicant has filed and maintained a current business occupation tax application;
12. All existing and future driveways must feature curb cuts that are constructed to UG standards;
13. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
14. All exterior lighting on the building must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street; and,
15. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners concur with the findings contained within the staff report related to *Factors to be Considered* and *Key Issues* and recommends **APPROVAL** of Petition **COZ2023-019** subject to all comments and suggestions outlined in this staff report, and the conditions of the City Planning Commission.

ATTACHMENTS

September 9, 2024, City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Materials
Site Plan and Location of Parking Agreements
Preliminary Plat
Final Plat
Site Photos, Taken by Staff, Dated April 11, 2024

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	September 9, 2024 - Approval	September 26, 2024
Preliminary and Final Plat		No Hearing Required

STAFF CONTACT:

James Molloy
jmolloy@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2024-019** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **COZ2024-019**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

September 9, 2024, City Planning Commission Minutes:

Hearing starts at 54:20:

CHANGE OF ZONE APPLICATION COZ2024-019 – JON SIMPSON WITH BHC RHODES – SYNOPSIS: Change of Zone from R-2(B) Two Family District to CP-2 Planned General Business District for a parking lot at 813 South Pyle Street.

FINAL PLAT APPLICATION PLAT2024-020 – JON SIMPSON WITH BHC RHODES – SYNOPSIS: Final Plat (Eickhoff Lots of Armourdale) to combine two (2) lots and vacate an alleyway at 713 Osage Avenue and 813 South Pyle Street.

Detailed Outline of Requested Action: The applicant, Wil Anderson with BHC, is requesting a Change of Zone from R-2(B) Two-Family District to CP-2 Planned General Business District for a parking lot at 813 South Pyle Street, as well as a Preliminary and Final Plat (Eickhoff Lots of Armourdale) to combine two (2) lots and vacate right-of-way at 713 Osage Avenue and 813 South Pyle Street.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated September 9, 2024;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo for the Change of Zone Application; and,
7. The Notices to property owners.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- Wil Anderson, applicant, BHC Rhodes, 712 State Avenue, Kansas City, Kansas 66101
- Pete Petersen, attorney

Present in Opposition:

- No one appeared

Staff Recommendation starts at 58:33: Planning Director Hand stated that the Change of Zone is being heard in conjunction with PLAT2024-020 from R-2(B) Two Family District to C-3 Commercial District, as related to a Special Use Permit for an event space that was approved earlier this year. This was a condition of approval to clean-up the zoning and plat maps related to the use. He stated that the property is in the Armourdale Area Plan. Staff received no letters in support nor opposition. There are no Notices of Violation. Staff recommends approval subject to the conditions in the staff report.

Motion starts at 59:30:

On motion by Mr. Ward, seconded by Ms. Armstrong, the Planning Commission voted as follows to recommend **APPROVAL of Change of Zone Application COZ2024-019:**

Carson	Chairman
Jones	Aye
Miller	Aye
Mohler	Aye
Schwartz	Aye
Straws	Aye
Ward	Aye
Armstrong	Aye
Beth	Aye
Easterwood	Aye
Ernst	Aye

Motion to recommend APPROVAL Passed: 10 to 0

Subject to:

1. The waste receptacle shall be moved onto the property and shall have a six (6) foot-tall architectural screening fence installed around it;
2. Three (3) trees, as well as additional landscaping in the form of bushes, shrubs, or hedges shall be provided;
3. All conditions from SP2024-018 shall continue to apply, including:
 - a. All previous conditions from SP-2016-60 and SP-2018-84 remain in effect, including:
 - i. All shared parking agreements must be recorded with the Register of Deeds and submitted to Planning staff and approved by the Planning Commission.
 - ii. If ownership of any of the properties where parking is being shared changes, the applicant shall notify Planning staff and either get parking agreement with the new owner or find another area to park.
 - iii. All surfaces must be improved for parking and striped.
 - iv. No food preparation would take place on the premises, though there is a kitchen for catering companies/other parties to set up and prep food that has been brought in.
 - v. Security must be provided for all events held at night.
 - b. The rotting wood door frames and other damage on the exterior façade must be repaired.
 - c. The existing parking lot must be restriped.
 - d. The driveway apron is deteriorating and must be replaced;
4. All entertainment must cease by at least 1:00 AM;
5. Doors and windows must stay closed during any entertainment performance;
6. Must comply with Unified Government Security Ordinance (Chapter 4, Article II Division 1, Sec 4-104,f), including:
 - e. Must have at least one (1) security personnel stationed at the door at all

- times that is able to monitor any required parking area. Additional security guards may be required depending on the building capacity;
- f. Patrons are not allowed to loiter in their vehicles. If so determined, they will be asked to leave;
 - g. An I.D. scanner will be used at all times;
 - h. At closing time, all security personnel will begin from a designated area to move patrons towards the exit and then to their vehicles;
- 7. No amplified speakers or entertainment is allowed in outdoor spaces;
 - 8. Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;
 - 9. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the unified government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
 - 10. If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;
 - 11. The applicant has filed and maintained a current business occupation tax application;
 - 12. All existing and future driveways must feature curb cuts that are constructed to UG standards;
 - 13. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
 - 14. All exterior lighting on the building must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street; and,
 - 15. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

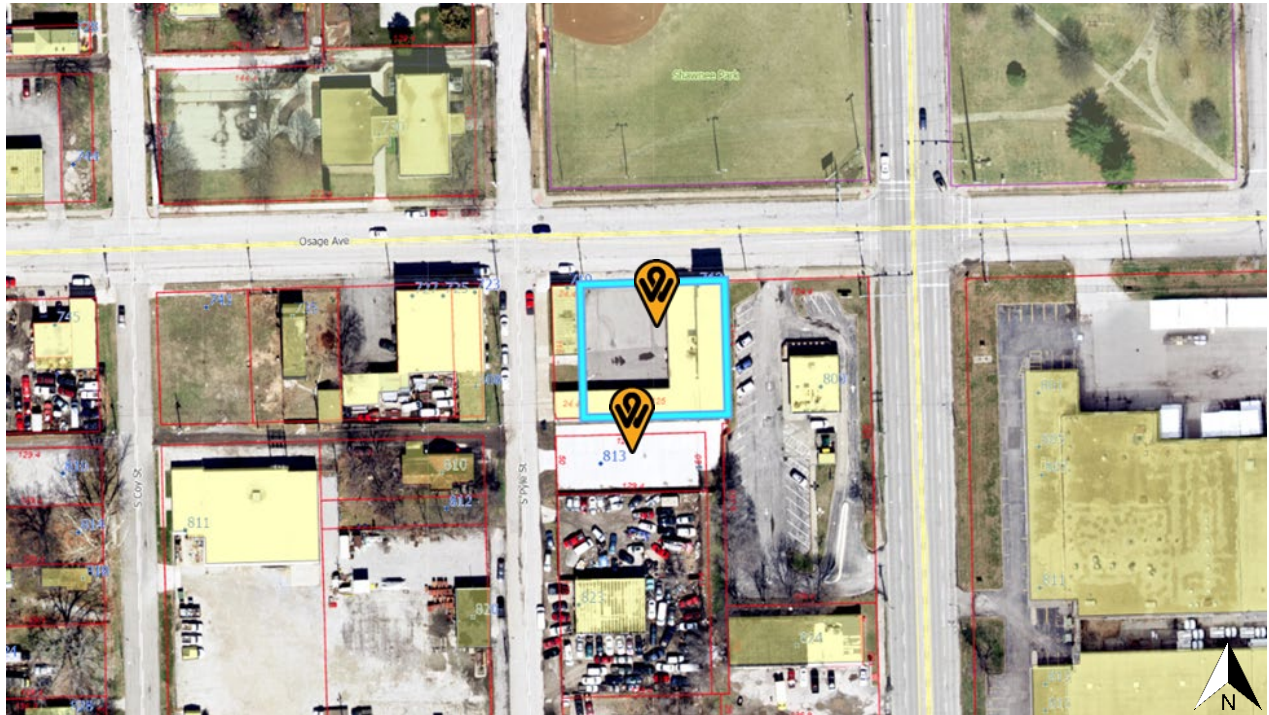
On motion by Mr. Ward, seconded by Ms. Armstrong, the Planning Commission voted as follows to **APPROVE** Plat Application **PLAT2024-020**:

Carson	Chairman
Jones	Aye
Miller	Aye
Mohler	Aye
Schwartz	Aye
Straws	Aye
Ward	Aye
Armstrong	Aye
Beth	Aye

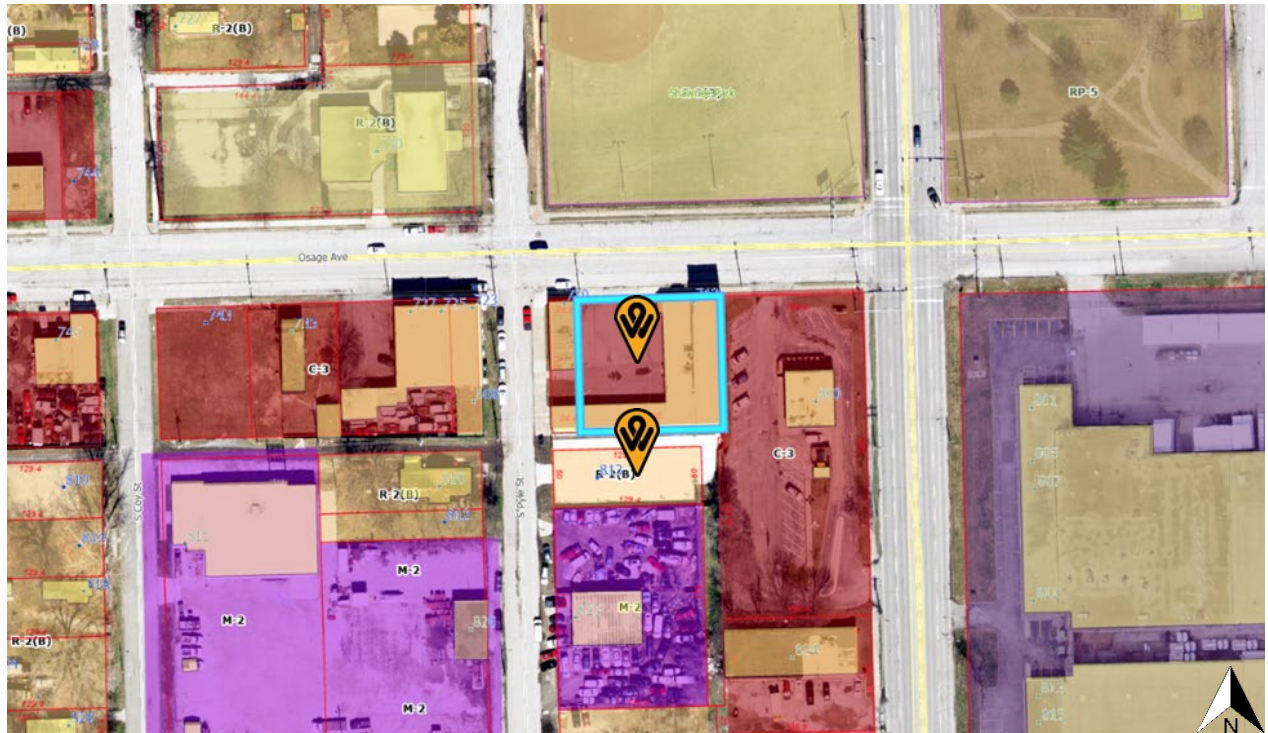
Easterwood Aye
Ernst Aye
Motion to APPROVE Passed: 10 to 0
Subject to the above conditions.

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP



LAND USE MAP



NEIGHBORHOOD MEETING MATERIALS



August 27, 2024

**Minutes for Neighborhood Meeting Held August 22nd, 2024 at BHC office at 712 State Ave,
Kansas City, KS 66101**

**RE: Change of Zone Petition COZ2024-019 and Preliminary and Final Plat – Eickhoff
Lots Armourdale (Plat 2024-020).**

Meeting Commenced at 4:00pm.

The attendees were as per the attached list.

All attendees were informed about the project.

Some discussion about the current project and the next steps.

Meeting closed at 5:00pm.

If you have any questions concerning these minutes, please contact me at your convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read 'W.C. Anderson', is placed below the word 'Sincerely,'.

William C. Anderson, PS
Vice President | Survey Group Director
BHC
Cell: 913 904 4743
Office: 913 371 5300



AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF KANSAS)
) SS:
COUNTY OF WYANDOTTE)

Comes now William C. Anderson, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition #COZ2024-019 and PLAT2024-020.
2. That I conducted a neighborhood meeting on August 22, 2024, at the BHC office, located at 712 State Avenue.
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Urban Planning and Land Use Department.

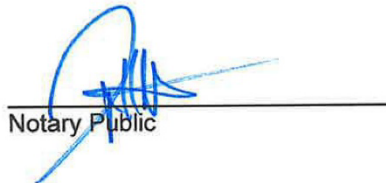
Further affiant saith not.



William C. Anderson

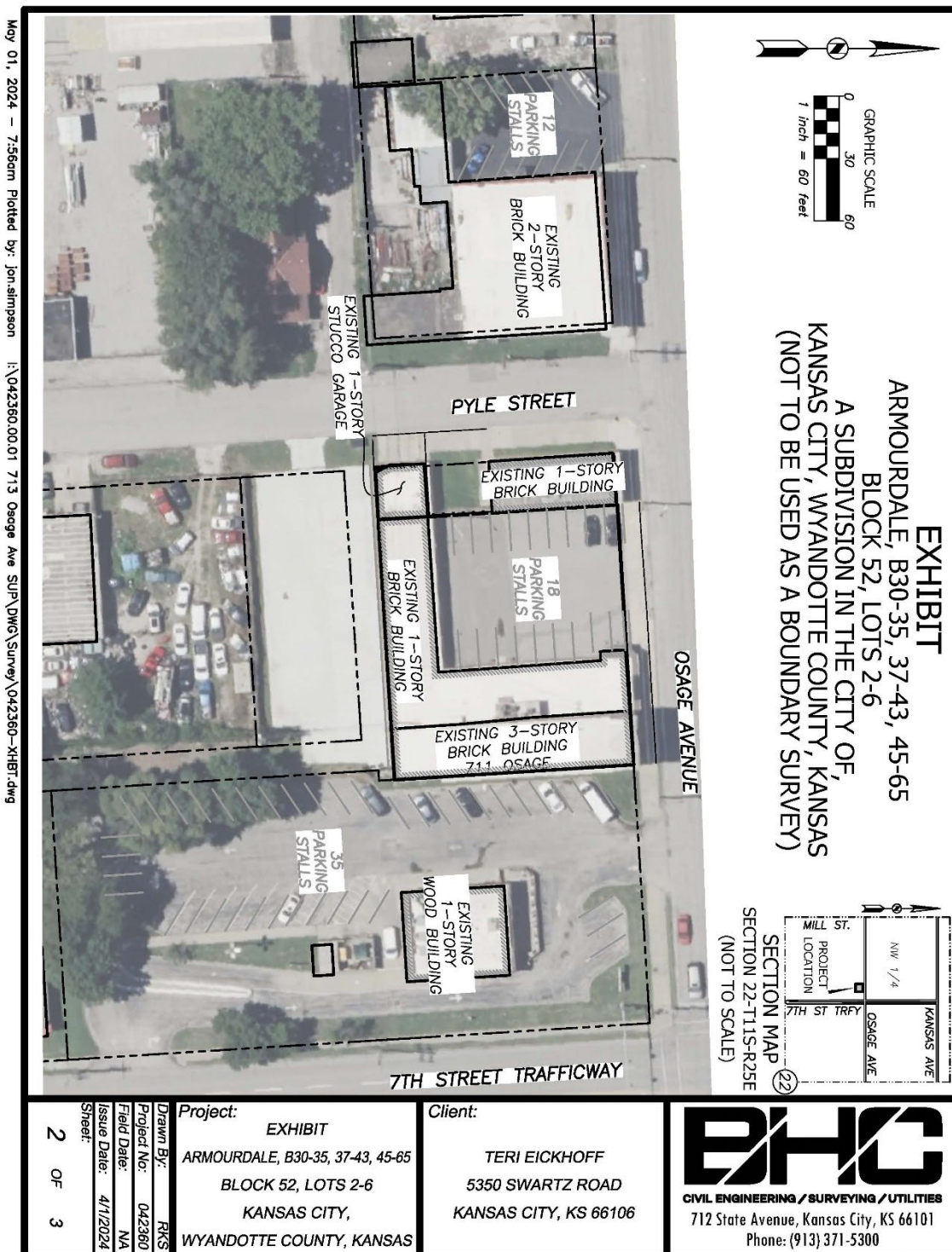
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 27 day of August, 2024.

My commission expires >



Notary Public

JOSEPH H. McLAUGHLIN
Notary Public-State of Kansas
My Appt. Expires 5/16/25



PARKING AGREEMENTS



DocId:8421868

T:4245962

0024R-05411

SUSAN P. NELSON
REGISTER OF DEEDS
WYANDOTTE COUNTY, KS
05/13/2024 01:57:50 PM
REC FEE 38.00
PAGES: 2

Pursuant to K.S.A. 28-115: The Register of Deeds has the authority to establish requirements for margins.
PAGE ONE MUST HAVE A TOP MARGIN OF THREE (3) INCHES. If a document does not comply with these requirements, then K.S.A. 28-115 authorizes the use of a cover sheet for the recording information.

PLEASE TYPE OR PRINT

TYPE OF DOCUMENT: Parking agreement

GRANTOR: Owner Miller Tool

GRANTEE: Paul Hall 713 Dodge Lks

LEGAL DESCRIPTION: _____

Members of the Planning Commission and Director of Planning and Zoning:

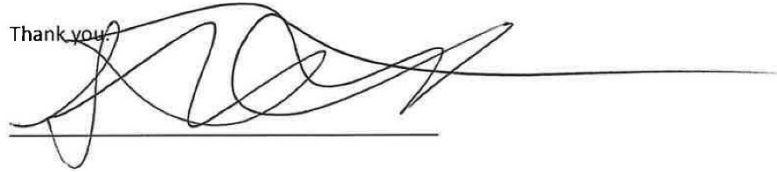
I am the authorized representative of Miller Tool, which business address is 727 Osage Avenue, Kansas City, KS.

Business phone number is 913 321 8665

I am writing to assure you that our business will provide 14 parking spaces to Park Hall, 713 Osage Avenue, Kansas City, KS 66105 during its hours of operation. We are looking forward to new business in the Armourdale Business District.

We realize that this offer of space may be required to be more detailed and will gladly comply.

Thank you.

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the right.

#SP-2024-018

April 22, 2024



DocId:3421867

T:4245962

2024R-05412
SUSAN P. NELSON
REGISTER OF DEEDS
WYANDOTTE COUNTY, KS
05/13/2024 01:57:50 PM
REC FEE 38.00
PAGES: 2

Pursuant to K.S.A. 28-115: The Register of Deeds has the authority to establish requirements for margins.
PAGE ONE MUST HAVE A TOP MARGIN OF THREE (3) INCHES. If a document does not comply with these requirements, then K.S.A. 28-115 authorizes the use of a cover sheet for the recording information.

PLEASE TYPE OR PRINT

TYPE OF DOCUMENT: Parking agreement

GRANTOR: Montereyway Realty LLC

GRANTEE: Park Hall 712 Orange Kex

LEGAL DESCRIPTION: _____

Members of the Planning Commission and Director of Planning and Zoning:

I am the authorized representative of Montereyway Realty LLC (Monty).

Which business address is 800 S 7th ST TRFY, Kansas City, KS 66105

My business phone number is (913) 342-0757

I am writing to assure you that our business will provide 36
parking spaces to Park Hall, 713 Osage Avenue, Kansas City, KS 66105 during its hours of operation. We
are looking forward to new business in the Armourdale Business District.

We realize that this offer of space may be required to be more detailed and will gladly comply.

Thank you.

Monty Kline
5/6/24

#SP-2024-018

April 22, 2024

AFFIDAVIT – PROPERTY OWNER CONSENT FORM

STATE OF Kansas)
COUNTY OF Wyandotte) SS:

Comes now Robert H. Eickhoff, of lawful age, sound mind and upon his/her oath states as follows:

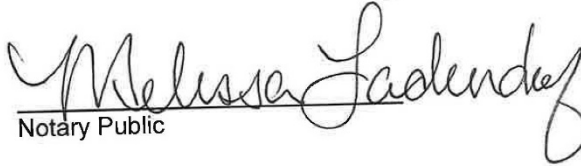
1. That I am the owner of 711, 713, and 715 Osage Avenue, Kansas City, Wyandotte County, Kansas (Parcel #073818).
2. That I reviewed the application for Subdivision Plat and Rezoning on my property.
3. That after discussing the matter and fully reviewing the application, I authorize the application to be filed on my behalf.

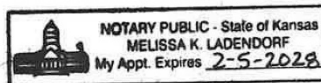
Further affiant saith not.


Robert H. Eickhoff

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 21st day
of June 2024.

My commission expires Feb 5th of February 2024


Notary Public



AFFIDAVIT – PROPERTY OWNER CONSENT FORM

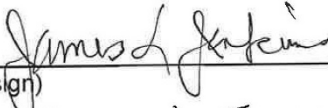
STATE OF Kansas)
COUNTY OF Wyandotte) SS:

Comes now JAMES L. JENKINS, a designated representative of Kaw Valley Drainage District, a Kansas public corporation, of lawful age, sound mind and upon his/her oath states as follows:

1. That we are the owner of 719 Osage Avenue, Kansas City, Wyandotte County, Kansas (Parcel #073817).
2. That I reviewed the application for a Subdivision Plat on my property.
3. That after discussing the matter and fully reviewing the application, I authorize the application to be filed on my behalf.

Further affiant saith not.

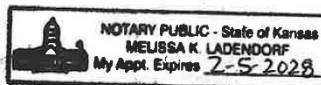
Kaw Valley Drainage District, a Kansas public corporation


(sign)
JAMES L. JENKINS
(print)

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 21st day
of June 2024.

My commission expires 5th of February, 2028.


Notary Public



AFFIDAVIT – PROPERTY OWNER CONSENT FORM

STATE OF Kansas)
COUNTY OF Wy.) SS:

Comes now Monty, a designated representative of Montereyway, LLC, a Kansas limited liability company, of lawful age, sound mind and upon his/her oath states as follows:

1. That we are the owners of 800 S. 7th Street, Kansas City, Wyandotte County, Kansas (Parce #073819).
2. That I reviewed the application for Subdivision Plat adjacent to my property in which a portion of alley to be vacated will revert back to my possession.
3. That after discussing the matter and fully reviewing the application, I authorize the application to be filed on my behalf.

Further affiant saith not.

Montereyway, LLC, a Kansas limited liability company

Monty
(sign)

Monty Kassim
(print)

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 21st day of June 2024.

My commission expires Jan of 30th 2027.

Wathiq A. Kassim
Notary Public

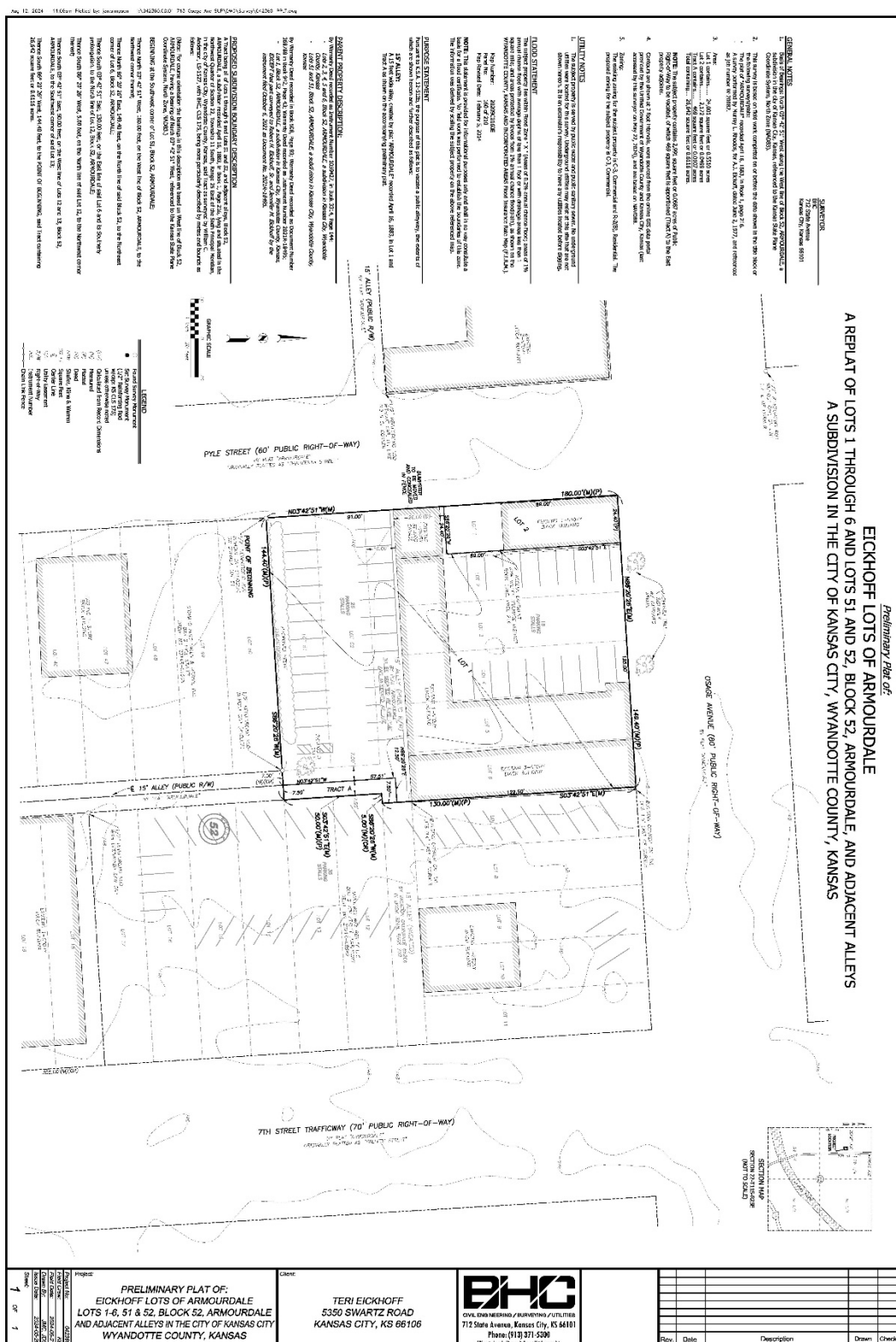


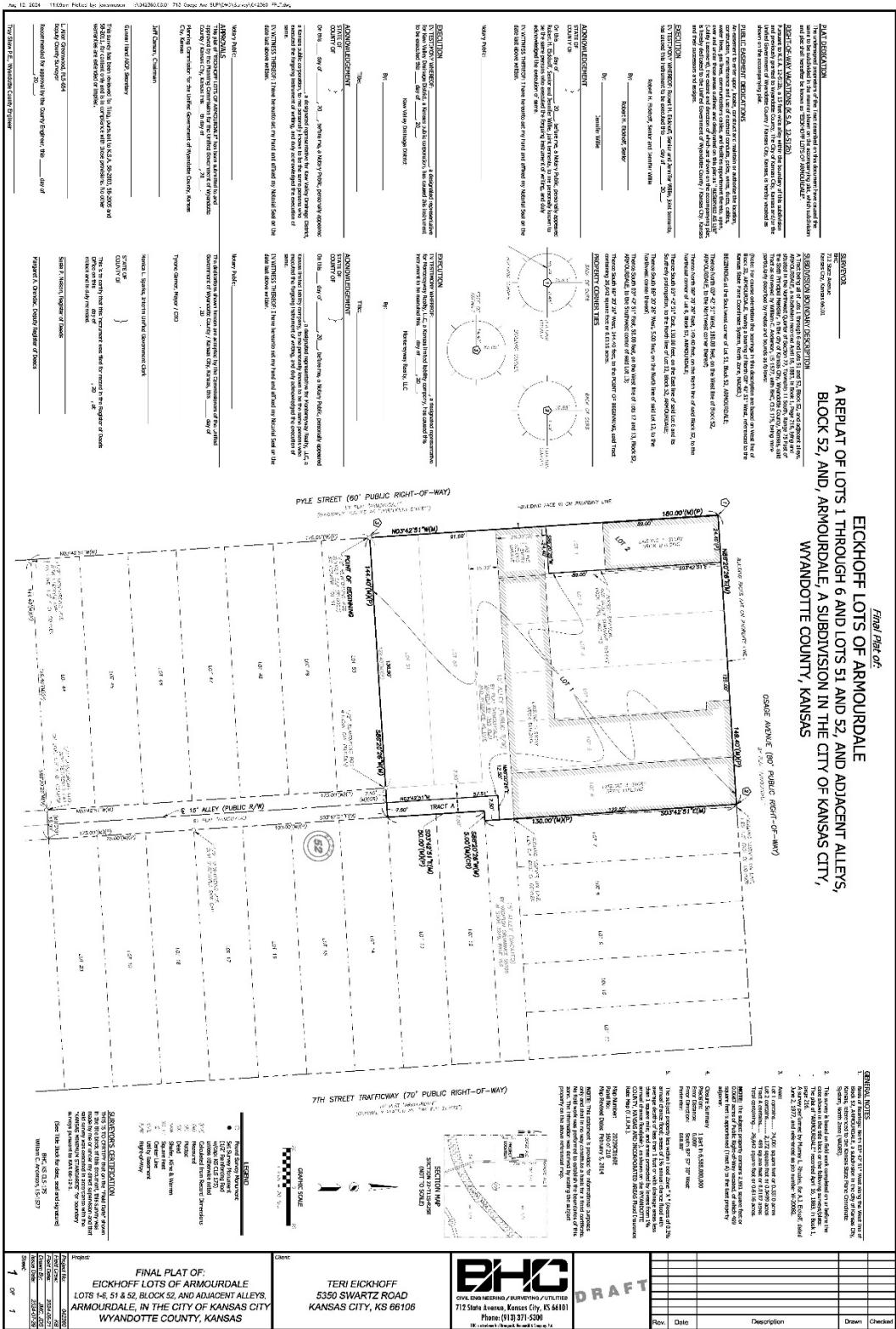
Wathiq

COZ2024-019

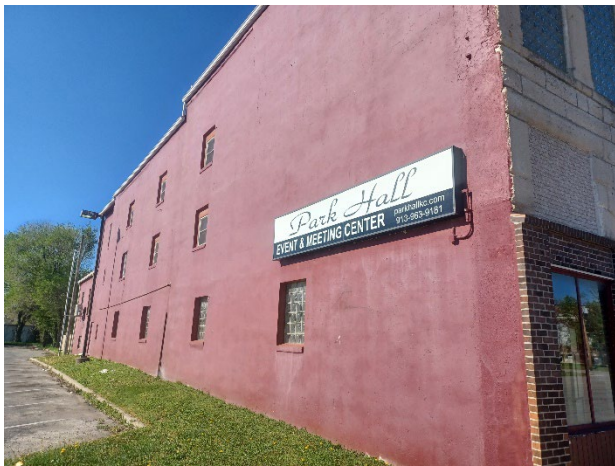
September 26, 2024

27





SITE PHOTOS, TAKEN BY STAFF, DATED APRIL 11, 2024







Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: September 26, 2024

Re: Special Use Permit Petition SP2024-052

GENERAL INFORMATION

Applicant Information:

Mary Melot and Robbin Beebe
Owners
1280 West 59th Street
Kansas City, Missouri 64113

Subject Property:

3716 Springfield Street
Kansas City, Kansas 66103

Requested Action and Purpose:

Renewal of a Special Use Permit
(expires September 7, 2024) to
operate a short-term rental.

Commission Districts:

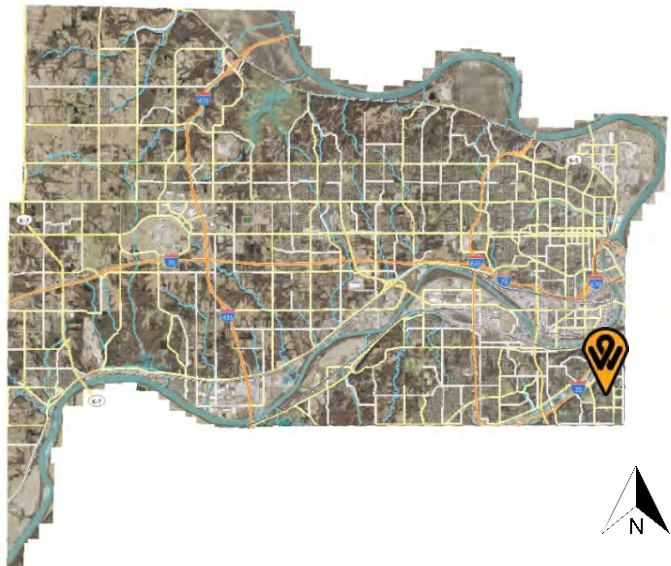
Commissioner At-Large, District #2:
Tom Burroughs
District #3 Commissioner:
Christian Ramirez

Existing Zoning District(s):

R-1(B) Single Family District

Plan Area:

Rosedale Area Plan



	Adjacent Zoning	Adjacent Uses
North	R-1(B) Single Family District	Single-family Residence
South	R-1(B) Single Family District	Single-family Residence
East	R-1(B) Single Family District	Surface Parking Lot
West	R-1(B) Single Family District	Undeveloped Vacant Lot

Total Tract Size:	0.23 Acre
Comprehensive Plan Designation:	The Rosedale Area Plan designates the subject property as Single-Family which allows for single family, detached houses.
Major Street Plan:	The goDotte Countywide Strategic Mobility Plan designates Springfield Street as a Local/Neighborhood Street.
Parking Requirement:	Section 27-455 (d) states “Two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling”. The subject property provides two (2) off-street parking spaces and one (1) covered parking space.
Landscaping Requirement:	Section 27-700 (a) states “One (1) shade tree per dwelling unit is required in the front or corner side yard”. The subject property does not fulfill this requirement.
Advertisement:	<u>The Wyandotte Echo</u> – August 15, 2024 Letters to Property Owners – August 16, 2024.
Public Hearings:	September 9, 2024 and September 26, 2024
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicants, Mary Melot and Robbin Beebe, are requesting a renewal of a Special Use Permit (expires September 7, 2024) to operate a short-term rental at 3716 Springfield Street, Kansas City, Kansas 66103. This is not the owner’s primary residence. This would be the first and only permitted short-term rental on the 3700 block of Springfield Street.

City Ordinance Requirements: 27-592 through 27-606, 27-214, and 27-623 and all other applicable standards within Chapter 27.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. There are no noise or disturbance complaints on the subject property.

Building, Zoning, or Code Enforcement Complaints:

1. There are no notices of violation on the subject property.

Outstanding or Related Permit and Cases:

1. There are no additional related permits or cases on the subject property.

Previous Planning Actions:

1. 2020 – 20402-00065 – Special Use Permit to operate a Short-term Rental (expired November 2022).
2. 2023 – SP2023-035 – Special Use Permit to operate a Short-term Rental (expires September 7, 2024)

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Rosedale Statistical Neighborhood Group, the Hilltop Neighborhood Group, and the Rosedale Development Association group. The neighborhood consists of a mixture of single-family residences, six-plexes, garden style apartments, as well as public uses such as the Rosedale Memorial Arch, Mount Marty Park, and Fisher Park, institutional uses such as Rosedale Middle School and The University of Kansas Medical Center.

2. The zoning and uses of properties nearby and the proposed use's expected compatibility with them. In general, commercial and industrial special use permits should not be granted adjacent to residential districts.

The zoning and uses are set out above. The subject property is surrounded by R-1(B) Single Family District. Use of the property as a rental, either short or long-term, while commercial in nature, is consistent with other nearby properties in close proximity to the mixed-use corridor which includes multi-family housing and commercial properties. While use as a short-term rental is commercial in nature, the use is occurring in a purpose-built residence, which should not present issues with nearby property. The proposed use is compatible if properly managed.

- 3. *The suitability of the property for the uses to which it has been restricted. Will the remove of restrictions including those for hours of operation (where applicable), detrimentally affect nearby property?***

Removal of the restrictions that require a Special Use Permit has the potential to create issues such as parking, excessive noise, illumination, vibration, overcrowding of land and undue concentrations of population. The property could be suitable for use as a short-term rental if aforementioned issues are properly managed.

- 4. *The length of time the property has remained vacant as zoned.***

The property is not vacant. The property has been used as a short-term rental since 2020.

- 5. *The degree of conformance of the proposed use to the Comprehensive Plan.***

Special Use Permits are not addressed in the Rosedale Area Plan. The Rosedale Area Plan designates the subject property as Single-Family which allows for single-family, detached houses. The proposed use conforms to the Rosedale Area Plan designation with the continuation of an approved Special Use Permit.

- 6. *Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.***

The proposed use has the potential to increase vehicular traffic, but should not exceed the capacity of Springfield Street, a Local/Neighborhood Street, to accommodate it if managed properly while it functions as a short-term rental. Guests of short-term rentals tend to travel more throughout the area, as they are typically visitors or tourists.

- 7. *Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.***

The proposed use provides a convenience to the public in the form of temporary lodging, however, issues such as making excessive noise, vibration, overcrowding of land, illumination, and undue concentrations of population could impact nearby properties negatively. If managed properly, however, the use of the property is not expected to substantially nor permanently injure the appropriate use, visual quality, or marketability of adjoining property.

- 8. *Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.***

Noise, vibration and illumination are all potential issues that are related to short-term rentals if it is not managed properly. There have not been any complaints to date with the current applicant. Dust is not typically an issue related to the use of a residential property as a short-term rental and ostensibly not considered to be a problem for nearby properties.

9. *Whether the proposed use will pollute the air, land or water.*

The proposed use will not pollute the air, land or water as it is an existing, permitted residence.

10. *Whether the use would damage or destroy an irreplaceable natural resource.*

The proposed use will not damage or destroy an irreplaceable natural resource as it is an existing, permitted residence in an existing built-out neighborhood.

11. *The relative gain to the public health, safety and welfare as compared to the hardship imposed on the individual landowner or landowners.*

The relative gain or loss to public health, safety and welfare is minimal as it only provides the convenience of lodging with some economic benefit. If denied, the landowner could not use the property as a short-term rental but may still use the property as a long-term rental with appropriate permits and licenses, their primary residence, or sell the property.

12. *The applicant's ability to maintain the use in an "as proposed" condition.*

The applicant has maintained the proposed use as originally proposed and according to previous conditions of approval.

13. *Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.*

The proposed use is not expected to create issues of overcrowding as it operates within an existing structure on the site. The maximum number of guests at one time is seven (7). The maximum number of vehicles off-street is three (3). There shall be no on-street parking for STR renters or guests. If the applicant abides by the outlined conditions, specifically those that prohibit parties or larger groups, undue concentrations of population should not be an issue.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at Fisher Park at 3818 Springfield St, Kansas City, Kansas 66103 on August 21, 2024. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Noise, Illumination, and Vibration

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 10 to 0 to recommend **APPROVAL** of Special Use Permit Application **SP2024-052**, subject to:

1. Maximum number of guests shall be seven (7);
2. All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on-street;
3. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;
4. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;
5. Applicant is to maintain liability insurance;
6. The property must remain in proper maintenance and free of hazards, pests, or infestations;
7. The granting of this Special Use Permit does not transfer with a change of ownership of the property;
8. Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);
9. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
10. If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;
11. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
12. All existing and future driveways must feature curb cuts that are constructed to UG standards;

13. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
14. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
15. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
16. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
17. The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
18. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
19. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all

conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners concur with the findings contained within the staff report related to *Factors to be Considered* and *Key Issues* and recommends **APPROVAL** of Petition **SP2024-052**, subject to all comments and suggestions outlined in this staff report, and the conditions of the City Planning Commission.

ATTACHMENTS

September 9, 2024, City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Host Compliance Map
Floor Plan
Neighborhood Meeting Documents
Site Visit Photos, Taken by Staff – Dated August

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	September 9, 2024 Approval	September 26, 2024

STAFF CONTACT:

Kiley Meierarend
kmeierarend@wycokck.org
913-573-5750

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2024-052** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to

resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2024-052**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

September 9, 2024, City Planning Commission Minutes:

SPECIAL USE PERMIT APPLICATION SP2024-052 – ROBBIN BEEBE – SYNOPSIS:

Renewal of a Special Use Permit (SP2023-035, expired 9/7/2024) for a Short-Term Rental at 3716 Springfield Street. Detailed Outline of Requested Action: The applicants, Mary Melot and Robbin Beebe, are requesting a renewal of a Special Use Permit (expires September 7, 2024) to operate a short-term rental at 3716 Springfield Street, Kansas City, Kansas 66103. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 3700 block of Springfield Street.

The items I have just read are on the Consent Agenda. At this time, does any member of the Commission wish to disclose any contact on any of the items? (No one responded in the affirmative).

Please include the following items as part of the record for all of the Items on the Consent Agenda:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated September 9, 2024;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The publications in The Echo for the Special Use Permits; and,
7. The notices to property owners.

The Commission will vote to approve in one vote these items unless someone requests that an item be removed from the Consent Agenda"

Chairman Carson asked if anyone wanted to remove an item from the Consent Agenda. (No one responded in the affirmative).

On motion by Mrs. Jones, seconded by Mr. Ernst, the Planning Commission voted as follows to **APPROVE** the items on the Consent Agenda:

Carson Chairman

Jones Aye

Miller Aye

Mohler Aye

Schwartz Aye

Straws Aye

Ward Aye

Armstrong Aye

Beth Aye

Easterwood Aye

Ernst Aye

Motion to APPROVE Passed: 10 to 0

Subject to:

1. Maximum number of guests shall be seven (7);
2. All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on-street;
3. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;
4. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;
5. Applicant is to maintain liability insurance;
6. The property must remain in proper maintenance and free of hazards, pests, or infestations;
7. The granting of this Special Use Permit does not transfer with a change of ownership of the property;
8. Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);
9. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
10. If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;
11. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an

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

12. All existing and future driveways must feature curb cuts that are constructed to UG standards;
13. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
14. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
15. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
16. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
17. The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
18. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the

Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,

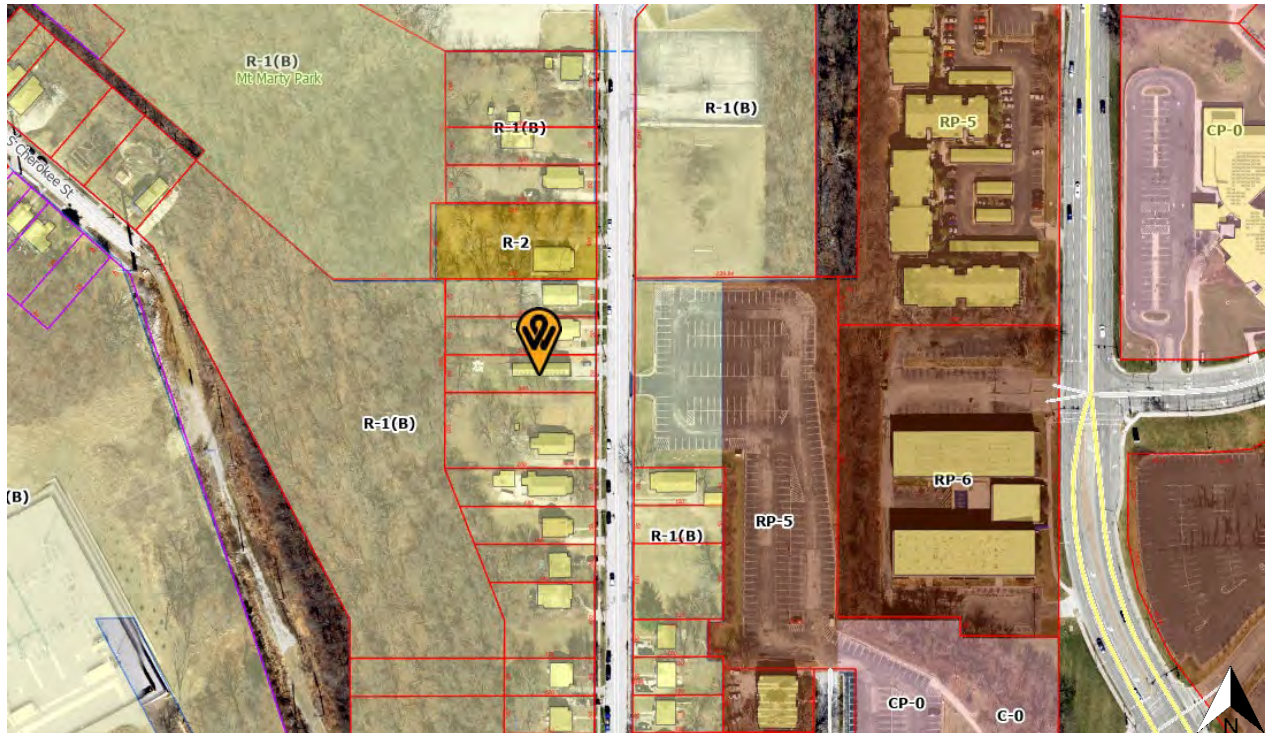
19. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

ATTACHMENTS

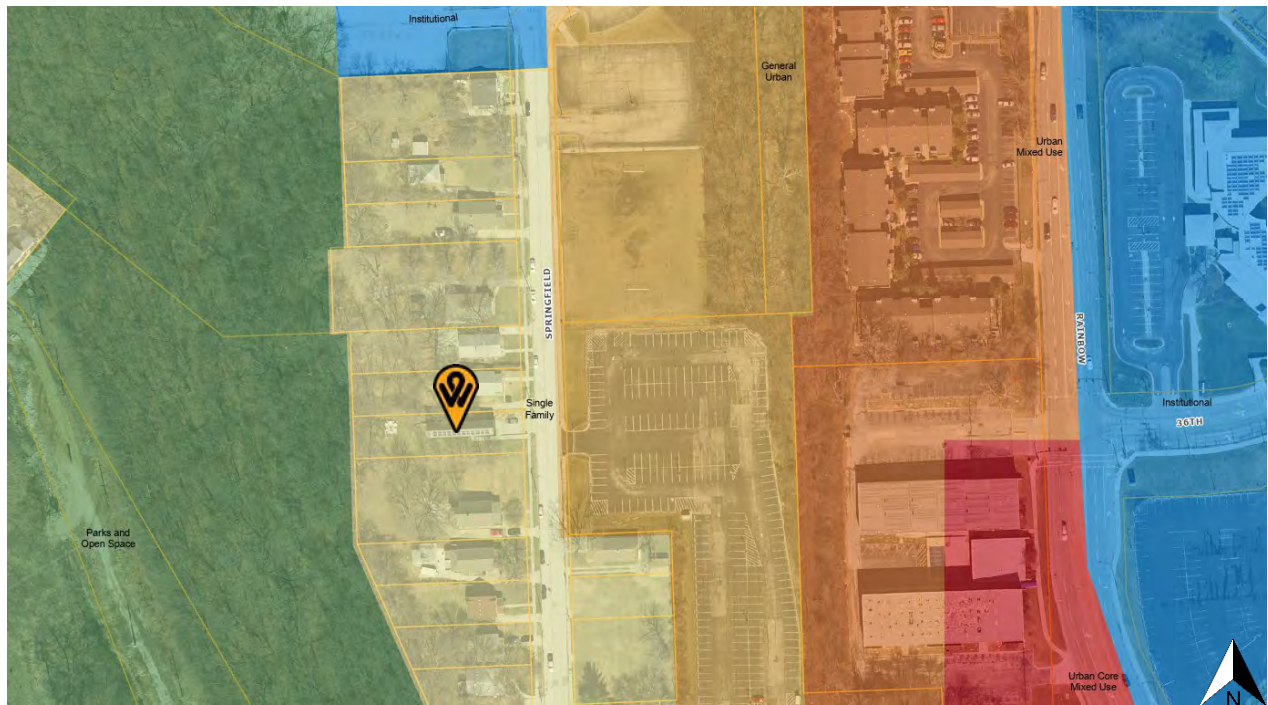
AERIAL IMAGERY



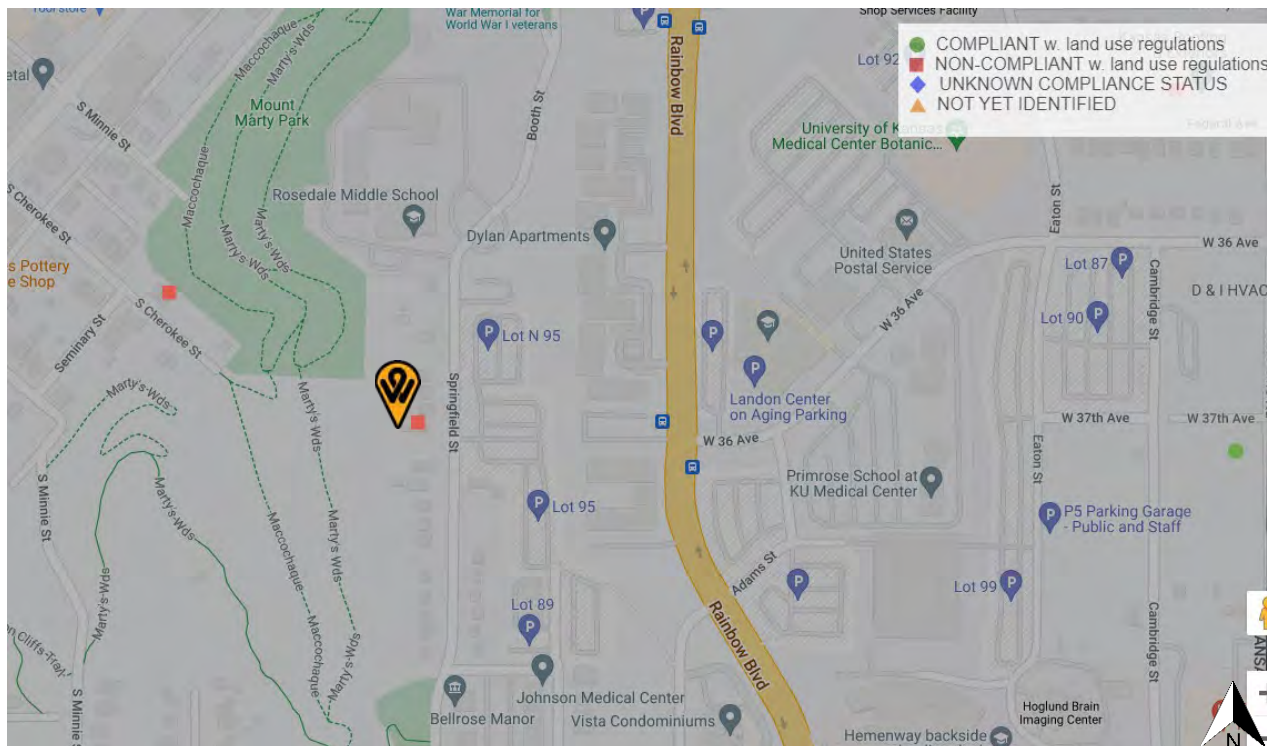
ZONING MAP



LAND USE MAP



SHORT-TERM RENTAL MAP



FLOOR PLAN

3/8/2009 9:08:53 PM

Studio804_09

studio804.com

KU school of architecture
1465 Jayhawk Blvd Marvin
Hall Lawrence, KS 66045

Springfield Residence

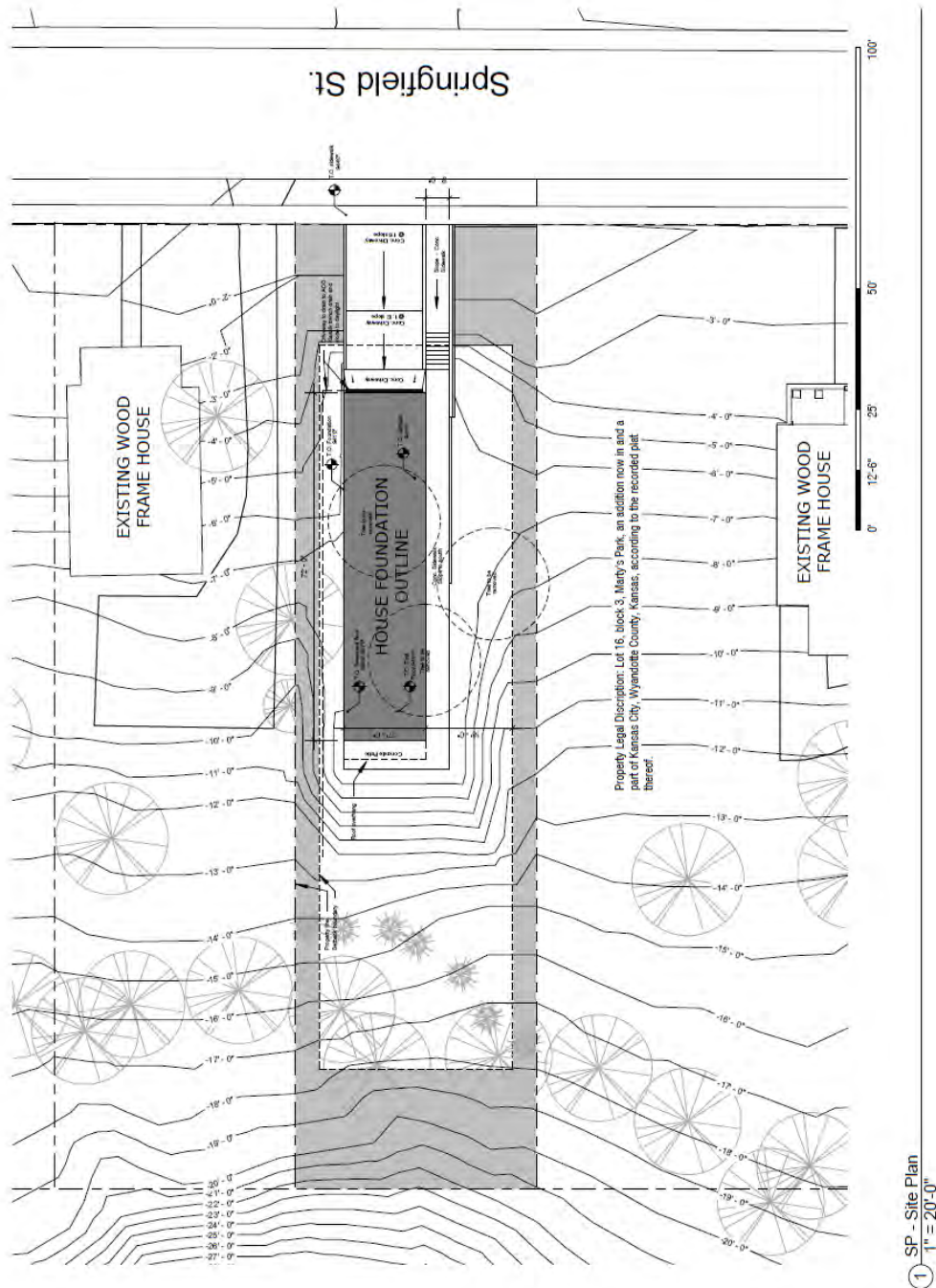
3716 Springfield St.
Kansas City, KS 66103

Site Plan

002 - SP

Date
03.09.09

Drawn by
C.J.L.



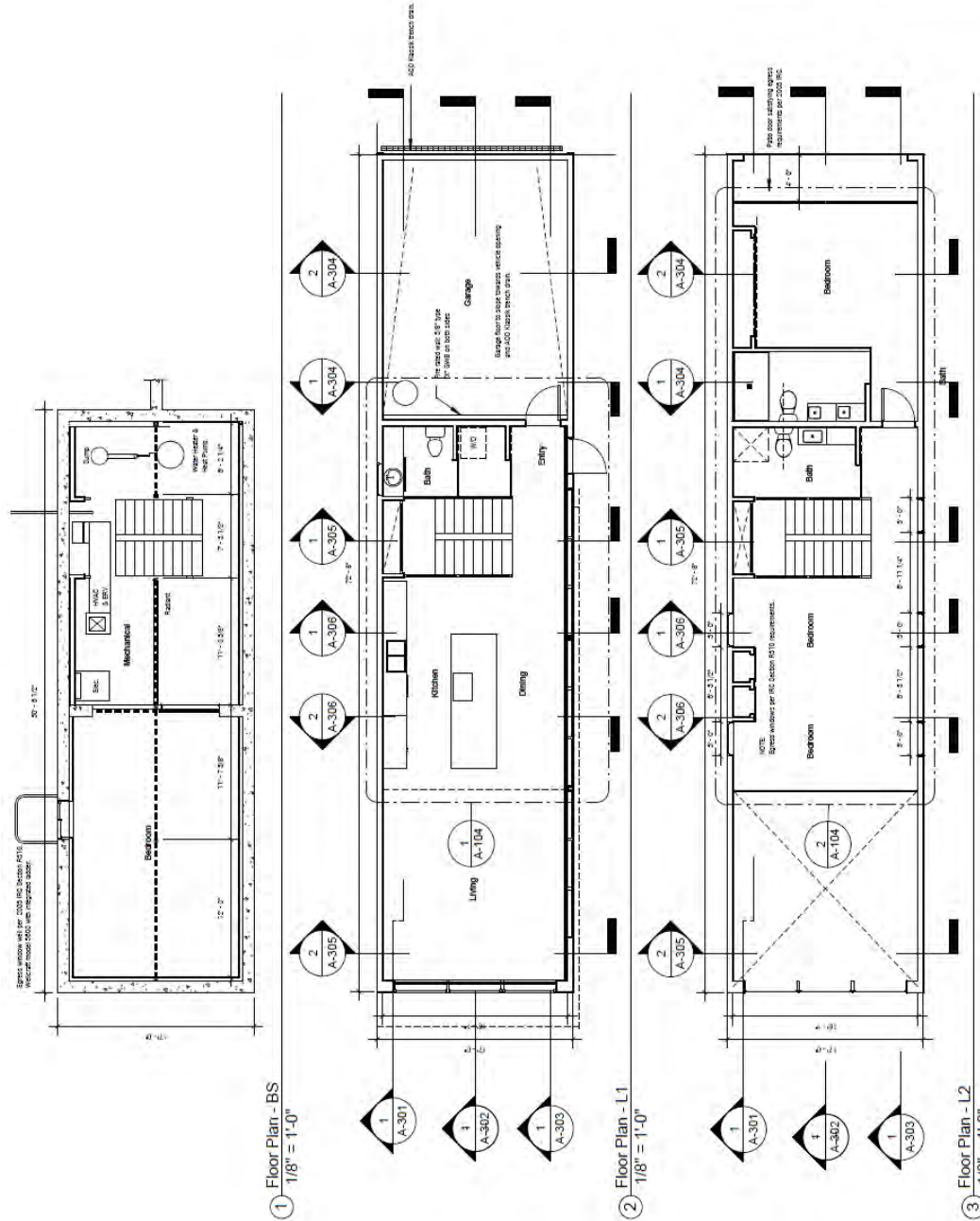
FLOOR PLAN

Studio804_09
studio804.com
KU school of architecture
1465 Jayhawk Blvd Marvin
Hall Lawrence, KS 66045

Springfield Residence
3716 Springfield St.
Kansas City, KS 66103

Floor Plans

A-101
Date
03.09.09
Drawn by
C.J.



NEIGHBORHOOD MEETING MATERIALS

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF KANSAS)

COUNTY OF Wyandotte) SS:

Comes now Robbin Beebe, of lawful age, sound mind and upon his/her oath states as follows:

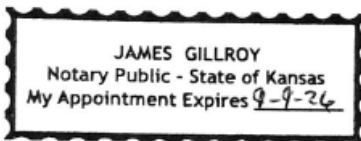
1. That I am the petitioner for Petition # SP2024-052
2. That I conducted a neighborhood meeting on August 21 at 6:30pm
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

Robbin Beebe 
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 22nd day of August, 2002024

My commission expires 09 of September, 2002026.



James Gillroy
Notary Public

NEIGHBORHOOD MEETING MINUTES:

Application Number: SP2024-054

Date and Location: August 21, 2024, Fisher Park 3818 Springfield St, KCKS

Meeting called to order at: 6:30 PM

Names of people in attendance: Robbin & Mary - LEADERS OF MEETING

1)

2)

3)

4)

5)

6)

Introductions:

N/A

Presentation by applicant and/or team (explain what information was given to those in attendance and a summary of what the speaker said):

Questions and answers (include the following):

Question 1:

1) Name:

2) Comment/Question:

3) Who Answered:

4) Answer Given:

Question 2:

1) Name:

2) Comment/Question:

3) Who Answered:

4) Answer Given:

NEIGHBORHOOD MEETING MATERIALS

Question 3:

- 1) Name:
- 2) Comment/Question:
- 3) Who Answered:
- 4) Answer Given:

Question 4:

- 1) Name:
- 2) Comment/Question:
- 3) Who Answered:
- 4) Answer Given:

Question 5:

- 1) Name:
- 2) Comment/Question:
- 3) Who Answered:
- 4) Answer Given:

Question 6:

- 1) Name:
- 2) Comment/Question:
- 3) Who Answered:
- 4) Answer Given:

Meeting adjourned at: 7:02 pm
Minutes taken by: Robbin Beebe



NEIGHBORHOOD MEETING SIGN-IN SHEET:

Date: Aug 21, 2024 Location: 3818 Springfield St
Fischer PARK, KCKS

Name	Signature
1) _____	_____
2) _____	_____
3) _____	_____
4) _____	_____
5) _____	_____
6) _____	_____
7) _____	_____
8) _____	_____
9) _____	_____

NO ONE ATTENDED THE
MEETING.

SITE VISIT PHOTOS, TAKEN BY STAFF – DATED AUGUST 16, 2024





Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: September 26, 2024

Re: Special Use Permit Petition SP2024-053

GENERAL INFORMATION

Applicant Information:

Rebekah and Sangeeth Samuel
Owners
Blue Atlas LLC
500 Westover Drive, #30698
Sanford, North Carolina 27330

Subject Property:

4016 Springfield Street
Kansas City, Kansas 66103

Requested Action and Purpose:

Renewal of a Special Use Permit
(expires October 5, 2024) to operate
a short-term rental.

Commission Districts:

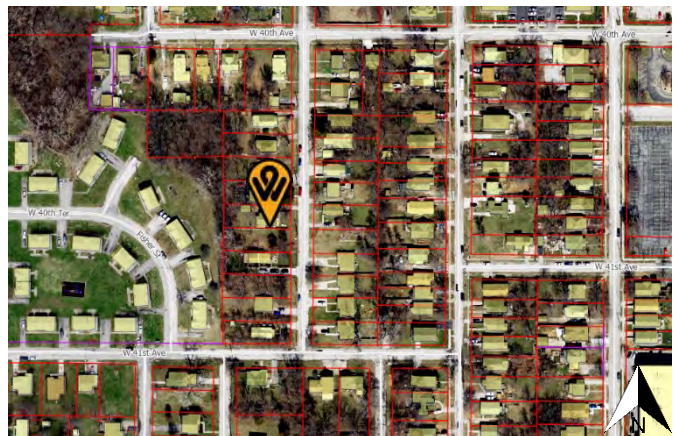
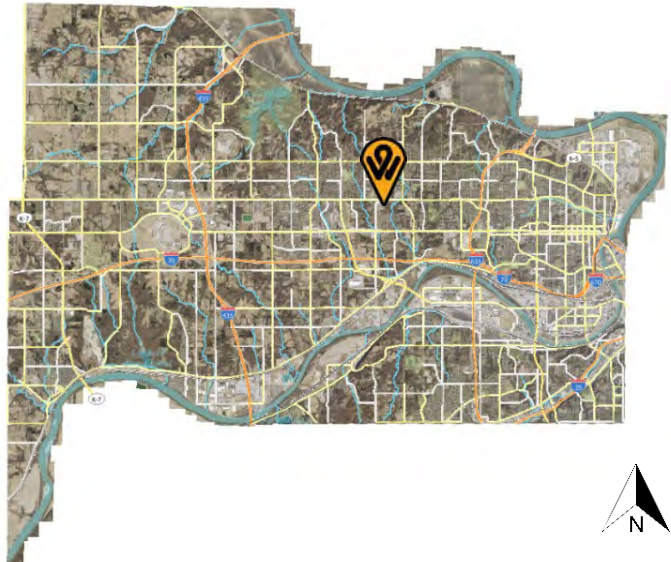
Commissioner At-Large, District #2:
Tom Burroughs
District #3 Commissioner:
Christian Ramirez

Existing Zoning District(s):

R-1(B) Single Family District

Plan Area:

Rosedale Area Plan



	Adjacent Zoning	Adjacent Uses
North	R-1(B) Single Family District	Single-family residence
South	R-1(B) Single Family District	Vacant Lot
East	R-1(B) Single Family District	Single-family residence
West	R-2(B) Two Family District	Duplexes

Total Tract Size: 0.16 Acre

Comprehensive Plan Designation: The Rosedale Area Plan designates the subject property as General Urban, which allows for predominantly residential in character with rowhouses, townhomes, and single-family houses. Three story apartment buildings, retail, and office uses are allowed only on neighborhood and mixed-use corridors.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Springfield Street as a Local/Neighborhood Street.

Parking Requirement: Section 27-455(d) states “Two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling”. The property provides three (3) parking spaces.

Landscaping Requirement: Section 27-700 (a) states “One (1) shade tree per dwelling unit is required in the front or corner side yard”. The subject property fulfills this requirement.

Advertisement: The Wyandotte Echo – August 15, 2024
Letters to Property Owners – August 16, 2024

Public Hearings: September 9, 2024 and September 26, 2024

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Rebekah and Sangeeth Samuel, is requesting a renewal of a Special Use Permit (expires October 5, 2024) to operate a short-term rental at 4016 Springfield Street, Kansas City, Kansas 66103. This is not the owner's primary residence. This is the only permitted short-term rental on the 4000 block of Springfield Street.

City Ordinance Requirements: 27-592 through 27-606, 27-214, and 27-623 and all other applicable standards within Chapter 27.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. There are no noise or disturbance complaints on the subject property with the current property owners.

Building, Zoning, or Code Enforcement Complaints:

1. There are no notices of violation on the subject property since 2018.

Outstanding or Related Permit and Cases:

1. There are no additional related permits or cases on the subject property.

Previous Planning Actions:

1. 2023 – SP2023-033 – Special Use Permit to operate a short-term rental .

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Rosedale Statistical Neighborhood Group, the Hilltop Neighborhood Group, and the Rosedale Development Association Group. The neighborhood consists of a mixture of single-family residences, six-plexes, garden style apartments, as well as public uses such as the Rosedale Memorial Arch, Mount Marty Park, and Fisher Park.

2. The zoning and uses of properties nearby and the proposed use's expected compatibility with them. In general, commercial and industrial special use permits should not be granted adjacent to residential districts.

The zoning and uses are set out above. The subject property is surrounded by R-1(B) Single Family District and the R-2(B) Two Family District. Use of the

property as a rental, either short or long-term, while commercial in nature, is consistent with other nearby properties in close proximity to a mixed-use corridor. While use as a short-term rental is commercial in nature, the use is occurring in a purpose-built residence, which should not present issues with nearby property. The proposed use is compatible if properly managed.

3. *The suitability of the property for the uses to which it has been restricted. Will the remove of restrictions including those for hours of operation (where applicable), detrimentally affect nearby property?*

Removal of the restrictions that require a Special Use Permit has the potential to create issues such as parking, excessive noise, illumination, vibration, overcrowding of land and undue concentrations of population. The property could be suitable for use as a short-term rental if aforementioned issues are properly managed.

4. *The length of time the property has remained vacant as zoned.*

The property is not vacant. The property has been used as a long-term rental prior to 2023 and has operated as a short-term rental since 2023.

5. *The degree of conformance of the proposed use to the Comprehensive Plan.*

Special Use Permits are not addressed in the Rosedale Area Plan. The Rosedale Area Plan designates the subject property as General Urban, which allows for predominantly residential in character with rowhouses, townhomes, and single-family houses. Three story apartment buildings, retail, and office uses are allowed only on neighborhood and mixed-use corridors. The proposed use conforms to the Rosedale Area Plan designation with the approval of a Special Use Permit.

6. *Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.*

The proposed use has the potential to increase vehicular traffic, but should not exceed the capacity of Springfield Street, a Local/Neighborhood Street, to accommodate it if managed properly while it functions as a short-term rental. Guests of short-term rentals tend to travel more throughout the area, as they are typically visitors or tourists.

7. *Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.*

The proposed use provides a convenience to the public in the form of temporary lodging, however, issues such as excessive noise, vibration, overcrowding of

land, illumination, and undue concentrations of population could impact nearby properties negatively. If managed properly, however, the use of the property is not expected to substantially nor permanently injure the appropriate use, visual quality, or marketability of adjoining property.

8. *Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.*

Noise, vibration and illumination are all potential issues that are related to short-term rentals if it is not managed properly. There have not been any complaints to date with the current applicant. Dust is not typically an issue related to the use of a residential property as a short-term rental and ostensibly not considered to be a problem for nearby properties.

9. *Whether the proposed use will pollute the air, land or water.*

The proposed use will not pollute the air, land or water as it is an existing, permitted residence.

10. *Whether the use would damage or destroy an irreplaceable natural resource.*

The proposed use will not damage or destroy an irreplaceable natural resource as it is an existing, permitted residence in an existing built-out neighborhood.

11. *The relative gain to the public health, safety and welfare as compared to the hardship imposed on the individual landowner or landowners.*

The relative gain or loss to public health, safety and welfare is minimal as it only provides the convenience of lodging with some economic benefit. If denied, the landowner could not use the property as a short-term rental but may still use the property as a long-term rental with appropriate permits and licenses, their primary residence, or sell the property.

12. *The applicant's ability to maintain the use in an "as proposed" condition.*

The applicant has maintained the proposed use as originally proposed and according to previous conditions of approval.

13. *Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.*

The proposed use is not expected to create issues of overcrowding as it operates within an existing structure on the site. The maximum number of guests at one time is six (6). The maximum number of vehicles off-street is two (2). There shall be no on-street parking for STR renters or guests. If the applicant abides by the outlined conditions, specifically those that prohibit

parties or larger groups, undue concentrations of population should not be an issue.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Zoom on August 21, 2024. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Noise, Illumination, and Vibration (Add "Dust" if unimproved driveway)
Home Inspection Report

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 10 to 0 to recommend **APPROVAL** of Special Use Permit Application **SP2024-053**, for two (2) years, subject to:

1. Maximum number of guests shall be six (6);
2. All parking must be off-street, maximum number of vehicles is two (2). No STR renters or guests may park on-street;
3. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;
4. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;
5. Applicant is to maintain liability insurance;
6. The property must remain in proper maintenance and free of hazards, pests, or infestations;
7. The granting of this Special Use Permit does not transfer with a change of ownership of the property;
8. Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);
9. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
10. If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located 4953 State Avenue, Kansas City, KS 66102. Their

- contact information is (913) 573-8780 or businesslicense@wycokck.org;
11. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
 12. All existing and future driveways must feature curb cuts that are constructed to UG standards;
 13. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
 14. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
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 16. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
 17. The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a

new Special Use Permit is approved;

18. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
19. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners concur with the findings contained within the staff report related to *Factors to be Considered* and *Key Issues* and recommends **APPROVAL** of Petition **SP2024-053** subject to all comments and suggestions outlined in this staff report, and the conditions of the City Planning Commission.

ATTACHMENTS

September 9, 2024, City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Host Compliance Map
Floor Plan
Right-of-Way Permit
Neighborhood Meeting Documents
Site Visit Photos, Taken by Staff – Dated August 16, 2024

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	September 9, 2024 Approval	September 26, 2024

STAFF CONTACT:

Kiley Meierarend

kmeierarend@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2024-053** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2024-053**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

September 9, 2024, City Planning Commission Minutes:

SPECIAL USE PERMIT APPLICATION SP2024-053 – REBEKAH SAMUEL WITH BLUE ATLAS LLC – SYNOPSIS: Renewal of a Special Use Permit (SP-2023-033 – expires **10/5/2024**) for a Short-Term Rental at 4016 Springfield Street. Detailed Outline of Requested Action: The applicant, Rebekah and Sangeeth Samuel, is requesting a renewal of a Special Use Permit (expires October 5, 2024) to operate a short-term rental at 4016 Springfield Street, Kansas City, Kansas 66103. This is not the owner’s primary residence. This is the only permitted short-term rental on the 4000 block of Springfield Street.

The items I have just read are on the Consent Agenda. At this time, does any member of the Commission wish to disclose any contact on any of the items? (No one responded in the affirmative).

Please include the following items as part of the record for all of the Items on the Consent Agenda:

1. The City’s currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City’s currently adopted Master Plan for the area in question;
4. The staff report and attachments dated September 9, 2024;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The publications in The Echo for the Special Use Permits; and,
7. The notices to property owners.

The Commission will vote to approve in one vote these items unless someone requests that an item be removed from the Consent Agenda”

Chairman Carson asked if anyone wanted to remove an item from the Consent Agenda. (No one responded in the affirmative).

On motion by Mrs. Jones, seconded by Mr. Ernst, the Planning Commission voted as follows to **APPROVE** the items on the Consent Agenda:

Carson	Chairman
Jones	Aye
Miller	Aye
Mohler	Aye
Schwartz	Aye
Straws	Aye
Ward	Aye
Armstrong	Aye
Beth	Aye
Easterwood	Aye
Ernst	Aye

Motion to APPROVE Passed: 10 to 0

Subject to:

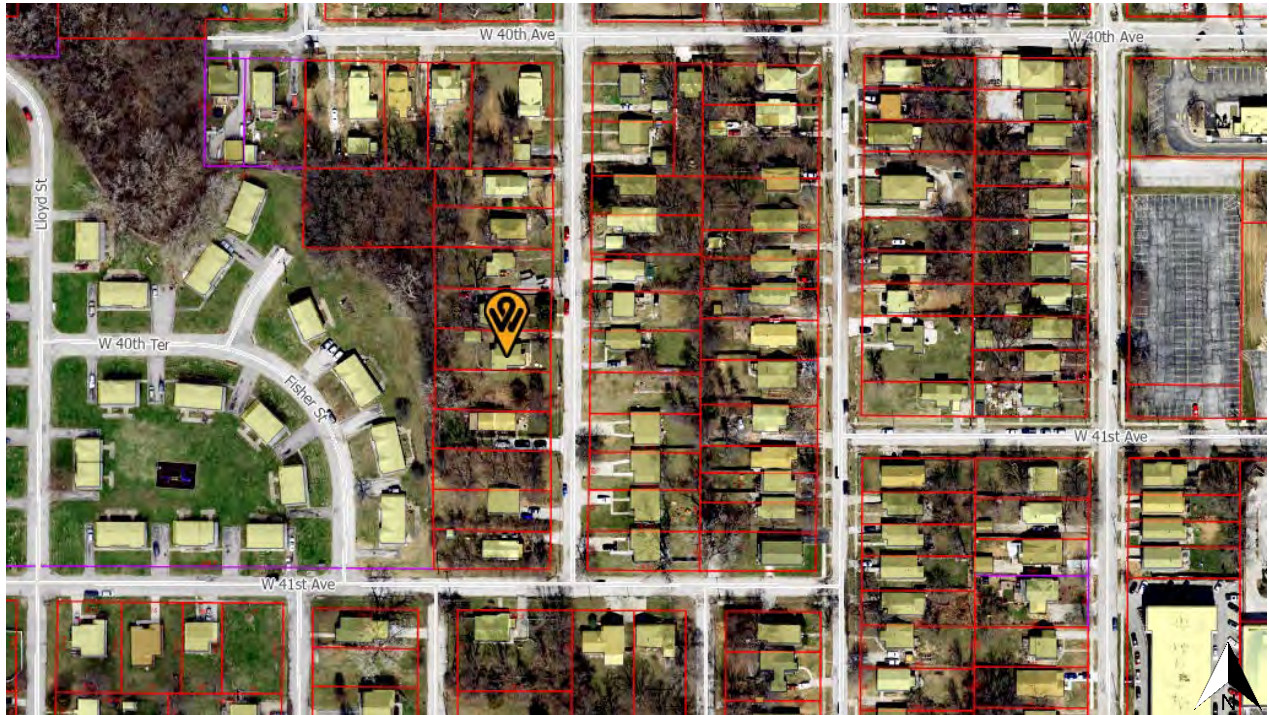
- 1. Maximum number of guests shall be six (6);**
- 2. All parking must be off-street, maximum number of vehicles is two (2). No STR renters or guests may park on-street;**
- 3. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
- 4. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
- 5. Applicant is to maintain liability insurance;**
- 6. The property must remain in proper maintenance and free of hazards, pests, or infestations;**
- 7. The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
- 8. Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);**
- 9. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
- 10. If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
- 11. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
- 12. All existing and future driveways must feature curb cuts that are constructed to UG standards;**
- 13. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
- 14. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all**

ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;

15. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit.
16. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
17. The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
18. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
19. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

ATTACHMENTS

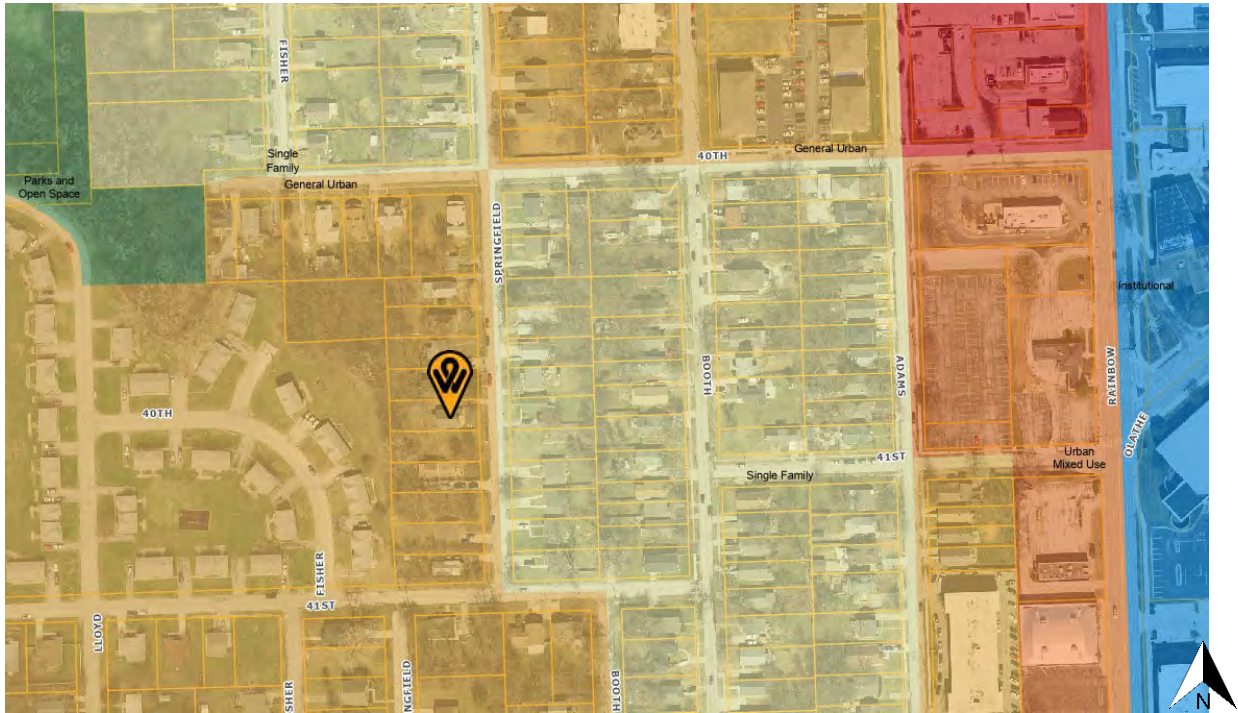
AERIAL IMAGERY



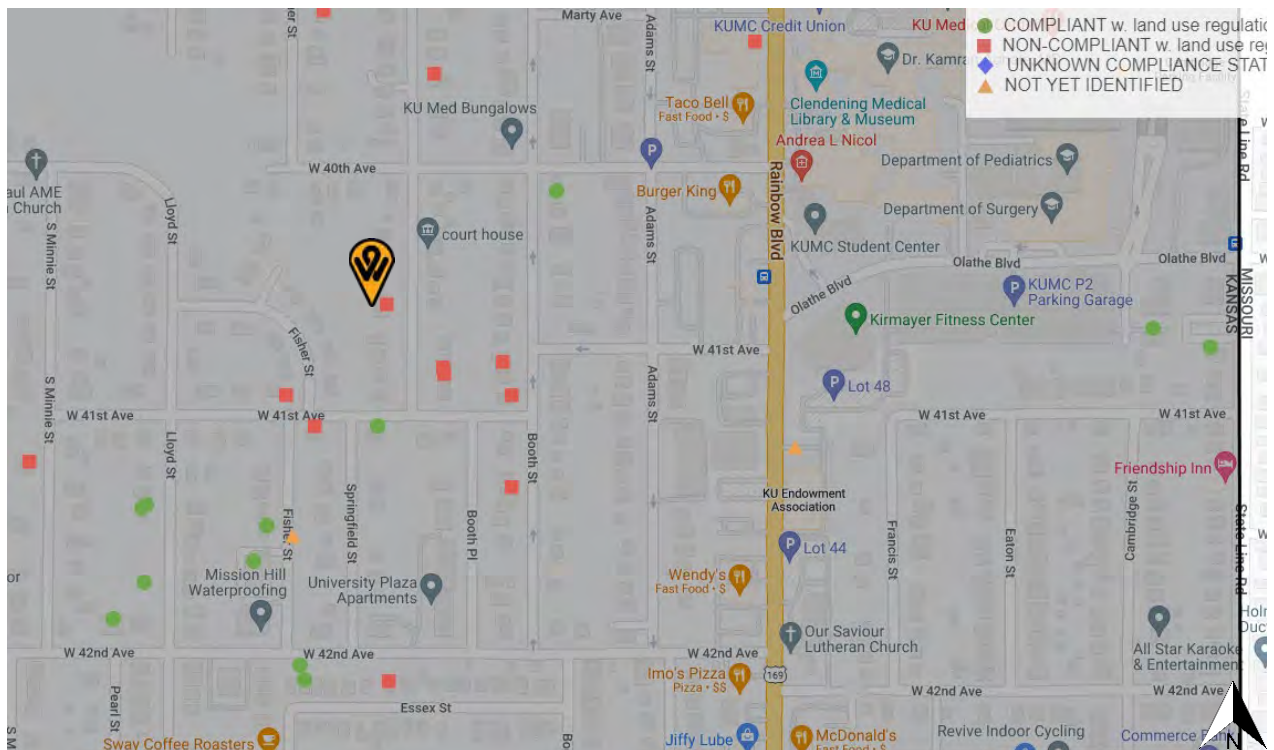
ZONING MAP



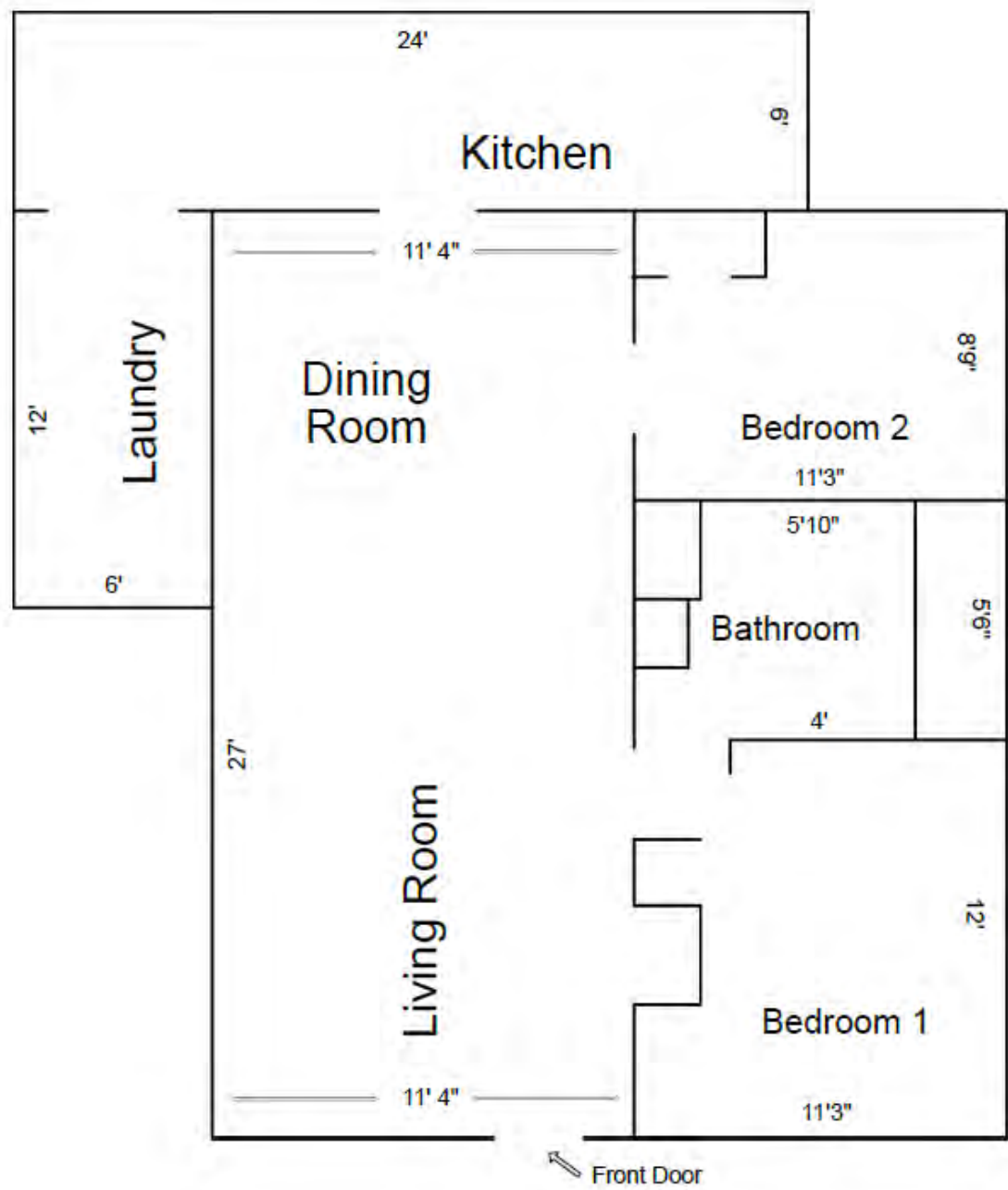
LAND USE MAP



SHORT-TERM RENTAL MAP



4016 Springfield Street - Floor Plan



RIGHT-OF-WAY PERMIT

Unified Government of Wyandotte County
PUBLIC WORKS DEPARTMENT
701 N. 7th St.
Kansas City, KS 66101

Date 06/20/2023

Flatcrete Works

Payment Method	Check No.	Job
PAYIT LINK	Check number	Job number

PERMIT	Description			Line Total
--------	-------------	--	--	------------

DW23-051	Driveway New Installation, REPLACING GRAVEL WITH ASPHALT call 913-573-5420 for approach inspection		4016 Springfield St, Kansas City, KS, 66103, USA	\$ 43

WORK DATE	07/10/2023 TO 07/31/2023			
-----------	--------------------------	--	--	--

OWNER: Sangeeth Samuel			
------------------------	--	--	--

Signature:

Subtotal

Total \$ 43

CASSANDRA TAYLOR, PA

NEIGHBORHOOD MEETING MATERIALS

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Arkansas }
COUNTY OF Pulaski } ss:

Comes now Reberan Samuel, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # SP 2024-053
2. That I conducted a neighborhood meeting on Aug 21, 2024.
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

Reberan Samuel
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 23rd day of Aug, 2024

My commission expires 20th of Sept, 2032

Julia Trevino
Notary Public



NEIGHBORHOOD MEETING MATERIALS

Sign-in Sheet for Neighborhood Meeting
8/21/24

Name:	Phone:
Becky Samuel	501-265-9148
Sangeeth Samuel	501-352-7681

NEIGHBORHOOD MEETING MATERIALS

Minutes from Neighborhood Meeting

Application number: SP2024-053

Date of meeting: 8/21/24

Location: Virtual meeting via Zoom

Meeting called to order at: 6:00pm.

Names of people in attendance: Sangeeth Samuel, Becky Samuel

Introductions: None of the invited persons attended meeting, so no introduction or presentation was made.

A sign in sheet was used for our names, and the virtual collection of names of attendees.

Meeting adjourned at: 6:30 pm.

Minutes taken by: Becky Samuel

SITE VISIT PHOTOS, TAKEN BY STAFF – DATED AUGUST 16, 2024





Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: September 26, 2024

Re: Special Use Permit Petition SP2024-056

GENERAL INFORMATION

Applicant Information:

Jesus Gerardo Gonzalez
Business Owner
G+J Entertainment
4929 State Avenue
Kansas City, Kansas 66102

Subject Property:

4929 State Avenue
Kansas City, Kansas 66102

Requested Action and Purpose:

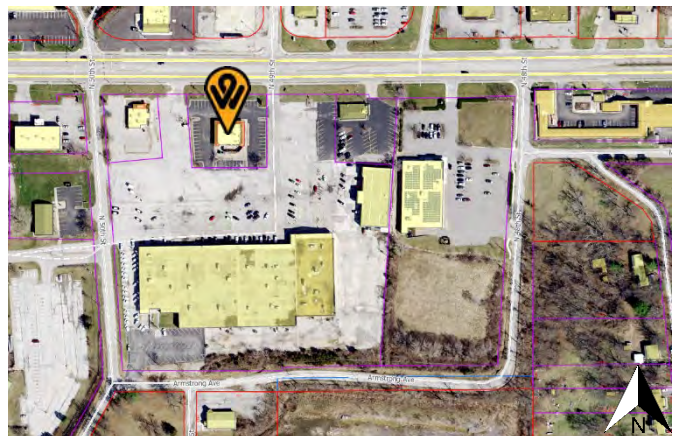
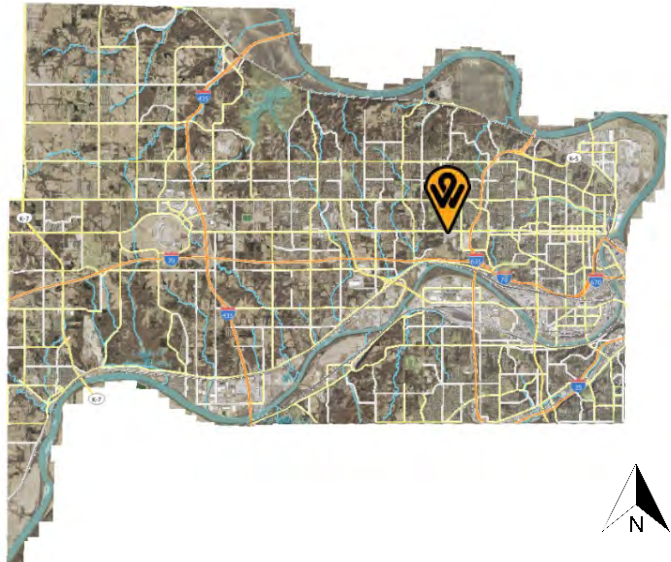
Renewal of a Special Use Permit
(expires October 6, 2024) to allow
live entertainment at an existing
restaurant.

Commission Districts:

Commissioner At-Large, District #1:
Melissa Bynum
District #8 Commissioner:
Andrew Davis

Existing Zoning District(s):

CP-2 Planned General Business
District



Plan Area:
PlanKCK Comprehensive Plan

	Adjacent Zoning	Adjacent Uses
North	C-1 Limited Business District	Vacant Commercial Space
South	C-1 Limited Business District	Commercial Strip Mall
East	C-1 Limited Business District	Vacant Commercial Space
West	CP-2 Planned General Business District	Office Space

Total Tract Size: 0.85 Acre

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates the subject property Corridor Mixed Use, which allows for medium scale, up to five story buildings that integrate complimentary land uses such as retail, office, small businesses and residential.

Major Street Plan: The goDotte Mobility Plan designates State Avenue as a Major Arterial Street.

Parking Requirement: Section 27-668 (a)(5) states “Eating places, restaurants, dining rooms, snack bars. One (1) space for each 50 square feet of seating area plus one (1) space for each remaining 300 square feet of total floor area”. The subject property is approximately

Landscaping Requirement: Section 27-466(g) requires that trees are required at not less than one (1) per 7,000 square feet of site area. The subject property has 37,026 square feet, requiring six (6) trees be provided on the site plan. The subject property does not currently fulfill this requirement.

Advertisement: The Wyandotte Echo – August 15, 2024
Letters to Property Owners – August 16, 2024

Public Hearings: September 9, 2024 and September 26, 2024

Public Support: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Jesus Gerardo-Gonzalez, is requesting a Special Use Permit to allow for live entertainment at an existing restaurant at 4929 State Avenue, Kansas City, Kansas 66102.

City Ordinance Requirements: 27-592 through 27-606 and 27-214 and all other applicable standards within Chapter 27.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. There are no noise or disturbance complaints on the subject property.

Building, Zoning, or Code Enforcement Complaints:

1. 2021 – ABT21-1202 - Abatement – Tall grass and weeds
2. 2021 – CMP21-1221 - Enforcement Complaint – Trash, tall grass, and weeds
3. 2019 – 19395-00221 – Stop Work Order – Interior remodel without permits
4. 2019 – 19230-00028 – Vacant Property Compliance

Outstanding or Related Permit and Cases:

1. There are no additional related permits or cases on the subject property.

Previous Planning Actions:

1. 2022 – SP2022-069 – Special Use Permit – Live Entertainment (expires October 6, 2024).

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Coronado Statistical Neighborhood Group. The property is located just outside the Wyandotte Village Neighborhood Group and Leavenworth Road Association Business Group. The neighborhood consists of a diversity of uses, including a mix of commercial uses and single-family homes to the north and south, and light industrial uses to the west, and a mix of commercial surrounding the property. State Avenue is a major east/west throughfare through Kansas City, Kansas, comprised of both commercial and residential uses.

- 2. The zoning and uses of properties nearby and the proposed use's expected compatibility with them. In general, commercial and industrial Special Use Permits should not be granted adjacent to residential districts.**

The zoning and uses are set out above. The subject property is surrounded by the C-1 Limited Business District and CP-2 Planned General Business District. The proposed use, which is commercial in nature, is compatible with nearby uses if properly managed.

- 3. The suitability of the property for the uses to which it has been restricted. Will the removal of restrictions, including those for hours of operation (where applicable), detrimentally affect nearby property?**

The proposed use is suitable for the subject property as the property is an existing restaurant along a commercial corridor. The removal of restrictions will not detrimentally affect nearby property along this mixed-use corridor.

- 4. The length of time the property has remained vacant as zoned.**

The property is not vacant. The property has operated as a restaurant since 2021.

- 5. The degree of conformance of the proposed use to the Comprehensive Plan.**

Special Use Permits are not addressed in the PlanKCK Comprehensive Plan. The PlanKCK Comprehensive Plan designates the subject property as Corridor Mixed Use, which allows for medium scale, up to five story buildings that integrate complimentary land uses such as retail, office, small businesses and residential. The proposed use conforms to the PlanKCK Comprehensive Plan designation with the renewal of a Special Use Permit.

- 6. Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.**

The proposed use does not have the potential to increase vehicular traffic, and should not exceed the capacity of State Avenue, a Major Arterial, to accommodate it if managed properly.

- 7. Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.**

The proposed use is not reasonably necessary for the convenience and welfare of the public as it is not a public good. The proposed use also has the possibility to affect the quality and marketability of adjoining and surrounding properties due to the impacts from live entertainment if it is not managed properly.

- 8. *Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.***

Noise, vibration, and illumination are expected to occur in durations or intensities as to create issues with nearby properties. These are not expected to create problems for nearby property, however if, windows and doors are closed during performances and there are no outdoor speakers.

- 9. *Whether the proposed use will pollute the air, land or water.***

The proposed use will not pollute the air, land or water as it is an existing, permitted commercial building.

- 10. *Whether the use would damage or destroy an irreplaceable natural resource.***

The proposed use will not damage or destroy an irreplaceable natural resource as it is an existing, permitted restaurant in an existing, built-out commercial area.

- 11. *The relative gain to the public health, safety and welfare as compared to the hardship imposed on the individual landowner or landowners.***

The relative gain to public health, safety and welfare is minimal. If denied, the property owner may not use the property for live entertainment, however, they can still use the property as a restaurant or other commercial business.

- 12. *The applicant's ability to maintain the use in an "as proposed" condition.***

The applicant has not maintained the proposed use as originally proposed or according to previous conditions of approval as the property does not currently comply with the landscaping requirements.

- 13. *Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.***

The proposed use could result in undue concentrations of population if the occupancy limits set by the Fire Marshal and other conditions of approval are not adhered to. If managed properly, however, occupancy limits should not be a major concern. The overcrowding of land is not expected to be a concern because due to the number of parking spaces and nature of the commercial business.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 4929 State Avenue, Kansas City, Kansas 66102 on August 19, 2024. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Hours of Operation
Landscaping
Screening

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 10 to 0 to recommend **APPROVAL** of Special Use Permit Application **SP2024-056**, for five (5) years, subject to:

1. The applicant must comply with all applicable landscaping and screening requirements:
 - o Sec. 27-577(b)(3)(a) states that one (1) tree with a minimum caliper of two inches (ornamental evergreen trees must be at least six feet tall when planted) provided for every 30 feet of street easement or frontage. Six (6) trees shall be maintained along State Avenue;
 - o Sec. 27-577(f)(2) states that plants that die must be replaced no longer than four (4) months from the date of its death;
2. All entertainment must cease by at least 1:00 AM;
3. Doors and windows must stay closed during any entertainment performance;
4. Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;
5. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
6. If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;
7. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit

- process accordingly;
8. All existing and future driveways must feature curb cuts that are constructed to UG standards;
 9. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
 10. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
 11. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
 12. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
 13. The Special Use Permit shall be valid for five (5) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
 14. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,

15. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners concur with the findings contained within the staff report related to *Factors to be Considered* and *Key Issues* and recommends **APPROVAL** of Petition **SP2024-056** subject to all comments and suggestions outlined in this staff report, and the conditions of the City Planning Commission.

ATTACHMENTS

September 9, 2024, City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Site Plan
Floor Plan
Repaired Item
Landscaping Items
Neighborhood Meeting Affidavit
Site Visit Photos, Taken by Staff – Dated August 16, 2024

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	September 9, 2024 Approval	September 26, 2024

STAFF CONTACT:

Kiley Meierarend
kmeierarend@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2024-056** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2024-056**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

September 9, 2024, City Planning Commission Minutes:

SPECIAL USE PERMIT APPLICATION SP2024-056 – JESUS GERADO-GONZALEZ

WITH G+J ENTERTAINMENT – SYNOPSIS: Renewal of a Special Use Permit (SP2022-069, expires 10/6/2024) for live entertainment at an existing restaurant at 4929 State Avenue. Detailed Outline of Requested Action: The applicant, Jesus Gerardo-Gonzalez, is requesting a Special Use Permit to allow for live entertainment at an existing restaurant at 4929 State Avenue, Kansas City, Kansas 66102.

The items I have just read are on the Consent Agenda. At this time, does any member of the Commission wish to disclose any contact on any of the items? (No one responded in the affirmative).

Please include the following items as part of the record for all of the Items on the Consent Agenda:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated September 9, 2024;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The publications in The Echo for the Special Use Permits; and,
7. The notices to property owners.

The Commission will vote to approve in one vote these items unless someone requests that an item be removed from the Consent Agenda”

Chairman Carson asked if anyone wanted to remove an item from the Consent Agenda. (No one responded in the affirmative).

On motion by Mrs. Jones, seconded by Mr. Ernst, the Planning Commission voted as follows to **APPROVE** the items on the Consent Agenda:

Carson	Chairman
Jones	Aye
Miller	Aye
Mohler	Aye
Schwartz	Aye
Straws	Aye
Ward	Aye
Armstrong	Aye
Beth	Aye
Easterwood	Aye
Ernst	Aye

Motion to APPROVE Passed: 10 to 0
Subject to:

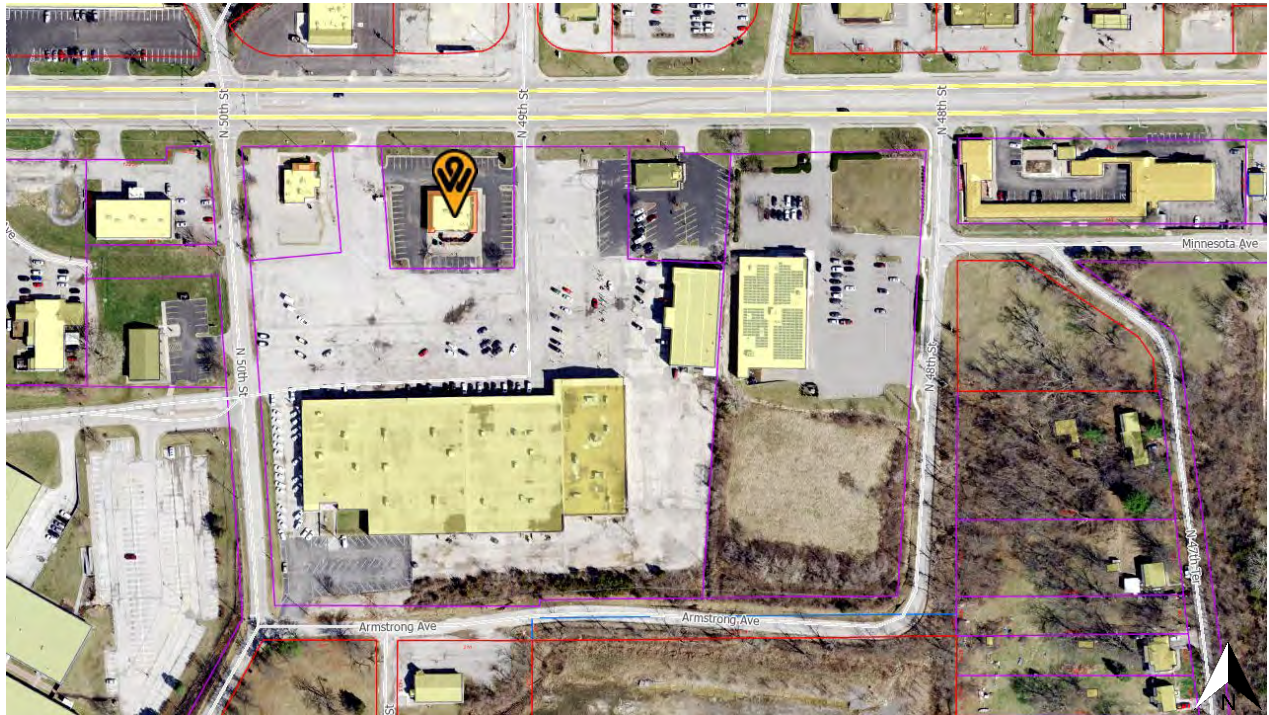
1. The applicant must comply with all applicable landscaping and screening requirements:
 - o Sec. 27-577(b)(3)(a) states that one (1) tree with a minimum caliper of two inches (ornamental evergreen trees must be at least six feet tall when planted) provided for every 30 feet of street easement or frontage. Six (6) trees shall be maintained along State Avenue;
 - o Sec. 27-577(f)(2) states that plants that die must be replaced no longer than four (4) months from the date of its death;
2. All entertainment must cease by at least 1:00 AM;
3. Doors and windows must stay closed during any entertainment performance;
4. Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;
5. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
6. If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;
7. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
8. All existing and future driveways must feature curb cuts that are constructed to UG standards;
9. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
10. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
11. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463

through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;

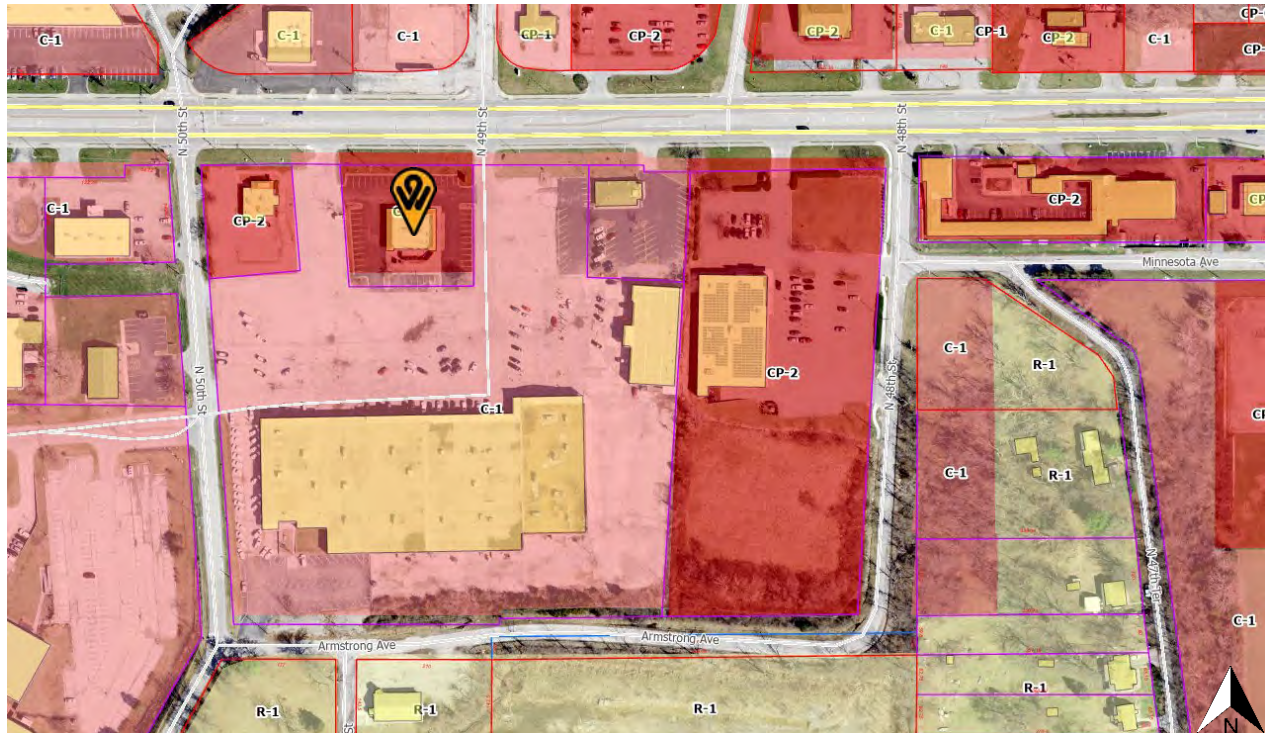
12. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
13. The Special Use Permit shall be valid for five (5) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
14. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
15. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

ATTACHMENTS

AERIAL IMAGERY



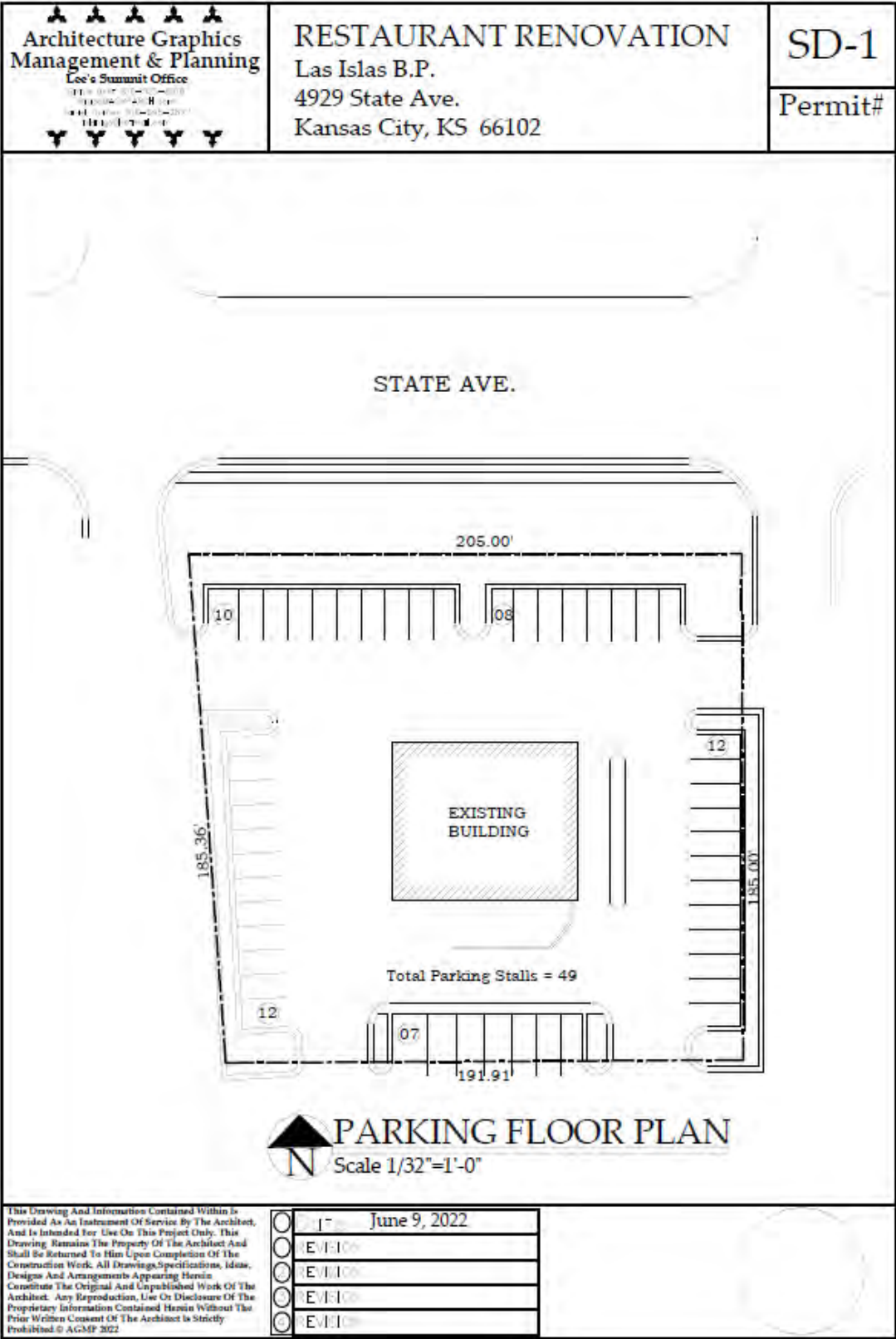
ZONING MAP



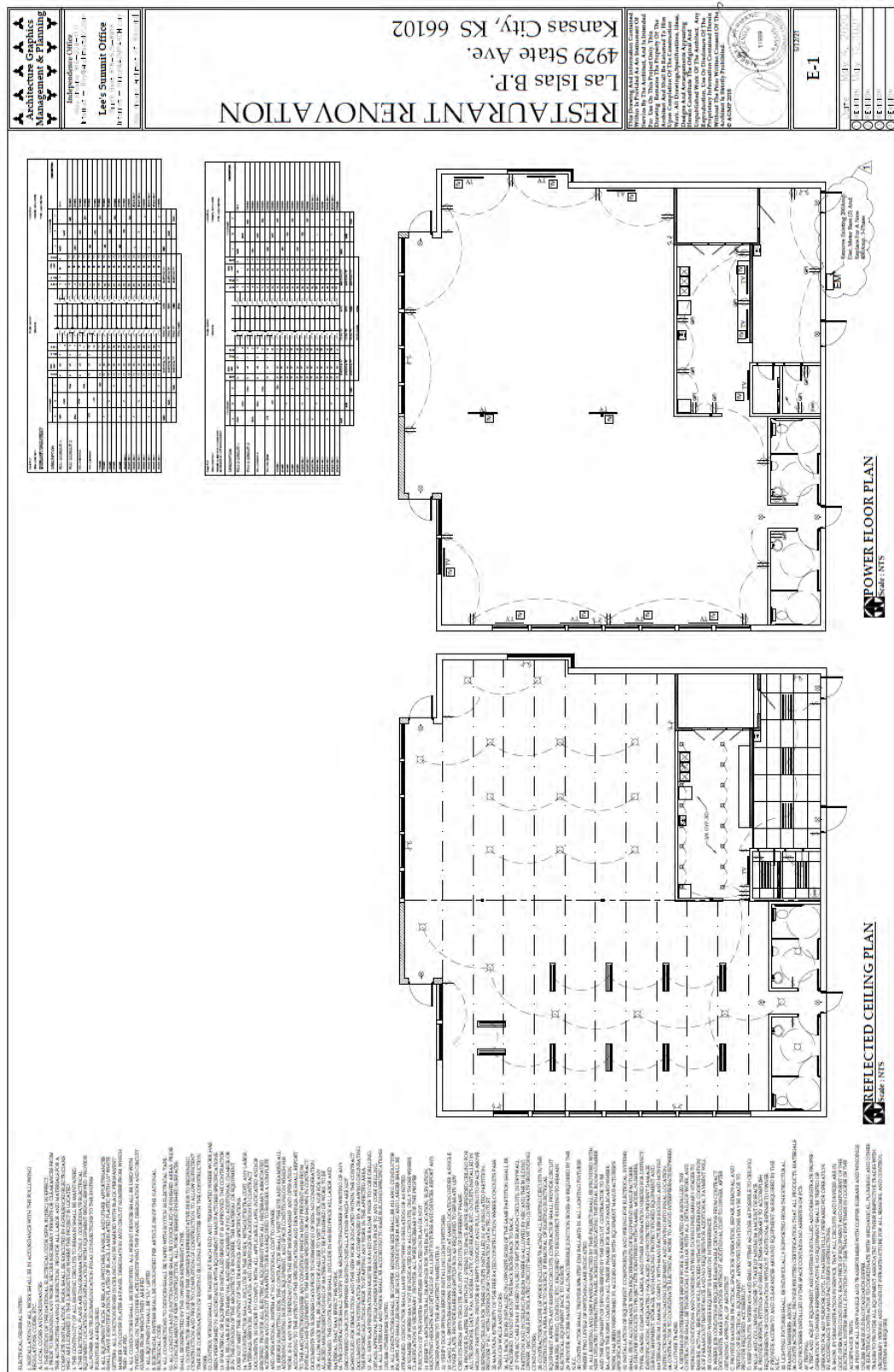
LAND USE MAP



SITE PLAN



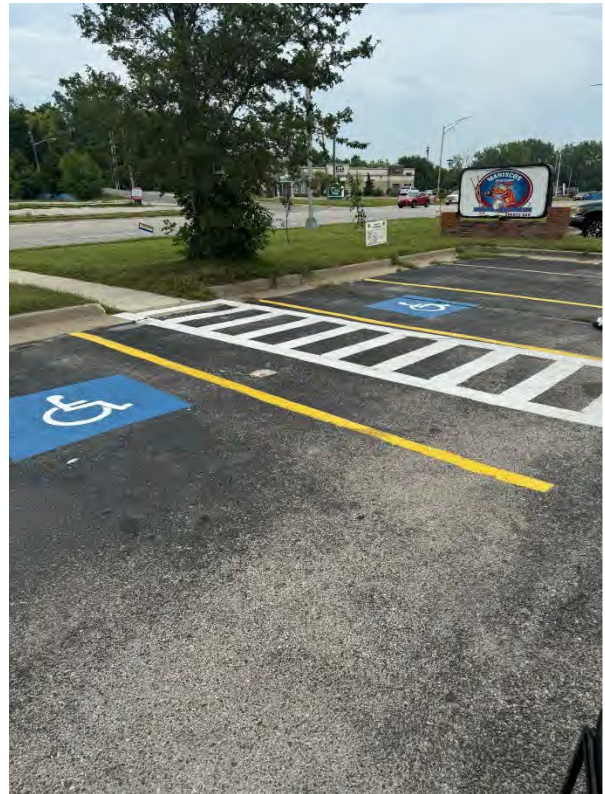
SP2024-056



REPAIRED ITEM



LANDSCAPING ITEMS



NEIGHBORHOOD MEETING AFFIDAVIT

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF KS)
COUNTY OF wyandotte) SS:

Comes now Jesus Gerardo Gonzalez, of lawful age, sound mind and upon his/her oath states as follows:

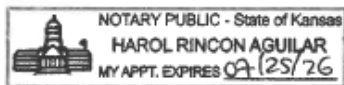
1. That I am the petitioner for Petition # SP2024-056
2. That I conducted a neighborhood meeting on 08/19/24.
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

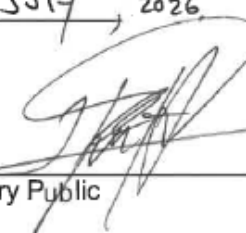
Further affiant saith not.


Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 26 day of August, 2024.

My commission expires 25 of July, 2026




Notary Public

SITE VISIT PHOTOS, TAKEN BY STAFF – DATED AUGUST 16, 2024



SITE VISIT PHOTOS, TAKEN BY STAFF – DATED AUGUST 16, 2024



SITE VISIT PHOTOS, TAKEN BY STAFF – DATED AUGUST 16, 2024





Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: September 26, 2024

Re: Special Use Permit Petition SP2024-058

GENERAL INFORMATION

Applicant Information:

Regina Compennolle
Property Owner
4141 Joyce Drive
Kansas City, Kansas 66104

Subject Property:

4141 Joyce Drive
Kansas City, Kansas 66104

Requested Action and Purpose:

Renewal of a Special Use Permit for agricultural related tourism, sales, and education on the owner's property.

Commission Districts:

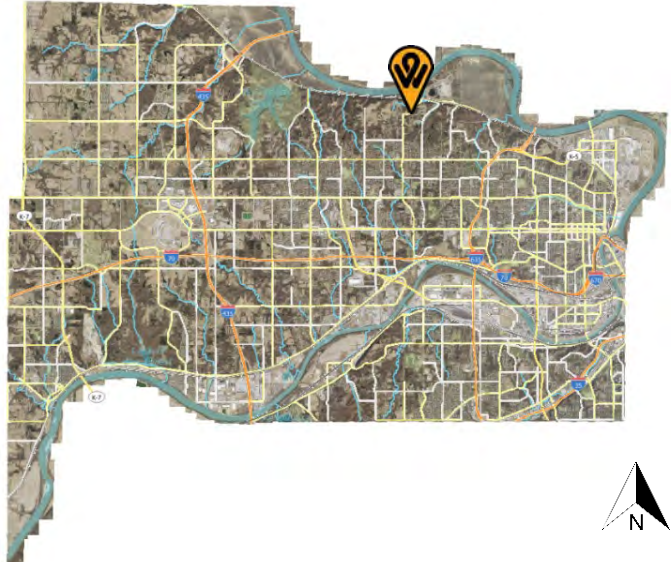
Commissioner At-Large, District #1:
Melissa Bynum
District #1 Commissioner:
Gayle Townsend

Existing Zoning District(s):

A-G Agriculture District

Comprehensive Plan Area:

PlanKCK Comprehensive Plan



	Adjacent Zoning	Adjacent Uses
North	R-1(B) Single Family District	Vacant Agricultural Land
South	R-1(B) Single Family District	Single Family Residence
East	R-1(B) Single Family District	Vacant Agricultural Land
West	R-1(B) Single Family and A-G Agriculture Districts	Single Family Residence, BPU Reservoir, and Vacant Agricultural Land

Total Tract Size: 14.00 Acres

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates this Property as Rural Density Residential. Rural Density Residential includes agriculture, ranches, and large lot residential development, passive parks, and open space.

Major Street Plan: The goDotte Mobility Plan designates Joyce Drive as a Local/Neighborhood Street.

Parking Requirement: Section 27-452(4)(e) requires two (2) off-street parking spaces shall be provided for each dwelling unit, at least one of which shall be in a garage or carport. The current property has a garage space and numerous off-street spaces with an extended driveway, meeting this requirement. Additional parking shall be required at the discretion of the Director as a condition of approval for the Special Use Permit, which is discussed in the Factors to be Considered and Conditions of Approval in this report.

Landscaping Requirement: Section 27-700(a) states “one shade tree per dwelling unit is required in the front or corner side yard, and one tree per 7,000 square feet of site area for uses other than residences”.

The applicant provides the require landscaping with a surplus.

Advertisement: The Wyandotte Echo – August 15, 2024
Letters to Property Owners – August 16, 2024

Public Hearings: September 9, 2024 and September 26, 2024

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Regina Compennolle, is requesting a Special Use Permit to operate an agricultural tourism business, with classes, sales, and food production at 4141 Joyce Drive.

City Ordinance Requirements: 27-592 through 27-606 and 27-214 and all other applicable standards within Chapter 27.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. There are no noise or disturbance complaints on the subject property.

Building, Zoning, or Code Enforcement Complaints:

1. There are no notices of violation on the subject property.

Outstanding or Related Permit and Cases:

1. There are no additional related permits or cases on the subject property.

Previous Planning Actions:

1. Approval of a Special Use Permit (SP2022-042) in 2022 for an Agro-Tourism Business.
2. Approval of a Special Use Permit (SP-2019-23) in 2019 for a Temporary Use of Land.
3. Approval of a Special Use Permit (SP-2017-17) in 2017 for a Temporary Use of Land.
4. Approval of a Special Use Permit (SP-2014-44) in 2014 for a Temporary Use of Land.
5. Approval of a Special Use Permit (SP-2012-15) in 2012 for a Temporary Use of Land.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Quindaro Bluffs Statistical Neighborhood, the Leavenworth Road Association (LRA) and the Neighbors Helping Neighbors neighborhood group. The neighborhood is residential and rural in character. Lots range in size from five (5) acres to 45 acres, with the

average lot size being approximately 15 acres. There streets are mostly asphalt and driveways are often asphalt or gravel. Lots are deep and residences with large setbacks from the street and long winding drives with timber stand buffers.

- 2. The zoning and uses of properties nearby and the proposed use's expected compatibility with them. In general, commercial and industrial Special Use Permits should not be granted adjacent to residential districts.**

The zoning and uses are set out above. The subject property is surrounded by lots that are rural in character with large lots permitting various degrees of agricultural activity. The proposed use is expected to be highly compatible with the adjacent properties.

- 3. The suitability of the property for the uses to which it has been restricted. Will the removal of restrictions, including those for hours of operation (where applicable), detrimentally affect nearby property?**

Per Section 27-452, the purpose of the A-G Agriculture District is to provide for those areas on the periphery of the city where agriculture is the predominate land use. It is designed to protect agriculture from premature or disorderly intrusion by urban land uses. There is a single-family residence on the property which is permissible by-right per Section 27-452(b). The applicant's other property uses are agricultural in nature, which are compatible with adjacent property owners who utilize similar activity.

- 4. The length of time the property has remained vacant as zoned.**

The property is not vacant. The Applicant currently resides on the property and has done so since 2008.

- 5. The degree of conformance of the proposed use to the Comprehensive Plan.**

Special Use Permits are not addressed in the PlanKCK Comprehensive Plan. The PlanKCK Comprehensive Plan designates this property as Low Density Residential. Low Density Residential includes single-family detached residences, institutional uses such as elementary and middle schools, small churches, libraries, parks, open space, etc. Current ordinances do not provide a sufficient zoning designation for combined commercial, industrial, and agricultural uses, therefore, a Special Use Permit is required. Otherwise, the proposed use is compatible with, even with the mix of uses.

- 6. Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.**

The proposed use is not expected to increase traffic to the point where it exceeds Joyce Drive, a Local Street, to accommodate it. The subject property

has a single-car garage with additional off-street parking spaces. This is adequate for the number of dwellings per the requirements in Section 27-452(d). There is a second driveway that is separate from the residential portion of the site and provides for a separate access into the agricultural and educational portion of the property, and a gravel lot is provided for ample parking.

7. *Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.*

There is minimal public gain as this is a private residence with private agricultural activity and is not necessarily for the convenience or welfare of the public. There is some gain in the education that class participation gives attendees. It has not been found to injure the appropriate use, visual quality, or marketability of nearby property substantially or permanently.

8. *Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.*

There is little noise, vibration, or illumination to be a problem at this location, as it is on a large lot with heavy tree screening and few neighbors. Dust may be a problem as the driveways are gravel, which is inconsistent with UG Standards. Erosion control and grading should be done with care to minimize dust and the applicant shall continuously work to improve erosion mitigation with the assistance of the Conservation District.

9. *Whether the proposed use will pollute the air, land or water.*

There is no substantial potential for the pollution of the air, land, or soil as it is within a built-out, mixed-use urban neighborhood. If the applicant properly maintains the property, pollution or trash from patrons should be minimal and temporary.

10. *Whether the use would damage or destroy an irreplaceable natural resource.*

The proposed uses would not damage or destroy an irreplaceable natural resource as it will operate within existing structures in a rural neighborhood.

11. *The relative gain to the public health, safety and welfare as compared to the hardship imposed on the individual landowner or landowners.*

The presence of agriculturally themed classes have a minimal gain to the public health, safety, and welfare as they contribute to education and offer spirituality components. The public would benefit from having the establishment as they are able to attend classes and there is some economic gain through occupational taxes. Denying the Special Use Permit may cause hardship for the property

owners as they would have a loss of income and be required to find a different location for their use.

12. *The applicant's ability to maintain the use in an "as proposed" condition.*

The applicant has maintained the proposed use as originally proposed and according to previous conditions of approval, aside from the paving of the driveway aprons.

13. *Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.*

The proposed use will not result in overcrowding as the classes operate within an existing rural parcel. There is the possibility of overcrowding or undue concentrations of population, but this should be considered minimal as class sizes are limited.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Zoom on August 26, 2024. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Change in Use
Previous Conditions of Approval

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 10 to 0 to recommend **APPROVAL** of Special Use Permit Application **SP2024-058**, for **two (2) years**, subject to:

- 1. Previous conditions of approval shall remain, including:**
 - o If approved, the drive aprons shall be upgraded to an improved surface with repaired aprons and as required and approved by the UG Building Inspection Division and Public Works;**
 - o The applicant will need to continuously maintain the agricultural exemption and occupation taxes licenses with the business office;**
 - o Should any of the orchard or vined plants be used for the purposes of a farm winery, the regulations set forth in Section 4-9 and Section 34-78 shall be followed. A Special Use Permit is required to operate a farm winery per Section 27-593(9);**
 - o Should any produce or homemade goods be sold, the regulations in Chapter 32 and Chapter 16 shall be followed. Additional requirements by the Department of Agriculture such as a Food Handlers, Food Processors, or other licensing may be required. See Farmers' Market and Similar Food Sales (ks.gov) and MF3138 Foods Sold Direct to**

Consumers in Kansas (Farmers Markets): Regulations and Food Safety Best Practices (ksu.edu) for more information;

- **If approved and should livestock be introduced to the property or timber stand improvements to be made, the applicant should contact the Conservation District for technical assistance per the comments below to update their Conservation District Plan accordingly;**
 - **Commercial Activity on the property shall be by appointment only with no open picking by the public;**
 - **All class participants shall continue to park off-street in the designated parking area;**
 - **The FSMA Producer Certificate shall be renewed when required;**
- 2. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
 - 3. If approved, occupying businesses must file and maintain a current business occupation tax application with this office;**
 - 4. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
 - 5. All existing and future driveways must feature curb cuts that are constructed to UG standards;**
 - 6. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
 - 7. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
 - 8. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the**

Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;

9. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
10. The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
11. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
12. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners concur with the findings contained within the staff report related to *Factors to be Considered* and *Key Issues* and recommends **APPROVAL** of Petition **SP2024-058** subject to all comments and suggestions outlined in this staff report, and the conditions of the City Planning Commission.

ATTACHMENTS

September 9, 2024, City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Documents
Site and Landscape Plan
Previous Site Plan
Site Photos, Taken by Staff, Dated August 2024

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	September 9, 2024 Approval	September 26, 2024

STAFF CONTACT:

James Molloy
jmolloy@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2024-058** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2024-058**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

September 9, 2024, City Planning Commission Minutes:

SPECIAL USE PERMIT APPLICATION SP2024-058 – REGINA COMPERNOLLE WITH SACRED EARTH ARTS LLC – SYNOPSIS: Renewal of a Special Use Permit (SP-2023-033 – expired **9/1/2024**) for a commercial farmstead at 4141 Joyce Drive.

Detailed Outline of Requested Action: The applicant, Regina Compernelle, is requesting a Special Use Permit to operate an agricultural tourism business, with classes, sales, and food production at 4141 Joyce Drive.

The items I have just read are on the Consent Agenda. At this time, does any member of the Commission wish to disclose any contact on any of the items? (No one responded in the affirmative).

Please include the following items as part of the record for all of the Items on the Consent Agenda:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated September 9, 2024;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The publications in The Echo for the Special Use Permits; and,
7. The notices to property owners.

The Commission will vote to approve in one vote these items unless someone requests that an item be removed from the Consent Agenda"

Chairman Carson asked if anyone wanted to remove an item from the Consent Agenda. (No one responded in the affirmative).

On motion by Mrs. Jones, seconded by Mr. Ernst, the Planning Commission voted as follows to **APPROVE** the items on the Consent Agenda:

Carson	Chairman
Jones	Aye
Miller	Aye
Mohler	Aye
Schwartz	Aye
Straws	Aye
Ward	Aye
Armstrong	Aye
Beth	Aye
Easterwood	Aye
Ernst	Aye

Motion to APPROVE Passed: 10 to 0

Subject to:

1. Previous conditions of approval shall remain, including:
 - o If approved, the drive aprons shall be upgraded to an improved surface with repaired aprons and as required and approved by the UG

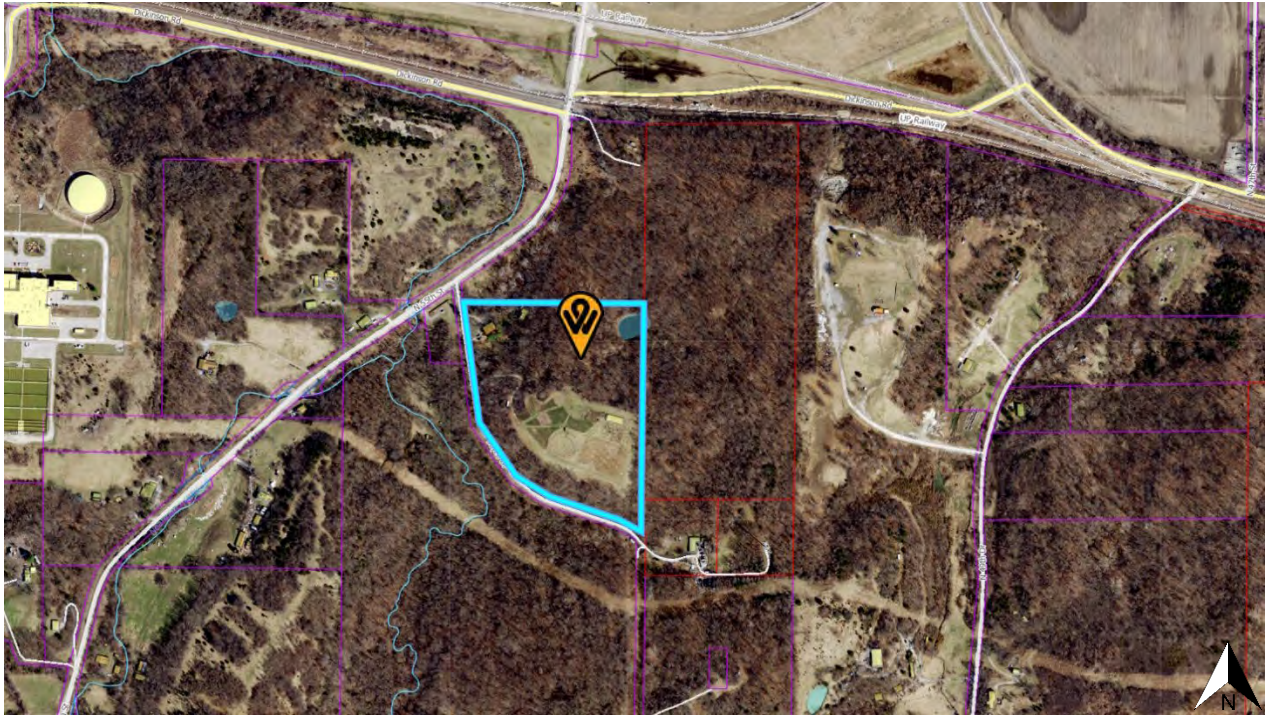
- Building Inspection Division and Public Works;**
- The applicant will need to continuously maintain the agricultural exemption and occupation taxes licenses with the business office;
 - Should any of the orchard or vined plants be used for the purposes of a farm winery, the regulations set forth in Section 4-9 and Section 34-78 shall be followed. A Special Use Permit is required to operate a farm winery per Section 27-593(9);
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 - If approved and should livestock be introduced to the property or timber stand improvements to be made, the applicant should contact the Conservation District for technical assistance per the comments below to update their Conservation District Plan accordingly;
 - Commercial Activity on the property shall be by appointment only with no open picking by the public;
 - All class participants shall continue to park off-street in the designated parking area;
 - The FSMA Producer Certificate shall be renewed when required;
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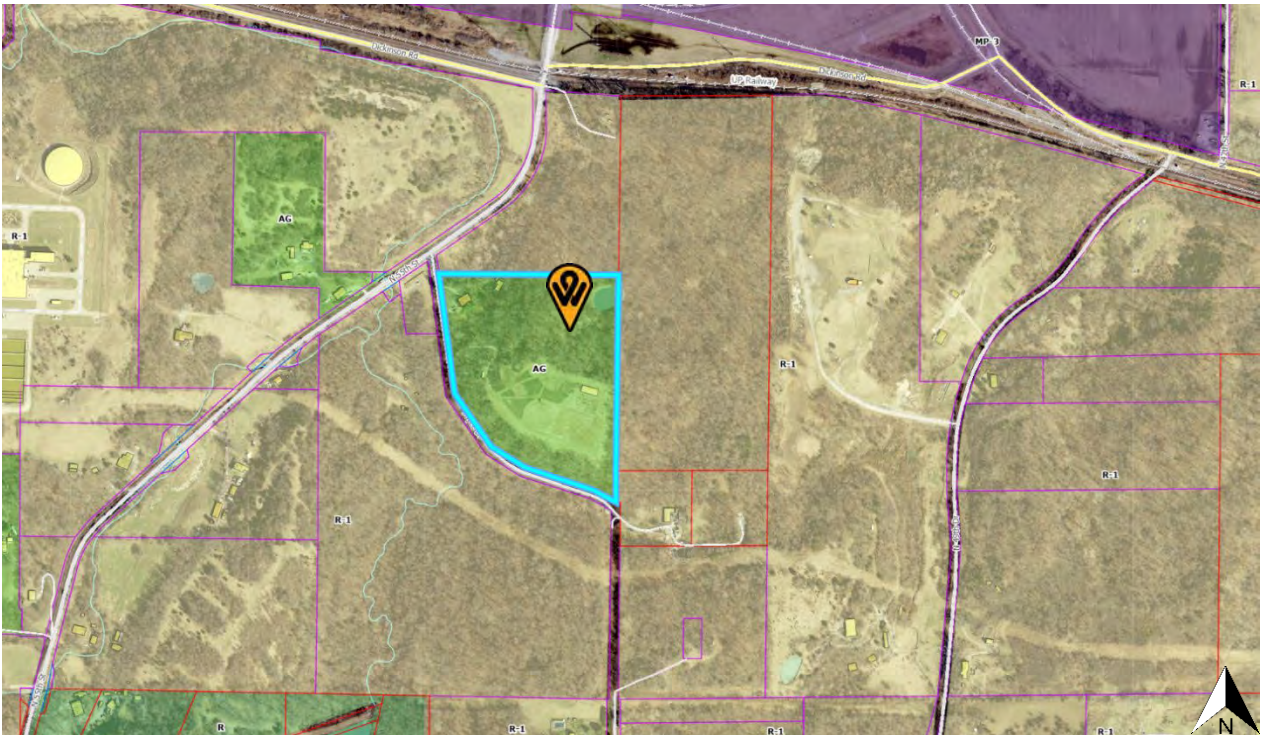
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10. The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
11. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
12. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

ATTACHMENTS

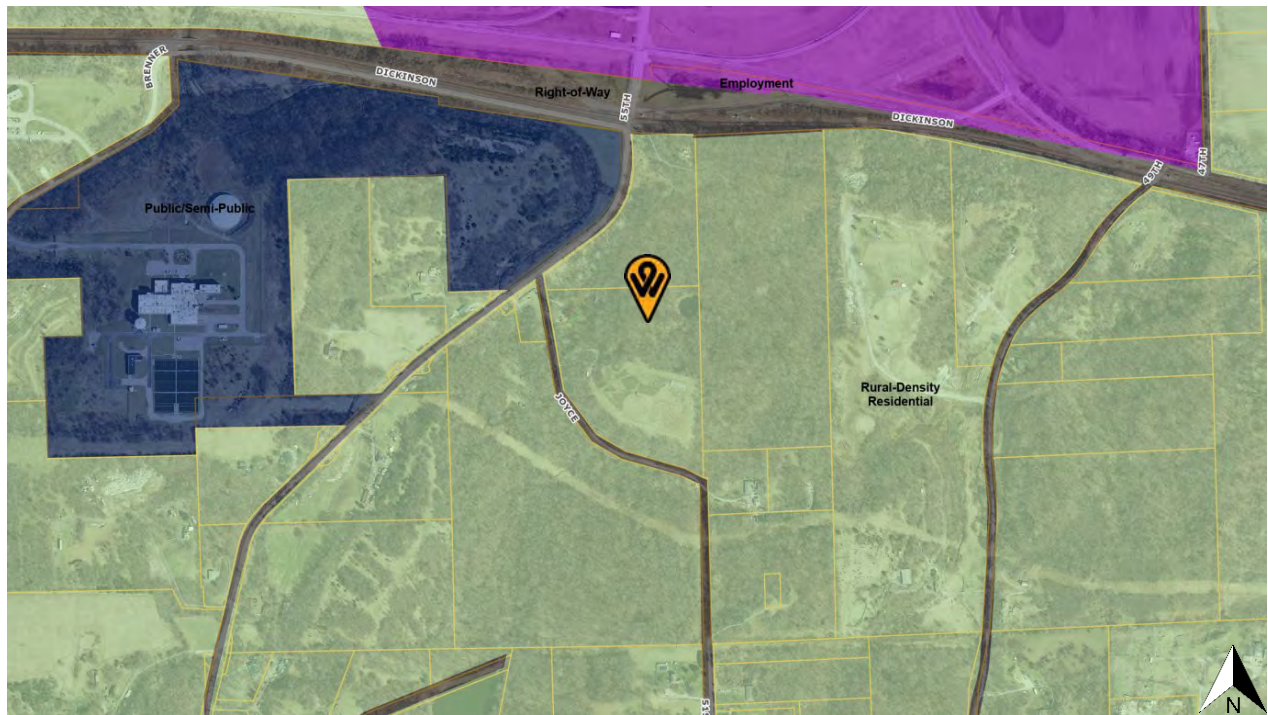
AERIAL IMAGERY



ZONING MAP



LAND USE MAP



NEIGHBORHOOD MEETING MATERIALS

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF KS)
COUNTY OF Wyandotte) SS:

Comes now Regina Compernelle of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # SP-2024-058
2. That I conducted a neighborhood meeting on 8-26-24.
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

[Signature]
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 27th day of August, 2024

My commission expires June of 30, 2024.



[Signature]
Notary Public

Neighborhood Meeting Minutes
for Special Use Permit Application #SP-2024-58
Regina Compennolle

Date and Location: Aug. 26, 2024 on Zoom

Meeting called to order at: 6pm

Names of people in attendance: Regina Compennolle, Rick Mareske

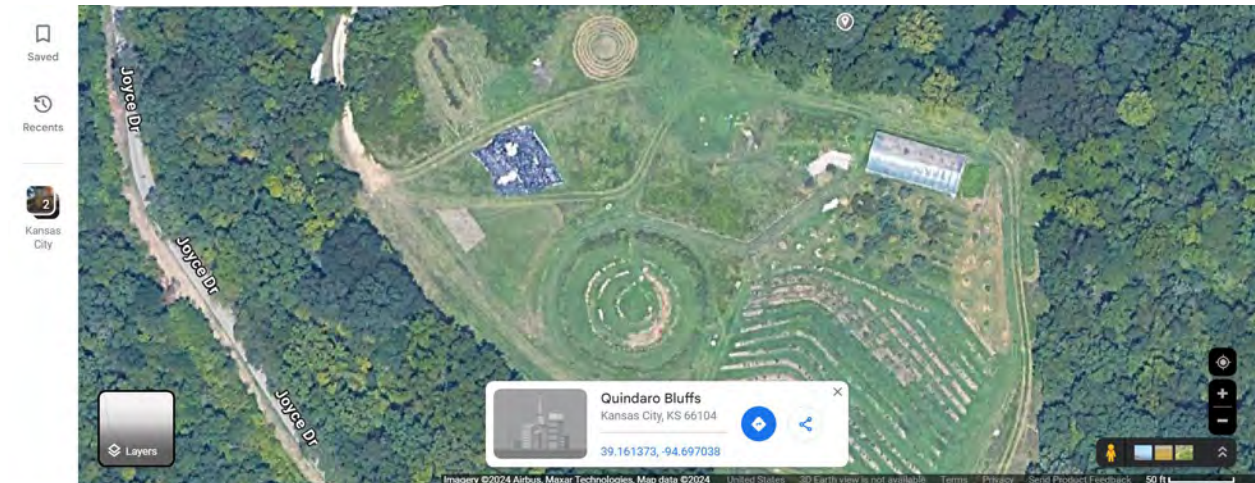
No other people attended.

Meeting adjourned at: 6:30pm

Minutes taken by: Regina Compennolle

SITE AND LANDSCAPE PLAN

Site Plan



This is the area of our property that we are farming.

- 1) The area to the left is now being transitioned to native prairie.
- 2) The circle in the center of the 4.5 acres consists of elderberries, 2 circle rows of medicinal herbs with a center of sweetgrass. There is a water hydrant at the top of the circle.
- 3) The contoured rows to the lower right about $\frac{3}{4}$ acre of blueberries. There is a water hydrant at the top left corner. When I have enough production, this is where the you pick will be. Just below the high tunnel is a 40 tree orchard.
- 4) The high tunnel has figs, strawberries, annual plants and a row of lavender. It's 30x70' and there is a water hydrant on the left end.
- 5) The woods to the north of the high tunnel will be developed as a forest farm featuring indigenous herbs and mushrooms.

PREVIOUS SITE PLAN



SITE PHOTOS, TAKEN BY STAFF, DATED AUGUST 2024





Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: September 26, 2024

Re: Special Use Permit Petition SP2024-060

GENERAL INFORMATION

Applicant Information:

Tyler Reynolds and Justine Robles
Representatives
536 Tauromee Avenue
Kansas City, Kansas 66101

Subject Property:

527 Tenny Avenue
Kansas City, Kansas 66101

Requested Action and Purpose:

Renewal of a Special Use Permit
(expires September 7, 2024) to
operate a short-term rental.

Commission Districts:

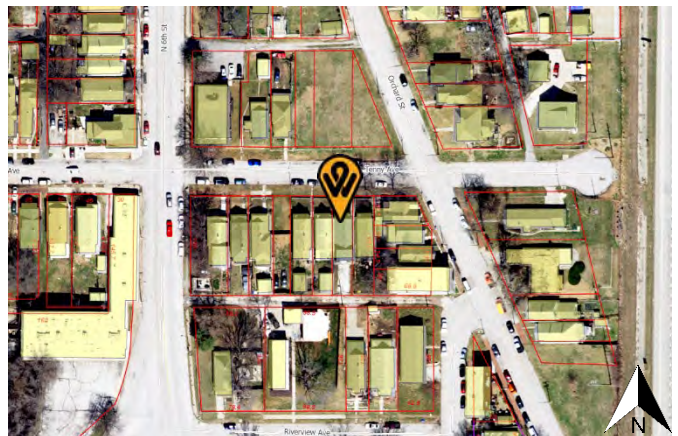
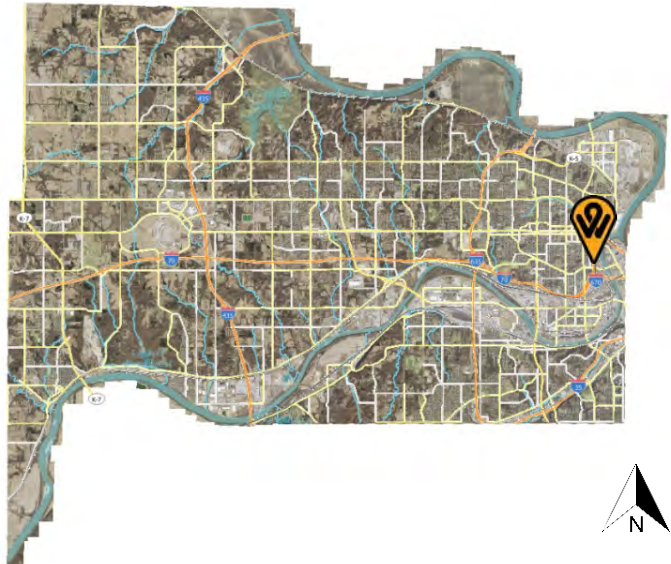
Commissioner At-Large, District #2:
Tom Burroughs
District #2 Commissioner:
William Burns, Jr.

Existing Zoning District(s):

R-1(B) Single Family District

Plan Area:

Central Area Plan



	Adjacent Zoning	Adjacent Uses
North	R-1(B) Single Family District	Vacant Lot
South	R-1(B) Single Family District	Single-family residence
East	R-1(B) Single Family District	Single-family residence
West	R-1(B) Single Family District	Single-family residence

Total Tract Size: 0.07 Acre

Comprehensive Plan Designation: The Central Area Plan designates the subject property as Urban Density, which allows for a mix of attached and detached residential including single family homes, duplexes, triplexes, etc., and institutional uses such as churches, schools, and libraries.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Tenny Avenue as a Local/Neighborhood Street.

Parking Requirement: Section 27-455(d) requires two (2) off-street parking spaces premises for each single-family dwelling. The property currently has two (2) off-street parking spaces, meeting this requirement.

Landscaping Requirement: Section 27-700 (a) states" One (1) shade tree per dwelling unit is required in the front or corner side yard". The subject property fulfills this requirement.

Advertisement: The Wyandotte Echo – August 15, 2024
Letters to Property Owners – August 16, 2024

Public Hearings: September 9, 2024 and September 26, 2024

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Tyler Reynolds and Justine Robles, are requesting renewal of a Special Use Permit (expires September 7, 2024) to operate a short-term rental at 527 Tenny Avenue, Kansas City, Kansas 66101. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 500 block of Tenny Avenue.

City Ordinance Requirements: 27-592 through 27-606, 27-214, and 27-623 and all other applicable standards within Chapter 27.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. There are no noise or disturbance complaints on the subject property since the property has operated as a permitted short-term rental.

Building, Zoning, or Code Enforcement Complaints:

1. There are no notices of violation on the subject property with the current property owners.

Outstanding or Related Permit and Cases:

1. There are no additional related permits or cases on the subject property.

Previous Planning Actions:

1. 2022 – SP2022-012 – Special Use Permit – To operate a Short-term Rental (expired May 5, 2023).
2. 2022 – BOZA2022-004 – Variance – For minimum green space requirements and lot size requirements.
3. 2023 – SP2023-016 – Special Use Permit – To operate a Short-term Rental (expires

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Riverview Statistical Neighborhood and the Central Avenue Betterment Association Neighborhood Business Group. The neighborhood is urban in character. Lots are average for urban densities and are approximately 25 feet in width. Streets are mostly asphalt and there are no driveways or garages in the front of properties. Rear detached garages and parking is common. Roads typically have curbs or gutters, and sidewalks only

exist on both sides of the street and are often brick. This block of Tenny Avenue is adjacent to North 6th Street with a mix of uses.

2. *The zoning and uses of properties nearby and the proposed use's expected compatibility with them. In general, commercial and industrial special use permits should not be granted adjacent to residential districts.*

The zoning and uses are set out above. The subject property is surrounded by the R-1(B) Single Family District. Use of the property as a rental, either short or long-term, while commercial in nature, is consistent with other nearby properties in close proximity to a variety of uses within a mixed-use corridor. While use as a short-term rental is commercial in nature, the use is occurring in a purpose-built residence, which should not present issues with nearby property. The proposed use is compatible if properly managed.

3. *The suitability of the property for the uses to which it has been restricted. Will the remove of restrictions including those for hours of operation (where applicable), detrimentally affect nearby property?*

Removal of the restrictions that require a Special Use Permit has the potential to create issues such as parking, excessive noise, illumination, vibration, overcrowding of land and undue concentrations of population. The property could be suitable for use as a short-term rental if aforementioned issues are properly managed.

4. *The length of time the property has remained vacant as zoned.*

The property is not vacant. The property has been used as a short-term rental since 2022.

5. *The degree of conformance of the proposed use to the Comprehensive Plan.*

Special Use Permits are not addressed in the Central Area Plan. The Central Area Plan designates the subject property as Urban Density, which allows for a mix of attached and detached residential including single family homes, duplexes, triplexes, etc., and institutional uses such as churches, schools, and libraries. The proposed use conforms to the Central Area Plan designation with the continuation of a Special Use Permit.

6. *Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.*

The proposed use has the potential to increase vehicular traffic, but should not exceed the capacity of Tenny Avenue, a Local/Neighborhood Street, to accommodate it if managed properly while it functions as a short-term rental.

Guests of short-term rentals tend to travel more throughout the area, as they are typically visitors or tourists.

7. *Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.*

The proposed use provides a convenience to the public in the form of temporary lodging, however, issues such as making excessive noise, vibration, overcrowding of land, illumination, and undue concentrations of population could impact nearby properties negatively. If managed properly, however, the use of the property is not expected to substantially nor permanently injure the appropriate use, visual quality, or marketability of adjoining property.

8. *Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.*

Noise, vibration and illumination are all potential issues that are related to short-term rentals if it is not managed properly. There have not been any complaints to date with the current applicant. Dust is not typically an issue related to the use of a residential property as a short-term rental and ostensibly not considered to be a problem for nearby properties.

9. *Whether the proposed use will pollute the air, land or water.*

The proposed use will not pollute the air, land or water as it is an existing, permitted residence.

10. *Whether the use would damage or destroy an irreplaceable natural resource.*

The proposed use will not damage or destroy an irreplaceable natural resource as it is an existing, permitted residence in an existing built-out neighborhood.

11. *The relative gain to the public health, safety and welfare as compared to the hardship imposed on the individual landowner or landowners.*

The relative gain or loss to public health, safety and welfare is minimal as it only provides the convenience of lodging with some economic benefit. If denied, the landowner could not use the property as a short-term rental but may still use the property as a long-term rental with appropriate permits and licenses, their primary residence, or sell the property.

12. *The applicant's ability to maintain the use in an "as proposed" condition.*

The applicant has maintained the proposed use as originally proposed and according to previous conditions of approval.

13. *Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.*

The proposed use is not expected to create issues of overcrowding as it operates within an existing structure on the site. The maximum number of guests at one time is six (6). The maximum number of vehicles off-street is two (2). There shall be no on-street parking for STR renters or guests. If the applicant abides by the outlined conditions, specifically those that prohibit parties or larger groups, undue concentrations of population should not be an issue.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Zoom on August 26, 2024. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Noise, Illumination, and Vibration
Updated Insurance Policy

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 10 to 0 to recommend **APPROVAL** of Special Use Permit Application **SP2024-060**, for **two (2) years**, subject to:

- 1. The applicant must submit an updated insurance policy;**
- 2. The applicant must maintain the brick sidewalk in front of the subject property;**
- 3. Maximum number of guests shall be six (6);**
- 4. All parking must be off-street, maximum number of vehicles is two (2). No STR renters or guests may park on-street;**
- 5. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
- 6. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
- 7. Applicant is to maintain liability insurance;**
- 8. The property must remain in proper maintenance and free of hazards, pests, or infestations;**
- 9. The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
- 10. Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government**

enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);

11. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
12. If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;
13. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
14. All existing and future driveways must feature curb cuts that are constructed to UG standards;
15. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
16. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
17. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
18. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision

within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;

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

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners concur with the findings contained within the staff report related to *Factors to be Considered* and *Key Issues* and recommends **APPROVAL** of Petition **SP2024-060** subject to all comments and suggestions outlined in this staff report, and the conditions of the City Planning Commission.

ATTACHMENTS

September 9, 2024, City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Host Compliance Map
Site Plan
Floor Plan
Neighborhood Meeting Materials
Site Visit Photos, Taken by Staff – Dated August 16, 2024

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	September 9, 2024 Approval	September 26, 2024

STAFF CONTACT:

Kiley Meierarend
kmeierarend@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2024-060** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2024-060**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

September 9, 2024, City Planning Commission Minutes:

SPECIAL USE PERMIT APPLICATION SP2024-060 – TYLER REYNOLDS –

SYNOPSIS: Renewal of a Special Use Permit (SP-2023-016 – expired 9/7/2024) for a Short-Term Rental at 527 Tenny Avenue. Detailed Outline of Requested Action: The applicant, Tyler Reynolds and Justine Robles, are requesting renewal of a Special Use Permit (expires September 7, 2024) to operate a short-term rental at 527 Tenny Avenue, Kansas City, Kansas 66101. This is not the owner’s primary residence. This would be the first and only permitted short-term rental on the 500 block of Tenny Avenue.

The items I have just read are on the Consent Agenda. At this time, does any member of the Commission wish to disclose any contact on any of the items? (No one responded in the affirmative).

Please include the following items as part of the record for all of the Items on the Consent Agenda:

1. The City’s currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City’s currently adopted Master Plan for the area in question;
4. The staff report and attachments dated September 9, 2024;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The publications in The Echo for the Special Use Permits; and,
7. The notices to property owners.

The Commission will vote to approve in one vote these items unless someone requests that an item be removed from the Consent Agenda”

Chairman Carson asked if anyone wanted to remove an item from the Consent Agenda. (No one responded in the affirmative).

On motion by Mrs. Jones, seconded by Mr. Ernst, the Planning Commission voted as follows to **APPROVE** the items on the Consent Agenda:

Carson	Chairman
Jones	Aye
Miller	Aye
Mohler	Aye
Schwartz	Aye
Straws	Aye
Ward	Aye
Armstrong	Aye
Beth	Aye
Easterwood	Aye
Ernst	Aye
Motion to APPROVE Passed: 10 to 0	
Subject to:	

1. The applicant must submit an updated insurance policy;
2. The applicant must maintain the brick sidewalk in front of the subject property;
3. Maximum number of guests shall be six (6);
4. All parking must be off-street, maximum number of vehicles is two (2). No STR renters or guests may park on-street;
5. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;
6. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;
7. Applicant is to maintain liability insurance;
8. The property must remain in proper maintenance and free of hazards, pests, or infestations;
9. The granting of this Special Use Permit does not transfer with a change of ownership of the property;
10. Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);
11. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
12. If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;
13. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
14. All existing and future driveways must feature curb cuts that are constructed to UG standards;
15. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
16. The Special Use Permit is not valid for the approved use to be in operation

until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;

17. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
18. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
19. The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
20. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
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ATTACHMENTS

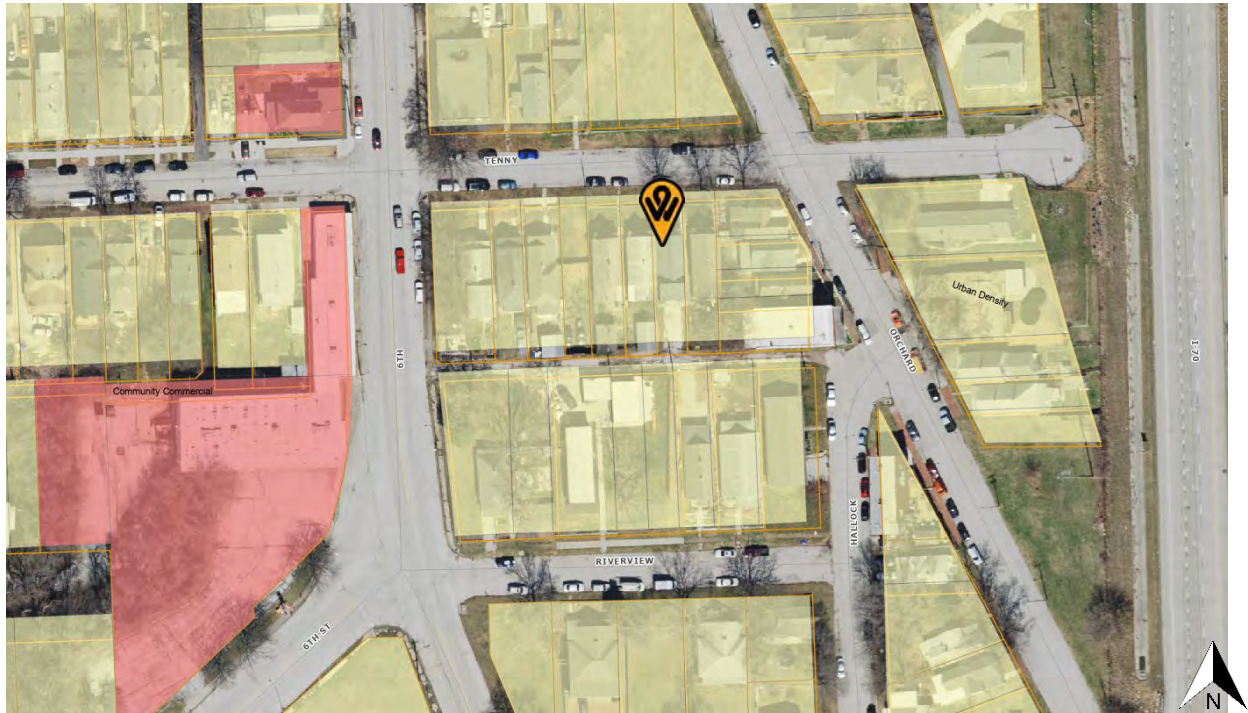
AERIAL IMAGERY



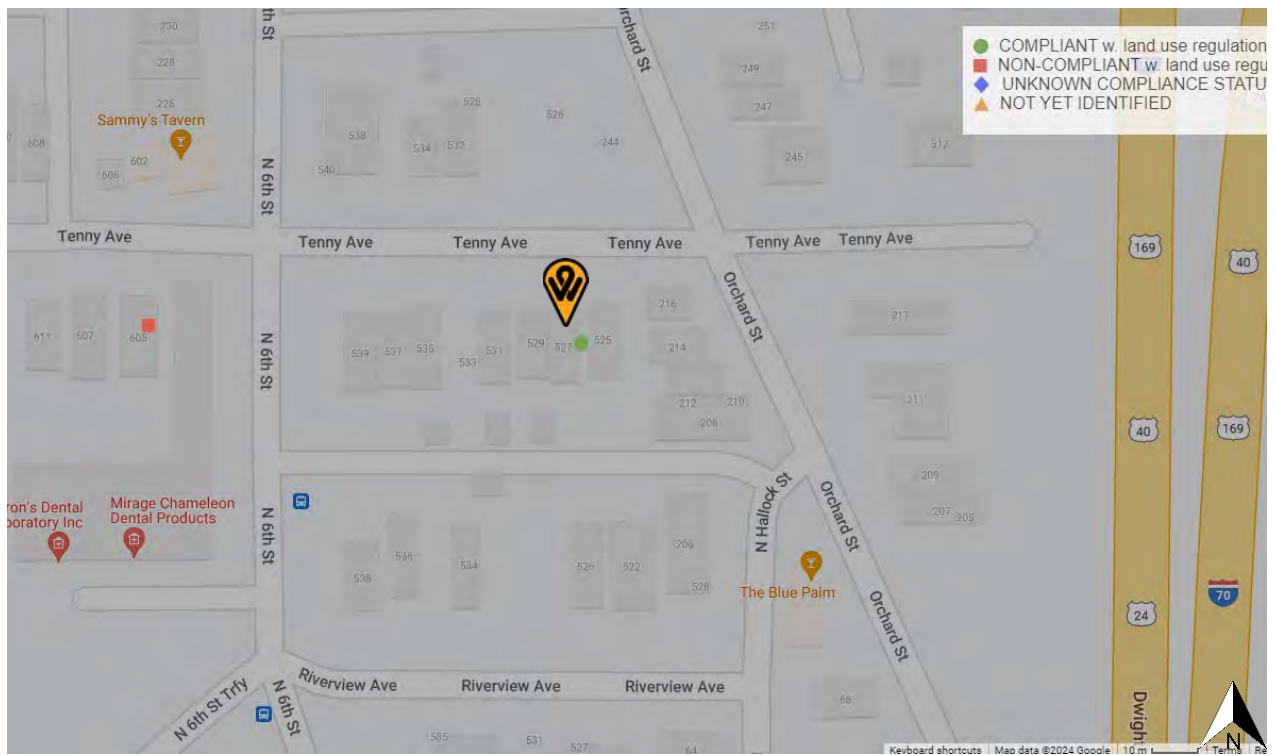
ZONING MAP



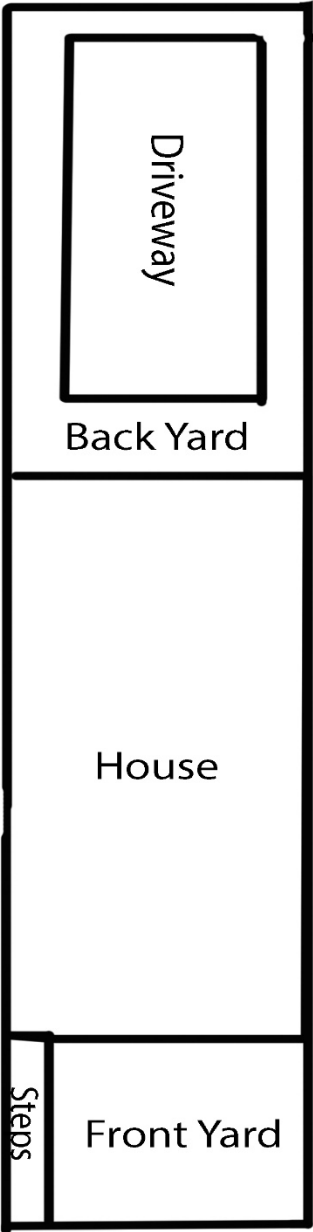
LAND USE MAP



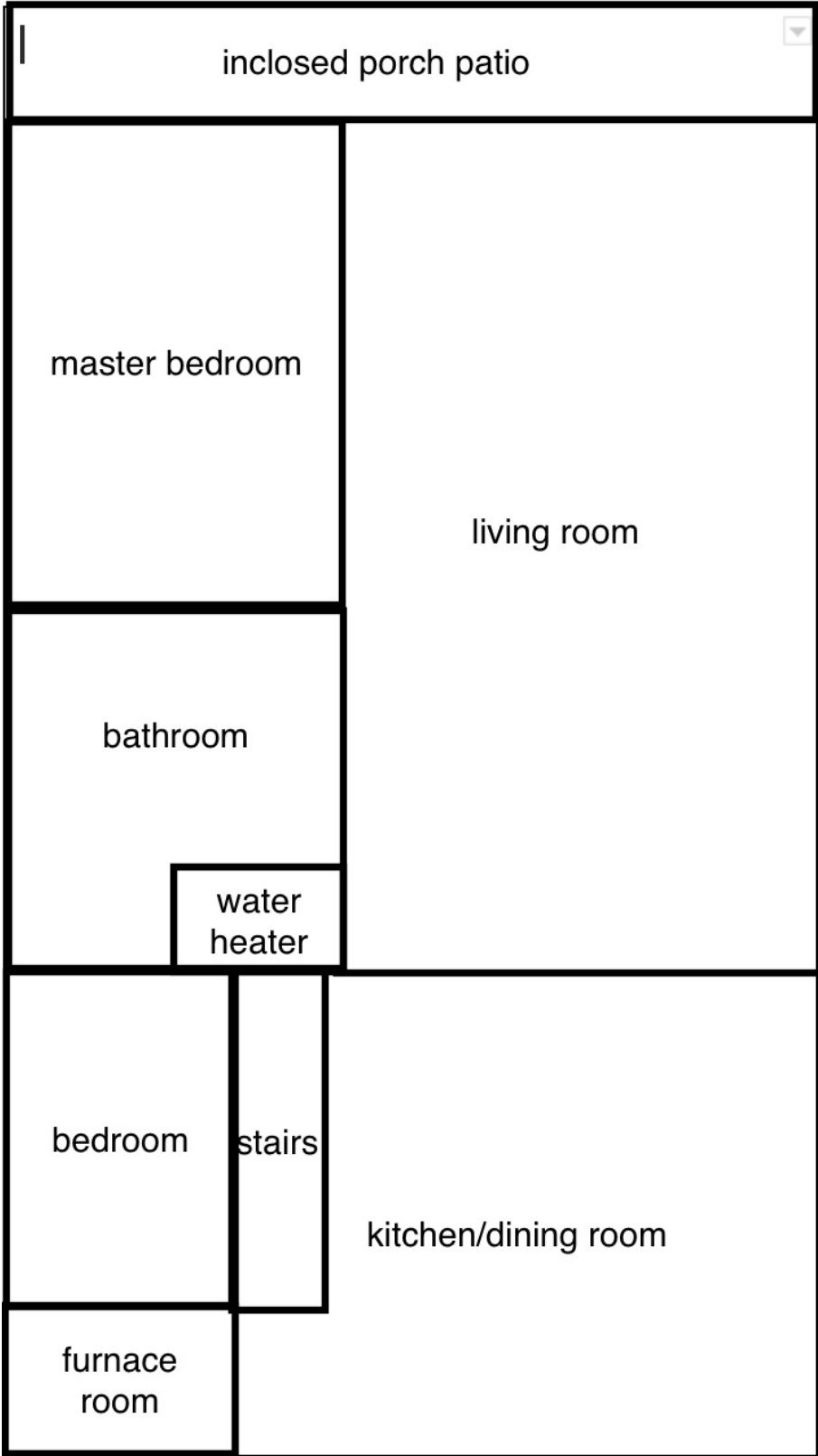
SHORT-TERM RENTAL MAP

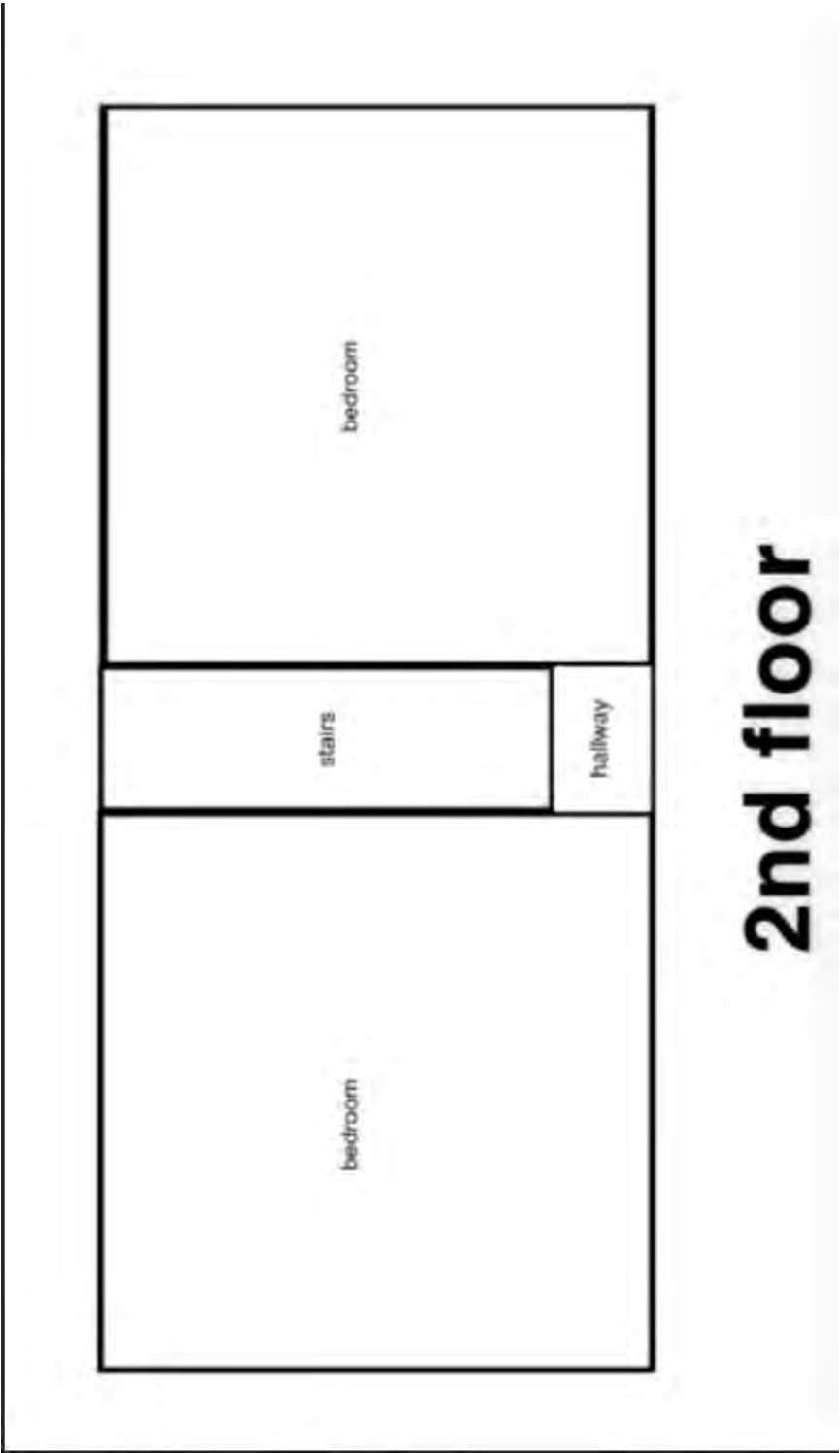


527 Tenny
Site Plan



FLOOR PLAN





NEIGHBORHOOD MEETING MATERIALS

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF New Mexico)
COUNTY OF Taos) SS:

Comes now Tyler Reynolds of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # SP2024-060
2. That I conducted a neighborhood meeting on 8/26/2024.
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

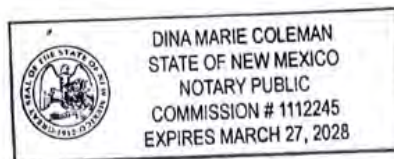
Further affiant saith not.

Tyler Reynolds
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 28 day of AUGUST, 2024.

My commission expires 27 of MARCH, 2028

Dina Marie Coleman
Notary Public



MINUTES:

Application Number: SP2024-060

Date and Location: Monday, 8/26/2024 Zoom Meeting

Meeting called to order at: 6pm

Names of people in attendance: None

Introductions: None

Presentation by applicant and/or team: None

Questions and answers (include the following):

None

Meeting adjourned at: 6:30pm

Minutes taken by: Tyler Reynolds & Justine Robles

SITE VISIT PHOTOS, TAKEN BY STAFF – DATED AUGUST 16, 2024



(First published _____)

COZ2023-021

ORDINANCE NO. _____

AN ORDINANCE rezoning property hereinafter described located at approximately 6111 Leavenworth Road, in Kansas City, Kansas, by changing the same from its present zoning of C-1 Limited Business District to RP-4 Planned Garden Apartment District.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF
THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY,
KANSAS, AS FOLLOWS:

Section 1. It is hereby found and determined that a petition was filed on July 28, 2023, by the owners of property to have the zoning of said property changed from its present zoning of C-1 Limited Business District to RP-4 Planned Garden Apartment District.

It is likewise found and determined that the Planning Commission published notice, mailed notices, held public hearing(s), prepared recommendations and followed the procedures provided by law.

Section 2. In compliance with recommendations of the Planning Commission, it is hereby ordained that the zoning of the following described property:

The West 100 feet of the East 200 feet of the North 330 feet of Lot 6,
SUBDIVISION OF THE CHRISTINE BRUNE ESTATE, a subdivision in
Kansas City, Wyandotte County, Kansas, located at approximately 6111
Leavenworth Road, Kansas City, Kansas,

be changed from its present zoning of C-1 Limited Business District to RP-4 Planned Garden Apartment District, as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. Pursuant to the Code of City Ordinances, Section 27-459, the Governing Body approves the preliminary development plans, incorporated herein by reference, marked as the certified preliminary development plan, and maintained in the Planning and Urban Design Department as submitted to the Governing Body and received by the Unified Clerk.

Section 4. The Planning and Urban Design Department of Kansas City, Kansas, is hereby ordered and directed to cause such designation to be made on the official District Map of said City in its custody and to show the property herein described to be now zoned for RP-4 Planned Garden Apartment District. Said District Map, previously incorporated by reference by Section 27-408 of the Code of Ordinances of Kansas City, Kansas, is hereby reincorporated as part of the Zoning Ordinance as amended.

Section 5. This ordinance shall be in full force and effect from and after its passage, approval and publication in the Wyandotte Echo.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS _____
DAY OF _____, 2024.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY,
KANSAS

BY: _____
TYRONE GARNER
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

UNIFIED GOVERNMENT CLERK

APPROVED AS TO FORM:

CHIEF COUNSEL

(First published _____)

COZ2024-024

ORDINANCE NO. _____

AN ORDINANCE rezoning property hereinafter described located at approximately 9400 State Avenue, in Kansas City, Kansas, by changing the same from its present zoning of A-G Agriculture District to CP-3 Planned Commercial District.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF
THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY,
KANSAS, AS FOLLOWS:

Section 1. It is hereby found and determined that a petition was filed on June 10, 2024, by the owners of property to have the zoning of said property changed from its present zoning of A-G Agriculture District to CP-3 Planned Commercial District.

It is likewise found and determined that the Planning Commission published notice, mailed notices, held public hearing(s), prepared recommendations and followed the procedures provided by law.

Section 2. In compliance with recommendations of the Planning Commission, it is hereby ordained that the zoning of the following described property:

All that part of Lot 3, Homefield Margaritaville, First Plat, a subdivision in Kansas City, Wyandotte County, being more particularly described as follows: Commencing at the Southeast corner of said Lot 1, Homefield Camping World - Second Plat; thence Easterly with the Southerly line of said Lot 1, Schlitterbahn Vacation Village Second Plat, on the arc of a curve to the right having an initial tangent bearing of N 79° 47'59" E, a radius of 575.00 feet, a central angle of 14°02'16", an arc distance of 140.88 feet; thence N 01°46'30" E, no longer with said Southerly line of Lot 1, Schlitterbahn Vacation Village Second Plat, a distance of 295.56 feet; thence N 04°31'41" W, a distance of 80.36 feet to the Point of Beginning of the tract being described herein; thence continuing N 04°31'41" W, a distance of 230.71 feet; thence Northerly on a curve to the right, tangent to the last described course, having a radius of 987.00 feet, a central angle of 06°16'08" and an arc distance of 107.99 feet; thence N

01°44'28" E and tangent to the last described curve, a distance of 74.32 feet; thence Northerly on a curve to the right, tangent to the last described course, having a radius of 1,970.00 feet, a central angle of 01°52'15" and an arc distance of 64.33 feet; thence N 03°36'43" E and tangent to the last described curve, a distance of 21.53 feet; thence N 89°33'17" E, a distance of 497.18 feet; thence S 84°28'15" E, a distance of 541.78 feet; thence S 03°47'21" E, a distance of 258.49 feet; thence Southwesterly on the arc of a curve to the right, having an initial tangent bearing of S 47°09'55" W, a radius of 839.15 feet, a central angle of 03°16'29" and an arc distance of 47.96 feet; thence S 69°13'04" W and not tangent with the last described curve, a distance of 569.59 feet; thence N 62°55'08" W, a distance of 79.78 feet; thence N 89°10'51" W, a distance of 399.68 feet to the Point of Beginning. The above-described tract contains 475,698 square feet, or 10.92 acres, more or less. Located at approximately 9400 State Avenue, Kansas City, Kansas,

be changed from its present zoning of A-G Agriculture District to CP-3 Planned Commercial District, as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. Pursuant to the Code of City Ordinances, Section 27-467, the Governing Body approves the preliminary development plans, incorporated herein by reference, marked as the certified preliminary development plan, and maintained in the Planning and Urban Design Department as submitted to the Governing Body and received by the Unified Clerk.

Section 4. The Planning and Urban Design Department of Kansas City, Kansas, is hereby ordered and directed to cause such designation to be made on the official District Map of said City in its custody and to show the property herein described to be now zoned for CP-3 Planned Commercial District. Said District Map, previously incorporated by reference by Section 27-408 of the Code of Ordinances of Kansas City, Kansas, is hereby reincorporated as part of the Zoning Ordinance as amended.

Section 5. This ordinance shall be in full force and effect from and after its passage, approval and publication in the Wyandotte Echo.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS _____
DAY OF _____, 2024.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY,
KANSAS

BY: _____
TYRONE GARNER
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

UNIFIED GOVERNMENT CLERK

APPROVED AS TO FORM:

CHIEF COUNSEL

(Published _____)

SP2023-058

ORDINANCE NO. _____

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2023-058, commonly known as 6111 Leavenworth Road, Kansas City, Kansas, legally described as:

The West 100 feet of the East 200 feet of the North 330 feet of Lot 6, SUBDIVISION OF THE CHRISTINE BRUNE ESTATE, a subdivision in Kansas City, Wyandotte County, Kansas, located at approximately 6111 Leavenworth Road, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for ten (10) managed care units for temporary housing and office for Wyandotte County Behavioral Health.

Section 3. Conditions and Stipulations. The Special Use Permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

1. There shall be no more than 13 residents/guests on site between the two (2) floors at a time;
2. There shall be one (1) staff member on-site at all times;
3. Review the Mixed-Use Design Guidelines and incorporate them into the plans;
4. All parking shall be on an improved surface. The existing pavement on-site needs to be overlaid, as there are numerous potholes and weeds growing through the asphalt;
5. Parking shall comply with the requisite uses on site.
 - a. Office uses require four (4) spaces per 1,000 square feet of building area.
 - b. One and one-half (1.5) parking spaces shall be provided for each dwelling unit that has one (1) bedroom or less. Two (2) parking spaces shall be provided for each dwelling unit that has two (2) bedrooms or more;
6. All parking spaces shall be striped in accordance with the Parking and Loading section of the Zoning Code (Sec. 27-669);
7. Remove the incinerator in the rear of the property;
8. There is a transit stop in front of the building, contact Kansas City ATA to obtain the specifications for bench seating and/or bus shelter;
9. Maintain a safe environment including:
 - a. Working smoke detectors in each bedroom plus each level of the unit/house;
 - b. GFCI outlets required in bathrooms;
 - c. Double keyed locks are not allowed;
 - d. Copper cannot be used for gas supply lines;
 - e. Windows must be operable, not blocked or boarded;
 - f. Handrails are required at sets of four (4) or more stairs/ risers;
 - g. Hot water tank and furnace must be vented properly and operational;
 - h. Electric panel and circuits must be safe;
10. Sec. 27-460(c)(4) Minimum floor area shall be 380 square feet of habitable floor area per dwelling unit. All of the units are less than the minimum floor area;
11. All dwelling units within a new development must be provided with a basement or with a FEMA standard safe room constructed to tornado standards for the protection of the occupants. A FEMA safe room constructed to FEMA Publication 320 or Publication 361 is required;
12. Preserve the mature trees in the rear of the property. Record an open space easement for the rear so there is no future expansion and encroachment into the single-family area;
13. Sec. 27-459(f) A reasonable amount of landscaping is required on all projects with emphasis on softening the visual impact of parking areas and enhancing the overall appearance. Trees are required at not less than one (1) per 4,500 square feet of site area;
14. Sec. 27-700(b)(1) Buffer plantings, which shall include the equivalent of a minimum of one (1) evergreen tree or one (1) shade tree and three (3) large

shrubs for each 30 feet of adjacent project boundary, shall be provided for such development adjacent to single-family or two-family zoned property. Except in district R-M and C-0, such buffer plantings may be arranged on any portion of the property. Buffer plantings will be in addition to required trees. All multi-family residential projects shall include at least one (1) shade tree per 8 dwelling units and one (1) shrub per dwelling unit in addition to the tree requirement, but not in addition to the buffer plantings if required.

The single-family residence shall be screened and buffered from the proposed use. More landscaping and buffering needs to be incorporated when the Landscape Plan is submitted to the west and south to screen the single-family uses;

15. All shade trees shall be at least two (2) inch caliper. All evergreens shall be at least six (6) in height. All shrubs shall be five (5) gallons external to the site and three (3) gallons internal to the development when planted;
16. All disturbed areas within the development shall be brought to finished grade and seeded or sodded. There shall not be any exposed, bare ground unless the lot has an active building permit for building construction;
17. All lighting, whether mounted on the exterior of parking deck or within the structure shall have 90-degree cutoff fixtures. Light cannot exceed one footcandle as measured from said property line;
18. All utility connections must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building;
19. Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a well-kept manner, such screening need not be provided;
20. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the unified government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
21. All existing and future driveways must feature curb cuts that are constructed to UG standards;
22. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing

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

23. If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. (913) 573-8780 or businesslicense@wycokck.org;
24. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
25. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
26. The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
27. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
28. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise

determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF _____, 2024.

TYRONE GARNER
MAYOR/CEO

Attest:

Unified Government Clerk

APPROVED AS TO FORM:

CHIEF COUNSEL

(Published _____)

SP2024-044

ORDINANCE NO. _____

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2024-044, commonly known as 10 South Hallock Street, Kansas City, Kansas, legally described as:

The north 40 feet of lot 9, all of lots 10, 11, and all that part of vacated Prospect Avenue now known as South 6th Street lying east of said south 6th Street as now located all in Block 21, River View Addition, a subdivision in the City of Kansas City, Wyandotte County, Kansas, except the following described tract. Beginning at the southeast corner of the north 40 feet of Lot 9, thence north 06°39'38" east 91.37 feet; thence south 87°13'30" east 45.07 feet to the northwest corner of Lot 2 Block 21; thence south 32°07'20" west, along the east line of Lots 11, 10, and 9, 104.59 feet to the point of beginning, located at approximately 10 South Hallock Street, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for continuation of a Short-Term Rental.

Section 3. Conditions and Stipulations. The Special Use permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter

enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

1. Maximum number of guests shall be seven (7);
2. All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on-street;
3. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;
4. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;
5. Applicant is to maintain liability insurance;
6. The property must remain in proper maintenance and free of hazards, pests, or infestations;
7. The granting of this Special Use Permit does not transfer with a change of ownership of the property;
8. Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);
9. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
10. If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;
11. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
12. All existing and future driveways must feature curb cuts that are constructed to UG standards;
13. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;

- 14. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
- 15. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
- 16. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
- 17. The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;**
- 18. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,**
- 19. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by**

the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS ____ DAY OF _____, 2024.

TYRONE GARNER
MAYOR/CEO

Attest:

Unified Government Clerk

APPROVED AS TO FORM:

CHIEF COUNSEL

(Published _____)

SP2024-045

ORDINANCE NO. _____

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2024-045, commonly known as 1945 West Lawrence Court, Kansas City, Kansas, legally described as:

All that part of Lot 11, UNIVERSITY-ROSEDALE 6TH REPLAT (a replat of all Lot 1, Block 3, University-Rosedale Addition less that part Replatted as Block 3, University-Rosedale 2nd Replat), a subdivision in Kansas City, Wyandotte County, Kansas, described as follows: Beginning at the Southwest corner of Lot 11, University-Rosedale 6th Replate; a subdivision of land in Kansas City, Wyandotte County, Kansas; thence Northeasterly 25.55 feet along the Westerly line of Lot 11 (Being a 135.43 feet radius curve to the left); thence South 80 degrees 48 minutes 39 seconds East 277.74 feet along the centerline of the common wall and the Easterly and Westerly extensions of said centerline to the East line of Lot 11; thence South 00 degrees 17 minutes 23 seconds West 29.35 feet to the Southeast corner of Lot 11; thence North 80 degrees 48 minutes 39 seconds West 269.07 feet along the South line of Lot 11; thence North 68 degrees 21 minutes 30 seconds West 17.72 feet to the point of beginning, located at approximately 1945 West Lawrence Court, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for continuation of a Short-Term Rental.

Section 3. Conditions and Stipulations. The Special Use permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified

Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

1. **Maximum number of guests shall be six (6);**
2. **All parking must be off-street, maximum number of vehicles is two (2). No STR renters or guests may park on-street;**
3. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
4. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
5. **Applicant is to maintain liability insurance;**
6. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
7. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
8. **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);**
9. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
10. **If approved, occupying businesses must file and maintain a current business occupation tax application with this office;**
11. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
12. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**

- 13. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
- 14. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
- 15. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
- 16. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
- 17. The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;**
- 18. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,**

19. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS ____ DAY OF _____, 2024.

TYRONE GARNER
MAYOR/CEO

Attest:

Unified Government Clerk

APPROVED AS TO FORM:

CHIEF COUNSEL

(Published _____)

SP2024-046

ORDINANCE NO. _____

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2024-046, commonly known as 407 North 6th Street, Kansas City, Kansas, legally described as:

Lot 23 less the East 57 feet and Lot 24 less the East 57 feet of the North 12 feet of Lot 24, Block 2, MORRIS & EARLYS ADDITION, an addition now in and a part of Kansas City, Wyandotte County, Kansas, according to the recorded plat, located at approximately 407 North 6th Street, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for a private club with live entertainment at a smoking lounge.

Section 3. Conditions and Stipulations. The Special Use permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

- 1. The applicant must comply with the landscaping standards as listed in Section 27-471 (s)(1)h which requires “Storefronts greater than 60 in length: landscaping in the form of movable planter boxes and pots are**

- required. One (1) planter box with a minimum dimension of 18 inches by 18 inches shall be required per 25 feet of storefront length”;
2. All entertainment must cease by at least 1:00AM;
 3. Doors and windows must stay closed during any entertainment performance;
 4. Must comply with Unified Government Security Ordinance (Chapter 4, Article II Division 1, Sec 4-104,(f), including:
 - Must have at least one (1) security personnel stationed at the door at all times that is able to monitor any required parking area. Additional security guards may be required depending on the building capacity;
 - Patrons are not allowed to loiter in their vehicles. If so determined, they will be asked to leave;
 - An I.D. scanner will be used at all times;
 - At closing time, all security personnel will begin from a designated area to move patrons towards the exit and then to their vehicles.
 5. No amplified speakers or entertainment is allowed in outdoor spaces;
 6. Any illumination that results from an entertainment event shall not be seen or otherwise impacts adjacent residential uses;
 7. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
 8. If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;
 9. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
 10. All existing and future driveways must feature curb cuts that are constructed to UG standards;
 11. All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;

- 12. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
- 13. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
- 14. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
- 15. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
- 16. The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;**
- 17. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board**

of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,

18. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS ____ DAY OF _____, 2024.

TYRONE GARNER
MAYOR/CEO

Attest:

Unified Government Clerk

APPROVED AS TO FORM:

CHIEF COUNSEL

(Published_____)

VAC2024-006

ORDINANCE NO. _____

AN ORDINANCE vacating a Tract of Right-of-Way to be vacated, being a part of CENTER, a subdivision of land recorded June 27, 1913, and also a part of Potomac Heights, a subdivision of land recorded December 19, 1889, recorded in Book 5, Page 24, in the city of Kansas City, Wyandotte County, Kansas, said Tract as surveyed by William C. Anderson, LS 1527 of BHC, KS CLS 175 and being more particularly described by metes and bounds as follows: (Note: For course orientation, bearings are based on the South line of the Southwest Quarter, of Section 22, Township 11 South, Range 25 East, having a bearing of South 87° 57' 11" West, as determined by Global Positioning System observations and referenced to the Kansas State Plane Coordinate System, North Zone, NAD83.) COMMENCING at the Southeast corner of the Southwest Quarter, of Section 22, Township 11 South, Range 25 East, monumented by a 7/8-inch reinforcing rod; Thence South 87° 57' 11" West, 281.67 feet, on the South line of said Southwest Quarter, to the POINT OF BEGINNING of the Tract herein described; Thence South 02° 02' 49" East, 15.00 feet, departing said South line, to a point on the South line of Garnet Street, as now established; Thence South 87° 57' 11" West, 124.00 feet, on said South Right-of-Way line; Thence North 02° 02' 49" West, 40.00 feet, departing said South Right-of-Way line, to a point on the North line of said Garnet Street; Thence North 87° 57' 11" East, 124.00 feet, on said North line; Thence South 02° 02' 49" East, 25.00 feet, to the POINT OF BEGINNING, said Tract containing 4,960 square feet or 0.1139 acres, located at approximately 534 Garnett Avenue, Kansas City, Kansas.

BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. That the following described street right-of-way in Kansas City, Kansas be and the same is hereby vacated:

A Tract of Right-of-Way to be vacated, being a part of CENTER, a subdivision of land recorded June 27, 1913, and also a part of Potomac Heights, a

subdivision of land recorded December 19, 1889, recorded in Book 5, Page 24, in the city of Kansas City, Wyandotte County, Kansas, said Tract as surveyed by William C. Anderson, LS 1527 of BHC, KS CLS 175 and being more particularly described by metes and bounds as follows: (Note: For course orientation, bearings are based on the South line of the Southwest Quarter, of Section 22, Township 11 South, Range 25 East, having a bearing of South 87° 57' 11" West, as determined by Global Positioning System observations and referenced to the Kansas State Plane Coordinate System, North Zone, NAD83.) COMMENCING at the Southeast corner of the Southwest Quarter, of Section 22, Township 11 South, Range 25 East, monumented by a 7/8-inch reinforcing rod; Thence South 87° 57' 11" West, 281.67 feet, on the South line of said Southwest Quarter, to the POINT OF BEGINNING of the Tract herein described; Thence South 02° 02' 49" East, 15.00 feet, departing said South line, to a point on the South line of Garnet Street, as now established; Thence South 87° 57' 11" West, 124.00 feet, on said South Right-of-Way line; Thence North 02° 02' 49" West, 40.00 feet, departing said South Right-of-Way line, to a point on the North line of said Garnet Street; Thence North 87° 57' 11" East, 124.00 feet, on said North line; Thence South 02° 02' 49" East, 25.00 feet, to the POINT OF BEGINNING, said Tract containing 4,960 square feet or 0.1139 acres, located at approximately 534 Garnett Avenue, Kansas City, Kansas.

Section 2. The City of Kansas City, Kansas, reserves to itself the right to, at any time after the effective date of this ordinance, reenter or permit a public utility to reenter that portion of said tract of land hereby vacated for the purpose of repairing, installing, constructing or reconstructing any public utilities, such as sewers, conduits, electric light pole lines, etc. that are now or may hereafter be installed in the tract of land hereby vacated.

Section 3. This ordinance shall take effect and be in force from and after its passage, approval, and publication in the WYANDOTTE COUNTY ECHO.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF _____, 2024.

UNIFIED GOVERNMENT OF WYANDOTTE
COUNTY/KANSAS CITY, KANSAS

BY: _____
TYRONE GARNER
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

UNIFIED GOVERNMENT CLERK

APPROVED AS TO FORM:

CHIEF COUNSEL

(Published in the *Wyandotte Echo* on _____)

VAC2024-002

ORDINANCE NO. _____

AN ORDINANCE: revoking O-76-24, an ordinance vacating Parcel ID: 105-053-05-0-40-09-060.00-0, WESTFIELD GREEN, S5, T11, R24, ACRES 0.48, PTS PARCEL 9 TO PARCEL10: BEG SW COR PARCEL 9; W 51.53FT ALG S LN PARCEL 10, N 200FT, E 115.37FT, S 200FT TO S LN PARCEL 9, W 64.8FT TO POB, located at approximately 7908 State Avenue, Kansas City, Kansas; and vacating a portion of Parcel 9 and Parcel 10 of Westfield Green, a subdivision in the City of Kansas City, situated in the Southeast quarter of Section 5, Township 11 South, Range 24 East, in the City of Kansas City, Wyandotte County, Kansas.

BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. That the following described utility easement in Kansas City, Kansas, vacated in O-76-24, an ordinance passed by the Board of Commissioners on July 11, 2024 and published in THE WYANDOTTE ECHO on July 25, 2024, be and the same is hereby revoked:

Parcel ID: 105-053-05-0-40-09-060.00-0, WESTFIELD GREEN, S5, T11, R24, ACRES 0.48, PTS PARCEL 9 TO PARCEL 10: BEG SW COR PARCEL 9; W 51.53FT ALG S LN PARCEL 10, N 200FT, E 115.37FT, S 200FT TO S LN PARCEL 9, W 64.8FT TO POB, located at approximately 7908 State Avenue, Kansas City, Kansas.

Section 2. That the following described utility easement in Kansas City, Kansas be and the same is hereby vacated:

A portion of Parcel 9 and Parcel 10 of Westfield Green, a subdivision in the City of Kansas City, situated in the Southeast quarter of Section 5, Township 11 South, Range 24 East, in the City of Kansas City, Wyandotte County, Kansas, described as follows:

BEGINNING at the Southwest corner of said Parcel 9, said point lying on the existing North right-of-way line of State Avenue;

Thence, along the South line of said Parcel 10, and along the South right-of-way line of State Avenue, South 87°49'11" West, 5.00 feet to a point on the West line of the Drainage & Utility Easement dedicated on said Westfield Green plat;

Thence, along the West line of said Drainage & Utility Easement, North 02°02'19" West, 175.00 feet to an angle point in said Drainage & Utility Easement;

Thence, along the North line of said Drainage & Utility Easement, North 87°49'11" East, 69.28 feet to a point on the East line of the property described in Document No. 2015R-00053, said point lying on the existing West right-of-way line of North 79th Street;

Thence, along the East line of said property described in Document No. 2015R-00053, and along the West right-of-way line of North 79th Street, South 02°13'04" East, 10.00 feet to a point on the South line of said Drainage & Utility Easement;

Thence, along the South line of said Drainage & Utility Easement, South 87°49'11" West, 59.31 feet to an angle point in said Drainage & Utility Easement;

Thence, along the East line of said Drainage & Utility Easement, South 02°02'19" East, 165.00 feet to a point on the South line of said Parcel 9, said point lying on the North right-of-way line of State Avenue;

Thence, along the South line of said Parcel 9, and along the North right-of-way line of State Avenue, South 87°49'11" West, 5.00 feet to the POINT OF BEGINNING, Prepared by Anne M. Smoke, Kansas PS 1650, on January 23, 2024.

Contains 2,343 square feet, more or less.

Section 3. The City of Kansas City, Kansas, reserves to itself the right to, at any time after the effective date of the ordinance, reenter or permit a public utility to reenter that portion of said tract of land hereby vacated for the purpose of repairing, installing, constructing or reconstructing any public utilities, such as sewers, conduits, electric light pole lines, etc. that are now or may hereafter be installed in the tract of land hereby vacated.

Section 4. This ordinance shall take effect and be in force from and after its passage, approval, and publication in THE WYANDOTTE ECHO.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS ____ DAY OF
_____ 2024.

UNIFIED GOVERNMENT OF WYANDOTTE
COUNTY/KANSAS CITY, KANSAS

BY: _____
TYRONE GARNER
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

UNIFIED GOVERNMENT CLERK

APPROVED AS TO FORM:

ACTING CHIEF COUNSEL

(Published _____)

VAC2024-007

ORDINANCE NO. _____

AN ORDINANCE vacating a Tract lying and situated in the Northeast Quarter of Section 9, Township 11 South, Range 24 East of the 6th Principal Meridian, in the City of Kansas City, Wyandotte County, Kansas, said Tract being more particularly described by William C. Anderson, LS-1527, with BHC, CLS 175, by metes and bounds as follows: (Note: For course orientation the bearings in this description are based on Northeast line of Block 5, REDWOOD GARDENS, having an assumed bearing of North 48° 14' 33" West) BEGINNING at the Easternmost corner of Block 5, REDWOOD GARDENS, a subdivision dated April 17, 1963, and recorded in Book 29, Page 39; Thence North 48° 14' 33" West, 522.4 feet, along the Northeasterly line of said Block 5 and its Northwesterly prolongation, said Northeasterly line also being the South Right-of-Way line of State Avenue; Thence North 71° 27' 58" West, 355.7 feet, along said South Right-of-Way line; Thence South 87° 51' 09" West, 90.1 feet, continuing along said South Right-of-Way line; Thence North 01° 47' 33" West, 62.1 feet, departing said South Right-of-Way line; Thence North 87° 24' 11" East, 600.8 feet; Thence South 65° 10' 14" East, 31.7 feet; Thence South 22° 39' 34" East, 284.4 feet; Thence South 20° 34' 24" East, 282.1 feet; Thence South 69° 25' 36" West, 20.0 feet, to the POINT OF BEGINNING, said Tract, containing 146,966 square feet or 3.3739 acres, SUBJECT TO SURVEY and other matters of public record, located at approximately 7161 State Avenue, Kansas City, Kansas.

BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. That the following described portion of right-of-way in Kansas City, Kansas be and the same is hereby vacated:

A Tract lying and situated in the Northeast Quarter of Section 9, Township 11 South, Range 24 East of the 6th Principal Meridian, in the City of Kansas City, Wyandotte County, Kansas, said Tract being more particularly described by William C. Anderson, LS-1527, with BHC, CLS 175, by metes and bounds as follows: (Note: For course orientation the bearings in this description are based on Northeast line of Block 5, REDWOOD GARDENS, having an assumed bearing of North 48° 14' 33" West) BEGINNING at the Easternmost corner of Block 5, REDWOOD GARDENS, a subdivision dated April 17, 1963, and

recorded in Book 29, Page 39; Thence North 48° 14' 33" West, 522.4 feet, along the Northeasterly line of said Block 5 and its Northwesterly prolongation, said Northeasterly line also being the South Right-of-Way line of State Avenue; Thence North 71° 27' 58" West, 355.7 feet, along said South Right-of-Way line; Thence South 87° 51' 09" West, 90.1 feet, continuing along said South Right-of-Way line; Thence North 01° 47' 33" West, 62.1 feet, departing said South Right-of-Way line; Thence North 87° 24' 11" East, 600.8 feet; Thence South 65° 10' 14" East, 31.7 feet; Thence South 22° 39' 34" East, 284.4 feet; Thence South 20° 34' 24" East, 282.1 feet; Thence South 69° 25' 36" West, 20.0 feet, to the POINT OF BEGINNING, said Tract, containing 146,966 square feet or 3.3739 acres, SUBJECT TO SURVEY and other matters of public record, located at approximately 7161 State Avenue, Kansas City, Kansas.

Section 2. The City of Kansas City, Kansas, reserves to itself the right to, at any time after the effective date of this ordinance, reenter or permit a public utility to reenter that portion of said tract of land hereby vacated for the purpose of repairing, installing, constructing or reconstructing any public utilities, such as sewers, conduits, electric light pole lines, etc. that are now or may hereafter be installed in the tract of land hereby vacated.

Section 3. This ordinance shall take effect and be in force from and after its passage, approval, and publication in the WYANDOTTE COUNTY ECHO.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF
_____, 2024.

UNIFIED GOVERNMENT OF WYANDOTTE
COUNTY/KANSAS CITY, KANSAS

BY:

TYRONE GARNER
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

UNIFIED GOVERNMENT CLERK

APPROVED AS TO FORM:

CHIEF COUNSEL



Report to Economic Development & Finance

MEETING DATE	PRESENTER	DEPARTMENT
SEP 09 2024	Angel Ferrara, Director aferrara@wycokck.org x8354	Parks & Recreation
AGENDA ITEM #IV.4.		
RESOLUTION: 2023 RECREATION TRAILS PROJECT GRANT AWARD		
BACKGROUND		
Resolution authorizing application and acceptance of a grant from the Kansas Department of Wildlife & Parks Recreational Trails Program in the amount of \$105,680 for a 1/3 mile walking trail in Kensington Park. There is a 20% match, which is identified in the department budget.		
RECOMMENDATION		
Approve Create and approve a motion to allow staff to accept the KDWP's RTP award, in the amount of \$105,680.00, which will, in part, support the future Kensington Park Walking trail.		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
If accepted, \$105,680.00 can be used to support trail design and construction. The associated budget savings would be repurposed to support other identified improvement initiatives at Kensington Park.		
IT/POLICY CONSIDERATIONS		
N/A		
PROCUREMENT CONSIDERATIONS		
N/A		
LEGAL CONSIDERATIONS		
N/A		
ATTACHMENTS		
Reso Approving Trails Grant, Commission Agenda Item Report - 2023 Recreational Trails Program Grant Award updated, KDWP-RTP Grant Award		

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

[Handwritten signatures and date] 8/30/2024

RESOLUTION NO. _____

A RESOLUTION authorizing the Parks and Recreation Department through the Unified Government of Wyandotte County/Kansas City, Kansas to accept a grant award from the 2023 Recreation Trails Program through the Kansas Department of Wildlife and Parks

WHEREAS, the Kansas Department of Wildlife and Parks administers grants through its 2023 Recreational Trails Program; and

WHEREAS, an award was made through this program for the Kensington Park Trail Project; and

WHEREAS, the value of the grant award is \$105,680.00, with 20% matching funds (\$26,420.00) required, which will be funded out of existing Kensington Park project budgeted funds.

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

Section 1. The Parks and Recreation Department through the Unified Government of Wyandotte County/Kansas City, Kansas is authorized to accept the 2023 Recreational Trails Program grant for the Kensington Park Trail project.

Section 2. The County Administrator and/or his designee is hereby authorized, on behalf of the Unified Government, to take the steps necessary to fulfill the conditions of the grant and execute documents in furtherance of the grant.

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

**Tyrone A. Garner
Mayor/Chief Executive Officer**

Unified Government Clerk

Commission Agenda Item Report

Title: 2023 Recreational Trails Program Grant Award

Proposed Agenda Date: September 9, 2024 Economic Development & Finance and Neighborhood & Community Development Standing Committee Meeting

Presented by: Angel Ferrara, Director of Parks & Recreation Department, and Matthew Zayas, Fiscal Officer – Parks & Recreation Department

BACKGROUND:

- In November 2023, Parks & Recreation staff applied for a grant via the Kansas Department of Wildlife & Parks (KDWP)'s Recreational Trails Program (RTP) to, in part, support the construction of a new 1/3-mile walking trail in Kensington Park.
- On July 19, Parks & Recreation staff was notified that their application had been approved and that an award amount of \$105,680.00 may be received to support the aforementioned project.
- The RTP grant requires a 20% match, which the department has identified within the existing project budget.
- Funding from Capital initiatives "Neighborhood Park Improvements" and "Trail Network Development" were originally tabbed to fully support trail construction. The savings would be repurposed to support other planned improvements at Kensington Park.

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS:

- If accepted, \$105,680.00 can be used to support trail design and construction. The associated budget savings would be repurposed to support other identified improvement initiatives at Kensington Park.

POLICY CONSIDERATIONS:

- N/A

PROCUREMENT CONSIDERATIONS:

- N/A

LEGAL CONSIDERATIONS:

- N/A

RECOMMENDED ACTION:

- Create and approve a motion to allow staff to accept the KDWP's RTP award, in the amount of \$105,680.00, which will, in part, support the future Kensington Park Walking trail.

COUNTY ADMINISTRATION COMMENTS:

-

MAYOR AGENDA DIRECTION:

-

Operations Office
512 SE 25th Ave.
Pratt, KS 67124-8174



Phone: (620) 672-5911
Fax: (620) 672-6020
www.ksoutdoors.com

Christopher Kennedy, Secretary

Laura Kelly, Governor

July 19, 2024

Unified Gov't of Wyandotte Co.
c/o Angel Ferrara
5033 State Avenue
Kansas City, KS 66102

Dear Ms. Ferrara,

We have completed the review process for the selection of the 2023 Recreational Trails Program grant applications. After the projects were scored by the Recreation Trails Advisory Board, we selected our recommendations for funding. **Your Kensington Park Trail project was selected to receive funding in the amount of \$105,680.00.** Congratulations on the selection. Attached you will find the revised budget which reflects the approved line items that may be counted towards reimbursement and/or match.

Do not begin work yet. We have sent your grant off for SHPO and Environmental Review. Once these are approved, we will send out the project agreement to be signed. **Only costs incurred after you have a fully executed project agreement in hand may be counted towards your grant.** In the meantime, I have enclosed a sheet with helpful links for guidance in completing your project. While not specific to the RTP program the Federal-aid Essentials for Local public Agencies webpage has a wealth of information for Federal Aid programs including a video library on many topics relevant to the RTP program.

Thank you for your patience as we work through this process. We look forward to working with you toward improving access to trails for all Kansans.

Sincerely,

A handwritten signature in black ink that reads "Cherie Riffey". The signature is fluid and cursive, with the first name "Cherie" being more prominent than the last name "Riffey".

Cherie Riffey
Recreational Trails Grant Coordinator
Kansas State Parks

Wyandotte Co.

Item	Cost
Concrete Walking Trail w/ Grading	\$132,100.00
Total	\$132,100.00
80%	\$105,680.00
20%	\$26,420.00

*Removed Connection to State Ave.

*Removed Concrete Stairs and Handrails (Bid Alt #1)

Links to laws and guidance regarding the Recreational Trails Program

*****The grantee bears sole responsibility for being aware of and following all laws pertaining to the Recreational Trails program.***

Federal Highway Administration's Federal Aid Essentials for Local Public Agencies

Check out the Federal-Aid Essentials Video Library for additional information on many of the laws and guidance found below

<https://www.fhwa.dot.gov/federal-aidessentials/index.cfm>

Federal Highway Administration's Recreational Trails Program guidance and information

http://www.fhwa.dot.gov/environment/recreational_trails/guidance/

2 CFR 200 Implementation Guidance

[2 CFR 200 Implementation Guidance | Federal Highway Administration \(dot.gov\)](#)

2 CFR Part 200

[eCFR :: 2 CFR Part 200 -- Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards](#)

Federal Highway Administration Form 1273, required contract provisions for Federal-Aid Construction Contracts

<https://www.fhwa.dot.gov/programadmin/contracts/1273/1273.pdf>

Buy America Act: applies to all RTP projects

[Buy America - Construction Program Guide - Contract Administration - Construction - Federal Highway Administration \(dot.gov\)](#)

Americans with Disabilities Act (ADA) of 1990

<http://www.ada.gov/pubs/ada.htm>

[Outdoor Developed Areas: A Summary of Accessibility Standards for Federal Outdoor Developed Areas \(access-board.gov\)](#)

Architectural Barriers Act of 1968

[Architectural Barriers Act \(access-board.gov\)](#)

Section 504, Rehabilitation Act of 1973,

[Section 504, Rehabilitation Act of 1973 | U.S. Department of Labor \(dol.gov\)](#)

Section 106 of the National Historic Preservation Act of 1966 as amended
[An Introduction to Section 106 | Advisory Council on Historic Preservation \(achp.gov\)](#)

Executive Order 12432, "Minority Business Enterprise Development"
<http://www.archives.gov/federal-register/codification/executive-order/12432.html>

Davis-Bacon Act
[Davis-Bacon and Related Acts | U.S. Department of Labor \(dol.gov\)](#)

Clean Air Act of 1970
[Clean Air Act Requirements and History | US EPA](#)

Drug-Free Workplace Act of 1988
[Requirements for Drug-Free Workplace | Guidance Portal \(hhs.gov\)](#)

Title VI and the Civil Rights Act of 1964
[Title VI of the Civil Rights Act of 1964 | CRT | Department of Justice](#)

Federal Lobbying Regulations, Section 1352, Title 31, U.S. Code
http://www.law.cornell.edu/uscode/uscode31/usc_sec_31_00001352----000-.html

State of Kansas Contractual Provisions Attachment:
[Procurement Forms | Kansas Department of Administration \(ks.gov\)](#)
[download \(ks.gov\)](#)



Report to Full Commission

MEETING DATE	PRESENTER	DEPARTMENT
	David Johnston, County Administrator Jeffrey Conway, Assistant Counsel djohnston@wycokck.org, jconway@wycokck.org x5027, x5075	Administrator's Office
AGENDA ITEM #X.2.		
ORDINANCE: AMENDING THE POWERS OF THE COUNTY ADMINISTRATOR REGARDING THE LEASE OF UNIFIED GOVERNMENT PROPERTY IN ECONOMIC DEVELOPMENT PROJECTS		
BACKGROUND		
Approval of an amendment to section 2-103 of the UG Code, clarifying the powers of the county administrator by requiring written notification to the board of commissioners and its approval by resolution or ordinance whenever a lease of UG real property is required as a material part of a private economic development project.		
RECOMMENDATION		
Approve To approve the ordinance.		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
n/a		
IT/POLICY CONSIDERATIONS		
n/a		
PROCUREMENT CONSIDERATIONS		
n/a		
LEGAL CONSIDERATIONS		
To approve the ordinanc.		
ATTACHMENTS		
Ordinance on County Administrator powers (4) B		

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

(Published _____)

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 2-103 OF THE CODE OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS RELATING TO THE POWERS AND DUTIES OF THE COUNTY ADMINISTRATOR

BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. That Section 2-103 of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, is amended to read as follows:

Sec. 2-103. - Powers and duties of the county administrator.

The county administrator shall be the chief administrative officer of the unified government and shall be responsible to the commission for administration of all unified government affairs placed in his or her charge by or under the authority of the commission. The county administrator shall:

- (1) Be directly responsible for the daily functions of the unified government administration;
- (2) Organize the unified administration and direct and supervise the organizational structure of all offices and appointive officers and employees of the unified government except as otherwise provided by Kansas law;
- (3) Have the responsibility to execute the policies of the unified board of commissioners through the functional divisions and departments of administration;
- (4) After appropriate consultation with the commission, prepare and submit a recommended annual budget including all revenue sources to the commission for final adoption and be responsible for the administration of the budget after the effective date;
- (5) Report to, confer with, assist and advise the mayor and make recommendations to the commission on all matters concerning the welfare of the unified government;
- (6) Insure that all ordinances, resolutions, codes, regulations, rules, policies, directions and actions of the commission are faithfully enforced, administered and executed;
- (7) Direct and supervise the administration of all appointive officers and employees of the unified government except as provided by Kansas law, attend all Commission meetings, have

the right to take part in discussion and attend all regular, special and executive meetings except those in which the continued employment of the county administrator is the business under consideration;

(8) Assist the mayor and commission in the preparation of meeting agendas, ordinances, resolutions, rules, regulations and policies and all such other matters as may be requested by the commission;

(9) Submit to the commission and make available to the public periodic and annual reports of the financial administrative affairs of the unified government and keep the commission advised of the financial conditions and needs of the unified government;

(10) Prepare and submit to the commission annually before July 15, recommendations for a capital improvement and financing program for the unified government;

(11) Appoint and dismiss employees designated as key division heads;

(12) Prepare for adoption by the commission a personnel classification and compensation system and policies relating to the selection, discipline, dismissal and all other personnel related matters applicable to all employees of the unified government;

(13) Develop a compensation and qualification system for all personnel of the unified government which systematically and fairly compensates employees of the unified government and also identifies and selects individuals with the proper level of skills, abilities and knowledge associated with each position that is required for the unified government; and

(14) Sign all contracts, deeds, and other ~~documents~~ documents, other than those authorized by the commission to be signed by the ~~mayor~~ mayor, or those which state or other law require the signature of the chief executive/mayor. Notwithstanding any existing policy for the sale or disposal of real property by the Unified Government, the county administrator shall, prior to the lease of any Unified Government property that is a material part of an economic development project involving a private developer, notify in writing the board of commissioners and shall receive its approval by resolution or ordinance prior to executing such lease or other agreement.

The county administrator shall have all other powers and duties conferred upon the position by the Charter, Kansas law, actions of the commission or that may be inherent in the administration of the unified government.

Section 2. That said original Section 2-103 be and the same is hereby repealed.

Section 3. This Ordinance shall take effect and be in full force immediately upon its adoption and publication in the official newspaper of Wyandotte County.

**ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED
GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS ____
DAY OF _____ 20__.**

Tyrone Garner, Mayor/CEO

Attest:

Unified Government Clerk

Approved as to Form:

Chief Counsel



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

ONE McDOWELL PLAZA

701 NORTH 7TH STREET, 66101

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

September 17, 2024

Ms. Monica Sparks
Interim Unified Government Clerk
East Building

Re: Subdivision Plat Approval for **DOVER RIDGE**

Dear Ms. Sparks

Please be advised that the Engineering Division has reviewed the attached plat of **DOVER RIDGE** located at 45TH and Gibbs Road, being developed by Carnation Partners LLC.

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

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

Respectfully submitted,

Brent E. Thompson, P.S.
County Surveyor

Troy Shaw, P.E.
County Engineer

Attachments

A tract of land in part of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter of Section 30, Township 11 South, Range 25 East of the 6th Principal Meridian in the City of Kansas City, Wyandotte County, Kansas



2.4' E - Remnants of fence line North
9.0' N - Remnants of fence line East
9.18' NE - Spike in 20" Oak
12.98' NNE - Mag nail in 2" Cedar
In line with North timber line power easement

8.0' W - $\angle$ S. 42nd St.
7.0' S - $\angle$ Douglas Ave. to West
27.98' SE - Spike in power pole
40.10' SW - Mag nail & washer in power pole
25.39' NE - Mag nail & washer in utility pole
44.45' NNE - Spike in power pole

52.90' NNE - Nail/bottle cap in power pole
29.65' NE - Nail/bottle cap in power pole
33.61' SE - Mag/shiner in power pole
38.36' SW - "+" SE flange bolt of FH
65.86' WSW - Nail/shiner in power pole
32.86' NW - SE face of 2" fence corner post

At intersection of S 47th St. and Gibbs Rd.
34.15' ENE - Mag nail in power pole
34.51' NE - Chiseled "+" in top of curb
35.19' NW - Chiseled "+" in top of curb
35.85' SW - Chiseled "+" in top of curb
35.18' SE - Chiseled "+" in top of curb

Total Traverse Length	– 3802.75
Error in Closure	– 0.009
Closer is one part in	– 418,147.55
Error in North	– 0.0025
Error in East	– –0.0087
Direction of Error	– N73°59'31.65"W

Bearings shown hereon are based on the Kansas State Plane Coordinate System, NAD83, Kansas North, US Foot.

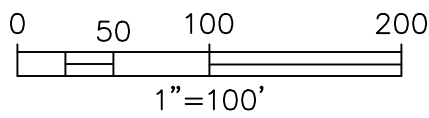
This property lies within a FEMA Flood Zone designated Other Areas Zone X per FEMA Map Panel Number 20209C0170D, Map revised September 2, 2011.

The following standard symbols and notations can be found on this plat.

- | <u>Owner / Developer</u> | <u>Engineer</u> |
|----------------------------|--------------------------------|
| Carnation Partners, L.L.C. | CFS Engineers |
| 4500 Dover Street | 1421 E 104th Street, Suite 100 |
| Kansas City, Kansas 66106 | Kansas City, Missouri 64131 |
| 913-222-1500 | 816-333-4477 |

I hereby certify on this ___th day of September, 2024, that this survey was made by me or under my direct supervision and that said survey meets or exceeds the current "Kansas Minimum Standards for Boundary Surveys" pursuant to K.S.A. 74-7037 to the best of my knowledge at this time.

Ronald E Schroer, KS LS 1328



tract of land in part of the Southwest Quarter and Southeast Quarter of the Southwest Quarter of Section 30, Township 11 North, Range 25 East of the Sixth Principal Meridian in the City of Kansas City, Wyandotte County, Kansas being more particularly described as follows:

Commencing at the Southwest corner of said Section 30, thence North 87 degrees 39 minutes 18 seconds East, along the South line of the Southwest Quarter of said Section 30, a distance of 663.20 feet to the Northwest corner of said tract of land, said point also being the Southwest corner of the City of Kansas City, Wyandotte County, Kansas, recorded in Book 27 at Page 22 at the Wyandotte County Register of Deeds Office; thence North 02 degrees 11 minutes 27 seconds West, along said southerly prolongation and said East line of 'Domville Subdivision', a distance of 638.18 feet, to a point on the South Right-of-Way line of Berry Road, as now established, said point also being the POINT OF BEGINNING; thence North 02 degrees 18 minutes 35 seconds West, along the East line of 'Dickslight Addition', a subdivision in the City of Kansas City, Wyandotte County, Kansas, recorded in Book 23 at Page 50 at the Wyandotte County Register of Deeds Office, a distance of 350.00 feet to a point on the North Right-of-Way line of Dover Street, as now established; thence North 02 degrees 19 minutes 30 seconds East, along the West line of said tract of land, a distance of 100.00 feet to the Northwest corner of a tract of land conveyed by warranty deed recorded in Book 4028 at Page 603, at the Wyandotte County Register of Deeds, said point being on the North line of the Southwest Quarter of the Southwest Quarter of said Section 30, said point also being on the South line of Lot 3 'Melrose Business Park Phase 2', a subdivision in the City of Kansas City, Wyandotte County, recorded in Book 40 at Page 69 at the Wyandotte County Register of Deeds Office; thence North 87 degrees 40 minutes 36 seconds East, along the South line of the Southwest Quarter of the Southwest Quarter of said Section 30 and said South line of lot 3, 'Melrose Business Park Phase 2' and the South line of Lot 2, 'Melrose Business Park', a subdivision in the City of Kansas City, Wyandotte County, recorded in Book 40 at Page 69 at the Wyandotte County Register of Deeds Office, a distance of 663.48 feet to the Southwest Sixteenth corner of said Section 30; thence North 87 degrees 22 minutes 49 seconds East, along the North line of the Southeast Quarter of the Southwest Quarter of said Section 30 and said South line of Lot 2, 'Melrose Business Park', a distance of 447.61 feet to the Southeast corner of said Lot 2, said point also being the Northwest corner of a tract of land conveyed by deed for highway purposes recorded in Book 2038 at Page 463, at the Wyandotte County Register of Deeds Office, said point being on the Westerly Right-of-Way line of Interstate 635, as now established; thence South 22 degrees 52 minutes 37 seconds East, along the Westerly Right-of-Way line of said Interstate 635, a distance of 317.49 feet, to the Westerly corner of a tract of land conveyed by deed for highway purposes recorded in Book 1948 at Page 468, at the Wyandotte County Register of Deeds Office; thence South 01 degree 31 minutes 30 seconds East, along the Westerly Right-of-Way line of said Interstate 635, a distance of 431.03 feet, to the Southwest corner of the said tract of land conveyed for highway purposes recorded in Book 1948 at Page 468, said point also being the Northeast corner of the East 2 acres of the West 3 acres of the South 5 acres of the West 11 acres of the East 15 acres of the West 25 acres of the Southeast Quarter of the Southwest Quarter of said Section 30; thence South 87 degrees 39 minutes 18 seconds West, a distance of 223.51 feet, to the Northwest corner of the West 1 acre of the South 5 acres of the West 11 acres of the East 15 acres of the West 25 acres of the Southeast Quarter of the Southwest Quarter of said Section 30; thence South 87 degrees 39 minutes 18 seconds West, along the West line of said tract of land, a distance of 100.00 feet to the Northwest corner of said tract of land; thence South 87 degrees 39 minutes 18 seconds West, along a line parallel with the South line of the Southwest Quarter of said Section 30, a distance of 993.22 feet to the POINT OF BEGINNING.

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as **"DOVER RIDGE"**.

That portion reserved for public uses as roads and utility easements, the extent and direction of which are shown hereon are hereby dedicated to public use forever.

IN TESTIMONY WHEREOF, I, the undersigned proprietor of the property described herein,
have hereunto set my hand this _____ day of _____, 2024.

Carnation Partners, L.L.C., a Kansas limited liability company

Vince Ismert, Shareholder

[illegible]

BE IT REMEMBERED, that on this _____ day of _____, 2024 before me a Notary Public in and for said County and State, Vince Ismert, who is personally known to me to be the same person whom executed the foregoing instrument of writing and duly acknowledged the execution of the same, in testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year written above.

Notary Public

My appointment expires _____

This plat of "**DOVER RIDGE**" has been submitted to and approved by the Kansas City, Kansas City Planning Commission this _____ day of _____, 2024.

Jeff Carson, Chairman

The dedications shown hereon, if any, are accepted by the Unified Government Commissioners of Kansas City, Kansas and Wyandotte County this _____ day of _____, 2024.

Tyrone Garner, Mayor

Recommended for approval by the Unified Government Engineer this _____ day
of _____, 2024.

Troy Shaw PE, County Engineer

This survey has been reviewed for filing pursuant to K.S.A. 58-2003, 58-2005 and 58-2011, for content only and is in compliance with those provisions. No other warranties are extended or implied.

Date: _____
Brent Thompson KS PLS 1277
County Surveyor

This is to certify that this instrument was filed for record in the Register of Deeds Office on this _____ day of _____, 2024, at _____ am/pm and is duly recorded.

Susan P. Nelson, Register of Deeds



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

ONE McDOWELL PLAZA

701 NORTH 7TH STREET, 66101

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

September 17, 2024

Ms. Monica Sparks
Interim Unified Government Clerk
East Building

Re: Subdivision Plat Approval for **WOLCOTT MEADOWS**

Dear Ms. Sparks

Please be advised that the Engineering Division has reviewed the attached plat of **WOLCOTT MEADOWS** located at along Wolcott Drive, being developed by Triple Drop Tine LLC.

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

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

Respectfully submitted,

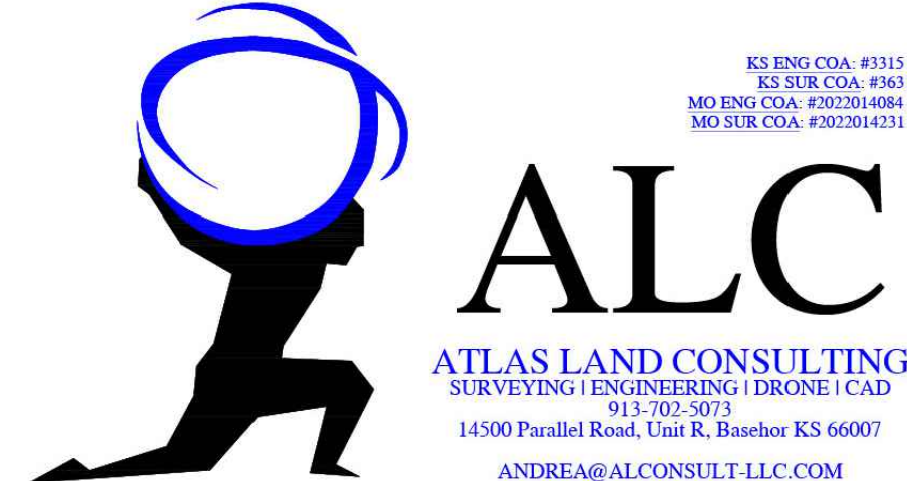
Brent E. Thompson, P.S.
County Surveyor

Digitally signed by Troy
Shaw
Date: 2024.09.18
10:33:54-05'00'

Troy Shaw, P.E.
County Engineer

Attachments

A REPLAT OF LOTS 5, 8, & 9 WOLCOTT HEIGHTS; ALL OF SUBDIVISION OF LOTS 6, 7, & 10 WOLCOTT HEIGHTS; LOT 2, DOBBS ESTATES AND A TRACT OF LAND IN SECTION 11, TOWNSHIP 10 SOUTH, RANGE 23 EAST OF THE 6TH P.M., IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS



▲ DENOTES FOUND SECTION CORNER
 ○ DENOTES SET 1/2" REBAR ALC KS CLS 363 MO CLS 2022014231
 ● DENOTES FOUND 1/2" REBAR CAP CLS 97 UNLESS NOTED OTHERWISE
 S/L SETBACK LINE
 U/E UTILITY EASEMENT
 (M) MEASURED
 (D) DEEDED
 (P) PLATTED
 (C) CALCULATED

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS KANSAS NORTH ZONE U.S. STATE PLANE 1983
2. ALL DISTANCES SHOWN HEREON ARE IN FEET
3. KS ONE-CALL WAS NOT CALLED ON THIS SURVEY
4. REFERENCED SURVEY
-CERTIFICATE OF SURVEY COMPLETED BY ALLENBRAND DREWS & ASSOCIATES DATED 06/28/2012
5. -WOLCOTT HEIGHTS BK 9 PAGE 50
6. -WOLCOTT HEIGHTS SUBDIVISION BK 10 PAGE 2
7. -DOBBS ESTATES DOC NO. 2004R-06830
8. 5. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PLAN NUMBERS 2020R0303D & 2020R0302D EFFECTIVE SEPTEMBER 22ND, 2011, AREA "X" AREA "Y" AREA "Z" MINOR FLOOD HAZARD AREAS. THERE IS NO FLOOD ELEVATION WITHOUT BASE FLOOD ELEVATION.
9. CLOSURE PRECISION: 1 PART IN 147354.3000
10. CURRENT ZONING - AG / PROPOSED ZONING - AG
11. TITLE COMMITMENT: L24-2742 DATED MAY 6, 2024 BY MCCAFFREE-SHORT TITLE COMPANY, INC.
12. ACCORDING TO REFERENCE SURVEY DONE BY ALLENBRAND DREWS & ASSOCIATES, THIS PORTION OF THE RIGHT OF WAY HAS NO DOCUMENTATION. ACCORDING TO KDOT PLANS PROJECT NO. 5-105-K-1020-01, THE RIGHT OF WAY IN THIS AREA ADJUST FROM 30 FEET TO 35 FEET FROM THE CENTERLINE OF WOLCOTT DRIVE.
13. HAVE A MINIMUM FLOOD ELEVATION OF 1000 FEET. SINGLE-FAMILY RESIDENCE IN AREA 2 HAVE A 1,750 SQUARE FOOT BUILDING FOOTPRINT MINIMUM.

This is to certify on this 14TH day of MAY, 2024 this field survey was completed on the ground by Greg Weiser my direct supervision and that said survey meets or exceeds the "Minimum Standards" for boundary surveys.

1730
PROSECUTOR
ANDREA N WELSH
KANSAS
PLS 1730

SCALE

200 100 0 200

SCALE IN FEET

TRIPLE DROPE TINE LLC
ADDRESS:
6041 WOLCOTT DRIVE
KANSAS CITY, KS 66109

MAY 21, 2024



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

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

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

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

IN TESTIMONY WHEREOF,
I, undersigned owner of **WOLCOTT MEADOWS** have set our hands this _____
day of _____, 2024.

TRIPLE DROPE TINE LLC, MANAGING MEMBER, KIRK A KAISEF

ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF

BE IT REMEMBERED THAT ON THIS ____ DAY OF ____, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME TRIPLE DROPE TINE LLC, MANAGING MEMBER, KIRK A KAISER, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FORGOING INSTRUMENT OF WRITING, AND DULY ACKNOWLEDGED THE EXECUTION OF SAME IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC_

My Commission Expires:



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

ONE McDOWELL PLAZA

701 NORTH 7TH STREET, 66101

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

September 17, 2024

Ms. Monica Sparks
Interim Unified Government Clerk
East Building

Re: Subdivision Plat Approval for **I-435 LOGISTICS PARK 2ND PLAT**

Dear Ms. Sparks

Please be advised that the Engineering Division has reviewed the attached plat of **I-435 LOGISTICS PARK 2ND PLAT** located at 99TH Street and Leavenworth Road, being developed by Marshalltown Company.

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

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

Respectfully submitted,

Brent E. Thompson, P.S.
County Surveyor

Digitally signed by
Troy Shaw
Date: 2024.09.18
10:31:02-05'00'

Troy Shaw, P.E.
County Engineer

Attachments

Final Plat
I-435 Logistics Park, Second Plat

A replat of all of Lots 1-B, 2-B & 3-B, together with all that part of Lots 4-B & 5-B, together with part of a 50-foot-wide Access/Utility Easement, all being a part of Woodlands East Commercial Development, a subdivision in Kansas City, Wyandotte County, Kansas, together with part of an unplatted tract of land lying in the West Half of Section 25, Township 10 South, Range 23 East

Surveyor's Notes

1. Basis of Bearings - Held the West line of Southwest Quarter of Section 25, Township 10 South, Range 23 East @ S01°18'05"E, Kansas Coordinate System 1983, North Zone. Distances shown hereon are ground distances in US Survey Feet. This Survey lies within the required minimum error of closure of 1:10,000, with an actual error of closure of 1:1,893,157.
2. Subject Property lies within "Zone X - Areas determined to be outside the 0.2% annual chance floodplain," according to the FEMA Flood Insurance Rate Map Number 20209C0043D, Effective Date September 2, 2011. Approximate limits shown hereon are subject to map scale uncertainty.
3. Subject Property contains 1,509,600 Square Feet or 34.6556 Acres, more or less.

Property Description

All of Lots 1-B, 2-B and 3-B, together with all that part of Lots 4-B and 5-B, together with part of a 50-foot-wide Access/Utility Easement, all as established in Woodlands East Commercial Development, a subdivision in Kansas City, Wyandotte County, Kansas, together with all that part of an unplatted tract of land, all lying in the Southwest Quarter of Section 25, Township 10 South, Range 23 East, described by Michael J. Bogina, Kansas PS-1655, of Olsson, KSL3-114, on June 27, 2024, as follows:

COMMENCING at the Northwest corner of the Southwest Quarter of Section 25, Township 10 South, Range 23 East; thence South 01 degree 18 minutes 05 seconds East, on the West line of said Southwest Quarter, a distance of 642.56 feet to a point; thence North 88 degrees 41 minutes 55 seconds East, departing said West line, a distance of 40.00 feet to the Southwest corner of Lot 1, I-435 Logistics Park, First Plat, said corner also lying on the East line of 99th Street right of way, as established in Project Superbowl - Logistics Park, both subdivisions in Kansas City, Wyandotte County, Kansas, the POINT OF BEGINNING; thence South 77 degrees 17 minutes 24 seconds East, departing said East line, on the South line of said Lot 1, a distance of 2040.33 feet to the Southeast corner of said Lot 1, said corner also lying on the West line of Lot 1 of said Project Superbowl - Logistics Park; thence South 12 degrees 44 minutes 43 seconds West, on said West line, a distance of 706.89 feet to a point of curvature; thence in a Southerly direction, continuing on said West line, on a curve to the left, having a radius of 1000.00 feet, through a central angle of 1 degree 25 minutes 37 seconds, on an arc distance of 24.91 feet to a point on a non-tangent line; thence North 78 degrees 40 minutes 54 seconds West, departing said West line, a distance of 153.58 feet to a point of curvature; thence in a Westerly and Southwesterly direction, on a curve to the left, having a radius of 250.00 feet, through a central angle of 59 degrees 57 minutes 56 seconds, on an arc distance of 261.65 feet to a point on a non-tangent line; thence North 48 degrees 38 minutes 50 seconds West a distance of 185.06 feet to a point; thence North 77 degrees 17 minutes 18 seconds West a distance of 1317.05 feet to a point on said East line of said 99th Street right of way; thence North 01 degree 18 minutes 05 seconds West, on said East line, a distance of 800.69 feet to the POINT OF BEGINNING, containing 1,509,600 Square Feet or 34.6556 Acres, more or less, including 9.0842 Acres of Replatted Area.

Dedication

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat which hereafter shall be known as "I-435 Logistics Park, Second Plat".

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E", "Sanitary Sewer Easement" or "S/E", "Drainage Easement" or "D/E", "Dedicated BPU Easement" or "E/E", "Force Main Easement" or "FM/E", is hereby granted to the Unified Government of Wyandotte County, Kansas City, Kansas, with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes.

Execution

IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed his name.

OWNER: Marshalltown Company, an Iowa corporation

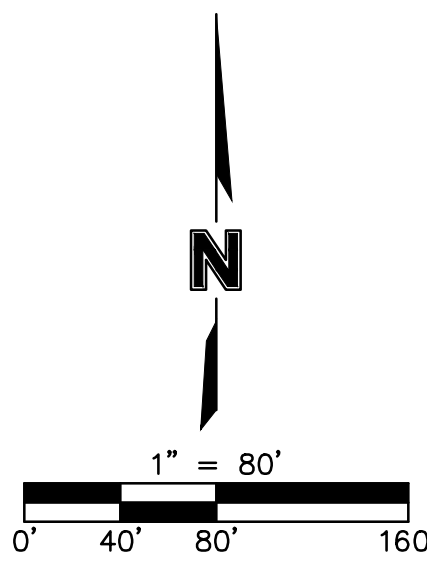
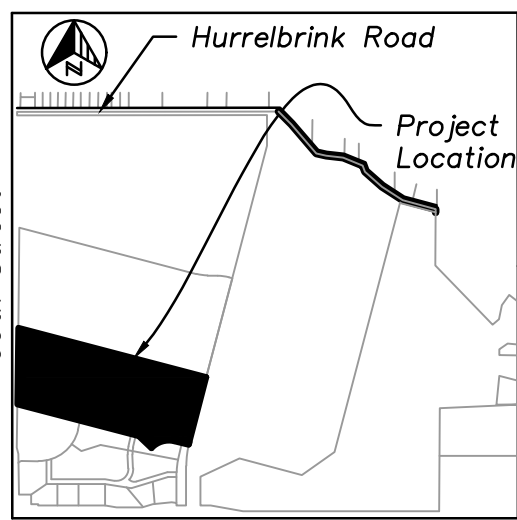
By: Wade Mcleod, Vice President/Chief Financial Officer

STATE OF _____ }
COUNTY OF _____ } SS

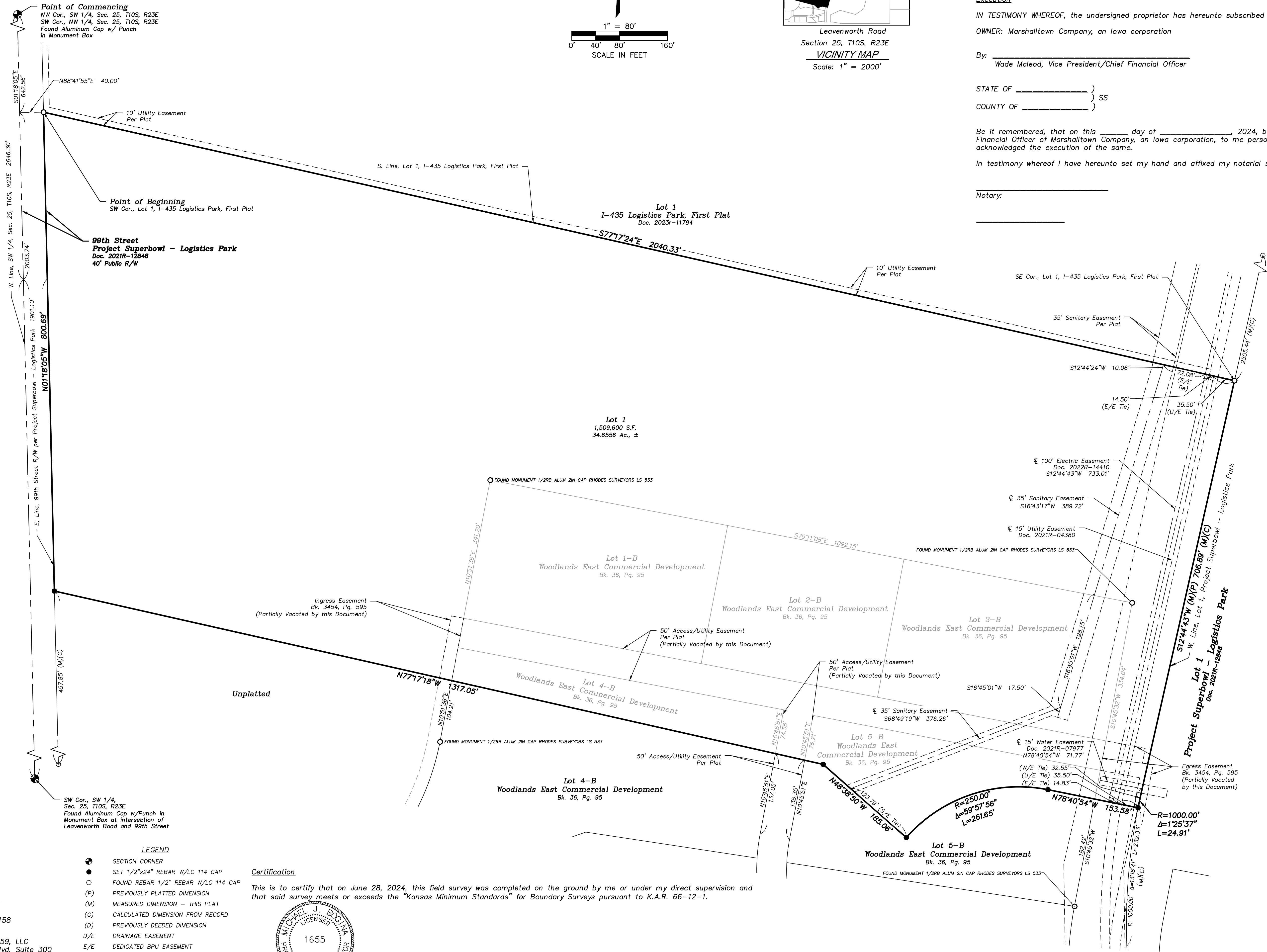
Be it remembered, that on this _____ day of _____, 2024, before me, a notary public in and for said County and State, came Wade Mcleod, Vice President/Chief Financial Officer of Marshalltown Company, an Iowa corporation, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary: _____



Area Summary Table		
Lot 1	1,509,600 S.F.	35.6556 Ac.
Total	1,509,600 S.F.	35.6556 Ac.
Replatted Area	395,706 S.F.	9.0842 Ac.



Approvals:

This plat of "I-435 Logistics Park, Second Plat" has been submitted and approved by the Unified Government of Wyandotte County and the Kansas City, Kansas Planning Commission.

Dated this _____ day of _____, 2024.

Kansas City, Kansas Planning Commission

By: Jeff Carson, Chairman By: Gunnar Hand, Secretary

The dedications shown hereon, if any, are accepted this _____ day of _____, 2024.

Tyrone Garner, Mayor Monica Sparks, Interim Unified Clerk

Recommended for approval by the County Engineer, this day _____ of _____, 2024.

Troy Shaw, County Engineer

This survey has been reviewed for filing, pursuant to KSA 58-2003, 58-2005, and 58-2011, for content only and is in compliance with those provisions. No other warranties are extended or implied.

Reviewed by: Brent E. Thompson, PS-1277
Wyandotte County Surveyor

Register of Deeds:

State of KANSAS)
County of WYANDOTTE) SS

This is to certify that this instrument was filed for record in the Register of Deeds office on this ____ day of _____, 2024, at ____ o'clock and is duly recorded.

Susan P. Nelson, Register of Deeds

Margaret A. Orendac, Deputy Chief

1. Find. "+" OUT in Back of Curb.
2. Find. "+" OUT in Nose of South Island.
3. Find. "+" OUT in Nose of West Island.
4. Find. "+" OUT in Back of Curb.
5. Find. "+" CUT in Nose of North Island.

1. Find. PK Nail and Shiner in E. Face of Power Pole.
2. Find. PK Nail and Shiner in W. Face of Power Pole.
3. Find. PK Nail and Shiner in W. Face of Power Pole.

SW Cor., SW 1/4, Sec. 25, T05, R23E
Found Aluminum Cap w/Punch in Monument Box
Not to Scale

NW Cor., SW 1/4, Sec. 25, T05, R23E
Found Aluminum Cap w/Punch in Monument Box
Not to Scale

DWG: F:\2020\1001-1500\020-1274\40-Design\Survey\SRV\Sheets\V_FFP3_01274.dwg
DATE: Aug 27, 2024 1:53pm
USER: mjbogina
C:\PSURF_201274
C:\P\UTIL_0201274
XREFS: C:\PBASE_01274 V-STK-BIG HOUSE_01274

Property Owner:
Marshalltown Company
104 S 8th Avenue
Marshalltown, Iowa 50158

Prepared For:
Scannell Properties #459, LLC
8801 River Crossing Blvd, Suite 300
Indianapolis, Indiana 46240

Prepared By:
Olsson
7301 W. 133rd Street, Suite 200
Overland Park, Kansas 66213
Telephone (913) 381-1170

Certification

This is to certify that on June 28, 2024, this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for Boundary Surveys pursuant to K.A.R. 66-12-1.



Michael J. Bogina, PS-1655
Olsson, LS-114
mjbogina@olsson.com

- LEGEND
- SECTION CORNER
 - SET 1/2"x24" REBAR W/LC 114 CAP
 - FOUND REBAR 1/2" REBAR W/LC 114 CAP
 - PREVIOUSLY PLATTED DIMENSION
 - MEASURED DIMENSION - THIS PLAT
 - CALCULATED DIMENSION FROM RECORD
 - PREVIOUSLY DEEDED DIMENSION
 - DRAINAGE EASEMENT
 - DEDICATED BPU EASEMENT
 - FORCE MAIN EASEMENT
 - RIGHT OF WAY
 - SANITARY SEWER EASEMENT
 - UTILITY EASEMENT
 - WATER EASEMENT

olsson

7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4750
TEL 913.381.1170 www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION
1	2024.07.29	Revised of Number, Revised Signature Blocks
2	2024.08.07	Revised of Number, Revised Signature Blocks
3	2024.08.27	Revised of Number, Revised Signature Blocks

Final Plat
I-435 Logistics Park, Second Plat
A replat of part of Woodlands East Commercial Development, together with part of an unplatted tract, all in the Southwest Quarter of Section 25, Township 10 South, Range 23 East
Kansas City, Wyandotte County, Kansas

drawn by: MJB
checked by: PEW
approved by: MJB
CADD by: GRS
project no.: 020-1274/020-12740
drawing no.: V_FFP3_01274
date: 2024.08.28

SHEET
1 of 1



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

ONE McDOWELL PLAZA

701 NORTH 7TH STREET, 66101

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

September 17, 2024

Ms. Monica Sparks
Interim Unified Government Clerk
East Building

Re: Subdivision Plat Approval for **MILES LEASING**

Dear Ms. Sparks

Please be advised that the Engineering Division has reviewed the attached plat of **MILES LEASING** located at 42nd and Swartz Road, being developed by Miles Leasing LLC.

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

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

Respectfully submitted,

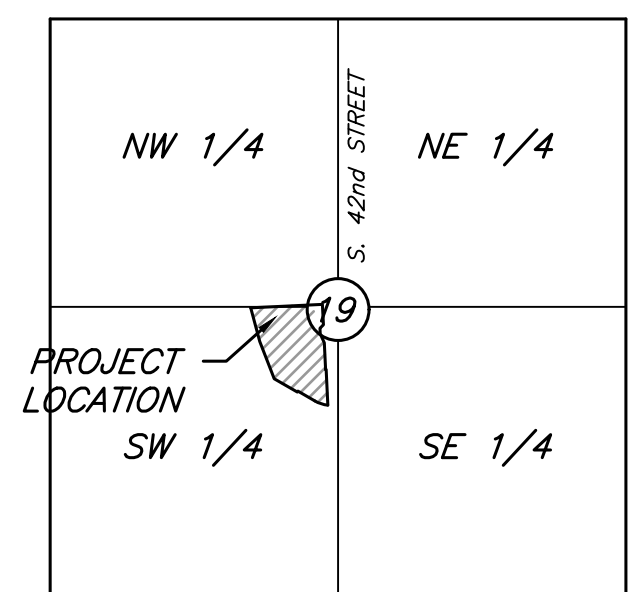
Brent E. Thompson, P.S.
County Surveyor

Digitally signed by Troy
Shaw
Date: 2024.09.18
10:31:56-05'00'

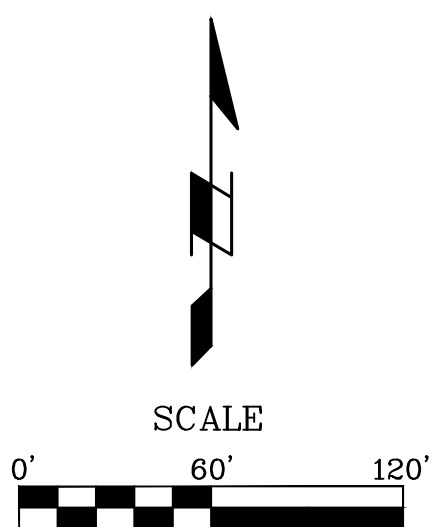
Troy Shaw, P.E.
County Engineer

Attachments

FINAL PLAT
MILES LEASING
SW 1/4 OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 25 EAST
KANSAS CITY, WYANDOTTE COUNTY, KANSAS



VICINITY MAP
SEC. 19-11-25
N.T.S.



LEGEND

- - MONUMENT FOUND AS NOTED
- - FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
- (M) - MEASURED DISTANCE
- (R) - RECORD DISTANCE
- C/L - CENTER LINE
- R/W - RIGHT-OF-WAY
- U/E - UTILITY EASEMENT
- D/E - DRAINAGE EASEMENT
- /// - NO ACCESS

CLOSURE CALCULATIONS:

Precision, 1 part in: 183,270
Error distance: 0.0159'
Error direction: N 83°41'40" E
Perimeter: 2,914.28'

CLIENT:

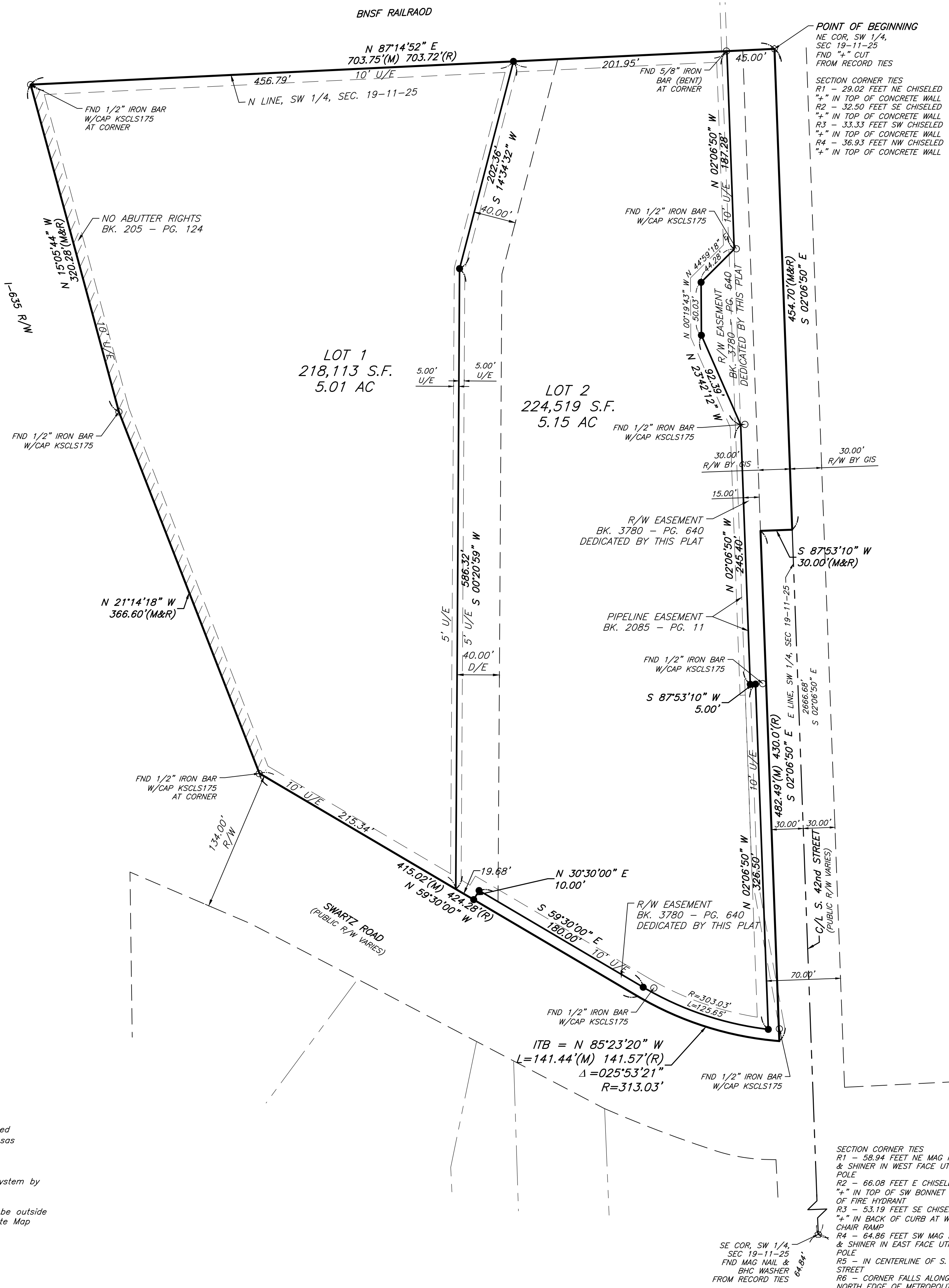
VS Services
Vitaliy Soyarkov
vitaliy@vsservices.com

PROPERTY ADDRESS:

1100 S. 42nd Street
Kansas City, Kansas 66106

GENERAL SURVEY NOTES:

- Deed of record is recorded in Instrument No. 2017R-11315, dated 08/02/2017 in the Register of Deeds Office, Wyandotte County, Kansas
- There was no Title Report provided at the time of the survey.
- Basis of bearings was established by Kansas State Coordinate System by GPS observations.
- The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map (FIRM) 20209C0160E, effective February 5, 2014
- The subject property is currently zoned M-3
- Alta Survey by BHC Rhodes dated 12/22/2015



PROPERTY DESCRIPTION:

A Tract in the Southwest Quarter of Section 19, Township 11 South, Range 25 East in Kansas City, Wyandotte County, Kansas being more particularly described as follows: Surveyed and Prepared by John B. Young LS- 1298 on 06/03/2024;

Beginning at the Northeast corner of said Southwest Quarter; Thence South 02°06'50" East along the East line of said Southwest Quarter, 454.70 feet; Thence South 87°53'10" West, 30.00 feet; Thence South 02°06'50" East, 482.49 feet; Thence on a curve to the right having an initial tangent bearing North 85°23'20" West, a radius of 313.03 feet and an arc length of 141.44 feet; Thence North 59°30'00" West, 415.02 feet to the East Right-of-Way line of Interstate Highway I-635, as now established; Thence North 21°14'18" West along said East Right-of-Way line, 366.60 feet; Thence North 15°05'44" West continuing along said East Right-of-Way line, 320.28 feet to the North line of said Southwest Quarter; Thence North 87°14'52" East along the North line of said Southwest Quarter, 703.75 feet to the Point of Beginning. Contains 475,320 square feet or 10.91 acres more or less.

PLAT DEDICATION:

THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND SAID PROPERTY SHALL HEREAFTER BE KNOWN AS:
"MILES LEASING"

DEDICATION:

STREETS, UTILITY EASEMENTS AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE FOREVER.

IN TESTIMONY WHEREOF:

Miles Leasing, LLC, has caused these presents to be executed this _____ day of _____, 2024,

Vitaliy Soyarkov Member

State of _____)

County of _____) ss

Be it remembered that on this _____ day of _____, 2024, before me, a notary public in and for said County and State, came Vitaliy Soyarkov, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary Public

My Appointment Expires _____.

This plat of MILES LEASING has been submitted and approved by the Unified Government of Wyandotte County/Kansas City, Kansas.

Dated this _____ day of _____, 2024.

Kansas City, Kansas Planning Commission

By _____, Chairman

By _____, Secretary

The dedications shown hereon, if any, are accepted by the Commissioners of the Unified Government of Wyandotte County/Kansas City, Kansas this _____ day of _____, 2024.

Tyrone Garner, U.G. Mayor/CEO

Monica Sparks, Interim Unified Government Clerk

Recommended for approval by the Unified Government Engineer, This _____ day of _____, 20 ____.

County Engineer

Troy Shaw, P.E.

Unified Government Surveyor

This survey has been reviewed for filing, pursuant to KSA 58-2003, 58-2005, and 58-2011, for content only and is in compliance with those provisions. No other Warranties are extended or implied.

Reviewed by _____ Date: _____
Brent E. Thompson, KS PS. 1277

Register of Deeds

State of KANSAS)

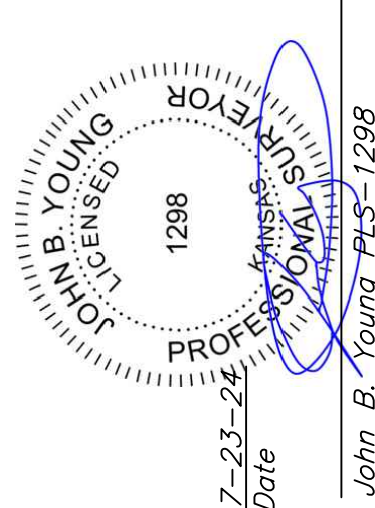
County of WYANDOTTE) ss

This is to certify that this is instrument was filed for record in the Register of Deeds office on this _____ day of _____, 2024, at _____ o'clock and is duly recorded.

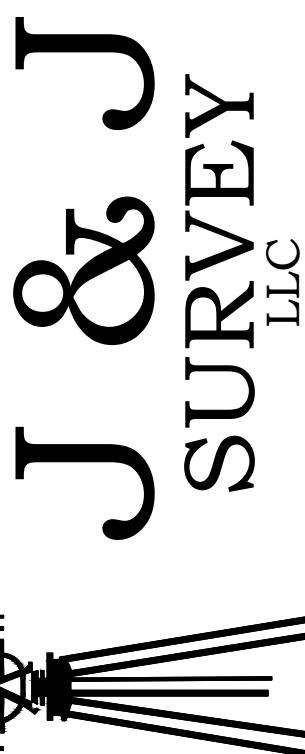
Susan P. Nelson, Register of Deeds

Margaret A. Orendac, Deputy

CERTIFICATION:
I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 17th day of May, 2024 and that the results are correctly shown and said survey meets or exceeds the current Kansas Minimum Standards for a Plat or Certificate of Survey, to the best of my knowledge and belief.



Location: S:\24-162 - 1100 S. 42nd St.\DRAWINGS\2024.07.18-FINAL PLAT REV2\24-162-FPLAT REV2.dwg-Jul 23, 2024-9:52am



INITIAL SUBMITTAL	06-06-24	07-18-24	07-23-24						
1									
2									
3									

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

SPECIAL MEETING, THURSDAY, AUGUST 8, 2024

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Meeting, Thursday, August 8, 2024, with ten members present: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Townsend, Commissioner First District; Burns, Commissioner Second District; Hill, Commissioner Fourth District; Kane, Commissioner Fifth District; Lopez, Commissioner Sixth District; Stites, Commissioner Seventh District; Davis, Commissioner Eighth District; and Garner, Mayor/CEO; presiding. Ramirez, Commissioner Third District; was absent. The following officials were also in attendance: David Johnston, County Administrator; Angela Lawson, Interim Chief Counsel; Bridgette Cobbins and Alan Howze, Assistant County Administrators; Shelley Kneuvean, Chief Financial Officer; Debbie Jonscher, Deputy Chief Financial Officer; Reginald Lindsey, Budget Director; Michael Peterson, Assistant Budget Director; Wendy Green, Deputy Chief Counsel; and Monica L. Sparks, Interim Unified Government Clerk.

Mayor Garner said before I call the meeting to order I want to announce that we do have individuals attending remotely as well as on-site. All participants joining by phone, should please mute their phones at this time when not speaking to avoid background noise. During the meeting, make sure you announce yourself by name and title every time you speak so the public that is participating knows exactly who is speaking. This is critical given the number of remote participants and is also current guidance from the Kansas Attorney General's Office. Comments should always be limited to the topic and item of discussion. Please make sure to speak clearly and at an audible level into the microphone to ensure that your comments are heard and an accurate record of the meeting can be made.

Mayor Garner called the meeting to order.

AMENDED NOTICE OF SPECIAL MEETING of the Unified Government of Wyandotte County/Kansas City, Kansas, to be conducted in a hybrid format on Thursday, August 8, 2024, at 5:00 p.m. in the fifth floor conference room of the Municipal Office Building for a Budget

Workshop. Immediately following the conclusion of the workshop, an Executive Session will be held for consultation with Counsel on matters that would be deemed privileged in an attorney-client relationship such as Litigation. Roll call was taken and there were ten “Ayes,” Davis, Bynum, Burroughs, Townsend, Burns, Hill, Kane, Lopez, Stites, Garner.

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

Mayor Garner said tonight we’re continuing our series of Budget Workshops. Our County Administrator presented his budget proposal to this Commission last Thursday. Last night we discussed the county portion of financials for the Unified Government Wyandotte County/Kansas City, Kansas. Tonight we’ll focus on the city side of the budget financials. At the conclusion of the workshop, as the Clerk indicated, we will have an Executive Session. I’ll now turn it over to our County Administrator, David Johnston, and he’ll run the meeting from this point.

David Johnston, County Administrator, said, commissioners, thank you for giving us the opportunity again to work with you to continue this march toward a passed balanced budget for fiscal year 2025. Today, this meeting, we are focusing on the City General Fund under the policy direction to craft it under revenue neutral. I made a long presentation last Thursday, but I think as we started like yesterday’s meeting, let’s have a quick primer of the city side of the budget and we have handouts like we had last night and Dr. Kneuvean will give you that general overview.



Shelley Kneuvean, Chief Financial Officer, said as the County Administrator said, we're going to talk about the City General Fund tonight.

BUDGET WORKSHOP #9

CITY GENERAL FUND	2024 Revenue	2025 Projections with RNR	2025 Final Estimate	Change
Taxes	163,499,716	165,242,625	163,042,624	(\$2,200,001)
Property Tax	35,149,270	35,149,270	35,149,270	\$0
Sales & Use Tax	55,834,674	58,795,674	58,795,674	\$0
BPU PILOT	39,150,000	39,300,000	37,099,979	(\$2,200,021)
Other Franchise Tax	10,672,000	10,100,947	10,100,947	\$0
Other Taxes	22,693,772	21,896,734	21,896,734	\$0
Licenses, Permits and Fees	1,264,229	1,267,179	1,267,179	\$0
Intergovernmental	840,800	835,700	835,700	\$0
Charges for Services	3,623,630	5,130,551	5,130,551	\$0
Fines, Forfeitures and Penalties	1,958,200	2,044,390	2,044,390	\$0
Interest Income	800,000	800,000	800,000	\$0
Transfers In	3,280,000	3,680,000	3,680,000	\$0
Miscellaneous	3,929,053	4,078,588	4,205,309	\$0
Grand Total	179,195,628	183,079,033	181,005,753	

City General Fund Revenue Projections

- Original projected revenue for 2025 with RNR \$183,079,033
- Adjustments to BPU Payment to the City by (\$2,200,000)
- FINAL TOTAL REVENUE FOR 2025 \$181,005,753

AUGUST 8, 2024 (3)

Just to give you some reminders about where this fund is in total, this is a comparison and you do have hard copies of this at your table. This is a comparison of the City General Fund Revenues. We went ahead and included this again. You've seen this chart before. It has not changed, but it just shows you where we had some changes. It illustrates the revenue neutral for the property tax and what that means is that then our revenue generated in '24 will be the revenue that's generated in '25.

You see the reductions that were made in the BPU payment that they make to the UG and that was a variety of things that was at the direction and consensus of the Commission to include an equivalent to a 1% reduction for residential customers. It also was a reduction related to the GM shutdown and then to fund the Senior Waiver Program I think is a good way to distinguish it. If they qualify, they basically get a waiver of that charge separate from the rebates for sales and

utility taxes, which are—or payments which are down on the expense side, so those are also funded.

That just gives you the total revenues. You can see in '24 when the budget was adopted, it was \$179,195M and with the reductions and changes it's \$181,005M.

BUDGET WORKSHOP #9

CITY GENERAL FUND	2024	2025 Proposed	Net Change	%
Total Revenue	179,195,628	181,005,753	1,810,125	1.0%
Personnel	133,020,000	133,930,000	910,000	0.7%
Contractual Services	19,924,745	19,595,721	(329,024)	-1.6%
Commodities	3,630,653	4,776,127	1,145,474	31.5%
Capital Outlay	3,287,950	2,254,568	(1,033,382)	-31.4%
Grants and Claims	6,984,836	6,707,608	(277,228)	-4.0%
Debt	10,723,433	10,972,296	248,863	2.3%
Transfers Out	2,492,050	2,152,050	(340,000)	-13.6%
Miscellaneous / Other	2,495	2,495	0	0%
Reserves & Contingencies	611,985	611,985	0	0%
Total Expense	180,678,147	181,002,850	324,703	0.2%
Net Change	(1,482,519)	2,902		

City General Fund Summary

- Flat Property Tax Revenue in 2025
- Original estimate expected \$3.88 million in revenue increase from other sources
- Revised revenue estimated due to revisions in BPU PILOT projections
- Increased Revenue for 2025 \$1,810,125
- Funded priority expenses with departmental reductions
- Balanced Budget for 2025

AUGUST 8, 2024 J4

When you look up at the very top, it's those same numbers, so the revenue is actually new revenue going up by \$1.8M, but our original projection on the other page was \$3.88M. The first thing we did was correct the structural balance. That's information we've shared before so that was the \$1.458M. I believe it's on your handout here. That's more detailed, but that came out of the 181—I'm sorry. It came out of the 183, then was the BPU payment reductions, then was the structural imbalance from '24. The net new revenue was 181,005.

On the expense side then, you can see that's an outline of the expenses totaled 181,002 and that's intended to communicate that this is a balanced budget that we've brought forward.

BUDGET WORKSHOP #9

REVENUE		INCREASED EXPENSES	
New Anticipated Revenues	\$1,810,125	Employee Contractual / COLA Pay Increases	\$4,250,000
2024 Structural Imbalance	(\$1,482,519)	Health Insurance Increase	\$525,000
Net New Anticipated Revenues	\$327,606	Personnel Trend Alignment	\$2,350,000
Total Ongoing Revenue	\$181,005,753	IT Software Agreements & Cyber Security	\$550,450
		Capital Cash Projects & Equipment & Fleet Transfer (Remaining 2025 Budget \$4,340,500)	\$1,190,000
		Litigation Fund (original target was \$1,000,000 more)	\$240,000
		DEPARTMENTAL OPERATING INCREASES	(\$9,105,450)
		LESS Net New Ongoing Revenue	\$327,606
		TOTAL REDUCTIONS TO CLOSE THE GAP IN CAO PROPOSED BUDGET RECOMMENDATIONS	(\$8,777,844)
		TOTAL RECOMMENDED EXPENSES	\$181,002,850

AUGUST 8, 2024 J5

Similar to the slide that we showed yesterday, we wanted to kind of outline in a more simple way how the reductions and additions to the budget affected the net operating increases and reductions. On the left it's those same numbers. New revenue \$1.8M minus the imbalance, so the net new revenue was \$327K and then it's that 181,005, so that's the same number I just mentioned on the other page.

On the expense side, we incorporated the employee contractual pay as well as a COLA for all employees, so that was \$4.2M, the City General Fund's larger. More employees are on the City General Fund. The Health Insurance, again, this is at a 3% rate, not 7% and that's 525. The Personal Trend Alignment that we've talked about on the county side, same thing on the city side, so that was \$2.3M. We mentioned that we had software agreements that are contractual for our Enterprise systems and then cyber security improvements we felt were mission critical so that was built in at 550. The net adjustment on Capital Cash Projects was 1.19. This is a difference than on the county side. On the county side for the Cash Capital Projects and Equipment cash, not lease, we zeroed that out. We didn't have the capacity to take on more capital. On the city side we reduced it, but we were able to keep Capital in at 4.3M and if you can read the little, tiny handout, because the words are a little small, what's remaining in the budget for discussion and direction is listed out there for you.

In terms of the Litigation Fund, we originally targeted a million dollars, I believe we ended up at 240. **Someone** was inaudible. **Ms. Kneuvean** said okay, I'm going to correct that. It ended up being 145 and I can explain where the difference is. Originally on Municipal Court we thought the difference for the Public Defender would be 35K and it actually ended up being 170K. Once we got the documents it actually looked at the increase and so we took the difference out of—sorry, the Legal Department, but out of the Litigation Fund that we were trying to replenish, so I apologize. We'll get that corrected and get that redistributed. The net bottom dollar though was then the list of those things above. It essentially would be—Litigation would be 145. We'd add in a line for the Public Defender so that you would have still the same bottom line numbers. Then, that new revenue is applied against that, so then the gap to close because we had a larger gap in the presentation that the County Administrator gave you that said we needed like \$10M. That was our aspirational goal, but we were not able to fund that just like on the county side. We were not able to close that gap, so we ended up proposing a budget that's 8.7M, almost 8.78M of reductions that then are spread throughout the departments and you've got a listing of those reductions at your

place. So, the net reduction brought the expenses for the City General Fund to 181,002, so that is a positive balanced budget with an extra, I think, \$2,900 to go to the fund balance, but it was a balanced budget.

Again, we'll put this back up when the discussions, questions, and comments start because it's a good reference point of if something comes out, we still have this as our target of where we need to land in terms of what money is available. This is what money's available, so anything that's changed, then there has to be an offset somewhere so it's a good reference point for you.

BUDGET WORKSHOP #9

City General Fund: Long Range Forecast

City General Fund	2024 Budget	2025 Budget	2026 Forecast	2027 Forecast	2028 Forecast	2029 Forecast	2030 Forecast
TOTAL REVENUES	\$ 179,195,628	\$ 181,005,753	\$ 186,575,933	\$ 193,761,950	\$ 201,247,886	\$ 209,048,011	\$ 217,177,402
TOTAL EXPENSES	\$ 180,678,147	\$ 181,002,850	\$ 190,067,289	\$ 197,127,098	\$ 204,451,760	\$ 212,051,295	\$ 219,936,103
Net Change in Fund Balance	\$ (1,482,519)	\$ 2,903	\$ (3,491,355)	\$ (3,365,148)	\$ (3,203,874)	\$ (3,003,284)	\$ (2,758,702)
Cash Basis Ending Fund Balance	\$ 26,734,011	\$ 26,736,914	\$ 23,245,559	\$ 19,880,410	\$ 16,676,536	\$ 13,673,252	\$ 10,914,550
ACFR Ending Fund Balance	\$ 41,581,750	\$ 41,584,653	\$ 38,093,298	\$ 34,728,149	\$ 31,524,275	\$ 28,320,991	\$ 25,762,289
Reserve % of Expenditures	23.01%	22.97%	20.04%	17.62%	15.42%	13.45%	11.79%
Fund Balance 25% Target	\$45,169,537	\$45,250,713	\$47,516,822	\$49,281,774	\$51,112,940	\$53,012,824	\$54,984,026

Revenue Assumptions:

- 4% property tax revenue growth 2026 -2030
- 2% sales tax revenue growth in 2026, then 4% 2027 -2030
- 3% BPU payment growth 2026 -2030
- 6% water rate increase 2026 -2030

Expenditure Assumptions:

- 3% personnel cost increase 2026 -2030
- 4% contractual service/commodity increase 2026 -2030
- Resume capital schedule 2026-2030
- 3% other expenses increase 2026 -2030

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I don't know if Michael or Reggie want to talk about the Long Range Forecast. **Reginald Lindsey, Budget Director**, said this is a City General Fund Long Range Forecast for 2024 to 2030 some of the revenue assumptions and the expenditure assumption we have are starting with the revenue assumptions. We have a 4% property tax revenue growth built in from 2026 to 2030, 2% sales tax revenue growth in 2026 and then it picks up to 4% in 2027 to 2030. Then we have a 3% BPU payment growth for 2026 to 2030 and a 6% water increase from 2026 to 2030.

On the expenditure side for the assumption, we have 3% personnel cost increase built in from 2026 to 2030, 4% contractual services and commodity increase for 2026 to 2030 and then also resume the Capital schedule in 2026 to 2030 and what that means is in 2025 we did cut Capital back in the City General Fund. Then, 3% other expense increase in 2026 to 2030.

Some of the key things about this model is you see in the budget that we did approve last summer for 2024 we were structurally imbalanced at \$1.4M and what that means is we spent into the fund balance. We had more expenses in revenue, so we made that up using some of the fund balance. As we move over into 2025 this budget is structurally balanced and we did not have to spend into fund balance, but our fund balance is below our 25% fund balance target. We're at

about 23% and as we look out into future years going 2026 out to 2030 how the model is built right now we are spending into fund balance each of those years. So, starting in 2026 we're spending about \$3.5M of fund balance, then each year it kind of stays in the \$3M range until you get out to 2030 where it's about \$2.7M. When you get out to 2030 our fund balance percentage does drop to 11%, so as we work the budget every year, one of the things we will be working to do is decrease that structural imbalance and balance the budget each year. So, just kind of a view of what our work looks like out into the future.

BUDGET WORKSHOP #9

City General Fund: Long Range Forecast Revenue Neutral

City General Fund	2024 Budget	2025 Forecast	2026 Forecast	2027 Forecast	2028 Forecast	2029 Forecast	2030 Forecast
TOTAL REVENUES	\$ 179,195,628	\$ 181,005,753	\$ 185,169,943	\$ 190,893,789	\$ 196,859,008	\$ 203,077,606	\$ 209,562,210
TOTAL EXPENSES	\$ 180,678,147	\$ 181,002,850	\$ 190,044,789	\$ 195,146,787	\$ 202,556,574	\$ 210,174,535	\$ 217,874,879
Net Change in Fund Balance	\$ (1,482,519)	\$ 2,903	\$ (4,874,826)	\$ (4,253,077)	\$ (5,697,566)	\$ (7,096,929)	\$ (8,312,669)
Cash Basis Ending Fund Balance	\$ 26,734,011	\$ 26,736,914	\$ 21,862,088	\$ 17,607,070	\$ 11,909,504	\$ 4,812,575	\$ (3,500,094)
ACTR Ending Fund Balance	\$ 41,581,750	\$ 41,584,633	\$ 36,709,827	\$ 32,454,809	\$ 26,757,243	\$ 19,660,314	\$ 11,347,643
Reserve % of Expenditures	23.01%	22.97%	19.32%	16.63%	13.21%	9.35%	5.21%
Fund Balance 25% Target	\$45,169,337	\$45,250,713	\$47,511,197	\$48,787,197	\$50,638,143	\$52,543,634	\$54,468,720

Revenue Assumptions:

- NO property tax revenue growth 2026 -2030
- 2% sales tax revenue growth in 2026, then 4% 2027 -2030
- 3% BPU payment growth 2026 -2030
- 6% water rate increase 2026 -2030

Expenditure Assumptions:

- 3% personnel cost increase 2026 -2030
- 4% contractual service/commodity increase 2026 -2030
- Resume capital schedule 2026 -2030
- 3% other expenses increase 2026 -2030

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The current slide is a view of if we decided to go revenue neutral again. Assumptions are pretty much the same except with property tax we're assuming that there's no property tax growth and again we can see in 2025 we have a structurally balanced budget. As we get out to 2026 and going out to 2030 we can see that the structural imbalance does grow where we're in a range of like \$3M. On the other slide where we have 4% revenue growth for property tax, we can see this jumps up to \$4.8M and then as you get out into 2030 we can see it jumps up to about \$8.3M and actually our cash basis fund balance is in red and what that means is we wouldn't be able to approve a budget because we wouldn't have fund balance to spend into it. We would definitely need to do some work before we got to that point. Any questions about the Long Range slides?

Commissioner Townsend said just point of clarification. I'm on slide 7. This is the revenue neutral forecast and on 6 Long Range. That was not the assumption. **Mr. Lindsey** said the one slide is assuming no property tax increase and then the first slide was assuming like a 4% property increase each year. What that would allow us to do is—I mean if we did want to cut some mills

and we did have like a certain growth in property tax assessment, we could still cut mills and have like a 4% growth, so it's a conservative estimate.

Mayor Garner said while the commissioners are kind of gathering their thoughts in regards to questions, quick intermission here. I'd like to welcome the Chair of the Kansas Senate Tax Committee, Kansas Senator Tyson. She's here and I think she had a little bit of clarity. Last night I took note that there was a question that kind of went back and forth between some of our commissioners of what revenue neutral is and what it isn't. Commissioner Davis had an idea of what it was and I believe that Commissioner Lopez read something that related to revenue neutral. I thought it would be fitting to have the individual from the state of Kansas that actually was a part of orchestrating revenue neutral from its inception to talk about how we got there, so Senator Tyson welcome and the floor is yours.

Senator Tyson said I'm glad to be here this evening. I had the pleasure of serving with the Honorable Tom Burroughs and it's great to see you in this capacity. He was part of that legislation and definitely helped get it across the line. What happened, I'll give you a little bit of history on it. We keep hearing about property taxes as you guys are too. That's one of the biggest issues that our constituents bring up to us and so I am a software engineer. That's what I do for trade. I think very logically math degree, computer science and it wasn't happening. There was nothing going on at the state level with property taxes that we could see, so I formed a group of stakeholders across the state of Kansas and we literally had meetings across the state trying to decide different ideas to work on property taxes. What quickly rose to the top in that process was transparency. Most people didn't understand who was raising their property taxes and why they were increasing and so that was one of the biggest issues.

If you'll remember at the time, we had the property tax lid on there and all that lid was doing was guaranteeing that every year we would get that 2% increase because they were socking the money away so that they wouldn't have to go to a vote of the people at a later date. Understandable.

So, revenue neutral, I started looking around at different states and saw model legislation that we could have used, that we used from Tennessee and Utah and I later found out that Minnesota actually uses a very similar model. So, there's different states and what it is, is that the

idea is that valuations go up and we all know this and in the past—I'll give you a quick example. I was at a meeting, one of my County Commissioners, it's my neighbor, good friends, good people, very honest people, but he sits there and he goes we didn't raise your property taxes this year. I said okay, I leaned back and kind of crossed by arms and he knew I was going to say something and I didn't say a word. Instead he said we lowered the mill levy and then somebody yelled out in the audience, but I wrote a bigger check and that's the bottom line here. That's where revenue neutral came about.

So, what it is, is local governments and we did—I made the motion to remove the lid when it went into effect. We completely removed the lid in this legislation, but it did a few things. It created the revenue neutral process, so in order for a governing body to increase property taxes, to collect a dollar more than the previous year, they have to go through a specific process which allows the public to comment at the meetings and then they vote at a public meeting and that vote is a recorded vote. There's also a letter involved, a notification, and on that letter it tells you the time, the date, and the location of the meeting, which you guys are familiar with. Most of you have done that, have participated in the process.

People say that it's not working. There's over 4,000 property taxing authorities in the state of Kansas. I don't know if you're aware of that or not, over 4,000 property taxing authorities in the state of Kansas. Last year it was reported 55% of those stayed revenue neutral, so it is working. It is working. Government is taking a deeper dive with their budgets and deciding whether to increase their property taxes on their constituents or not. It is working.

The county that I'm from, Linn County, they have stayed revenue neutral three years in a row and nobody showed up at the meetings to speak. It wasn't because of an outcry of the public, but they knew that at the ballot box there would be an outcry if they didn't listen to their constituents. Other counties, there's been different scenarios, Shawnee County, actually a prime example, last year I was at their meeting. I go around the state and actually watch these meetings because with my software background when you put a system online, it's not a perfect system, so you try to tweak the system and make it as good as possible. So I'm watching it. I'm watching how it works. Shawnee County last year did not follow the law and because of that when they exceeded revenue neutral one of their constituents took them to BOTA, which the law says you can, it was challenged in BOTA and BOTA ruled that they did not follow the law. They did not vote the day that they called the meeting. So, instead of returning the money to their constituents

they've hired a high dollar lawyer in taking it to court, which is disappointing. I think it's going to hold up in court. We were very diligent in the law and methodical on passing this.

I would stand for any questions or any other history that you want. We did tweak it again this year. I do know the issue came up. When you do revenue neutral it was based on estimated valuations because that's what you have at the time of the budget process. We were fully aware that there could be scenarios where actual valuations for a county are different than what the estimated was. So, if your actual valuations come in lower than what your—and you decided to stay revenue neutral, the Clerk can adjust that mill levy to where you collect the same dollar amount as the previous year. So, it does allow a little bit of wiggle room to increase in that scenario and that way we had a community college—a previous Senator was on the board and he asked for that provision to help.

Another thing we did do is the letters will not be sent to any property that does not pay property taxes so churches, non-profits, IRB abatements; none of those would be receiving a letter this year for notice because they're not paying property tax. It was a County Clerk's idea to help save money on the mailing. So far the state has paid the mailing every year and they will pay it again this year, but there will come a time when local governments are most likely paying for that mailing. You could ask your constituents too. I ask my constituents how many of you want to pay for this mailing to receive this information and almost always I get 100% hands raised. They want this information. They may not show up to the meetings, but they want to know, they want the opportunity. What's really nice about this is a couple of things. The Appraisers didn't come forward, but quietly they really appreciate this legislation because they were getting blamed for property tax increases all the time and now it's not. It's the governing body that's elected or appointed is who makes the vote to increase the property taxes. I know that puts a burden on you, but we just want transparency with government and I know you guys all want that too.

The other thing that we do is—well, I'll just wait for your questions because I could talk about this—it's really good legislation. We had another piece of legislation in there that for your community it would be important I think. In Concordia, Kansas, she was really excited about it, the City Manager. If somebody does normal maintenance on their home, like if you have to replace a roof because of a storm or paint or windows, your valuation would not increase as a result of normal maintenance. That was in that same legislation, so we did quite a bit.

The other thing we did was we allowed County Treasurer's in that same piece of legislation to set up payment plans. We made it a formal—giving them the approval. Some of them were already doing it, but they can set up—it's up to the County Treasurer if they want to or not a payment process for individuals on their property taxes.

We're trying and if you guys have any ideas on improving the processing even more, I am all ears because that's how we're going to get this thing solved is by working together on it.

Commissioner Stites said, Senator, thank you for the presentation. Really the question that I have that sticks out the most is the thought process behind the reduced time that we have to have a budget approved. I mean it really puts us in a pickle to get a budget approved in the reduce—what is it about six weeks quicker. **Senator Tyson** said you actually don't have to approve your budget at the same time you do the revenue neutral. Most governing bodies are choosing to. Those dates did not change. We actually laid the calendar out and aligned it as much as we possibly could with the budget process. We had PVD—well actually a former PVD employee and we took the budget calendar from Clerks. We talked to County Clerks and I understand for the Clerks it is a burden especially on years with the even year on elections, odd year elections aren't as cumbersome, but they do have a lot of work going on at the same time. That's why the dates August 20th to September 20th I think it allows for the meetings. Most people are pushing them to the beginning. I'm not sure why, but there is—I think it's about a month period that you can—don't quote me on that. I haven't looked at that for a couple years—oh you do have it, but there is a pretty extensive timeframe.

So, there's two different dates. If you stay revenue neutral, there's one date that the budget process is due and if you do not stay revenue neutral, then it's the other date, October. **Commissioner Stites** said so it is about six weeks shorter timeframe, right, if you decide to go and what I'm saying is with that reduced amount of time, it makes a budget tougher to work, to massage the numbers and to get where we need to be. With that being said, we're doing that now, a reduced time, so I'm not sure if there's something that we might be able to—if there's a real reason they can't marry up and be the same time. **Senator Tyson** said it was mainly because of the notices and the meetings, to be able to have that schedule within the meetings and the notices. Like I said, if you have suggestions on that, please email them to me or call me. I'm more than happy to look at it.

As with any system, you guys have all—we're all software users at some point, but as a developer and engineer, those types of applications, I do know that every system can be improved.

Commissioner Kane said you said there's 55% going revenue neutral? **Senator Tyson** said last year. **Commissioner Kane** said last year. Can I get a copy of that because—**Senator Tyson** said I don't have it. It was put out by another organization and that's why I said it was reported 55%, but what we can do is—every revenue neutral budget and vote is posted on the Department of Administration's website and I would love for them to put together a summary or what's going on with the state. Instead what I do is I go out and I just pick random counties and cities and it's not like I have anything else—no I'm kidding, I do check this to see that it's being reported. **Commissioner Kane** said the reason I said that is the only one around here that went revenue neutral last year was Louisburg and the rest—**Senator Tyson** said I actually have that on my presentation. I apologize that I wasn't here early enough to get that up. You can go out to the Department of Administration's website and you can see all the governing bodies for Wyandotte County and you can see which ones held a revenue neutral hearing and which ones didn't. It tells you who stayed. You know there are some situations where they go ahead and send the notice and then they actually decide not to go above revenue neutral, but if you do that, your vote is recorded as a yes vote to exceed revenue neutral.

Commissioner Kane said I would like staff to come up with some answers and specifically the municipalities our size because Louisburg is not our size. It's a lot smaller. I think some of these other places are a lot smaller and I want us to compare to the municipalities that are our same size.

Senator Tyson said I think 55% is an interesting number and also there's school districts that remained revenue neutral. I know that's controversial to some school districts, but there were some. I think it was 2022, either 2022 or 2023 it was a smaller county out west and every taxing authority in that county stayed neutral.

Commissioner Burroughs said, Senator, thank you for being here this evening and sharing with us the history of revenue neutral. Before revenue neutral it was a tax lid and the tax lid had had policy changes made in it that allow local unit government kind of work around that tax lid than work with it, but it got dismissed and replaced with revenue neutral. When those policies go into

place, and I appreciate the fact that you've taken the time to see how you can tweak it and want to listen to what helps us.

I might suggest following Commissioners Stites comment that if a county chooses to go revenue neutral and it's the first time they go revenue neutral, it's a challenge for them to understand the whole process. I might ask that we find a way to extend that timeframe under the revenue neutral guideline that if it's the first time going revenue neutral, maybe the county has an additional timeframe. Even a couple of weeks or a month can be a benefit to allow new commissioners to understand the budget process, but also allow the local governments to work on the budget and get it a more compact deep dive budget. That would be one of the suggestions and I know how difficult it is to meet timelines.

I'd like to publicly say thank you for taking my call last night. I know how busy the legislature can be and how committed many legislators are, so I truly appreciate the fact that you took my call, addressed my questions, got me the resources I needed, but more importantly, I appreciate you being here in person to share with us the history and workings of revenue neutral. **Senator Tyson** said thank you and you know I'll always take your calls.

Mayor Garner said there are some misconceptions or maybe questions as to does revenue neutral as it's written under the law, and I know there were some modifications that you indicated made—does it lock a municipality into—you know there's no secret I've been trying to roll the red carpet out for the Chiefs and the Royals to come to Wyandotte County that could be a potential for added revenues or it may be the individuals that just says I love Wyandotte County and I want to build that house. How does additional revenues impact that and does the legislation account for those types of factors? **Senator Tyson** said that is a great question and it does because of the way the current property tax process is. Property taxes do not come on the roll in the middle of the year. It's January 1st when they come on the roll. So, if you decide to stay revenue neutral for this year and then the property taxes that would be on the roll January 1st, so any of those would come on and you would be discussing revenue neutral for the 2025 with those on there. I don't see it as a problem. I doubled checked with the revisers and with research and I think that's an excellent question and they said that the timing should not be an issue at all for when property actually comes on the roll and starts paying taxes. So, you would be able to collect taxes from those outfits if you decided so.

I was told during debate on the Chiefs stadium that if they do come to Kansas, they will never pay property taxes so I can't—that's more up to Wyandotte County. I do know that's a whole other issue if you guys would like to get involved at some point. IRB and property tax abatements does impact the rest of the county and there's some counties that use those quite frequently, other's just don't have any. It does impact the community because as you give—we did have legislation this year that if you—if a business or somebody was given a property tax relief, no exempted, then the county or whomever that governing body was would remain revenue neutral for one year so that everybody in the community could reap the benefit that that business was getting too. I mean they wouldn't get an exemption, but they would not see a property tax increase for that year.

I'll pick on Johnson County a little bit. I think it was last year they gave a \$34M tax abatement. It turned out to be a Chinese company, but if you look, they did increase their mill levies, they did not stay revenue neutral, so as they were giving one company an abatement, their residents and long time constituents suffered a property tax increase.

To me it's not something that should be micromanaged at the state level. I think the local level makes those decisions better, but it is something for conversation and if you do get the Chiefs and the Royals, bravo. I don't know what's going to happen. Maybe you have some inside baseball on that. **Mayor Garner** said I don't.

Commissioner Davis said thank you Senator for attending. My apologies for not being there in person colleagues. I do want to get some clarification, and I do appreciate you being here and just providing your perspective, so you said that new businesses that are developed or their incentive is no longer active would pay property taxes. For the governing entity would they see a net positive or a net increase in property tax revenue if they went revenue neutral after those businesses that received incentives or those new businesses have paid property taxes? **Senator Tyson** said I'm not sure I understand the timing of the question. **Someone** was inaudible. **Commissioner Davis** said yeah. **Senator Tyson** said new growth is not excluded in revenue neutral. **Commissioner Davis** said you were saying that even with us adjusting the mill to arrive at the same amount of property tax revenue as the previous year, that will still allow for economic growth through property taxes. **Senator Tyson** said I think an example might be a better way to answer this. So, January 1st would that business be online or would they be in part of the assessment that the

Appraisers put together for the county? **Commissioner Davis** said it would really depend, but for this scenario let's say yes. **Senator Tyson** said then the mill levy would be calculated off that with those values and so the mill levy established—the revenue neutral mill levy would already be established and yes, you would be collecting those dollars. **Commissioner Davis** said so we would be collecting those dollars, would there be a net increase in property tax revenue? **Senator Tyson** said not if you vote to stay revenue neutral. It would be the same dollar amount as the previous year. **Commissioner Davis** said thank you. I think that—**Senator Tyson** said it's not—I think you're trying—it's convoluted is what—the new growth is already established in that equation because it is part of the valuation. Is the Appraiser here by any chance? No. The Appraiser, and I had that as part of my slides, I apologize, but it shows the valuation for the county and the appraised value and the Appraiser turns over that number to the Clerk and the Clerk does the calculation to come up with the mill levy. So, those new dollars that you're saying are part of that equation and they are being collected so you're not losing that money. It's part of the equation. What that new money does is it actually helps your homeowners and your businesses that have been here for years and they keep saying they're going to see reductions in their property taxes as a result of new growth and they never see that.

Now since you're collecting more money from different resources—or the same amount of money from different resources, they are going to see a decrease in their property taxes. Did I explain that well enough? **Commissioner Davis** said yeah. My question was not necessarily whether or not there would be a decrease in the property tax bill.

My question is if there would be a net increase in the revenue and I think what you're saying is there would be more players in the game, more people to contribute to the property tax coffers and, therefore, that would be the growth. That would be the increase. It would be in the decrease for the other property tax owners. Is that what you're saying? **Senator Tyson** said yes, because revenue neutral means the same amount as the previous year, the same amount of dollars, yes, as the previous year. **Commissioner Davis** said but the arrival at that would be different if you added additional property taxpayers. Is that what you're saying? **Senator Tyson** said yes, I'm saying that because you have more people paying into the pool, then some people that had been paying in for years, they won't see the increase that they would have seen if that new property wouldn't have come online. **Commissioner Davis** said gotcha, but for our sake on the municipality side, there wouldn't be additional revenue that we would see. We wouldn't have a

funding for our Police, we wouldn't have funding for our Sheriff, we wouldn't have funding for our Fire Department, what have you. We would still have the same amount of revenue.

Senator Tyson said no. You would have the same amount of dollars from property taxes. It does not impact sales tax, it does not impact other money revenues that are coming in. It's only property taxes that your remaining revenue neutral on and sales taxes, we all know it, the coffers have gone up considerably the last few years. It's a result of inflation. I give a very simple example. I mean the state coffers, we've seen this benefit. You know five years ago you would buy a gallon of paint and you would pay \$30 for that gallon of paint and for simplicity we'll say 10% sales tax, so \$3 and so you paid \$33 for the gallon of paint. Well, local government didn't increase the sales tax, state didn't increase the sales tax, but that gallon of paint is now \$40. You go to the store to buy it and instead of \$33, you're paying \$44 with a 10% sales tax, so your sales tax went up \$1 without anybody increasing taxes. That's why they call it the hidden tax on inflation and we have seen inflation a few years and we're going to see it again this year and so the coffers continue to grow with the sales tax increases. So, it does allow you the flexibility to stay revenue neutral with your property taxes when we are looking at certain inflation scenarios. **Commissioner Davis** said thank you.

Mr. Johnston said thank you Senator for coming tonight. I guess to really make sure we understand the answer to Commissioner Davis's question, you do get to capture the assess valuation of new growth but it's in the—it's when you're doing all the appraisals and even if that increases, still property tax revenue is capped. **Senator Tyson** said it's neutral from the previous year. **Mr. Johnston** said so you do experience it, but then the benefit to the taxpayer is you see that reduced mill rate and their tax bill goes down because you now threw this extra in there. **Senator Tyson** said it's very confusing and I don't want to mislead people because you may have a property that your valuation increased and your neighbors went down for some reason. So, based off the mill levy, the math, you personally may see an increase in your property taxes, but overall, the county will not collect a dollar more than they did the previous year. So, a majority of people it will be a tax, it will be neutral, not a tax increase, hopefully, a tax cut. If you bring the Chiefs on, I think it would be a major tax cut for some.

Mr. Johnston said it's also great for you to be here today because as we've done the last two budget processes, we've had a reeducation of the whole tax system at the local level. As you

are probably aware, we are very strong participants with the state on STAR Bonds and so when you say we would see an increase in sales tax revenue, that's one of the frustrations we hear from our public is because we have so many STAR Bond projects that growth in sales tax goes to pay the STAR Bond, not come into our coffers. So, it's good to hear what you're talking about revenue neutral and we're going to have talks after we finish the budget as we look at our economic development approach in the future and how do we use incentives, how do we partner with the state and STAR Bonds is that, you know, that's our investment to that project for jobs and economic activity and all that. That's our investment to start that business or business activity. Hopefully, it's generating the return to pay off those bonds hopefully earlier than 20 years, but we're strong participants in that and that's, I think, another frustration that we hear from our folks is all the growth out west, all that growth out west is in a STAR Bond and so we don't really see it in our coffers till after those bonds will be paid off. It's good laboratory.

Senator Tyson said I'm from a small rural county and it's kind of a habit for us. We really like having the county on the license plates and one of the things when we're up here spending our money in Wyandotte County, which we do and Johnson County, I look at the license plates to see. What was interesting—one of the slides I had for this evening, it was a little bit of trivia, but your sales tax poll factor is not as high as I thought it would be for Wyandotte County. Johnson County is extremely high. Wyandotte, it tells you that people are not staying in the county to make most of their purchases. I was raised by local, shop local, and there really is something to that and I don't know, maybe you want to start a campaign to educate people when they shop in Wyandotte County it does help your property taxes. **Mr. Johnston** said thank you for that.

Commissioner Bynum said thank you Senator for taking time to come and visit with us and I'm appreciative that you've done that because in my mind you've confirmed my understanding of what revenue neutral is which is—and the example I use when I discuss it with other people is very simple. We collected \$100M last year in property tax, so by voting to be revenue neutral we're going to collect \$100M this year. Potentially, philosophically, and this is where I'd be curious of your philosophy potentially \$100M next year and \$100M the year after that and \$100M the year after that. **Senator Tyson** said you're not locked in. **Commissioner Bynum** said I understand we're not locked in, but I'm curious about the philosophy of the revenue neutral rule, but I'll let you circle back around to that. What I understand you to have said and I want to say it

back to make sure I'm right. We have an Amazon Logistics Center here that potentially is coming back onto our tax roll in a year or two at whatever amount that would be and let's assume it doesn't leave and it pays its fair share of property tax in a year or two. It just gets added to the total of \$100M, which means when you have 20 people paying \$100M rather than just 10, everybody gets to pay less, so I really appreciate that concept.

Where we have frustration is, as you've already expressed, it leaves whatever other revenue sources we have available to us to make up whatever growth for our community we're trying to create whether that's parks, sidewalks, sewers, paving roads, paying firefighters, whatever it is we will not see growth in the property tax amount which means for us we're looking—our three-legged stool is property tax, sales tax, and a Payment-in-lieu-of-Taxes. What have you seen other taxing entities do. Our projections tonight—**Senator Tyson** said you actually have other resources. I didn't mean to interrupt. I'm sorry, but you do have other revenue sources. **Commissioner Bynum** said correct, a variety of licensing and permits and things like that, that really contribute. It looks like a rough calculation of those additional revenues based on our documents for tonight are 2, 5, 7, 10, 14 million. So, the sales tax growth that our CFO is bringing us as an estimate appears to be from '24 to '25 right under \$3M. I'm curious what you have seen other local taxing entities do with their other revenue sources for the growth that they need in their local communities. I'm just curious what you've seen.

Senator Tyson said I'm going to have to research. I didn't realize that PILOT programs were more than just wind turbines. **Commissioner Bynum** said I'm sorry. **Senator Tyson** said I know what payment in lieu of—**Commissioner Bynum** said I threw that jargon around. For us it—**Senator Tyson** said I know what it is. I just didn't know that you had the ability to negotiate exempting property taxes for a Payment-in-lieu-of Taxes. **Commissioner Bynum** said the particular PILOT that I was referencing is something that we talk about a lot here, it's a Payment-in-lieu-of Taxes that our utility ratepayers pay on their water and their electricity and that comes over to the Unified Government to fund our services. So, those are the three main revenue sources that we manage here at the local level. **Senator Tyson** said that's good to know and what's interesting is I've seen it run the gamut. People are very frustrated and upset about their property taxes and the local governments, many of them are listening and trying to address that issue. One of the—probably I would say the most innovative ideas that I have seen in the state so far is Chanute, KS. Are you guys aware of this? Chanute has their own utility and so they removed all

mill levy for their city, zero mill. They do not collect property taxes anymore. Instead of doing that they put a slight increase on the usage—or sales tax for their utility. I'm anxious—it's been I think one, one and a half years now and the City Manager I told him I would be coming back because I called him when he implemented this. It was extremely innovative and I want to see how it's working down there, so I will be visiting with him on that. But there are people that are thinking, I guess, the terminology outside the box.

We are trying to be very innovative. In fact, myself, I've got a spreadsheet that I'm putting together, you know, if we move this over here, how does this impact. We've got to start getting innovative and really asking ourselves what government is for. You know we've—there's a Senator Shallenburger that throws out a number. I haven't seen it yet. I need to look up the resource, but Kansas is very high for government compared to other states. I choose to live here. Most of us do. I love Kansas and it's home. I'm proud to be back. We did live out of state for a while and I just want to make this the best possible state for all of us to be able to have the opportunity to thrive. The more people have in their pockets for disposable spending—they are to the limit. I mean you guys may have seen it, but going door-to-door they are literally to the limit. Individuals are being taxed out of their homes. They're trying to decide whether they pay their property taxes, buy food, or pay for medicine. I mean these are people that have their homes paid for. It's heartbreaking, it's heart-wrenching, so that's why I'm spending so much time and effort on this. We really do need to figure out the best possible system to run our governments and to be able to allow our constituents to thrive. I don't know if that answered your question or not.

Commissioner Bynum said I don't think anybody here needs to be convinced. We had a unanimous vote to go revenue neutral. **Senator Tyson** said congratulations you guys. I applaud you. I mean that is a massive undertaking. It's not easy. That tells me that you dug into your budget and you worked hard for your constituents. **Commissioner Bynum** said we're trying. It's not easy and that's why I was asking. **Senator Tyson** said and you said about staying every year revenue neutral. I don't think anybody has that expectation.

Part of the history I didn't give on this, this program that I modeled this legislation after in Tennessee and Utah, it had been in place for over 25 years in both states. One of them was over 30 and the other was in 25. I didn't take this lightly. It's easier to take a wheel that's working and improve on it than to try and reinvent, so that's what I did through this process. **Commissioner Bynum** said I hope you take the questions in the spirit they're asked. **Senator Tyson** said oh,

absolutely. **Commissioner Bynum** said I constantly find myself—you know we might have a side conversation with someone who says well Texas doesn't have taxes and I always think how do they pay for their roads. You know there's got to be revenue from somewhere to pay for certain things that we may all agree a government should do like build roads. That's why I was asking the earlier question. I'll be interested in Chanute for example. I'll be interested in what other Kansas specifically, local entities, have done when we're holding our property tax at a steady dollar amount possibly year over year, possibly not, but at least for two years in a row. So, that's why I was asking that question.

Senator Tyson said I think it's up to each community and each governing body. Like I said, the county that I live in, they have been revenue neutral for three years now. My husband just told me on the phone when I was driving up here we got our revenue neutral letter, they are not remaining revenue neutral for the fourth year. **Someone** was inaudible. **Senator Tyson** said Linn County is not. So what happened, Linn County was revenue neutral for two years and last year I think it was a mistake, but it happened and it wasn't a big deal. They sent out the letter to exceed revenue neutral, but they had stayed neutral two years in a row, the county, not one person showed up to the revenue neutral meeting, even me. I did watch it online, but we thought you know they've worked hard to stay neutral. Well, during the meeting they did vote to exceed, but when they came in with their actual budget, they ended up staying neutral. Now, the vote is recorded as they voted to increase, but they did stay neutral three years in a row. Now, this year they sent out the letter to exceed, so I have a feeling they will exceed this year.

To me I think Kansans are very reasonable. I was born in the northwest, Norton. I was raised in Glasgow, went to school in Lawrence a couple years, Dodge City, all over the state and live in the eastern part of the state now and to me Kansans are very reasonable people. They understand it takes money to run government. What they don't want to see is the waste, especially when they're trying to make ends meet and right now it's pretty tough on our constituents.

Commissioner Kane asked, do you think the state is going to go revenue neutral this year? **Senator Tyson** said the state is not under revenue neutral obligation which we tried to change that and we tried to—the state property taxes, that was another chart I had, so the state collects 1.5 mills in property tax that we actually use. It's one mill for regions and a half mill for building facilities such as Osawatimie State Hospital and School of the Deaf, so it's increased and we

tried—I actually tried to get rid of it. There’s no sense that should be on the books because it’s 1.5 mill. It could come out of the State General Fund easily and it would be a property tax cut for all of your constituents including on vehicles, 1.5 mills if we would get rid of that, so you will see that legislation again. I will continue to try to get rid of that.

The other one is the 20 mill. That’s a bookkeeping number. It’s for the K through 12 schools. That money goes to the state and then every penny of it is returned to the school district that it came from, so that 20 mill currently does not stay revenue neutral and Representative Smith, the Chairman for the Tax Committee and Representative Jennings, whom I miss, he had a really good idea on this. As the valuations increase that 20 mill should decrease and so there was an attempt to do that. We passed that in at least two, possibly three bills this year they were all vetoed. The final bill did not include that language to decrease it, but I do know that will be worked on next year too. So, we’re not trying to hold you to a different standard by any means. The state doesn’t really function off property taxes. It’s mainly a function of local government and K through 12.

I noticed you guys, when I was looking at this, the library budget, not to pick on libraries, I love libraries. They serve a great purpose, but if you look at Shawnee County—Topeka, last time I looked, their budget’s \$24M, so that’s a substantial property—I think they get about—last time I looked it was \$16M from property taxes. You know we just have to look at what we’re doing for our resources and our community and where our priorities are. I’m not picking on the libraries. My mom was on a library board. My mother-in-law, we love libraries, but it is a number that you can see easily on that letter that most people didn’t even realize that is a portion of their property taxes.

That’s another thing I started to mention. The revenue neutral letter, the nice thing about it is that they see that the county isn’t the biggest portion of their property taxes. They do see that it is the schools and other taxing authorities that are making up that number and the states portion we did put that on the letter too so that would be obvious also, how much you’re paying into the state on the 1.5 mill.

Commissioner Lopez said comparing our city to other cities in Kansas especially smaller cities like Chanute and other things like that, is it fair to compare our ratios, not our size, but our ratios? **Senator Tyson** said comparing what. I was just giving you—**Commissioner Lopez** said

expenditures, revenues, things like that. There might be—I'm a small businessowner. There's other companies that are a lot bigger than me. A lot bigger than me, but at the end of the day we pretty much have the same ratios. **Senator Tyson** said it depends on what you're comparing. Numbers are intriguing. That's obviously where I like to concentrate and you know I made a comment about Amazon. They may stay here. I just watched what went on in southeast Kansas. As soon as those abatements—property tax abatements were up, they left. **Commissioner Lopez** said yeah, that's what they do and then we bring in somebody else and start the whole thing over again and we're stuck with flipping the bill. That's what I'm trying to—like if we brought in a big outfit with a lot of paying, high paying or even above average, high paying jobs with no tax abatement, that would bring the mill levy down. Wouldn't you agree? **Senator Tyson** said yes and in another way, since I'm in technology, telecommuting, you know, if we make our communities the great places that they are to raise families and to bring people back onshore development instead of offshore development, I've been talking about that for years.

You know that's a whole other issue, but we do need to be competitive in those ways. You know I think you guys are with me. I love Kansas, I really do. We all choose to be here. We all could live elsewhere and working together, you know, what I suggest—I just spoke to a group this afternoon, let's form some pocket groups and brainstorm. Put everything out on the table, come up with some ideas that are innovative and that's what we did for the property taxes in order to get the—we had 80 provisions in our brainstorming sessions a result of and we did a weighted matrix. We actually put logistics to deciding what we would try to pass into law. We actually got over 30 provisions passed. Most people wouldn't realize it, but simple things like trying to improve your appeals process. I mean there are so many ways the system can be improved, so we're going to continue those meetings. If you guys, like I said, have any ideas or input to help improve the process, we need to do that and maybe we do that for K through 12 education, for local governments. I mean, you know, dream big. We can do it. We can achieve it.

Commissioner Hill said thank you Senator for being with us and answering all of our questions. I just want to know when it comes back to an extension for turning in the revenue neutral budget, is it an opportunity in other communities that have approached the state as far as an extension? **Senator Tyson** said that's a good question. I have not heard any, but I will look into it and do some research on it. I know the schedule is not easy. One of the major inputs on that schedule

was the County Clerks and we did talk to the Appraisers and then the budget process and I can't remember but there was—it's the school budgets. That's what it is. The school is on a different schedule than the local governments, the county and the city, so we had to accommodate all of that, not just one group, so that's what lies—there was the issue trying to come up with a better schedule. We will definitely take a look at it.

Mayor Garner asked, any more questions from our commissioners? Thank you Senator Tyson for your time. It was valued and appreciated. I know you traveled far to get here, so we really appreciate you coming and answering questions. Hopefully, our commissioners and our public and our staff may have gotten a little bit more clarity with revenue neutral through this Q&A, so thank you so much. I know that you can reach my office and commissioners, we've got a direct connect and Commissioner Burroughs as well. **Senator Tyson** said and thank you, Mayor, for the invitation. I appreciate it. Don't hesitate. Good luck you guys. I really do applaud you. I'm going to be singing your praises. In fact, I'm going to reach out to a few people. This needs to be known statewide how hard you guys worked to remain revenue neutral. That's a major win for the state, so thank you.

Mayor Garner said that takes us back to our CFO and our Budget Director gave us a presentation on kind of just where we're at on the dynamics of the city financials of the Unified Government budget projections for 2025. I know we're involved in questioning and really intently listening to the revenue neutral ordinance or statute from the state, but getting back on track I guess Reggie left it open for questions and I know our CFO has questions as well as our Administrator, so this is that time.

Commissioner Stites said there were some things we asked for last night to be brought forward tonight. Did we get those and one of them I know was the question, and I can go through my notes, was regarding the Plaza at the Speedway TIF and also the other taxing—did we get those? **Ms. Kneuvean** said we'll have those—the answers to those questions will be short following. We do have some, I guess, takeaway homework for you. These are the questions that were asked throughout the process by commissioners. You've been asking for different kinds of information. There were questions asked about why are the sales taxes different, so it's organized in a way—

the Budget team worked really hard to put this together. It asks a question and gives you some background and information, so you'll get something just like this. We went over the list of questions today, but because we were preparing for the county discussion, just a general discussion, that'll be forthcoming. It'll be probably tomorrow. Tomorrow is Friday, so tomorrow we'll get that to you. **Commissioner Stites** said thank you for that answer to that question, but the TIF, what's the plan—there will also be an answer on that, regarding that one? **Ms. Kneuvean** said yes. **Angela Lawson, Interim Chief Counsel**, said I think Wendy can answer that now if you would like. **Ms. Kneuvean** said if the questions on the distribution on the Plaza at the Speedway—well, let me get to your specific question because I do actually have that specific answer. On Plaza at the Speedway, the question was what happens to any excess funds that are remaining when the TIF closes. **Commissioner Stites** said that's correct. Could we start with what's that number? **Ms. Kneuvean** said I didn't bring that. **Commissioner Stites** said ballpark. **Ms. Kneuvean** said I really don't know. **Commissioner Stites** said \$2.4M. **Ms. Kneuvean** said that's the average over a period of years, but next year it'll be closer to \$1M for the city and the county, but that doesn't include the state number. So, with the state number, and that's bigger, but we'll get you the whole Performa, but in terms of any excess, Edwardsville and Bonner Springs did not participate. They opted out of Plaza at the Speedway, so any excess that would be remaining in that fund would come back to the taxing districts that participated and we can provide that information to you too. I know there was some questions about that one in particular, but Wendy might—**Commissioner Stites** said and to be clear on that, you know, I'm not—I do represent three cities, so I wasn't asking for Bonner and Edwardsville. I also represent KCK. So, it's important for KCK also. I appreciate that and look forward to getting those numbers back.

Wendy Green, Deputy Chief Counsel, said the only thing I was going to add to it is when the actual obligations of that district are paid off, it's business as usual. Any tax that is collected, goes right back to the city to use as it sees fit.

Commissioner Kane said you know in Topeka when you testify you have somebody for and somebody against. It would have been nice to have somebody that didn't necessarily like the STAR Bonds to come talk so we'd have both sides instead of—not STAR Bonds, I'm sorry, revenue neutral. Anyway, it would have been nice to have somebody that didn't necessarily like revenue neutral so we could get both sides of the issue instead of just one side. **Mayor Garner**

said I think that was you. I agree. Her comments wasn't so much to be a proponent as to just bring clarity of the law as it is now. I think we kind of went along that route because she did craft it. Obviously, she supports it, but it was just to bring clarity as to what's in the law so there's no confusion. It wasn't so much to say, at least for me, revenue is a great thing and you got to do it, there's no other option. It was basically just to say here's the law, here's what's in it and then answer you all's questions. **Commissioner Kane** said thank you Mayor. I appreciate that, but I would like to see Wichita, Topeka, Lawrence, what they're doing because, like I said, the only municipality around here last year was Louisburg that went revenue neutral.

You can say that 55% did it, but are they this size municipality and I know that, I guess, the community college went revenue neutral, so there were some other folks that did it. I had one of them shoot me a comment about he didn't necessarily like it, but anyway, there's two sides to everything and I just want to make sure everyone knows there's this side and that side and we'll meet in the middle somewhere. **Mayor Garner** said I can play the devil's advocate. I mean everybody knows I've been a proponent of it, but I'm not a proponent of it to take away or harm the Unified Government. Me being a proponent is just being community-driven, listening to the community and saying, hey, this is our priority. That's what community-driven means to me, that's what I ran on, that's why I'm here and the number one issue everywhere I go to this day is lower my property taxes, do something with my BPU. That's what I've been working on predominantly most of the time, me and my team with you all.

There is an adverse side of that and we're seeing that. Revenue neutral is forcing communities to streamline, to cut and that can have an adverse impact on services as we know and we're seeing it could have an adverse impact depending on how deep you cut or you have to cut on employees. So, I applaud this Commission for making the standard of no layoffs, COLA increases, so our employees are protected and not adversely affected like I was over the years. 2008, I didn't mention that last night, was another year I went through that all over again and I know that Dennis Hays, the Administrator at that time, had to do some innovative things. I know that there were a lot of employees, top level, that were given early out packages that were cost-saving measures, but our Administrator has told us because of the timeline that has been put on us that just really wasn't an option this year to get something to you all that really outlined probably some innovative things. But, what I can say, it can—you got to run governments and you run governments in our country through revenues and, unfortunately, a lot of that comes through taxes

in some form one way or another. That's just the reality, but I think it's incumbent and I take the revenue neutral law is you can put a pause because you don't get a tax decrease, but you can put a pause and you can say, hey, we're asking our residents to tighten their belt because of the bad economy. Let's see what we can do and put a pressure point on that and maybe not give them a tax cut, but this year prevent a burdensome tax increase and see how we can streamline government. See what innovative ideas are out there like Senator Tyson talked about and see how we can apply that moving forward so maybe in years to come we don't have to have extreme property tax increases.

I can say for our town just based on my experience, and I mentioned it last night, year after year a property tax increase is not sustainable. You can look at the distress zip codes in our town, you can look at—you can go back historically and history is starting to repeat itself with individuals leaving our town. I went to Detroit year before last and I talked to their city leaders and talked to a lot of their community activists and they have not fully recovered from bankruptcy, but I can tell you what happened as a result. The employees suffered the most, employees and not just the current employees, but the retired employees as well. Their pensions were gutted. I've never seen anything like it. The state had to come in and do some really drastic things. I think what revenue neutral is saying, especially for our county, I see it as an opportunity for us to avoid falling over that cliff and we know we have those financial challenges and just trying to be a leaner government that provides the optimum level of services that we can.

I'm not saying that revenue neutral is a fix all, but what I can say when our residents say and demand this from us, this is just my opinion and my position and where I stand as an elected official, is we try and meet reasonable, and I like to say reasonable and responsible expectations, because we can't give our community everything just because they say they want it. We still have a government to run. We've got to look at the entirety of our community and we got to make sure that we're a community for the long game can be a community that people want to live, work, play and raise families. Sometimes everybody's not going to be happy with the decision this body makes, but I do believe and I appreciate the Senator and what she said, at least this year we're making hard decisions and it's showing our constituents that we did listen and I think that's all they want. They just want to know we tried and whatever this body does and other Commissions and Mayors doing think, that's really their purview, but I'm proud of the fact that our staff, our CFO, our Budget Director, and our Administrator under his leadership in a short period of time

protected our employees and really without a lot of input from us. I know we had little work groups and things like that, but not a deep dive and I know we're going to get to that because that was a request from Commissioner Bynum last night, really presented something to us that is going to sustain a certain level of essential services that's not going to diminish the quality of life of our residents. To me that's what's most important.

So, on the flip side, yeah, there are pros and cons to this, but I've said it, I don't believe revenue neutral, and the Senator said it, it is not something that is sustainable over time. I think what it allows is it gives local municipalities the option to maybe do revenue neutral, do not do revenue neutral, but what I can say and I said it last night, and I've heard Mayors my entire career here say it and we've really got to take this seriously, we've got to expand the tax base here in Wyandotte County/Kansas City, Kansas. We can't continue to give away the farm with incentives. We've got to have responsible incentives where these individuals that want to be good neighbors pay their fair share of taxes to broaden that tax base. That has to happen or we're going to keep having these problems and we've got to have a hook. I know Commissioner Lopez mentioned it and I propose to this body to think about it. If someone wants a huge—I don't care if we give somebody a 100% tax abatement, but guess what you're going to do, if you want 100% tax abatement, you got a guarantee based on your business in that proposal, we want you to stay five or 10 years, so our community can recoup something and that shows that you want to be a good neighbor and you're not going to be hopping around city to city looking for best corporate welfare deals and you're not committed to these communities at all. As soon as you get your deal and the sands runs through and the clock runs out, then you run into another city asking for the exact same thing. It hurts communities, it hurts our hardworking residents and I say we do a better job of not just holding those individuals that want to be here accountable, but these individuals that are delinquent on their taxes hold them accountable. We have a high tax delinquency rate. We need to go after these folks. They've got to pay their fair share especially those individuals that can pay it.

Those are just some of the ideas that I'm throwing out at you, but I think I'm here to work I've said it from day one, I'm a collaborator, I want to work, politics aside. I know we're elected officials, we're in politics, politics comes into play in this, but I think now especially where we're at today I challenge this Commission, throw the politics aside. Let's work together and get the job done for the people of Wyandotte County because that's what they want us to do. They're going

to appreciate the fact that we at least tried and I've seen that because there was a 9/0 vote, and nothing against you Mike, you probably would have voted too if you had been here that night and held the—at least heard those stories because they're heart-wrenching. It does make you feel bad because we're here because we care about people. We're not here to hurt people. We're here to improve people's lives and I know our employees, because I was one of them, are here because they care, they signed up to be public servants because they want to improve the quality of life because they have to live here too.

I say all that to mean that I think our residents know, like I said it last night, they know we can't solve all their problems, but they know that with this little change in direction or priorities that we can do better and that's all they want us to do.

Commissioner Burns said with that being said, can someone tell me in this budget process if it's a nine inning game, what inning are we in? It seems like we're running around in circles and talking the same thing to each other when we know exactly, everybody agrees with the problem. We need to get down to the nuts and bolts and give our staff and so they can pursue and get this thing done quicker and especially for the citizens. They deserve better too, so if someone can tell me about what inning we're in, let's start addressing the tough questions if that's what we need to do and let's get answers. If we need to vote on each individual thing, I think we can get it done a little bit quicker. So, if anybody can tell me what inning we're in, I would appreciate it.

Mr. Johnston said we're scheduled to have you vote on a budget next Thursday and that tells you what inning you're in driven by the calendar that revenue neutral gave us. So, times not a luxury, but if we're going to do other things, we've got to do it smarter and very, very, very focused. I commend the departments for the work that they did to get to me the information to craft a recommended budget for you that meets the rules of revenue neutral. I know that last night we heard a couple of departments. The Mayor read from the DA, the Sheriff voiced his frustration basically because most of his budget is variable costs, how can I predict. It depends on the customers, the amount of customers he has to deal with and things like that.

I am going to say here a budget is a policy guide that you pass. Yes, we treat it very strictly to meet certain statutory requirements, but every year we do budget amendments to deal with emergencies, things that come up that we never thought about when we crafted the budget the year before. So, understand that a budget, even though it's passed is more or less a fluid document.

Any formal changes still have to come here and the only thing that revenue neutral said is we can't get more property tax revenue. If we get more revenue during the year, it opens the door for other things for us to do if you see fit.

Also, as we commit to a budget guide, one thing that has been missing in my time here is regular financial reporting to you and Dr. Kneuvean is committed to get back to monthly variance reports to the ED&F Committee and quarterly reports at a commission meeting, so that's going to be starting very, very soon. We're done with this transfer from Cayenta to the new system. We're in the new system now and; therefore, we don't have an excuse, so we will be getting that out to you.

I also want to thank you for listening to our presentations because over the years since the recession back in late 2000s, we started a habit by balancing the budget by dipping into reserves every single year. We got those reserves because we weren't fully hired and; therefore, we continually balance the budget and when you dip into reserves and make it regular you enjoy that increased appetite to provide more services to the public or different higher quality services, whatever that extra money can provide to the community. As we've seen in both presentations, to remind us last night and tonight, we're looking at a 20-ish level at the city, 7 to 12% depending on what we're looking at, at the county level and the county level is abysmally low. And you need to get those reserves not just for a rainy day fund so we can deal with something that's unexpected, but it's also looked at from the bond market on how risky you are. The more risky you are, the more expensive it is to borrow money to provide public services or infrastructure that we would use those monies for.

It's good to continually have that discussion on the importance of reserves and we do have a lot more homework to do. That's one of the reasons why we appreciate your support of our effort to do priority based budgeting because some of the stuff that you heard the Senator say today, that revenue neutral does open the door to reinforce the need for governments to reexamine itself and what services are really important to the residents. When you look at prioritizing all the services that the departments provide and monetizing them, when you are looking it provides a better context when we are going to be discussing with you how do we reallocate resources without necessarily going back to the taxpayers. So, that's where priority based budgeting is going to kick in right after we get in more energetic approach after we finish this budget because that's the benefit that's going to have. It never goes away. We always have to do annual budgets, we have

to be the best public stewards possible which means we have to continually reexamine the priorities and funding levels and the investment asked from our public.

I know there's a lot of frustration that revenue neutral had foisted on us, rarely do I use that word in public, foist, it came out. It does provide us a benefit. I said last night a possible reset, relook at what's important of the services. It means we may have to take a different viewpoint on how we provide services, what services we actually do provide and at what level, but we didn't have these contexts before. We didn't have these deep discussions about reserves, the need for a debt management policy. This idea that refocusing on what revenue that we get from our public is, they're giving us that money to provide services for them. It's not us to do our work only. We need to keep that focus as the primary focus and they're asking what we hear from the private sector, what's the return on investment, what's the value I get for my tax dollar and that's what a budget does. This is what we're doing for you public, so it's a guide. There will be probably asks during the year about amendments, but it's about using revenue that's not from property taxes because we can't do that.

To Commissioner Burn's question, this is the question for him and his colleagues to talk about what do you need. The Mayor talked about last night doing a deeper dive. Can you do that in a week? I think you've got to think realistically on that. We'll do what we can for you to help craft a budget that you're comfortable with under revenue neutral, but we've got to get realistic about time. That's another part of Commissioner Burn's question, where are we in the game. We're toward the end and the 15th there's no extra innings after the 15th, so help us help you. What do you need from us, more than what you have before you in your binder.

Commissioner Hill said I'm kind of where Commissioner Burns is. You said what do we need. I have a couple of questions, so I'm just going to throw them out there and then if it's going to be scheduled another time, another day to answer it, that's fine. Here's the first one. We have some long-term interim positions and I'm just wondering when will those positions be solidified or when will that person be replaced with a permanent person or when will they become solidified in that position and will that include full benefits? That's one question.

Another question has to do—I talked to the Director of Public Works today on some of the roads here in Wyandotte County and he listed out there was a schedule on the website that kind of tells when and what roads would be redone. Then, another question I asked was what's the product

that we use for these roads. Is it cheaper, why does it—just why do the roads look and feel so bumpy. Why aren't they smooth. I didn't ask those specific questions, but he was nice enough and kind enough to kind of give me the wherewithal on that question. I'd like to know where that is in the budget and how do we handle that and then my third—I'm sure there's many, many more, but I saw where Willa Gill was going to get \$68K from the UG budget to relocate and so I would love to hear more about that whole discussion also.

Mr. Johnston said very quickly on the Willa Gill thing, we normally have provided Willa Gill an annual stipend to provide the services that they provide. What you see, the \$68K, that comes from the General Fund and what you see on there at \$68K is the \$68K remaining from the General Fund. It's not new, but we've realized that they are eligible to receive CDBG funding, so they'll get the same stipend, but from two different funds instead of one separate fund. It's not for the move. It just what we've given them every year.

Commissioner Hill said okay. The other two questions will be answered eventually. **Mr. Johnston** said you know those are in the—the quality of the asphalt and all, that's all part of the discussion that Public Works has with their staff and with their engineering consultants on what's best for the road, what category of the road, how much traffic does it have. It's all included in their decisions on what type of material that they use there, so that's incorporated in the cost on your CIP portion of the budget. **Commissioner Hill** said I saw that and I saw the street maintenance piece on there.

Mr. Johnston said and the first question was—**Commissioner Hill** said the long-term interim positions. **Mr. Johnston** said that's one of the things that we're having trouble with is filling positions. We've talked with this body before about some of the challenges that we've heard with applicants we'd love to hire. One is residency requirement, others that they're seeing is that we are a victim of the labor market and neighboring communities within the region are offering more salary than we are. So, they accept those positions instead of working for us, so that's one of the biggest challenges that we have in filling our vacancies, but we're still trying to recruit. Right now we do have a hiring freeze as we get an understanding of what comes out of this budget process and we can hopefully, strategically unfreeze those that we've frozen in the process. **Commissioner Hill** said the reason I asked about the interim positions is some of them are long-term folks who are working right now in those positions, so they already live here, you know, a lot of that is not the problem, so that's the reason I was just trying to get some clarity as

when will those positions be solidified. **Mr. Johnston** said we have a few that are actively in the recruiting mode and we'll see what those recruitments provide us. We hope that we do that. Interims are always invited to apply.

Commissioner Townsend said we've already made the decision to go revenue neutral. My overall thought is we've been presented a budget that takes into account the negative deficit we were, the structural imbalance, which is a great thing and we just need to go ahead I think and move forward with what's been presented with a couple of things I'd like clarity on though. Last night the Mayor made some suggestions with regard to possible dollars from other sources, correct me if I'm wrong Mayor. You talked about possibly a freeze of commissioners salaries and if you needed something, so count me in on that one for whatever that would make—benefit that would make.

I think I would like to see a ruling from Legal, there was another pot of money you suggested could be a possible contribution of dollars and I would like to have them—we consider a particular use of them maybe. Were you talking about the Casino Grant Fund? So, that started before I came. I know a lot of small 501(c)3s look forward to that. That is not supposed to be their only source of income, but can that legally be done, I don't know if it has to be used that way or it's totally up to us and what that means. **Angela Lawson, Interim Chief Legal Counsel**, said for the casino grants? **Commissioner Townsend** said right. **Ms. Lawson** said yes, those have to be used for—based on the agreement they have to be used for charitable organizations, not government. **Commissioner Townsend** said thank you for that clarity. So, good try, but now we know that's not doable.

The other thing I would just ask for more information on, doesn't have to be given tonight. I'll follow up with an email is about the difference in bus schedules that will impact that was proposed, so I want to be able to talk to constituents who have questions on a very personal level, what does that mean to me if I rely on that bus schedule. What options are we talking about, so in our more high level discussion, you know, I heard that, but I just need to get more information on that to be prepared.

The other thing that will have a big impact on District One would be the frequency of mowing vacant lots. We were talking about going to maybe a month I think with that, but there was some discussion about revamping the contracts maybe three, so just where we are on that. I

realize that's just part of the pain and we need to give, in my opinion, this budget a chance to work for revenue neutral, a concept to work. We may not like it, looking at red next year, may not go that way, you know, next year, but I think we need to go ahead and commit with clarity.

I trust our staff has looked at a lot of things that they had to give up we're not liking, but this is what it is.

Mayor Garner said I can say one thing just real quick just to add to what Commissioner Townsend said, just something for staff to think about and our Administrator. I brought this up a while ago, probably a couple years ago, looking at our contracts. I know that Commissioner Townsend talked about mowing and that's just one example. I don't know if our department heads have talked about renegotiating contracts and then looking at how much we're spending on outsourcing and contractual agreements that we may have. I know that there's certain departments that—I know for a fact that there's certain vendors that we consistently outsource to and they're like forever. I mean I can name a handful that's been on the Police Department that have had contracts with this government since I've been here and I don't know why that is, but just making sure we look at our RFP process to make sure that we open that up and not just to big businesses. I think there's something lacking here at the Unified Government. You talk about MWBE contracts and the teeth in that and making sure that our women and our minority contractors, entrepreneurs and stakeholders have an opportunity to adequately do business and that's enforced, valued, cultivated, appreciated and encouraged. That has been lacking at least for as long as I've been Mayor and just something we could look into that as well.

Just really looking at also—I don't want to get into the particulars, but I mentioned this I believe to our last Interim County Administrator, our lawsuits. How much are we spending, how much are we setting aside for that and looking at just little things like that. Maybe some of this stuff is processes to cut down on things that get us caught up in litigation and having a deep dive into our systems, our management practices, things of that nature. There were some suggestions from the Auditor that came in in 2022 that were on the book. I'm not saying all of them should be embraced, but I think they should be looked at and considered as well. I don't know if our CFO or our Budget Director has looked at some of those opportunities from recommendations from that audit that was done from that outside organization. Those are just some of things that caught my mind and I didn't want to forget it when I heard Commissioner Townsend talking about mowing

because I do know that we might be able to get a reduced cost on some of these services just by going out renegotiating contracts.

Commissioner Bynum said just a couple of cleanup items for me. When Senator Tyson was here and I used Amazon as an example, for example, we do have one Amazon—we have two located here. One of which is on an abatement and the other one is not, so we actually do have an Amazon if we're going to pick on Amazon, that's here fully on the tax rolls with no incentives, just for the record.

The second item is that as she and I were kind of talking back and forth about other sources of revenue, one of our line items on the document tonight is the Other Taxes for the '25 projections of \$21M. Can you just remind us—so it's above the Licenses, Permits, Charges, Fines, Forfeitures, etc. and it's below the property tax and the sales tax and the PILOT, so can you just remind us what's in that \$21M and if it includes motor vehicle taxes, which it might. Those apparently do not fall under the revenue neutral rule and I would like clarification. So, motor vehicle taxes are completely separate from property taxes. Okay. Are there other taxes, other than motor vehicle taxes, in the Other Taxes line of \$21M?

Michael Peterson, Assistant Budget Manager, said yes. The largest item in Other Taxes of that \$20M is a \$10M annual appropriation that's done for the STAR Bonds and so half of it is an annual appropriation that's budgeted on both the expense and the revenue side in the City General Fund. So, that's about \$10M that's not revenue that we receive and it's also not expense that we pay out. I know Debbie might be more familiar about that than me. Motor Vehicle is a big one. Occupation Business Tax is one of the Other Taxes. Another few big ones is the Casino Tax, so that's the 3% gaming revenue that we were talking about the other day—last night and then any delinquent taxes that are collected and a Liquor Alcohol Tax would be several other big ones. **Commissioner Bynum** said thank you. I really appreciate it because it's just one of those items that I need to be reminded of fairly regularly.

I'm trying to read the room with my fellow commissioners and I have a little bit of a sense that we sort of feel like we've done everything we can do, sort of, and let's just get to it. The reason why I was kind of asking last night for the walk through was because Tuesday is a public hearing when the public will come and talk to us about what they want. I don't know, maybe they will come say you've done everything you can do, we're not asking for anything, I don't know.

Reality might be that is what they will come and say, we understand, it's difficult, we're not asking for anything, but I'd like to be a little bit more prepared than I am right now for the public hearing portion of this budget process. So, that's part of why I was making that comment yesterday and I'm really willing to go either way. I really am. If we've done—because you've done the work, if we've done all we can do and we're not really interested in looking at can we move this here, which is all we would be able to do, then I'm good with that too.

Mayor, I'm just trying to read the room, if you will, with the commissioners, but also at the same time have a better feel for myself. Like to Commissioner Townsend's point, when one of the details of this budget is how frequently we would mow either the right-of-way or a Land Bank property and what the public might come and ask us for, so that's part of why I was looking for just a little bit more detail.

I know we have other issues in this big budget that we all know we're going to have to grapple with and I know down the road we'll have to grapple with those, some of which we may not even know what they are just yet. But, anyway, that's all I'm saying.

Mayor Garner said I'll follow up real quick. I guess my question along the lines of Commissioner Bynum's insight was, are we at a balanced budget what you all have now because I really wasn't clear last night if we were, but I mean between the county and the city are the proposals you have given us or the Administrator has given us, that's it's, is that reflective of a balanced budget for revenue neutral for 2025? **Ms. Kneuvean** said it is. It's a balanced budget for all funds.

Mayor Garner said here's my other question. Commissioner Bynum yesterday asked for a deeper dive and I know we're just shuffling things around to maybe okay we like this, we don't like that, okay maybe we don't cut this or oh, we forgot about this. Talking to the Administrator because of the condensed timeline, he said it, he said he's going to do what he can, but he cannot get you that deep dive, line by line, down to the penny that I'm sure we all want to see for every department, there's not enough time to get that done. That would be asking too much of our staff. I mean they've worked hard beyond probably what they expected they would be working this year as it is, so that's a question, but I say that to say that maybe, and just maybe, the budget is 467 right, it's the same budget from last year, about \$467M. **Mr. Lindsey** said it's a \$473M budget and it grew like 1.5% which is the lowest that we've ever had that it has grown. **Mayor Garner** said yes, but I say that to say out of a budget that large, I know RDA was wanting a couple hundred

thousand and also our Sheriff—also, he called me this morning basically saying, Mayor, I’m telling you now I’m going to come back to this body. He said I’ve crunched. There is nothing, I can’t operate statutorily my jail with this deficit. He said there’s no way. He said bills are not going to get paid basically and he called me just really imploring me to have this body at least take note of that because it’s not just the safety of his officers, but it’s also the safety of the inmates and then it’s also the statutory services that he’s supposed to provide. And our District Attorney as well and I mentioned that and I came up with some ideas, so I don’t know if you all can find \$1.2M somewhere out of a \$470M budget somehow, someway, I don’t know.

I’m kind of following Commissioner Bynum’s saying that she’s good at where we’re at. Commissioner Townsend saying she is good where we’re at. We may not need to come back to the table to have a brief deep dive on what we can shuffle around. I guess the ask is that maybe you all take a harder look and see if you can squeeze any more juice out of that turnip that maybe meet, or at least come halfway, to try to meet the needs of our Public Safety officials because—I’m not saying that just because I came from Public Safety, but those are huge concerns when you talk about lives and safety situations.

Administrator Johnston said I think that’s a fair thing. We’ll take a hard look tomorrow in our budgets that we’ve presented and see if there may be other offerings that operationally we feel that we can make with some tradeoffs and things like that to give you options to choose from. I appreciate, Mayor, you backing off on the line item approach, but I think we’ll take a hard look to meet you and your fellow commissioners request for some options to consider. Again, I just do have to remind you we’re constrained just like you are. There will not be more property tax revenue available and I think we all know that particularly reinforced with our state—with the State Senator’s presentation today.

As I said when we started this a month ago, we’re going to make this work one way or the other and you have to pass a budget that you’re comfortable with as our policy guide, so we’ll get a policy guide before you with options and so if you want, we’ll see what we come up with tomorrow. Can we reserve a Monday meeting if we need it? **Mayor Garner** said yes. **Mr. Johnston** said if we need it. If we can do it via email, we’ll do it via email, but we have some work to do tomorrow.

Commissioner Townsend said just a couple of other things we talked about—that were talked about yesterday and again tonight and I appreciate Commissioner Bynum reading the room and I think what we’re looking for—she was and I mentioned more clarity on specific things, but I don’t know we need to do the line by line thing because it is quite significant that we have a balanced budget right now. If there’s more money to be found, going to squeeze that lemon again, I don’t know, but that would be the main thing to keep in mind.

The other thing that our Administrator said tonight we have to take action by Thursday, but this will be a living document. So, as you mentioned, about the concerns for the Sheriff’s Department, I see a little bit of a difference between what those needs might be. The required versus the DA and the DA knows my name for him is Rumpelstiltskin because I tell him we can’t spin straw into gold and I appreciate what his need is for more people. But something you said last night, Mayor, about how do we end up in the same situation and part of that is we get to meetings like this and we’re shown what we need to do, but we want to push it still. So, sometimes we just need to say we have been brought a balanced budget, let’s go with that. This is a living document.

We probably will have to make some amendments, but we’re going to know more about this four months from now, six months from now, than we know right now. To do that we will have to make arrangements and accommodations for those people in our custody already compared to say what the DA’s request is. I would like to see that, but I was encouraged last night by Chief Oakman’s willingness to work with the DA to see what could be done that does not add another dollar, but adds service, so if that can be done. Those were just some of things I wanted to comment on again.

Commissioner Lopez said August 14th we have a tax sale coming up. We got all these Land Bank items, Land Bank issues, put those on the tax sale, sell them. We make our money. We’re going to make our property tax money. We’re not jacking around with all this low income whatever, whatever that’s owned by a bunch of hedge funds and we’re losing out. We’re getting ran over left and right. Just sell them. That solves the whole mowing issue, make the new property owners liable to mow them and just be done. We’ll save a ton of money that way already.

Then, the Casino Charitable revenue, when we just transfer it all over to Parks, the Parks Foundation, these nonprofits they have their—they go get their own money. They have their own

charity auctions. They raise their money. What's wrong with that. Why don't we just do that, but the Land Bank properties, put them on the tax sale, get rid of them, just get rid of them and now we don't have to mow them. The new land owners, I don't care if they build anything or not, who cares, just get rid of them, it's costing us more money. This is just asinine.

Commissioner Burroughs said in listening to the charge that all of us at the table here are being dealt, I'm pleased to hear that there's a commitment to continue to do the deep dive. I thought maybe this might just end it, but there seems to be a commitment to continue to dig deeper and I think that's where we will really find the efficiencies and the savings.

Mayor, I want to go back to your comment that when you were an employee here you had a layoff to help balance the budget that the Unified Government had and they still raised taxes. We're not raising taxes and we're not impacting employees. That's the difference today than what it was in your particular situation, so I hope the employees do respect and understand that we have worked hard along with staff to ensure that we didn't impact an employee that was going to be laid off.

Moving forward, new monies, I don't disagree with what was stated by my colleague Commissioner Lopez in reference to getting rid of excess property or vacated property that we have. We can get rid of it. That's new money for us and those address some of the concerns that we have in reference to the DA and the Sheriff and other things that come up. What we have done with this, is we haven't talked about the efficiencies that this may very well lead to. We have a new IT system that is up and running now is my understanding and we haven't identified the efficiencies yet, so I'm hoping to see some efficiencies come forward and let's hope that—in the first place those efficiencies come in is the Motor Vehicle Department in our Treasury so that we don't continue to be so frustrating to our citizens.

The restructure of departments in reference to some of the services, the restructure and reorganization. I know the Administrator talked about doing that when he came in. He was going to take a high level look and possibly restructure. I'm looking forward to that restructure within the Economic Development Committee and the Economic Development Office because now we actually have an Economic Development person so, hopefully, we'll be able to address some of the financial issues as we provide ourselves new avenues in which to negotiate economic

development incentives. I think putting those back on the table can send a strong message in future development.

One of the suggestions that I proposed to Reggie and staff was an amnesty program for fees and fines to help us this year while we're in a tight budget process in the revenue neutral that we go after fees and fines and if there's interest associated to it anything less than a year, that interest is forgiven if they pay the base fine within a certain timeframe and get it off the books. It cleans up the books, it helps us get additional revenue and gives everybody a clean start and a clean slate. The only thing about an amnesty program is they shouldn't come around very often, so we should be time specific and adamant about making those funds come back to us in an expedient manner so that we can clean up the books and that helps with efficiency. I think that's a great way to get additional dollars in a manner that allows us to address some of the concerns that have been here.

I do like the aspect of the quarterly report to kind of keep us on track as to where we are and I'm sure there's a lot of wise people around this table and I'm sure that they will have questions and opportunities to have more input into this process. I don't want to just lay it all on the Administrators and staff shoulders. We are an elected body, we have some responsibilities too and even though we may not agree with some of the comments each other's make, but it's very important that we continue to have that dialogue because nobody has all the answers, but collectively we're smarter as a bunch and I respect and appreciate that. I think the public will appreciate that also.

The balancing of budget, not all funds are going to be impacted by revenue neutral and I think that's some of the confusion and I'm really pleased that Senator Tyson brought that up. There are additional funds and fees that we can bring in that aren't tied to property tax. Revenue neutral will allow us to bring in more revenue if we go out and seek it in ways to find the additional new revenue. I'm not saying raising fees, I'm not saying raise additional costs for certain things, but it does help us go back and look at are we getting—are we properly pricing our products and services to the public. If we're not, we may want to sit down and recalibrate those.

One thing I really liked about the budget, as I stated last evening, Administrator and staff, I'm really pleased on the county side the additional funds that had excess savings accounts in them, I call them reserves, the excess reserves were brought more into uniform in with policy. As Chair of the Audit Committee, it concerns me greatly when I see it's not following policy and when I

bring it up it sounds like I'm picking on somebody, but our Auditors point that out to us and that is one way that we can go back and be more efficient and deal with some of things we're dealing with. These audits are conducted, we ought to follow the recommendations of our audits. Audits are given, we review them, then they're shelved and forgot about. We should take action on these audits because they are mandated or requested by us to be done and not to take those recommendations is not only a disservice to the Auditors that spend the time, but the time that's given by staff to answer the questions in those audits. I think we should review some of our audits as to how we can be more competitive and be more responsive to the recommendations that come out of our own audits.

Mayor, that's just some. I know one of the discussions today and the public forum I was at I think the public needs clarification on the BPU PILOT and the fact that it's not going to be on the bill, so I would hope as we move forward that we can have some distinct clarity as to how that is going to not only affect the public, but possibly have it overshadow in our budget. So, I do hope collectively we are able to put together a community messaging process that educates our public so that we don't create another fervor by not having clear communication. I thought that came out quite considerably today from the forum that we were at.

The competitive bid process, I like a competitive bid. I don't like to take the lowest bid. I think the lowest qualified bid is what a lot of people operate on, but a competitive bidding process. There is many more that I'm willing to discuss, but this is a start. It's not everything we need. I think this allows us to at least start the process and I do sincerely respect and appreciate the commitment that staff has made and I think through all of this communication some education has occurred that it's not as onerous to do what we are doing. It is more the fiscally responsible thing to do as a governing body and, Administrator, you were brought onboard to do just this and if we helped you in accomplishing that, I'll be more than happy to accept that as part of the revenue neutral vote, but it's long been needed. I'm not pointing the fingers at anybody. I'm just stating that we are an elected body. The comment was made about kicking the can down the road. I'm not willing to kick the can down the road, I'm willing to go to work and try to find a remedy here and I believe my colleagues are doing the same, so thank you Mayor. Thank you body, I appreciate it and that's all I have for tonight.

Commissioner Townsend said that's why there's more than one of us here to have a lot of ideas exchanged; however, I have to respond to the question about who cares about the Land Bank lots because a lot of them are in my district and other districts and so people do care. I care. My constituents care and to have just a wholesale fire sale of property would not be something that I would ever support or I would think that my constituents support. I would much rather deal with lawns to be mowed because what we're talking about is giving away opportunity for growth and development and I'm encouraged that now we have an economic development individual to fill that role. I'm encouraged that we can continue to plan. That's what we do in the economic development meetings. You know we hear plans for development, so this is not land just to be thrown away, given away. I give you kudos for trying to come up with a workable plan but I don't see that as workable. People do care, I care, my constituents care and as we talk about revitalizing the northeast area, having land, a commodity that there would be no more of is very important.

Mayor Garner said for the record I guess—thank you Commissioner Townsend for the call to action. Our HR Director and her Assistant there, now that I have someone to join me, just for the record, please make it a note to freeze my pay increase for next year as well as Commissioner Townsend, as well as Commissioner Burroughs, I got another one, oh wow, okay. I have a fifth. **Commissioner Lopez** said you can freeze mine too. **Mayor Garner** said how many is that. Raise your hand. Okay, we've got—I didn't see Commissioner Davis hand up there, but I don't want to leave that opportunity out for him, oh, his hand went up. All right, I'm sure the commissioners that aren't here tonight will think about it, so you've got, I believe, seven commissioners and the Mayor that have chosen to take the lead and freeze our salaries. That's money—I'd like for you to let us know how much money that would be and then this body can talk about maybe we—I believe Commissioner Lopez gave a great idea. Maybe we donate to the parks or something that can be reinvested in and something that could be valued for our community, so I'd like to know what that figure would be and that's a commitment for me to this community that none of us will take a pay increase.

Commissioner Burroughs said, Mayor if I may, excuse me for interrupting, I would also be willing to give up my portion of the constituents fund money that each commissioner was given. I would be more than happy to surrender that. I haven't spent a dime yet. It's not my intent. I

feel as an elected official I will be there, but I would be more than happy to submit that. I know it's not a large amount of money, but it may help a person in a program or something like that, so I'm willing to give the full amount back to the budget. **Mayor Garnder** said I sound like an Auctioneer, I've got 5,000, do I have 10. **Commissioner Lopez** said how about you give me 100, 100 and a half. **Mayor Garner** said Commissioner Davis, he's agreed to donate his as well, so we've got—**Commissioner Davis** said I've got a question, sorry. **Mayor Garner** said oh, a question, go ahead. I'm sorry.

Commissioner Davis said I was just trying to get a word in Mayor. I'm for having the discussion about both. I think it just depends on what is the intent. I've used my district—which I know that District funding is going to be cut and will be cut and I agree with that to pour back into my district and so if we're just going to take the money and put it towards another nonprofit, I would rather just be more strategic and make sure that it goes in my district. Same with the pay freeze, so I'm open to that conversation, but I would love for us to have more conversation on what are we going to do because it is not it is not going to be—it's not going to solve the millions of dollars that's needed across the board to meet the needs. So, I'm for the conversation, but I just want to make sure I'm not being abundant.

Mayor Garner said to the commissioner's concern, those of us that did step up and say that those monies could be frozen for us and be allocated to something else, Administrator, just make sure we get a total amount and which commissioners and you already got my commitment and then we'd have another conversation at a future date. Then this Commission can decide where to allocate those funds. **Mr. Johnston** said will do.

Commissioner Bynum said I just wanted to make two clarifications. First of all, thank you to the person who sent me the link to the story about the city of Chanute eliminating their city mill levy. It equals \$2M and the alternative that they adopted since they also own their municipal utility is that they did just slightly under 16% increase, so they had to go look for that revenue elsewhere and they did through raising their utility rates. I'm just sharing that with you since that was brought to us earlier as a story of being creative.

Secondarily Mayor, just for clarity, to circle back to the Sheriff and we know that he's going to have bills due and payable and we think we might be looking for \$1.2M-ish, I just need, Reggie, the county information from yesterday, you tell me if I'm reading it right. It's a budget of about \$84.9M. Personnel is about 57 point—so because we can only find that money on the county side is my point. **Mr. Lindsey** said that is correct. **Commissioner Bynum** said so 84M, 57M of which is people and we've held them harmless, so now the pool of money we've got left to find—the money for the Sheriff is now \$27.6M. Is that your—yes ma'am, please. **Ms. Kneuvean** said included in the total number is the 1.75M that's transferring fund balances because you have to put it in and then you offset it with an equal expense basically so it goes into the fund balance. You would really reduce that by that 1.7 or so million. At least in the proposed budget it's designated for fund balance. **Commissioner Bynum** said I just wanted to bring clarity to the dollar amount that we were starting with from which we can find possibly 1.2M. It isn't hundreds of millions of dollars, it's tens of millions of dollars. I'm open to continuing to look for that maybe even after we have to pass the budget.

I have one more request for Legal. When the Mayor of Edwardsville was talking to us during the budget process, she indicated we took one vote and passed both the city and the county budgets. My question is, can we separate them and do two separate votes when we adopt? I would like to know and if you don't know right now, that's fine, but I'd like to know and my preference would be adopt a county budget with a vote and then adopt a city budget with a vote. **Ms. Lawson** said we will check.

Mayor Garner said I just want to let our staff and public that may be watching know that the vast majority of our commissioners agreed to go revenue neutral on our salaries as well as some of our other funding streams. So, I just ask that our employees who we do value and going to be taken care of, I encourage you to continue to innovate once this budget is passed because the budget will be passed, continue to help this government find ways to streamline operations and operate a little more efficiently. Continue to, especially department heads, to hold staff accountable to providing the best level of customer service that I know we all expect folks to provide and to continue to do those things. Not just this year because of revenue neutral, but every year because it does make a difference.

I can say as the Mayor, part of my job is to sell our community, to promote it in a positive light, to try to attract business and jobs and all those great things and let folks know this is a great place to live, work and raise a family and not just those folks, but also to make sure that we keep folks here. One thing that I've learned is that through this process is that going revenue neutral every year is not sustainable so that is in line with Commissioner Burroughs that continuing of innovating, streamlining, finding best practices across the country, to at least mitigate any tax increases or burdens to our residents is key. We also have to know, and I've said this, in me being supportive of our residents and being community-driven, we can't keep doing the same things and expect a different result. We can't keep taxing, spending, borrowing and depleting our reserve funds and giving away the farm to our corporate welfare to folks and think that the dynamic here is going to change.

I'll be bringing forth, with our Administrator, hopefully some other options that could be of value for you all to consider. I just ask that you please just work with me and keep an open mind to that. I always respect the vote of this Commission. I may not agree with it all the time, but I do respect it, but I think there are some huge opportunities for us to expand economic development and do so in a way that's responsible that'll provide the good services and resources that I just talked about that can attract those individuals that want to stay anchored in Wyandotte County. And not just in a certain pocket of this community because what hurts me is when I look at Commissioner Townsend and Commissioner Hill's districts and Commissioner Burns' district, these areas east of 635, a lot of those folks are suffering and they're without basic necessities and goods and services and resources that they deserve. It doesn't matter that they're at the lower socioeconomic ladder, we still have an obligation to these people because they live here too. They have families and they love this place.

As a Unified Government I am encouraged to see, and I hold a lot back to Commissioner Stites of really fighting hard for Bonner and Edwardsville as well as Commissioner Burroughs, that we do have two cities or actually three when you talk about Lake Quivira and they are part of our county and I want—that's the whole Dotte proud thing that we brought forward is I want us to get to a point to where we feel good about ourselves, where we live in our community and not let outside forces change our perception of who we are. We are Dotte proud. We're going to get through this. We've got through it before. I've lived through it like I was laid off, came back, almost got laid off again. I've seen several downturns throughout the career as my employee here

and we got through it. This is a resilient community of Dottes and this is a government of great people that don't have to work here. We work here not because we need to or have to, but because we want to be good public servants and we care about folks too and let's just remember that and let's just share that message into our constituents that, yes, there is going to be shared sacrifices. Everything that you've come to expect you may not get in this coming year, but police cars are still going to run, ambulances are still going to be there, things are still going to be cut, maybe not as often, trash is still going to get picked up, someone is still going to pick up the phone here, that young man or woman is still going to be at that window to answer any questions that you may have. This government is going to continue to run and the good people that I know work here and this governing body is going to continue to do everything we can to make sure that this is a great and safe place to live, work and raise a family.

I just want to end with that and say thank you. I do believe that the Administrator is going to try and squeeze some more juice out of the turnip for our Sheriff and our DA. I don't believe, Commission, that we would need to have another meeting. Administrator, I don't know your thoughts. You would share that information with us. I believe what you're going to get on the 15th will be a balanced budget with the best possible financials that our staff could find to make sure that our staff's protected, essential services are still being done and that the request of our residents have been met. They were simple, put a pressure point on BPU with the PILOT. The PILOT's coming off. Number two, do something about property taxes. Revenue neutral is here, so I think we've met and exceeded the expectations of our residents within an already challenged budget and I applaud our staff and I applaud this Commission for having the courage to do that. Not for me, not for any proponents, like Commissioner Kane said, revenue neutral, but for the people that have said year after year said, hey, just give it a try and put a pressure point on things, tighten your belt a little bit and I think we'll all share in the success of this. Thank you.

I'll now take a motion for an Executive Session.

Ms. Lawson said if I may, to answer the question from earlier, yes, it can be done in two votes. **Commissioner Bynum** said thank you.

Action: **Commissioner Bynum made a motion, seconded by Commissioner Burroughs, to go into Executive Session until 7:50 p.m. in the 5th floor conference room to**

consult with our attorneys and to discuss confidential matters related to potential claims and litigation, as permitted under the Kansas Open Meetings Act; and that David Johnston, County Administrator; Angela Lawson, Acting Chief Counsel; Wendy Green, Deputy Chief Counsel; be present to participate in the discussion and that we reconvene in open session at 7:50 p.m. here in the 5th floor conference room.

Mayor Garner said that will in effect take us out of our Special Session and a motion has been made to go into Executive Session. There's a motion and second. Clerk, roll call. Roll call was taken and there were nine "Ayes," Davis, Bynum, Burroughs, Townsend, Burns, Hill, Kane, Lopez, Stites.

Present for the Executive Session: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Townsend, Commissioner First District; Burns, Commissioner Second District; Hill, Commissioner Fourth District; Kane, Commissioner Fifth District; Lopez, Commissioner Sixth District; Stites, Commissioner Seventh District; Davis, Commissioner Eighth District; and Garner, Mayor/CEO, presiding. **Staff present:** David Johnston, County Administrator; Angela Lawson, Interim Chief Counsel; and Wendy Green, Deputy Chief Counsel.

Mayor Garner reconvened into Special Session at 7:50 p.m.

Action: **Commissioner Bynum made a motion, seconded by Commissioner Burroughs, to extend the Executive Session until 8:00 p.m.** Roll call was taken and there were nine "Ayes," Davis, Bynum, Burroughs, Townsend, Burns, Hill, Kane, Lopez, Stites.

Mayor Garner reconvened into Special Session at 8:00 p.m.

Action: Commissioner Bynum made a motion, seconded by Commissioner Stites, to adjourn. Roll call was taken and there were nine “Ayes,” Davis, Bynum, Burroughs, Townsend, Burns, Hill, Kane, Lopez, Stites.

**MAYOR GARNER AJOURNED
THE MEETING AT 8:01 p.m.**

Monica L. Sparks
Interim Unified Government Clerk

dt

August 8, 2024

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

SPECIAL MEETING, THURSDAY, AUGUST 13, 2024

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Meeting, Tuesday, August 13, 2024, with ten members present: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Townsend, Commissioner First District; Burns, Commissioner Second District; Hill, Commissioner Fourth District; Kane, Commissioner Fifth District; Lopez, Commissioner Sixth District; Stites, Commissioner Seventh District; Davis, Commissioner Eighth District; and Garner, Mayor/CEO; presiding. Ramirez, Commissioner Third District; was absent. The following officials were also in attendance: David Johnston, County Administrator; Angela Lawson, Interim Chief Counsel; Shelley Kneuvean, Chief Financial Officer; Reginald Lindsey, Budget Director; and Monica L. Sparks, Interim Unified Government Clerk.

Mayor Garner said before I call the meeting to order I want to announce that some commissioners, staff, and the public are attending remotely via Zoom, by phone, or on-site. All participants joining by phone, please mute their phones at this time when not speaking to avoid background noise. During the meeting, please make sure you announce yourself by name and title every time you speak so the public that is observing knows exactly who is speaking and please be sure to speak directly into the microphone so the public can hear your comments and an accurate record can be made of this meeting. This is critical given the number of remote participants and is also current guidance from the Kansas Attorney General's Office. Public comments will be allowed this evening and that's the basis of tonight's meeting. We want to hear from you; however, comments should be limited to the topic of that item, which is our budget for the 2025 year. Per Commission rules, make sure that you do not do anything that would be considered disorderly or violates the integrity of decorum for this Unified Government's commission meeting.

Mayor Garner called the meeting to order.

NOTICE OF SPECIAL MEETING of the Unified Government of Wyandotte County/Kansas City, Kansas, to be conducted in a hybrid format on Tuesday, August 13, 2024, at 6:00 p.m. to

receive public comment regarding the Amended 2024 and Proposed 2025 Unified Government Budget in the Commission Chambers of the Municipal Office Building. Roll call was taken and there were ten “Ayes,” Davis, Bynum, Burroughs, Townsend, Burns, Hill, Kane, Lopez, Stites, Garner.

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

Mayor Garner said, Clerk, were there any revisions to tonight’s agenda. **Monica L. Sparks, Interim Unified Government Clerk**, said there are no revisions.

Mayor Garner said we have one item and one item alone on tonight’s meeting and it is the 2024 Amended and Proposed 2025 Unified Government Budget. We’re here to receive your comments. We want to hear from you, like I’ve already mentioned, regarding the 2025 Proposed Budget that will be voted on by this Commission this coming Thursday, August 15th, at 5:00 p.m. for clarity and it’ll be on the fifth floor of this building. I’m sorry, the Clerk corrected me, we will be in the Chambers here at 5:00 p.m. this Thursday for a final review, debate and vote by this Unified Government Board of Commissioners on the 2025 Budget.

The County Administrator presented his proposed budget on August 1, 2024 and that was following a 9 to 0 vote by this Commission on June 27, 2024 to go revenue neutral. There’s been several workshops in between and I know that a lot of the public have emailed or talked to myself or the commissioners out in the community or emailed us or called us as we’ve gone through this process. Our staff has worked hard to get us to where we’re at today to get us a budget that, hopefully, will balance essential services, not being degraded with bringing about the desire of so many of our residents for some type of property tax relief.

I would like to start off by just applauding—I know I share that with this Commission and a lot of our staff and our Administrator, our Budget Director, and our CFO in a short period of time getting us a proposed budget for 2025 that may not be great for everybody, but it’s good

enough to get us to where we need to be at moving forward. With that being said, Clerk, I'll turn it over to you to start the public comment portion of this meeting.

Ms. Sparks said we have received written comments which I will read first. The first one we have is Commissioners, Mayor, Administrator and County Clerk; 2025 will mark the 30th anniversary of Livable Neighborhoods. Thirty years ago, residents of WYCO rolled up their sleeves and committed to volunteering their personal time, money, blood and sweat when our community was struggling. In return the UG made a commitment by providing an office, staffing and neighborhood grants to help with those efforts. Over the last 30 years Livable Neighborhoods has been a leader in the region for neighborhood organizing and government partnership. They have organized neighborhoods, marched against drug houses, made improvements to city services, planned community events, and provided support to organized neighborhood groups.

Over these last 30 years organized neighborhood groups have logged tens of thousands of volunteer hours doing clean-ups, providing school supplies to students, lighting alleyways, checking in on neighbors, planning community events, attending city meetings, sharing resources to neighborhood members, advocating for their neighborhoods and being stewards of this community. Livable Neighborhoods has spent years building trust with neighborhood leaders and working to make sure they have the tools they need to make their neighborhoods better. With this new round of Unified Government budget cuts, Livable Neighborhoods will lose a staff position, home repair funds and neighborhood grants. These cuts will eliminate the support for organized neighborhood groups and in return will be the end of Livable Neighborhoods. I am asking all of you to please save this valuable community resource and don't cut the funding to Livable Neighborhoods. Thank you, Andrea Generaux, KCK resident and former Director of Livable Neighborhoods.

Comments from Karen Schibi: Mayor, Commissioners and County Administrator; firstly I tried to include our County Administrator's Office on this email but could not find one. Today, on Monday, I tried to call his office to get an email address and was told the office is closed even though the phone number is 573-5030 was answered and the recording said the hours are Monday-Friday, 8-5, but closed on holidays, but to my knowledge this is not a holiday. Therefore, since I cannot email him, I ask this letter be read.

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When I looked at the budget, I was amazed at how low Livable Neighborhoods budget is. This was one of the biggest bangs for the buck in my opinion. As a resident who has taken almost two years to learn how the government works and different department processes, Livable Neighborhoods meeting have helped through Civic Connect classes, their monthly meetings where department give updates, and then all the neighborhood groups sharing events and information to know about upcoming government townhalls.

Also, I've hosted two neighborhood parties in the last year with attendance of 50+ with the help of four other households in our 81 home area in south Turner. Livable Neighborhoods meetings have been helpful in connections to Police, Fire Department attendance, and the community information I've handed out from different departments to our neighborhood as resources for them came from these meetings.

I also was able to help a neighbor who has an illness with a grant, the PILOT, and BPU Relief so he can have his yard mowed helping him to keep pride in his home and stay in his home all of which came from information at the meetings. He graduated and wanted to stay in Turner. Thank you for hearing my comments. I am a fourth generation Dotte and have just arrived at a point after full time, raising my kids, caring for my parents until their passing, and now want to help my community. I hope you do not cut the funding for this department in any way. Kind regards, Karen Schibi.

Ms. Sparks read, good evening Commissioner Davis. I hope all is going well for you. I am sending this email to share concerns with a couple of the proposed cuts due to the 2025 Budget. I will be attending the monthly Leavenworth Road Association meeting this evening and will be unable to appear at the 2025 Budget public hearing this evening.

It is my understanding that the Yard Waste/Recycling Center is being considered. The availability to be able to take yard waste/recycling to the center has played a big part in my neighborhood. We have a neighborhood that is full of older Oak trees. Leaves during the fall and broken limbs year around are a continuous issue. Being able to collect the debris from the yards of our elderly community members and take them to the center is essential in keeping the neighborhood clean and safe.

I also understand that that cuts to services provided by Livable Neighborhoods are being considered. Livable Neighborhoods has been an asset to many neighborhoods throughout our

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community and must be protected. If anything, more funding should be allocated for the department to expand services to neighborhoods.

During discussions with community members a suggestion for cuts has come up repeatedly for Community Police Unit. During the past several years officers assigned within the Community Police Unit have become less and less engaged with the neighborhoods they are assigned to. Some of the concerns I have heard include officers not showing up for neighborhood meetings, officers having little to no input to report during meetings, officers unaware of events that occurred in the neighborhoods and more. The Police Department should strongly consider shutting down that unit and use the officers to fill vacant district patrol positions. Thank you for your time and attention to the aforementioned concerns. Presidential Highfields Homeowners Association, Jeff Brownlee, President/Treasurer.

Ms. Sparks said final comment received from Lori Peaches. Good evening commissioners. My name is Lori Peaches and as a resident and employee of Wyandotte County, I would like to express my concerns regarding the proposed trash service fee increase for 2025. As an employee of Wyandotte County I have been assured that there will be no layoffs or furloughs. I am concerned about how this can happen if my department will be operating with a deficit. The sustainability of my positions requires adequate funding. Without the fee increase, my position could be at risk. If the fee increase is not passed, the Solid Waste Department will have to absorb that cost, which could severely impact the availability of essential services and positions. Without the necessary funding, we may see the closure of the Recycling/Yard Waste Center, a reduction in Household Hazardous Waste events to only two per year, and the elimination of Dumpster Days. This would not only diminish the services we rely on, but also leave the Solid Waste Department operating at a deficit.

Additionally, I understand there have been discussions about possibly collecting 50 to 75 cents of the fee and charging a nominal fee for our services. However, many residents, including myself, would prefer to pay the additional \$1.07 per month to maintain full access to these important services rather than face potentially high charges of \$20, \$25, or even \$30 per use for the Recycling/Yard Waste Center.

Many community members use this facility multiple times a month making it far more economical for us to cover the cost through a small increase in our monthly fee. Currently, the

trash service fee for 2024 is set at \$17.94, which covers essential services such as trash and recycling collection, the Recycling/Yard Waste Center, the Household Hazardous Waste Facility, and Dumpster Days. It has been proposed that the fee increase to \$19.01 due to inflation, not be passed on to residents. While this may seem beneficial in the short term, I am concerned about the potential repercussions to our community. There is already illegal dumping throughout Wyandotte County. If the additional services are cut, there will be so much more trash and yard debris dumped everywhere. With the cuts to other departments, due to the decision to go revenue neutral, there will be no funding to collect all the dumped materials along roadways, dead-end streets and on private property. Thank you for your time.

Ms. Sparks said, Mayor, those are all the written comments the Clerk's Office received. We do have members of the public that are here and have signed up to speak. **Mayor Garner** said if you could facilitate the public comment. **Ms. Sparks** said you will have three minutes to speak. Please state your name and residence for the record.

Elnora Jefferson, Kansas City, Kansas, said it just goes to show you the best laid plans I did was not signed up as number one. I signed up as number five and I'm still called as number one, so don't always depend upon those types of things.

I'm here today to just briefly mention a statistic in support of Groundwork NRG, which is, as everyone knows, the NBR for the northeast. Like the other NBRs, we have a lot of challenges and we've overcome those challenges and we will still have challenges because we're dealing with human behavior and situations under which we have no control. But because I've understood that there is a possibility that there would be cuts to the NBR, I wanted to bring this statistic so that I can show to you one of the things, Mr. Johnston, that I learned on the job. I was listening to your presentation to the things that you learned, is how to justify our salary of being here, so I'm here to mention the statistic to show you that Groundwork NRG is justified, its salary, the amount of money that you give it every year and ask you to consider it when you look at the 2025 Budget.

The statistic that I'm going to talk about would be the statistic for tax foreclosure. Absolutely, tax foreclosure is something that's not pleasant for anyone and most certainly for those who stand to be evicted as a result of tax foreclosure because Groundwork NRG and its partners believe very firmly and are convinced that many of the people against whom tax foreclosure was

an issue were people who suffered from COVID, suffer from loss of employment, from death and had other extenuating circumstances way beyond the fact that they did not want to be compliant.

Over the three years Groundwork NRG and partners returned to the Unified Government \$243,422 in what would have been uncollectible monies. That equates to \$81,140 a year. **Ms. Sparks** said one minute remaining. **Ms. Jefferson** said out of that \$81,140 a year, the salary, I'm calling the salary, the amount of money that is given to Groundwork NRG is \$27,500. So clearly, what we have is a surplus. We have not only returned the money that was given to us in good faith, but we have also laid in your treasury for you an additional \$53,640 a year times three, so that's around \$160,000. Thank you.

Sylvia King, 617 Freeman Ave., said I represent Turtle Hill, the President of the Turtle Hill Community Association. I'm here sadly to fight for the lifeline for the NBRs and Livable Neighborhoods. They have helped our community so much when we were in dire need of services. If it wasn't for Livable Neighborhoods, our area would look like a jungle. We don't have the resources or the money to maintain the properties that are there. We live in a depressed neighborhood with dilapidated homes. Some are good, some are newly built, but some are in bad shape. We need money to help keep our area clean and safe. We depend on Community Policing and the Fire Department in our area to help us with an excellent Community Policing Department. We're in contact at least once or twice a week and I would hate to lose any kind of support from him or from Community Policing and any of the Neighborhood Associations. They are needed. Please do not cut that.

As far as the NBRs, they are greatly needed as they are another lifeline to our communities all over Wyandotte County, specifically Groundwork NRG. We've had our issues with Turtle Hill, but they're still in need. They have helped so many people survive, paying property taxes or assisting with property taxes, gas, utilities, etc. As you know, there's not a lot of money in our area and it is so much needed. Please do not cut this. If you do, our neighborhoods will go downhill. Please find other ways to cut, but not the Livable Neighborhoods and NBRs, especially Groundwork NRG, it's much needed. **Ms. Sparks** said you have one minute remaining. **Ms. Jefferson** said thank you for listening and thank you for having this meeting.

Leah Hensley, 4923 Swartz Road, Turner, said I am also the Director of Advocacy at MOCSA, which is the Metropolitan Organization of Counter Sexual Assault. As an agency that has been working on education and awareness in Wyandotte County since 2004, violence prevention since 2014, and partnering with the Health Department since planning of the first cycle of the Community Health Improvement Plan, MOCSA has a long-standing commitment to Wyandotte County in supporting a healthy, safe and vibrant community. Through a community needs assessment it was determined that focusing on neighborhood violence and community connectedness were two of the best ways to promote a safer Wyandotte County. Over the years we have partnered with numerous Neighborhood Associations and Neighborhood Business Revitalization groups empowering residents to identify the connection between their built environment, a sense of community, and violence prevention. The built environment impacts people's behaviors and that's one of the reasons why we promote CPTED or Crime Prevention Through Environmental Design. We have worked with CPTED projects—or worked on CPTED projects with several new neighborhood groups and Parks & Rec.

For example, Rosedale Development Association installed a mural designed by the Rainbow Summer Youth Program on a vacated building. Betty Grove, Neighborhood Association, revitalized a small park in their neighborhood and developed plans for reactivating Matney Park with positive activity following a homicide. We have promoted and participated in park cleanups because maintenance of those park landscapes encourages healthy pro-social behavior.

Recently Downtown Shareholders completed a CPTED walkthrough assessment and brainstormed solutions to community concerns. These changes show pride, ownership, maintenance and connection all while boosting positive use of a space. Community Health & Wellness is a responsibility of us all and many community issues intersect with violence prevention efforts. The needle could not move without community partnerships and integrated efforts. **Ms. Sparks** said one minute remaining. **Ms. Hensley** said we greatly appreciate your partnership with Livable Neighborhoods investing in resident-led neighborhood connection or neighborhood groups and a necessary technical support such as Livable Neighborhoods and for those groups is violence prevention.

Thank you for the opportunity to express our support for maintaining and improving the built environment and improving neighborhood and community connection. We encourage the

UG to continue prioritizing safe, livable neighborhoods through continued funding of the work of Livable Neighborhoods, NBRs, and the Parks Department. Thank you.

John Bailey, Kansas City, Kansas, said I'll be quick. I just wanted to add my support to what I've already heard. They've already said a lot of what I had in mind, so I just wanted to say that I think that your support of the NBRs and Livable Neighborhoods is much more valuable than it seems on the surface because it encourages positive projects and volunteerism that ends up in positive results. If you cut your support, then that will have an overwhelming effect like throwing the rock into the pond and it throws waves out continuously and it'll act to discourage that volunteerism and positive results. Thank you all and I hope you all think over that much longer.

Dan Welch, 6221 Armstrong, said you that know me best know I come here to talk about parks. When I was two years old my dad would take me down to the neighborhood swing set and he would push me as I overlooked the traffic on Shirley Highway just outside of Washington, DC. When I was three, I went to visit my grandmother in the rural area of Tennessee and my uncle, my dad said, well let's go see the park, so I'm thinking swing sets. I found trees, waterfalls, wild animals, all kinds of things. That was the great Smoky Mountains National Park. The most popular park in the United States. Everyone remembers, everyone in this room can remember something important to them that occurred in a park.

Up in the budget workshop I heard a comment about keeping people in your community and loving your community. Parks are part of that and we have some tremendous parks with amazing stories to tell that tell the development of the west affecting Europe. It's just amazing the stories we have.

We have Matney Park. You can link the story of Matney Park to the raid on Lawrence during the Civil War. Parkwood Park, it's named after Park College, isn't that odd. City Park came to us because of the issue over streetcars. Northrup Park; Howard Northrup was a fur trader and an operator on the Santa Fe Trail. Kensington Park is a tremendous story of both good and bad that happened to the Exodusters that came in and settled in Kansas. **Ms. Sparks** said one minute remaining. **Mr. Welch** said an interesting one is Bill Klamm Park. Bill Klamm was one of the early outreach people working for what we now call ADA. One of his early basketball

games in this area was in the 1940s. He was extremely early. We have Emerson Park named after one of the men at Bunker Hill during the Revolutionary War.

We've got all kinds of stories we can tell. These are all important and tell about our country and the way we work and I don't want you to forget our parks.

Ms. Sparks said, Mayor, we have no other members of the public signed up to speak.

Mayor Garner said this is public comment. My practice is anybody that shows up, we do like to give everybody an opportunity to speak. I don't want anyone to feel like they've been left out of this conversation because every voice does matter. So, if there is anyone that would like to speak, just bring your way to the front one by one and, again, state your name and your city of origin and you have three minutes.

Helen Hokanson, 65th & Cernech, said I also own a home at 81st & Kansas Ave. First of all, thank you so much for passing a revenue neutral budget and thank you for doing that work, all the budget workshops to get this done. It's going to hurt for a little while. I love Livable Neighborhoods and hate to see cuts to it, but we all know cuts have to come from somewhere, so thank you for doing that work and being willing to just do that work.

I know you asked us to stick to the 2025 Budget, so pardon me for speaking to 2026 and beyond. I would like to know how I can support you all as you begin the difficult work of addressing the things that frighten Mayor Garner. I would like to know how I can support you while you start to address the things that frighten Mayor Garner. I look forward to hearing from you.

Sarah Lynch, Wyandotte County, said I come to speak on behalf of the community, but for two different points. I'll try to keep it concise. First, I want to ask you as you're considering cuts to keep in mind the Parks & Rec Foundation—or the Parks & Rec Board and to keep in mind that it may not appear as much, but those parks and those recreation centers do help to keep our neighborhoods crime free. They help to provide services that are much needed to each of the residents that voted for you, your constituents. Without funding, if you're to cut funding more, they will have to layoff more employees which will in turn probably result in at least temporary

closure of whole recreation centers and that would be indefinite until probably the next budgeting, which would be a loss to those communities which you serve. So, I ask you to keep that in mind and to at least maintain their budget.

The next I'd like to address arose what appeared to be the crowning achievement of the last meeting with the removal of the PILOT fee from the utility bill from BPU. It has come to public knowledge that BPU has been requested to raise our rates to make up for the funding that would be lost by the correction of that PILOT fee. What that means is a price hike of 12 to 15% in our electricity on top of raised trash rates, on top of raised water rates, on top of raised property taxes. What appears to be a removal of a fee is not so much a removal of a fee as it is a relocation. As was said in the movie *Pretty Woman*, that's just geography. What it comes down to is a burden on your constituents who already have been crying for help that you've seen cry out for help in front of you.

As a member of this community, as a member of ECHO and being able to communicate with my fellow Dotte's on a regular basis, we all will feel that pain to the point where there are families that are already on the edge that would be pushed over by those raised BPU rates, by those raised fees. So, I suggest perhaps approaching larger businesses like the Monarch's that have been promised not to endure raised rate hikes like the rest of us—**Ms. Sparks** said your time has expired. **Ms. Lynch** said thank you for your time today.

Louise Lynch, Kansas City, Kansas, said I guess I will talk about the elephant in the room, the BPU bill and the PILOT as one of the things that are most pressing. I think it is quite disgusting that the Administrator who has told us that he is being transparent is anything but transparent. He told us last meeting that he was taking the PILOT off the bill and everybody was elated and whatnot, but he forgot to tell you, guess what, we are going to take it and move it, but we are going to have BPU raise your rates at least 12% on top of the 3% that was passed last year, so you'll be paying 15%. So, to say it's not going to affect you getting your electricity or water disconnected is 100% false.

I also want to address when he talked about collecting the PILOT was unlawful. That is atrocious. If that statement is true and it is unlawful, then everyone that has gone along with it since 1988 needs to be brought up on charges of fraudulence and you, Mr. Administrator, and the commissioners, and the attorneys also need to be brought up on those charges because not only

did you participate in that by accepting fees that you knew were unlawfully acquired, you normalized it and spent it, which is called embezzlement. As Rule 5.5 and 1.1 of the Kansas Statute states, the attorneys need to stop being the attorneys for those clients. You did not inform us or BPU that was going on. That is unethical. You should turn in your licenses.

To trick the people into thinking they were getting something good—**Ms. Sparks** said one minute remaining—**Ms. Lynch** said because yes we were fighting for that is wrong. Absolutely wrong when you know you're going to take it out in our hides, \$38M, and the only way that BPU can raise that money is by raising the prices of what we pay for water and electricity and you refuse to take off the bill the wastewater, the stormwater, the trash, because guess what, those are also going to get hiked. Deceiving every single Wyandotte person is disgusting. Not one person has come out and talked about that. Yes, at the BPU meeting last week I called your office, you never returned the call, you never returned the email. I asked you not to have those other meetings, to reschedule them so people could be at the places they needed to be to fight for what we need and not having this happen, but you didn't do that. **Ms. Sparks** said your time is up. **Ms. Lynch** said you couldn't even return the call. **Ms. Sparks** said your time has expired. **Ms. Lynch** said if you are interested in helping the people, then you need to do just that. Tricking them is not acceptable.

For the commissioners that are not here, we will make note of it, especially Mr. Ramirez who has been derelict in his duty and not coming to key meetings like this to listen to his constituents. **Ms. Sparks** said, ma'am, your time has expired. **Ms. Lynch** said I'm going. You cannot continue to do this to us. We will not accept it.

Mayra Romero-Ferman, Kansas City, Kansas, said I'm here honestly kind of on a whim because I've not done my research and actually looked at the budget itself in depth, so my apologies if I'm off topic. I kind of want to continue about what you just talked about. You just talked about BPU raising our PILOT fees for a long time that all of us I think in this room are very upset about. I mean every time I look at my BPU bill I just shudder. I live in a Craftsman, 1920s Craftsman and it's not affordable. I just want to say this is hard for me because I know why that bill went up. It's not because of anything the Commission has done. It is because, unfortunately, we had a lawsuit and I'm happy to talk to you, anyone, after this. We had a lawsuit that sued our UG. They sued over a tiny flood in Argentine and were asking for millions of dollars from us, so the only thing that I'm up here to say today is to stop threatening litigation against the Commission.

They are trying their best. Legal, trust me, Legal knows their stuff. They are not going to allow anything unethical or unlawful to happen to us as residents. That's their only job. However, this is a warning to all of the attorneys that are coming here to extort us as citizens, enough is enough. This is unacceptable. They live in other counties and they use our suffering to come here and basically become rich, so please do not fall into these traps. If you guys look around Wyandotte County, you'll see signs for attorneys everywhere now. It's not because they want your best interest because if you have a problem, come to Legal. I am an advocate now, but they know that when I've had problems with the UG I have come to Legal and they have been fixed. They get fixed. You don't get a payout, you sure don't, but you know what, they do the best for all of us. So, for me this was more for the attorney.

Also, I would like to ask that the Commission consider putting in their priorities some contract for deed protection. At the state level this year we actually have a Consumer Protection Law now for contract for deed and we know that Latino residents in this county that do not have social security numbers, that's how we buy homes. Every single one in my family has bought a home this way, and unfortunately—**Ms. Spark** said one minute remaining. **Ms. Ferman** said it's leaving a gap in between having a protection because, of course, the rental office, the Rental Licensing Office does not have a way to enforce this with the Register of Deeds.

Vanessa Robertson, Kansas City, Kansas, said I am President of Caring Neighborhoods, an officially registered Unified Government Neighborhood Group and a citizen, a voter, and I even voted for a few of you guys, Commissioner Townsend, Burns, Melissa, Tom, voted for you guys and Mayor Garner, so I hope you ain't going to fall for the hokie doke that I'm for—they are going for. I'm speaking tonight because you have the power to maintain the neighborhood center service and programs that are vital that helps make the Caring Neighborhood tech span and loyal membership and I'm asking you to do so.

Today, in addition to fulfilling my civil obligations to pay taxes and to vote, I came to you as a Northeast Neighborhood President to speak on behalf of not cutting much needed neighborhood services specifically. The data for these three census track area clearly shows that the service funded under the Minor Home Repair Program, Livable Neighborhoods, and the Northeast NBR, Groundwork NRG are critically needed in order to stay off additional degrading and deterioration. Yet because we citizens place our trust in you today, you have the power to

ensure that the supportive rug that now cushions neighborhood groups like mine with the neighborhood center service of minor home repair programs and grant funding programs are neither cut nor eliminated in the 2025 Budget and beyond.

These programs are not incidentally. They bear directly on the health and wellbeing of the neighborhood members from toilet repair to trash debris, removal of these small tasks and effective prescriptions that—**Ms. Sparks** said one minute remaining—**Ms. Robertson** said cure stress and brightens the collective spirit. Please do not cut funding for minor home repairs, Livable Neighborhoods and the NBRs.

Ephren Taylor, Commission District 8, said radical changes are happening right now. People are being kicked out of their homes, budgets are being slashed, and the Commission is having to pick up the pieces and hold everything together. So, how do we get out of this mess and what does a 20-year old black guy know about public policy. Recently I ran for State Senate and I wanted to represent a large part of Wyandotte County and I learned a lot. It was an incredible journey. I learned how this community has come together during large struggles. I've learned to knock on doors with a smile even when drenched in rain or sweat and I can tell you how much I appreciate air-conditioning now.

I learned from people about the struggle of paying for their taxes or their food or their medicine. I heard so many heartbreaking stories and I know it can seem hopeless, but I would encourage us to not wallow in despair because I know we're not a community that wants to do that. I know we're a community that can arise from the ashes and build something great, to build a community where people can get the benefits that they need, the services that they need without having to worry about their bills, but how you may ask. Well, let me explain. The government needs money obviously, but the problem isn't that we need money. It's the way that we're going about it. We don't have enough coins.

Let's say that you improved your property for it to be more energy efficient, which benefits the power grid and also benefits the homeowner because they pay less for their utility bills. Well, that is an improvement on your house, so that's a coin and the 50-year old grandma who hasn't improved their house at all, that's another coin because their house technically improved in value too. If you're following me, property taxes are not a great use of the tool of taxes. They're kind of like a hammer. You can use it to build a great city or you can use it to tear things down, so

what's the solution—**Ms. Sparks** said one minute remaining—**Mr. Taylor** said switch from property taxes to land value taxes, which is where you tax the land instead of the property that is upon it. This way you're not punished for improving your home. If you're a developer, you're not punished for making good use of an empty lot and if you do nothing with your home, you're not punished for that either. The great thing about this is it's good no matter what side of the political spectrum you're on. It allows you to have less government intervention with development and so it leans more on the free market. If you're on the left, people that are wealthy landowners tend to own more land and so they end up having a higher tax burden while people that are poor and are struggling to afford their property taxes right now can more easily afford those taxes.

So, three things to remember. Taxes are a tool, property taxes are bad uses of that tool, and land value taxes are one solution to the problem. We can have our cake and eat it too. For the seniors that want a peaceful retirement, for the working class, you want to climb the economic ladder and create the American dream for themselves, and for the young who want a bright future to look forward to. Let's come together and create a thriving Wyandotte County. That's Dotte pride, that's Dotte power.

Pamela Penn Hicks, Wyandotte County, said one of the things that I wanted to discuss about what's going on with all this budget conversation is I've had the opportunity to sit on the Government Efficiency Task Force under the direction of Duane Beth and one of the things I've come to realize in talking with the members of that Commission and that task force and leadership is that we have not yet discussed how to improve productivity amongst our staff.

County Administrator, you made a great point about making sure that our employees got a salary increase and you also made sure that there were no layoffs in this budget round; however, one of the issues that is talked about to me—that I have heard a lot from the community is they don't see our employees producing the kind of work that we would like to see them produce for the salaries that they receive. That has become a major issue. We don't—in talking with, for example, the Park & Rec and the new City Maintenance Supervisor we were told that they had not had enough people to cover all of the code enforcement issues that they have. That in some areas of town there are no code enforcement personnel at all. We do not have that coverage and, therefore, we have issues with making sure that our community is up to the standards that others are very happy to live by particularly in the western part of Wyandotte County.

So, I would like to bring that to your attention and that as we support our staff with more money, that we also expect of them to produce the kind of work that the community can see, and feel and know that they are actually part of our community as well.

One more thing that I wanted to discuss is I have been to the BPU meetings as they are discussing this budget change. They had shared with us that consumption amongst the community has gone way down as people are trying to reconcile their use of the utilities with their ability to pay for those utilities. **Ms. Sparks** said one minute remaining. **Ms. Penn Hicks** said with that lack—with that loss of consumption, of course, there is a loss of revenue, so that brings to bear the idea that you would then have rate increases that would put more of a burden on the community than there already is.

There has been an increase in asking for assistance with their utility bills as well. That has gone up tremendously in the last year and a half, so I would like to bring that to your attention as you make this request of BPU to make up the shortfall that came about from the unlawful collection of the PILOT tax for over 36 years and to find a way in which to resolve that. I have heard the earnings tax may have been suggested, so I would like to know whether or not that's legally possible under Home Rule that we are able to assemble that for our community. That would be a great help.

America B. Patton, 1829 No. 33rd St., said I live here with my retired mother and also my little brother. I'm here to—I just simply wanted to pray and also share a note from Mary Bethune Cookman that she wrote to Bishop Greg here who was the former President of Western University. The last thing I wanted to share was I feel as if there is a decline in terms of people coming out to our libraries here in Wyandotte County. First, if I can just share this brief note with you guys just as a word of encourage and it comes out of Hebrews, just the second chapter, and it starts in the first verse. It says this is why it is necessary for us to pay more attention to what we have heard or else we might drift away from it. I wanted to share that because oftentimes I feel like communities going to decline is because we failed to pay careful attention to ways—what made our communities strong from the beginning. Wyandotte County has been facing decline for a long time, but I believe that a great turnaround is coming for Wyandotte County and that's why I wanted to pray.

Dear God, I thank you for tonight. I thank you for this opportunity. I want to offer up a prayer over Mayor Tyrone Garner and his team and oh God I ask that you just will come and stand by them. I ask that the days that Wyandotte County has went into decline will be reversed Father God into a season of prosperity. I'm asking that you will unite us for a time such as this Father God when many people have overlooked our community and looked at us as hopeless and people have turned to go down various streets other than ours, I ask that you will Father God bring back a new sense of unity to our community. I'm asking that you will open up doors, financial opportunities Father God, innovation, prosperity Father God, intuition Father God into the greater understanding. I'm asking that you oh God will just open up the floodgates Father God from heaven so that we can Lord Jesus come together as a strong community as we once were. Father God I'm asking that you will restore our libraries. Father God, I'm asking that you will even bring back Father God the Western University Library. Father God, I'm asking that you will fight Father God in the spiritual realm for the northeast district.

I want to conclude by just saying that I feel that the northeast district of Wyandotte County has went into decline for various reasons, but what I see and what I notice around this globe is that we're strong empires is this—they are strong libraries. I feel that the northeast district is a barren place that is well overdue for a healthy, vibrant library, not just a library for a hangout space—**Ms. Sparks** said one minute remaining—**Mr. Patton** said but a library of intuition—of innovation, a library would have archaeological centers in there, genealogy centers, mentoring programs inside of there. I'm talking about world-class libraries. I don't think that when people think about Wyandotte County I feel that they should come and want to visit our libraries. What I see is many people go to other libraries, to other counties, because they offer more, but I feel that we should have a prosperous thriving library in the northeast district.

If you guys want to check out this letter from Bethune Cookman to Bishop Greg written in 1952, you guys can just look me up on social media and I'll be glad to share it. Hopefully, it can go into a new library in the northeast district.

Richard Palmer, raised at 617 So. 3rd St., said in my 69th year now as a taxpayer. I was aware of Saturday where they're talking about closing down the Recycle Center. I use it faithfully. I got to thinking when I was leaving there I said, well, I remember me and my dad from 617 So. 3rd St. going over close to Fairfax, the dump there on 6th St. and I said okay, well I outgrew that and then

we had the one here at 43rd & Muncie. You see the dumping on the roadway all the way through there. I don't know why there's no cameras up there, but now they're trying to close this other one. I've used the facility as far as taking a load with my old decrepit trailer and truck to the landfill and get a free dump, but that's hearsay. I quit calling Community Policing. I mean I never—I did make contact with Community Policing on getting reimbursement on some trailer stuff I had in there, so I went ahead and dug it out of my pocket and paid for it.

Is there anything in the works. I mean we haven't even touched on STAR Bonding where some of this money came back down from the western development coming back. I happened to be going up to do a workshop with the Election Board for a precinct person, you know, working in a polling situation for voting and was able to go through Splitlog Park, nice and clear up. You know the dogs were corralled so I didn't have to worry about chasing one off or getting bit up, but it was cut down. It could use some terrace work, but hey, I'm stickler on—I don't mind putting it out of my pocket cleaning up—**Ms. Sparks** said one minute remaining—**Mr. Palmer** said with my neighborhood group, Riverview Neighborhood Group, that I used to work with Father Davern down here cleaning up 7th Steet and up Central and, you know, litter and making it look like somebody likes to walk on these sidewalks, which I do occasionally.

I hate to see this thing close. I've called numerous times where, you know, get a patrolman out Friday night, Saturday night because of illegal dumping where I'm at now, 7th & Central and I've just turned my eyes off of it. I've got a light on. If anybody's knocking on the door, I don't mind helping somebody under stress, but as far as the police getting off duty to go—I mean coming down here and just turning a blind eye to this guy that's just ratholing and everything and burning, Fire Department and you know with no burn permit but—**Ms. Sparks** said your time has expired. **Mr. Palmer** said I'll be at the next tax opposition because you know I've been paying my taxes faithfully for 45 years and it's time to pay that PILOT off and hit the road.

Mayor Garner asked, is there anyone else in the audience that would like to speak and share their thoughts about the 2025 Budget. Seeing none, Clerk, is there anyone online? **Ms. Sparks** said there are no hands raised online. Mayor, we do have a hand that just came up. **Mayor Garner** said okay.

Dr. Alma Rosas-Hall said I'm a Wyandotte County resident and thank you once again for letting me speak. Simple questions that—first of all, it's kind of hard to hear how hard the budget is going to create struggles, not just for our organizations, but also our community. So, real quick, how do you control our community. According to (inaudible) is by oppressing our community. Where we are today as an organization the UG, our school districts, along with BPU is something that has happened along the way. I'm blessed to be here as an immigrant and many of us have seen this playbook, that's how we ended up here. Where we are today is not something that happened overnight. This has been a long process. So, to those of you who have been elected and been sitting in the chairs representing us, my question is, if you have been in this situation and you saw this play come, when and how did you feel that ethical piece of saying this is not where our community needs to be. The decisions that you are making today is not only going to affect the organizations, but it's also going to affect communities like mine.

Today I was trying to help a parent that cannot pay a utility bill, \$2,000 of a utility bill. I went around looking for organizations that helped to support our communities of need and what I found is that only one—those organizations can only help one time and that's it per year. So, it's a cycle. It's a cycle of a lack of accountability in the expenditures, it's a cycle that our community cannot afford to live here. If we don't take a minute as those of you who took the responsibility and the ethical piece of representing us not only as an elected official, but also the physicality—**Ms. Sparks** said one minute remaining—**Ms. Rosas-Hall** said that comes with it.

I am asking, please no more taxes. Find a way to make sure that this does not happen again. We cannot afford to give any more money to any businesses, we cannot afford to do anything but take care of our community. Take care of us, get out of the black, get out of the red and move a little bit to the black so we can help each other out and be able to live and afford to live here and also be able to educate our community because an uneducated community can be easily controlled and can be easily misinterpreted and abused as we are in the stages. That's all I have for you. I'm a little bit upset because I don't understand how can a family pay \$2,000 worth of a bill. It's insane. Houses are not that big. We need to have more accountability to those renters and make sure that those houses are able to be livable, that those families are able to live. We need to make sure that we are able to go in and look at those homes. Hold those people accountable. Make sure that our tax revenue is focused on our communities. Also, those of you who have been—**Ms. Sparks** said your time has expired—**Ms. Rosas-Hall** said here, you are responsible—

those of you who have been sitting here for 30 some years, you are responsible where we are today, fiscally responsible where we are today as a county and as a city.

Mayor Garner said, Clerk, are there any other hands raised? **Ms. Sparks** said no other hands are raised at this time. **Mayor Garner** said before I close this because this will conclude the public comment input section for the 2025 Budget. If anyone else would like to speak, seeing none, I will allow our commissioners to make comments.

Commissioner Bynum said I had an email that came after the meeting started that I would like to put into the record if that's allowable. Just please do not vote to cut the budgets of our neighborhood groups. The neighborhood groups provide a valuable service to our community. Thank you in advance for your continued support of our neighborhoods. Lynette Booker, Kansas City, Kansas. Thank you very much.

Commissioner Kane said obviously with cuts, there's certain things we can't have. Again, I was going to ask for some money for a park out west and they will not be able to get it. We had a fairly close deal with the Piper School District and some people—truth be told, we have the least amount of amenities out west and we have no parks west of 435 and I know some people think, well, a neighborhood, if you've got swing sets and stuff like that and that's a neighborhood, it's not the same thing.

One last thing and I've gotten a half dozen emails about the Recycling/Yard Waste, Household Hazards and I know all of us have and it's \$1.07 per month so it's \$12.84. What's going to happen is what we've all heard it. Stuff's going to be on the curbs, it's going to be in the streets and those that can afford it are going to go over to Johnson County and pay an arm and a leg to get rid of that waste. So, I would like to propose that we either come up with \$1.07 or some sort of adjustments therefore to at least keep them open for a few days.

Commissioner Bynum said in listening to our taxpayers—I'm sorry I should have counted before I started talking, we had at least 60% of those that spoke in front of us tonight requesting continued support for Livable Neighborhoods as well as the NBRs and then again just the very small grants that we give to our neighborhood groups. What I don't know is the total cost. At 27.5 times 8

NBRs I know that's 220,000. I'm guessing that we're looking at 250,000 to 300,000 and I'm just looking at Dr. Kneuvean because I really don't know. I'm just asking the Commission and the Administrator to consider with regard to the NBRs if we didn't quite cut them back so much, but some level of cut that wasn't 50%. So, at 20,000 that would be \$160,000 and then if we could also do the same with the neighborhood grants. You heard the testimony of the value that Livable Neighborhoods and the neighborhood groups bring to the community and I thought the one gentleman said it so well. I can't find my note of what he said, but—well, they all spoke very well of it, but he said it encourages positive projects and volunteerism and I thought that was really valuable.

Anyway, I'm asking our commissioners and our Administrator because I know that would require some kind of adjustment somewhere, but anyway, that's the request I'm making of the Commission.

Commissioner Davis said I just want to echo that in my conversation with constituents the two items that have come up the most, it's been I'm fine paying the dollar like the cost of the \$1.07 to the benefit, the benefit completely outweighs the cost and I'm not taking away from the real burden of high utility bills and high BPU bills that other folks have expressed. The real question becomes how can we do the greatest good for the greatest number of people. I would be in support of that \$1.07 to keep those programs in place as opposed to cutting it so that we're able to continue to provide that service that a lot of folks have mentioned.

The same for Livable Neighborhoods. My understanding if you're cutting the NBR funding in half for that proposal, if it is possible for us to increase that, that's fine, but honestly if I had to make a choice, I would rather a restoration of half for the neighborhood grants and keeping the NBRs at half to make a compromise as opposed to just saying full restoration. Fully restoring Livable Neighborhoods as is, is going to be tough just looking at these numbers, but if there's a way that we can find some extra dollars, again, not 100%, but I would be willing to compromise on that so that the entire program for neighborhood grants is not completely depleted for our folks.

I just want to put that on the table. I told my constituents that I would be advocating for that and so I remain an advocate for that. Livable Neighborhoods has done a phenomenal job with very minimal budget impact if I'm being honest. I do believe that we need to have a larger conversation about the roles of NBRs, the roles of that contract as well as where we want the future

of Livable Neighborhoods to go. I don't think between now and Thursday we're going to get there. So, hopefully, this will be one of many conversations we continue to have about the very important assets and service that our residents today and through email and other means of communication have displayed.

Commissioner Townsend said we are at this juncture because we are trying to accomplish the eyes on the prize focus of what we hoped was the biggest concern—address the biggest concern of people that we heard multiple times on multiple occasions about lowering taxes. Don't know if this revenue neutral is going to lower taxes or at least put a lid on them, but this is an attempt by going revenue neutral to do that. So, all I'm saying is whatever changes are contemplated to the current budget presented, let's keep in mind what the goal is and if these changes that are being talked about tonight to help Livable Neighborhoods or the Trash Recycling or you know anything like that can be done in a way that it does not again put us in the red or put us in a position to go into reserves, I would be of an open mind to that, but we have to keep in mind what our focus has been and what got us here. And that was trying to be responsive to the lowering of the tax rate. We are so close, it's going to be painful. Many of us already said that, but keep in mind again the bigger prize and the bigger concern.

So, if there is a way to achieve these reduced cutbacks to certain areas, I could support that as long as we're not going back into the red and dipping into our reserves. Thank you, Mr. Patton, for the prayer.

Mayor Garner said, Budget Director, what was—we're at revenue neutral, what is that budget. What was the allocated amount approved by the Commission last year that we would be operating under going into 2025. Is that 470? **Reginald Lindsey, Budget Director**, said total budget is 472M. **Mayor Garner** said 472M. Okay, that's what we're capped at for revenue neutral. I believe hearing from Commission, Administrator and staff—there was going to be a presentation tonight given by our Budget Director. We wanted to hold off on that because we wanted to hear from the public number one, but we also wanted to hear from our commissioners number two. We have a day out of \$470M+ budget, our Administrator has already indicated 44% of that already goes to debt reduction, so we're trying to squeeze a lot out, but nevertheless, I believe Commissioner Townsend mentioned it, when you talk about a \$470M budget I know that our

Administrator has heard the call to action from this Commission. I'm sure that our CFO and Budget Director will go back, and hopefully, the presentation this Thursday at 5:00, fifth floor, City Hall—in the Commission Chambers, the Commission will have a presentation of the final, final proposed budget for consideration. What is going to be recommended to be adopted by this Commission for 2025 at that time, so I encourage everyone to come back or tune in.

Commissioner Burroughs said for clarification, I think in prior discussions we talked about additional funds for the DA, additional funding for the Sheriff's Department, and now we're hearing for additional funding for the NBRs, the restoration and additional funding for the trash. I do want to echo that those comments that Commissioner Townsend made are very succinct and while these programs are very important and critical to our community, it's also our fiscal stability that's critically important for our community also.

I would just like some clarification because if I remember correctly, it was somewhere around a million two-fifty or a million-three that we were asking staff and the Administrator to go back and find and now if we're going to make restoration we're looking at close to \$2M in restoration and we still have concerns about the PILOT issue. That's still uncertain as to where we are on that, so I would hope that we get a little more succinct in what it is we want to fund and what it is we can afford to fund. I think, if I remember correctly, it's been stated if we're going to restore or if we're going to fund, we have to cut something else because of revenue neutral. Now, I do know there's additional funds that can be used that aren't property tax and that's the sales tax fees, fines, anything else that's out there. I call it the loose change in the pocket and under the couch that can be used, but the fact is that if we're going to continue to restore funding and fund other projects that have already had budget cuts, then we need to look at where we can come up with that money besides exceeding revenue neutral.

I just want to make sure that I'm clear as we come into Thursday night that if we're looking for an additional \$2M, I would hope that we would have a strong explanation as to where that money comes from and what programs were cut to get those dollars. I just hate pitting one organization against another, but we're all—the pain was asked and shared by members of this Commission to the public that was here asking for cuts. We said the pain would be felt and we haven't even started yet and we've already asked—people were already being asked to restore funding.

I'm concerned as we stated going into revenue neutral, but I'm not here to kick the can down the road any longer. We heard from those for a couple of years now that our property taxes need to be lowered and I'm willing to do my part and make those tough decisions Mayor, but I would like to be sure that we're clear about how we're going about this revenue neutral process.

Mayor Garner said just to answer your question Commissioner, just for clarity, just speaking with the Administrator today he has been in talks with the Sheriff. I believe they've come to some informal compromise because the Sheriff's budget is somewhat fluid depending on population and things of that nature with the jail population as far as farming out things like that as well as a compromise for the District Attorney on his ask as well.

I think that takes us right back with this budget there may be some loose change, not much, but I know that our Administrator and our staff are going to go back, take a second look. I don't want to take away from the presentation they're going to give on Thursday, but hopefully, they'll give a final budget recommendation that—like I said, it won't be great, but hopefully, it'll be good enough to be acceptable for this Commission to approve.

Commissioner Stites said one of the things—there was one of the letters that was read into the record was about Community Policing and that how it sounded—the way I took it and correct me if I'm wrong, that it sounded like they were saying that maybe Community Policing needed to be disbanded within the Police Department. I was a Community Policing Officer for KCKPD for many years, that unit does not need to be disband. I think it's one of the best units that we have in the Police Department. If anything else, it needs to be expanded because that's the department that actually gets out and handles the problem. I'll say this, as a patrol officer you get called and you respond to a call, you interact with a person for a very short amount of time and then you go back in service and you answer another call. A Community Policing Officer is given a task that a community group may have a problem with and they're allocated the time to spend on that and actually find a solution so that they're not having the district officer get called over and over and over and over. That's where we need to be expanding is Community Policing so we have a stronger presence, not eliminating it. That's my opinion.

As far as the \$1.07 on the trash, you know what, I happen to live on a road where I think under the bridge they think that is a trash dumpster already and we're already fully funding it. I

mean I call regularly. I mean they're dumping now all the time. I would like to see that Dumpster Days is expanded out west. I know we talk about all the things that happened out west, and I understand, and I want to see development happen downtown also. I think all ships rise with the tide. We need good things to happen downtown, we need it to happen down south, and we need it to happen out west.

The \$1.07 I get it, and you know what, I'll pay it if it goes up \$1.07. Here's my problem, there's some people that can't. We sat right here and we heard people say I don't know where the next dollar is coming from and for us to be—and I'm not being flippant about this, there's people that don't have it. What do they do, how do they come up with that additional—I know it sounds minimal, \$12.00 a year, but when they tack that on with the increase of their BPU bill, the increase of another tax, another fee, it adds up. The totality of it adds up and it makes a big difference. Hell, I think people would be glad if their dang trash just got picked up on time because I don't know about the rest of the commissioners, but I get called regularly about my trash has been sitting here for two weeks, hasn't got picked up, what are we do, we call 311 and I'm not talking about staff or anybody else coming down on them. I'm talking about the inefficiencies that we have in that. People are paying for service today, right now, that they're not getting and that is trash being picked up on time. If it got picked up on time, maybe we wouldn't have the illegal dumping that's going on. So, anyway, I'll leave that where it's at.

The E-Tax that somebody had mentioned, you know what, I'm definitely in favor of exploring that and see what that looks like. There's other cities that take advantage of it. I can't remember the number, but I think it was around 70,000 that work in Wyandotte County, but live outside of Wyandotte County. They don't call Wyandotte County home, but they come here to work. What did I say—**Someone** was inaudible. **Commissioner Stites** said 70%. What I say, 70,000; 70%. I get rolling on here and I get numbers maybe a little bit confused, but 70% they leave. They work here and then they leave, so maybe we look at some of that.

I look forward to us being able to get to a—I was a proponent of revenue neutral because I was one that sat right here and I listened to everybody, their outcry's, years and years and years of taxes just continually going up at a rate that is not sustainable and we're running people out of Wyandotte County. I'm glad and proud that we went revenue neutral.

Mayor Garner said one thing I can say just for those of you that missed the last meeting, I can't I say—this Commission not only overwhelmingly voted for revenue neutral because they did hear the pleas of residents that said wanted relief. It doesn't give you a tax cut, but what it does do is it puts a pressure point on tax increases. It also allows for this Unified Government for the first time to start looking—you've heard me say it before, not just who we are, but who we should be. Looking at efficiencies, looking at how we can operate and improve government for our residents like Commissioner Stites talked about.

I hear a lot about where are our tax dollars going, so we want to make sure that we are fiscally responsible in that regard and so revenue neutral is allowed for that as well. I can say, and thank each one of your commissioners, because the majority of them have also taken the lead. They've frozen their pay increases for next year. I froze my pay increase for next year. They've also, the majority of them, agreed to give up their discretionary funds as a mean to show some level of leadership. Just the Mayor's Office budget, they asked me to give up 15%, I gave 30, so we're trying to do our part because this is shared sacrifice and that's what I've talked about.

Someone in the audience mentioned, okay, let's talk about 2026 and beyond. I will be bringing forth this Commission—I know one of our state legislators did approach me about looking at the earnings tax option under Home Rule. I haven't gotten with the Administrator on that. I haven't had a chance to meet with him. That is something that I will be asking our Administrator and our Legal Department to explore or maybe get to this body as an option to have an earnings tax for those individuals that do not live in Wyandotte County. Also, 25% of future revenues that come into the county coffers, I'm asking this Commission to take a hard look at that proposal and see it as an opportunity to put a pressure point or continue the relief on property taxes. I talked to Commissioner Townsend on retiring our debt in a way that can be sustainable moving forward.

Also, I will be bring forth at the next commission meeting, the full commission meeting, I believe that's, Clerk, what date is that? **Ms. Sparks** said August 29th. **Mayor Garner** said August 29th. For those of you that are interested in your BPU bill, we've listened to you, I've listened to you. I'm constantly trying to find solutions that I can bring to this Commission for consideration and that's the main role of the Mayor. I put stuff on the agenda, I bring ideas, and ultimately this Commission debates and decides and they say yes or no. One of those ideas that I'm really going to be bringing forward is to look at the BPU to see if there's real ways that we can not just have

minor decreases in the PILOT and other fees, but have really substantial decreases potentially, there's no promises made, that could really be of value to all the residents that use the Board of Public Utilities because it should be, as a public utility, a value to our residents that use that. So, I'll be bringing some of those ideas forward and so stay tuned to those.

Thank you all again. Thank you for all the voices that spoke up at all the meetings where you've had an opportunity. It's both valued and appreciated. Please continue to stay engaged, stay educated, and I'm just going to speak for me personally, hold me accountable as a lot of you do when I go out into the community. Continue to do that, hold me accountable. I can't make promises, but I can give you commitment that I'm going to continue fighting with this Commission and with our staff because we do have a lot of good staff members. I can tell you I've watched our CFO and our Budget team. They have worked so hard in a short period of time under immense stress to get us where we're at today as well as the department heads who were asked to do those things too that I've mentioned that myself and the Commission is trying to cut and do so responsibly as not to diminish the good services and resources that you've come to expect.

I can tell you police cars are going to continue to run, the Fire Department is going to continue to respond, the individuals here at the Unified Government are still going to be here to provide services, and infrastructure needs are still going to continue to be prioritized. So, the basic essential service that you've come to expect from this Unified Government will be in place, will not be diminished, but it is going to have to be shared sacrifice.

I for one, and I invite anybody in the public, staff, elected officials, I'll be picking up trash. If I see weeds that are too high, I'm going to get that weedeater out. I'm going to cut the weeds, I'm going to do my part because this is all our community. It's more than just what the government can do. It's about what we all can do together to make Wyandotte County that great safe place to live, to work, and raise a family. We can always talk about give me more money. Government do more for me, but we all have a responsibility to take care of our neighborhoods and where we live to make it the type of place that we can enjoy and remove that stigma that I deal with as the Mayor when I go around.

I had a Mayor from another city today at a meeting and it didn't sit well with me, but he lobbed a negative grenade at our community and I was truly offended of him saying those things about this community when I know we have great people, we have great employees, this is an awesome community. I don't care what anybody says about it, yeah, we're going through hard

times. We've seen hard times before, but we're going to get through this as a unified community. We are Dotte proud and I don't care what anybody says. As the Mayor I'm going to speak up and speak out and stand up for our community because we do have people that care about Wyandotte County and they work hard every day. We heard it from the NBRs, but it is shared sacrifice. So, just know that we all have an opportunity and more so not just an opportunity, we have an obligation to all come together and make our community what we want it to be.

Commissioner Stites said, Mayor, the only thing that I would like to add and I don't want to call this person out, but I know that we have had a member in the Mayor's Office that had some medical issues and I think that it would be good of us to make sure that we include that person in our thoughts and our prayers as they go through recovery of their medical issue. So, just keep that in mind. So, if you could do that tonight when you lay your head on your pillow. **Mayor Garner** said I was going to do that before we closed. **Commissioner Stites** said sorry. **Mayor Garner** said it's okay. I'm glad that we're thinking of J.D. Rios. Anybody that knows John Rios he is recovering. That's about all I can say, but keep him in your prayers, keep him in your thoughts. Anybody that knows him personally, please reach out to him. He has been a liaison in my office for a very long time. So, if you don't see him, that void is there, but just know that right now he needs a lot of prayers and support in any way that you can give it, but thank you Commissioner Stites for that.

Commissioner Davis said I'll be brief with this. I was made aware by staff and I do appreciate you all mentioning Mr. Rios, so thank you. I agree, I hope he has a speedy recovery. I was given some information by staff regarding a proposal from the Kansas Department of Transportation regarding the ownership and maintenance of Leavenworth Road. In this proposal or this agreement it does mention some one-time dollars. One of those one-time dollars is \$3.2M as well as another \$800K and it would be in exchange for the Unified Government to take over Leavenworth Road. I know that we do get mid-five figure amount from the state to maintain Leavenworth Road, but I do think since we are in a financial distress situation that perhaps this agreement at some point should come forward so that the public can be aware, the public can comment and we can see whether or not this would be in the best interest for our community. Just given all the numbers that we're looking at with this being on the table and I know, Mayor, we've talked about this a

little bit and it was my understanding this was going to be on a Standing Committee and then it was not, but I think the time is now for us to really look at this and at the very least consider whether or not we want to take this on because this is millions of dollars that at the very least one time for this budget could really help alleviate some financial stress.

Mayor Garner said just a little clarity. That about—when I first became Mayor Secretary Lorenz who was the KDOT secretary at that time, we had a meeting about infrastructure needs in Wyandotte County and really revolving around our bridges and all the bridges that we have out, unfortunately, that we all inherited and then we're trying to find monies to fix. There was no money that was readily available at that time to have a significant impact on our bridges, but Secretary Lorenz did come back and say we do maintain Leavenworth Road. We just got done with a major refresh of the Leavenworth Road corridor and she personally said, you know, if the Unified Government was willing to take over Leavenworth Road and all the maintenance forever, I've got \$4M for you that could potentially go towards the bridge and maybe a match that could help if we get a bigger grant. That's how that conversation came across.

The question, and I do have a phone meeting with the new KDOT Secretary, Mr. Reed, to really talk about the particulars of that before I can get something to this Commission. What we don't want to do is—we want to make sure that we're doing things right as opposed to right away. What I don't want, we could eat \$4M up in a day with the over billion dollars' worth of infrastructure needs which won't make a dent. When you talk about the state owning a major roadway in our community that they're responsible for maintaining, I want to make sure that they are actually, number one, maintaining that roadway and we're not, that roadway continues to be a priority as far as their ongoing maintenance allocations throughout the great state of Kansas and then weigh that with \$4M as opposed to the millions of dollars we know it would take forever to maintain that roadway.

Then, look at that balance and, yeah, initial infusion of \$4M sounds great on the frontend, but the millions of dollars of potential loss revenue that could be had for the ongoing maintenance of that roadway forever, it might not be as good as it sounds. Before I get to that point of getting it to a Standing Committee, I want to make sure that as the Chief Executive Officer of the Unified Government that I do my job and my due diligence to make sure that this Commission be it Standing Committee or full body has all the information they need to make an informed decision

with the appropriate options that you all ultimately would decide will be in the best interest of this Unified Government. So, that's where I'm at and I wanted to share that with you respectfully. Commissioner Davis, it's not an intentional holdup. It's just to make sure to get you all the information you need so you can look at the actual financial impact that it may or may not have on the Unified Government.

Yeah, \$4M upfront does sound good. We could use it right now, but we don't want to leave millions upon millions of dollars potentially beyond us in this Commission, and even for Wyandotte Countians that probably aren't even born yet, the decision that could potentially be made because we're in dire straits. So, I just want to make sure of that appropriate information. I'm going to continue doing my job, get that information and it will get to a Standing Committee, hopefully, in short order.

Thank you for that observation and, again, thank you all for your patience. Thank you all for your comments and we are at the end of our meeting. There's no further items. I will entertain a motion to adjourn.

Action: Commissioner Bynum made a motion, seconded by Commissioner Burns, to adjourn. Roll call was taken and there were nine "Ayes," Davis, Bynum, Burroughs, Townsend, Burns, Hill, Kane, Lopez, Stites.

**MAYOR GARNER AJOURNED
THE MEETING AT 7:41 p.m.**

Monica L. Sparks
Interim Unified Government Clerk

dt

August 13, 2024

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

SPECIAL MEETING, WEDNESDAY, SEPTEMBER 4, 2024

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Meeting, Wednesday, September 4, 2024, with seven members present: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Townsend, Commissioner First District; Burns, Commissioner Second District; Hill, Commissioner Fourth District; Lopez, Commissioner Sixth District; and Garner, Mayor/CEO. presiding. Ramirez, Commissioner Third District; Kane, Commissioner Fifth District; Stites, Commissioner Seventh District; and Davis, Commissioner Eighth District; were absent. The following officials were also in attendance: David Johnston, County Administrator; Alan Howze, Assistant County Administrator; Wendy Green, Deputy Chief Counsel; Shelley Kneuvean, Chief Financial Officer; Debbie Jonscher, Deputy Chief Financial Officer; Angel Ferrara, Director of Parks & Recreation; Dr. Elisha Caldwell, Health Department Director; Terri Garrison, Deputy Director of the Health Department; Deasiray Bush, Director of Public Transportation; and Monica L. Sparks, Unified Government Clerk.

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

Mayor Garner called the meeting to order.

NOTICE OF SPECIAL MEETING of the Unified Government of Wyandotte County/Kansas City, Kansas, to be conducted in a hybrid format on Wednesday, September 4, 2024, at 5:00 p.m. for a discussion regarding ARPA funds in the fifth floor conference room of the Municipal Office

Building. Roll call was taken and there were seven “Ayes,” Bynum, Burroughs, Townsend, Burns, Hill, Lopez, Garner.

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

Mayor Garner said this evening we’re going to continue the discussion from our most recent commission meeting regarding the status of residual ARPA funds and possible reallocation of those funds to various entities in Kansas City, Kansas. I’ll recognize our County Administrator, David Johnston, and he will lead the conversation.

David Johnston, County Administrator, said as the Mayor noted, we do have ARPA funds left over that we need to reprogram otherwise unspent ARPA money will go back to the federal government. Therefore, to continue this discussion, we’ll start with a summary. It will be led by our CFO, Dr. Kneuvean.

OVERVIEW

- \$87,516,516 in ARPA Funds Awarded to the Unified Government in 2021
 - \$55,383,872 was to the City of Kansas City, Kansas
 - \$32,132,644 was to Wyandotte County, Kansas
- Funds were allocated between eight categories
 - Revenue Replacement in 2020 & 2021
 - Immediate Needs Housing
 - Immediate Needs Public Health
 - Capital Needs
 - Grant Match
 - Subrecipients
 - Bonner Springs & Edwardsville
 - Administration of Grant Funds
- All funds must be encumbered or under contract **no later than December 2024**
- All funds must be spent no later than December 2026



Shelley Kneuvean, Chief Financial Officer, said I’ve got just a quick presentation that outlines a little bit more about the ARPA reallocation. As we had shared in a couple of meetings, we’ve given a couple of updates since I came onboard. We originally got about \$87.5M in ARPA funds and those were divided between the city of Kansas City, Kansas and Wyandotte County. It was

about \$55.3, almost .4M, to the city and about \$32.1 that was awarded to Wyandotte County. The Commission at that time, and that was back in '21, at that time the Commission allocated the funds in eight categories. It was Revenue Replacement for '20 and '21, which basically just offset some salaries and so that funding has already been committed and spent based on lost revenue related to the COVID pandemic. That happened back in '21.

There was an immediate need for Housing category that was about \$1.8M. That funding was awarded to the United Way and they immediately spent all of that money through awarding it to other agencies so those funds were fully spent again back a couple of years ago back in '21.

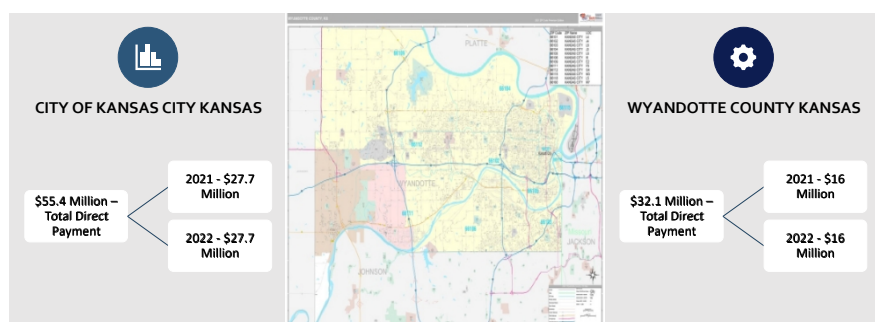
The category of Immediate Needs in Public Health is one that I'll talk about in a little more depth here in a moment as well as Capital Needs and Grant Match which were other categories that funding was set aside. The subrecipients we had set aside funding for a competitive process that a number of you either as a commissioner or as a member of the public participated in that process. It was a competitive application process. The funds were awarded to different agencies to undertake a number of initiatives related to COVID.

We awarded some funds to Bonner Springs and Edwardsville for specific infrastructure projects that are ARPA eligible and then administration of the grants and we've contracted with a company called IParametrics which has assisted in this process particularly with regard to the subrecipients and working with them and monitoring and making sure they are spending the money in a timely manner.

The key point tonight is that we have to have all of these funds encumbered under contract by December of '24 or we will have to return them to the federal government. We have to have a high level of confidence that whatever we encumber those funds for will be spent on that purpose because we won't be able to reallocate again based on the current regulations. That is a guiding principle that really led us to some of the recommendations that we brought forward and as we consider new ideas that might be put on the table, just something to be thinking about that the key is that it has to be under contract and there's rules that go with these dollars by December of '24. Then, the funds have to be spent by December of '26, which is important because some of the capital projects are infrastructure projects that the Commission had identified. As long as they're under contract, that's fine by December of '24, but they also have to be completed, hopefully, much sooner than December of '26, but no later than December of '26, so there's a time ticker.

Mr. Johnston said to add to that, that's why you didn't see any requests for operation cost for our government because that would be for the next fiscal year and if you do anything with operations, it has to be spent by the end of this calendar year. It's not encumbered into the future. So, there's two different types of timing issues that we have to pay attention to as we discuss how to allocate the funds that Dr. Kneuvean presents today.

CITY AND COUNTY ALLOCATIONS



Ms. Kneuvean said with operational costs, it's also being thoughtful to the fact that these are one time dollars. They go away, so we don't want to solve a problem today that just creates a problem tomorrow.

In terms of how that allocation was given to us from the federal government, that's the dollars as they came in for the county and the city funds. Initially the county and the city allocations was a big consideration, a big issue because of the regulations at the time. Tonight when we talk about reallocations most of the funds that are available are county funds and the county funds can be used for city initiatives. It's basically a grant then that the county—we'll work the back paper, but the grant that the county will make a grant to the city for project whatever.

So, tonight you don't need to get too hung up on is it county money or is it city money. The great majority, all but a very small portion of this is county money, but there is a way to spend it within the ARPA regulations properly, so just to assure you of that. Originally, this was a big issue, but as we've gotten evolved regulations because they kept issuing them, we're confident that we can do it this way should it be the desire of the Commission.

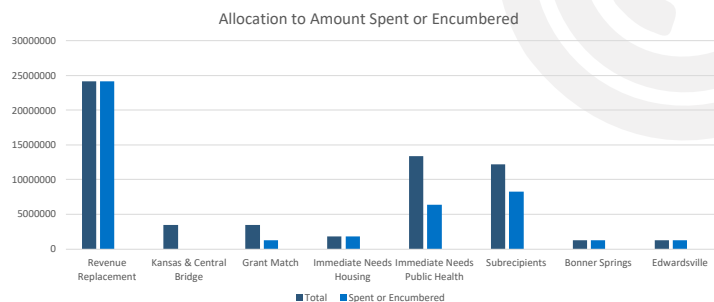
CATEGORIES OF ALLOCATIONS

Board of Commission Actions Date	KCK	WYCO	TOTAL
US Treasury ARPA Allocation	\$ 55,383,872	\$ 32,132,644	\$ 87,516,516
Revenue Replacement 2020 -2021	(21,789,896)	(9,366,502)	(31,156,398)
Immediate Needs Public Health	(2,166,581)	(11,200,973)	(13,367,554)
Immediate Needs Housing Assistance	–	(1,850,000)	(1,850,000)
Immediate Needs Grant Support	(885,478)	(502,246)	(1,387,725)
Capital Improvement Needs 2022	(18,360,278)	(6,612,922)	(24,973,200)
Sub-recipient Awards 2022	(12,181,639)	0	(12,181,639)
Other Wyandotte County Cities	0	(2,600,000)	(2,600,000)
Subtotal –ARPA Funds Allocated	\$ 55,383,872	\$32,132,644	\$87,516,516
TOTAL ARPA AVAILABLE	0	\$ 0	\$ 0

Again, these were the categories and this is the dollar amounts that went with each one of the categories. I will note that with Revenue Replacement there were a couple of things that the Commission at the time set aside some dollars for the Kansas and the Central Street Bridge, so of that \$31M up there under Revenue Replacement you carved out a little bit for a Capital Project and we have talked about that in May. That's still on the list, still proceeding, will be under contract and is a perfectly eligible project and then Grant Match which we're putting on the table as a possible place to reallocate some dollars from should it, again, be the Commission's desire.

This was the outline of how the dollars were spread out. Subrecipients, I know we've had discussions about the subrecipients. That was about \$12M. We had about \$25M in Capital Improvements and so forth, so that just gives you like what was our initial plan, our starting point.

ARPA FUNDS SPENT TO DATE



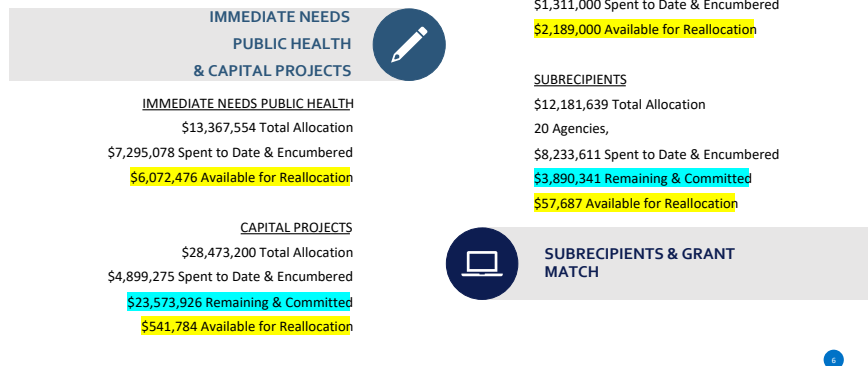
So, when you look at those categories and you look at what was allocated versus what is either spent or encumbered to date, there were a few areas that we started really focusing on and this is what we had as a discussion back in May when I came before you on May 30th that we had not utilized all of our Grant Match. Although we had been successful we've got about seven projects that were identified and we were able to leverage those dollars to get other grants.

Our immediate needs for Public Health, which is not just the Health Department, there are a variety of initiatives that were funded in terms of what was allocated versus what was spent and in large part that was because the Health Department in particular did receive a FEMA Grant. So a lot of what they originally intended to do with the ARPA funds they ended up with the FEMA funds, so that freed up ARPA funds. It's not that the work didn't get done, but there is a new funding source.

The Subrecipients we had talked about before, and I had some concerns about where some of them were, I'm pleased to report that we feel very confident that all of our subrecipients will be able to complete what they were originally contracted for on time. Some of them had contracts that went beyond the December of '24 completion. For example, KU had a program that was funded and from the very beginning it was envisioned to be a two-year program, but they are under contract and so all of those funds are safe meaning that they're going to be used with the exception of one small area, which we'll talk about in detail that's available for reallocation.

So, that just kind of gave us a focus area. Where have we not spent our money because, again, our goal is however the Commission desires to spend the money. Of course we want to make sure it's spent in a way that's eligible, but most of all we want to make sure that it's under contract and it will be spent within the timeframe so that the community gets the benefit of these dollars and we don't have to return them.

AVAILABLE FOR REALLOCATION



This is the information that kind of outlines for you where the underspending, if you will, is in the different categories. Over on the left, the first one is the Immediate Needs for Public Health we had between city and county. We had a total allocation of about \$13.4M. Again, we've spent about \$7.3. That does not include the FEMA money. Like I had said, they got FEMA money. This is just the ARPA money. So, the great majority of the funding that's available for reallocation is coming from that Public Health area. That was a decision of the Commission to designate that category. It wasn't the federal government said you need to spend X number or X% on Public Health. That was a decision just on how the Commission arrived at its initial allocations, so those dollars as long as they're eligible, can be used for a variety of purposes.

For Capital Projects we had about \$28.5M total allocation. We've only spent about \$4.9M, but the rest we are very confident we will have under contract. We have a couple of very large projects that are air-conditioning projects for City Hall, for the Courthouse, and for the Jail. Those all are in the process of being ready to be let out for a bid and we're confident that we'll have those under contract in time so we don't lose these dollars.

There were a couple of areas where we expect that we will have some Capital Project funding available for reallocation. Probably about \$300K of that is from the initial cost estimates we had for four air-conditioning projects that were approved by the Commission previously and after they got the final quotes on those they came in less expensive so that's freed up about \$300K.

Then the other is the Park Department had allocated to them \$150K for the pool and as they've analyzed and looked at the pool they understand that there's a lot more needed at the pool than \$150K. So, they're looking at doing a broader comprehensive study of what is needed and what the cost will be and they simply didn't want to waste dollars just to spend dollars, so they're

suggesting that those dollars be reallocated and in particular it would be probably their request, and Administration's request, that would go for a park project. We'll talk about some of that connection point here in a moment.

For Grant Match I mentioned that we have been successful in getting some grants leveraging our local dollars for federal dollars, but that's been about \$1.3M so far to date, so again, we've got 2.—almost \$2M available for reallocation if we want to.

The subrecipients, as I said, we're very confident that the different agencies will complete their work. I did not have that confidence in May. This really prompted a number of them, as we had conversations with them, to put into place an action plan to get their initiatives completed and their funds spent within the original contract timeline. There is one agency that put money back on the table because just based on their cost estimates things came in a little less than they anticipated and that is the Friends of Yates, which had received \$390K and they believe that they will only need about \$333K, so they said that's available.

The rest of the agencies feel confident that they will be able to spend their dollars in the way that was originally awarded to them and we will continue to monitor that and if that changes within the next couple of months, we'll be back before you because, again, just because somebody says that they can do it, if they don't get it done, we either need to extend their contract before December of '24 or we need to rethink what we're doing with those dollars with your direction.

We do have now nine of our agencies that have completed all of their work, so that's great success. We really have seen some movement, and when the time's appropriate and the Commission desires, we could have IParametrics or some agencies come before you and give you a final report on what was the impact of those dollars. What was actually done with those dollars and how many people benefitted so that we can show that there was really a huge impact on our community from these ARPA dollars.

TOTAL AVAILABLE FOR REALLOCATION

Category	Amount
Immediate Needs	\$6,072,476
Capital Projects	\$541,784
Unused Grant Match	\$2,189,000
Unused Subrecipients	\$57,687
TOTAL	\$8,803,260



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This is the same information. I've tried to kind of summarize it in a couple different ways, but we had the dollars that are available for Immediate Needs. Most of it was that Public Health and then next was the unused Grant Match and that really constitutes the big bulk of the available dollars of \$8.8M.

ARPA RESTRICTIONS FOR REALLOCATIONS

ARPA ELIGIBLE PROJECTS
UP TO \$8.8 MILLION

- ARPA funds must be for **eligible purposes** as approved by the Treasury Department
- Expenditures should be related to the pandemic and / or populations disproportionately affected by the pandemic (Qualified Census Tract or Directly Serve Low Income) **AND**,
- Key Categories include:
 - End use of the project directly benefits improving health outcomes
 - Certain capital expenditure categories such as water, sewer, storm sewer, and internet broadband
- ARPA projects **must follow the federal procurement ARPA rules which are more stringent than the UG policies**

- Revenue replacement is a permitted calculation by the Treasury Department based on a formula to calculate the lost revenue as a direct result of the pandemic
- For 2023, the revenue replacement calculation is \$4,500,000 provided by our consultant I-Parametrics
- These funds do not have to follow the ARPA eligibility requirements, or the ARPA procurement rules (still must follow the UG purchasing policy) but **must be under contract by December 2024**

REVENUE REPLACEMENT
UP TO \$4.5 MILLION OF THE \$8.8 MILLION

8

As the Commission discusses how to reallocate these ARPA dollars, there are restrictions. For ARPA funds to be used they have to be used for an eligible purpose. If they are considered ARPA straight up, ARPA funds directly, and there's a whole guidance, lots of guidance on how those are determined. So, I have spent the last few days trying to beef up my knowledge of what constitutes eligible so that as you dialogue and if you come up with additional ideas, then I'll be able to respond would that need to be Revenue Replacement or would that be ARPA based on the

knowledge that I have. Then I'd confirm it with our consultants to make sure that we're covered and won't be at cross purposes with the regulations.

For it to be ARPA dollars, the expenditures need to be related to the pandemic or to a population that was disproportionately affected by the pandemic. In most cases what that means is that it's in a qualified census tract or it directly serves low income groups that are considered as presumed based on the federal government regulations, presumed to be disproportionately affected by the pandemic, so they've kind of given us some guidelines on that. This becomes important in terms of how the dollars shake out. The end category—or the key categories is that the end use of a project—if it is a Capital Project, the end use of that project has to directly benefit improving health outcomes. Again, this is ARPA money related to the pandemic, so there needs to be like a nexus, a connection to—and they're pretty—they have a lot of latitude with that to be honest, but there has to be a connection made in a write up that we have to submit that has to be documenting how we saw that as a connection. Let me give you an example. So, a playground would be directly related to health outcomes because people's children would be getting outside, getting fresh air, improving their health in general whereas a sidewalk, even if it's in a park, would not qualify under their regulations. It gets convoluted a bit, but it's got to be something that has more of a direct connection and a reasonable person would say, yeah, that benefits children directly. Could you make the argument while the children walk on the sidewalk, yes, but that's more indirect and so just trying to make sure we don't get cross purposes with the federal regulations, that's the advice that they've given.

Certain Capital expenditures though were specifically called out in the regulations. Anything to do with water, sewer, storm sewer or internet broadband were automatically qualified. It didn't matter where they happened and so the projects that we're doing, for example, in Bonner Springs is a sewer project and it directly qualified for ARPA dollars because they had called that out specifically. They did not call out things like roads. They did not call out things like park improvements and that's where you have to get into this analysis a little bit or even bridges and that's where the Revenue Replacement comes into play. But before I talk about that, and I know this gets confusing, but a key thing too, and this is a timing issue, is that for ARPA dollars all of our bids that we would do have to follow the federal procurement rules and they have to include certain provisions in the bid documents that go well above what our current processes would call

for. So we have to go through that process for the ARPA dollars, the ones that are considered straight ARPA.

Revenue Replacement is a term that you probably have heard used and Revenue Replacement is a mathematical calculation. It essentially was looking at what revenue we could reasonably argue back in the pandemic, back from 2020, was lost because of the pandemic. So, think, for example, people didn't go out and buy stuff at stores because they weren't going out and restaurants were closed you know, so you lost sales tax revenue. So, there was a whole process that was very regulated that went through and calculated what is the revenue lost and then ARPA dollars could be used for Revenue Replacement. That has come forward over the years. It goes down each year, but they do a calculation every year based on the same initial premise and that's something that our consultants do for us and the Revenue Replacement number for 2023 is \$4.5M.

Why that is important is because there's more flexibility with the Revenue Replacement dollars, so they don't have to follow the ARPA eligibility. All that stuff I was just talking about over there in terms of it has to be directly related to a health outcome, it has to be a population disproportionately affected by the pandemic. You don't have to have those qualifiers, but you do have to still follow our own procurement process and you do have to have it under contract by December of '24 or designated in some way. There are some ways around that that we can talk through, but to not overly complicate it for tonight, the essence of this slide although it's a lot of detail, is that of the \$8.8M we have for reallocation, \$4.5 can be used for Revenue Replacement initiatives that is less stringent and more flexible. But the rest of it, the other 4.4 or 4.3 has to be—or yeah, 4.3, that fancy math gets me every time, it has to be used for ARPA projects, ARPA eligible projects, so that's why that's important.

When we had our meeting last week and questions were raised about well what about this project or this initiative, the answer I gave was it depends and it depends because of what other adjustments we're doing. I can answer for you is X eligible as ARPA or is it eligible as Revenue Replacement. I can answer that. I'll want it confirmed just to protect us and protect our interest in the case of an audit, but it depends on what we do with the rest of the dollars and we want to use all the dollars so we know we've got to have some stuff that is ARPA specific, which again makes sense. That's what the money was intended for. The feds gave it to us to respond to a pandemic.

Proposed reallocations presented 8/29/24

ELIGIBILITY

ARPA PROJECTS

PROJECT	AMOUNT
Health Department TB Outbreak	\$1,055,320
Health Department Car Seat Program	\$50,000
Health Department Spanish Speaking Navigator due to Duchesne Clinic Closure	\$100,000
Transit Bus Shelters	\$1,500,000
Willa Gill Homeless Services Facility Land and Design	\$2,000,000
Vernon School (Senior Services) Capital	\$500,000
TOTAL	\$5,205,320

REVENUE REPLACEMENT PROJECTS (MAX OF \$4.5M)

PROJECT	AMOUNT
Heathwood Spray Park	\$500,000
Boston Daniels Park	\$711,165
Eisenhower CC HVAC	\$250,000
Bus Replacements	\$360,000
Police Modular Building for Animal Control	\$113,285
Police UTV Downtown	\$36,000
Jail Kitchen Equipment	\$200,000
County General Fund, Fund Balance	\$1,000,000
Grant Match	\$485,177
TOTAL	\$3,655,627

This is what we recommended last Thursday. We had provided a memo that outlined what we were recommending and I have it divided here between the items that are ARPA projects that we can qualify as an ARPA initiative, which remember, I need to use some of those reallocated funds for that purpose and then those that are not ARPA projects and they have to be Revenue Replacement. Again, all of these have a time ticker on them so time is of the essence. We have to bid a number of these things or get them under contract and I'm going to talk again—I'm going to try to be quick, but I want to talk through what led us to these recommendations because we did not provide that to you last week. We just simply said here's the recommendations, but when we had our discussion on May 30th with the Commission we asked at that time that if any commissioners—we said we believe there'll be money available for reallocation. If you have ideas, let me know so I can do some pre-work and check and see what's eligible and we can start categorizing it and some of you did that and I've got information about those.

The second thing is because in the budget we were unable to fund Capital Projects by and large because of our budget constraints I asked the departments for what are your recommendations in terms of these dollars and that was what led to some of these recommendations as well. I did not ask the subrecipients, the agencies that you all had awarded, because between May 30th and now I had gotten information that they're back on tract and they're going to get done and we're going to spend that roughly \$12M all but a small amount as originally intended by the Commission. So, we did not solicit any information from those subrecipients because we're just charging ahead with let's get done what we've already had you under contract for. So, that's where this list came from.

CATEGORIES OF REALLOCATION



PUBLIC HEALTH

Health Department Response to TB Outbreak	\$1,055,320
Health Department Car Seat Program	\$50,000
Health Department Spanish Speaking Healthcare Navigator to Assist Duchesne Clients	\$100,000
TOTAL	\$1,205,320



CAPITAL PROJECTS

Heathwood Spray Park	\$500,000
Boston Daniels Park	\$711,165
Eisenhower CC HVAC	\$250,000
Transit Shelters (30)	\$1,500,000
Transit Buses (2)	\$360,000
Willa Gill Replacement	\$2,000,000
Vernon School	\$500,000
TOTAL	\$5,821,165



PUBLIC SAFETY

Police Modular Building for Animal Control	\$113,285
Police UTV for Downtown Patrol	\$36,000
Sheriff Jail Kitchen Equipment	\$200,000
TOTAL	\$349,285



FINANCIAL SUSTAINABILITY

County General Fund, Fund Balance (Jail/Dispatch Contingency)	\$1,000,000
Revised Grant Match	\$485,178
TOTAL	\$1,485,178

When you categorize it in terms of the types of things we were looking for, again, remember we're driven by what's it's eligible for, so can we come up with all the items that we need as a community that are ARPA eligible and what can we get under contract by December of '24. That was really a guiding premise for us as we looked at the different ideas that were on the table.

Under Public Health, which again, that was where a lot of the funding originally—the reallocation funding came from that category and so a number of those projects and I'll talk in more detail here in a moment, but came from that category. We looked at Capital Projects since in the budget we weren't able to fund Capital Projects and tried to identify ones for specific reasons that elevated up to the top. With Public Safety, the same thing and then just an overarching Financial Sustainability goal of looking at what the needs are. We already know that we are very concerned in the County General Fund about a couple of the departmental budgets and the reductions that we made in terms of the jail funding for their outside contractors. Then, the dispatch funding for overtime.

We are working with the departments, working aggressively to meet those goals, but as a contingency we felt like it would be prudent to set aside some additional dollars because as you might remember, the County General Fund does not have a strong fund balance. You know our goal is 25% and we are well below that and so that was the thinking is that this would set some funding aside for us to be able to try to hedge against what if those jail costs do continue to go up with the best hopes that we will be able to manage that, but just recognizing we're a bit concerned. In fairness, the Sheriff has raised his hand about that because in many ways it's not something that the Sheriff's Department can control. It's really based on the court system and how fast cases are disposed of and so forth.

PUBLIC HEALTH

ARPA PUBLIC HEALTH & DIRECT SERVICES TO ELIGIBLE POPULATIONS

- Proactive response to TB outbreak \$1,055,320
 - Documented link between ARPA and TB
 - 40-50 cases in Wyandotte County
 - Actively working with Federal CDC, State KDHE & surrounding counties to proactively respond
 - Work by contract nurses and case workers to focus on community testing sites and medication administration
- Public Outreach
 - Car Seat Program – initial ARPA program very successful placing car seats in the community; \$50,000 would fund an additional 250 car seat for low - income households
 - Spanish speaking navigator to assist clients with accessing healthcare due to the Duchesne Clinic closure serving low - income households – estimated 1,300 clients to be assisted

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For the Public Health projects that we recommended, and the departments are here if you have more specific questions, but the largest one that we were recommending was a very proactive response that the directors brought forward to respond to a current TB outbreak, is what they call it, in our community. They have written up a documented connection between—and I said ARPA. I meant to say COVID and TB and how there is a connection between those two and that is a public health issue, so it does qualify. Right now we have between—it varies, but 40 to 50 cases in Wyandotte County. The department's actively working with the Federal CDC, with the State Department of Health & Environment, and the surrounding communities which also have some cases although you know in lower numbers than we have. They want to be proactive in order to get in front of this so that it doesn't become a widespread issue and the department's come up with a plan where they would contract with nurses and caseworkers that would then go out and do proactive testing in the community for TB. Then, when an individual is identified, work with that individual very one-on-one administering medicine, making sure they get the daily medicine, making sure they quarantine properly. It's a very labor intensive process.

In terms of meeting the December of '24 it would be a contract for staffing services that would be in place to have these people to help respond to this outbreak and so it would meet the requirement of December of '24 and it meets ARPA straight up requirements. It doesn't require Revenue Replacement.

The second area is a Car Seat Program and this was an initial program that was successful. They had a couple of—I only got a quick second to read some follow-up on this this afternoon, late afternoon, but they had some really good programs for women and infants in the community and the request was to do \$50K for an additional 250 car seats for low-income persons. The

department may want some flexibility in that, so it could be for potentially other types of equipment for infants, not just the car seats to be more flexible, but the gist of their request is that it would be for low-income households and women and infants and \$50K would qualify for ARPA and we would have it purchased basically by December of '24 and, hopefully, distributed because if it is a need in the community, we want to get that out to the community as fast as possible.

The third thing the department had requested the funds for was in response to the Duchesne Health Clinic closing. That was one of our safety net clinics and they had about 1,300 clients that they were assisting directly and so the Health Department has been trying to help navigate these clients to other safety net providers. There's several others in our community, but trying to make that connection so that those folks find access to health care and they may not even know about these other clinics. They just know that they went to Duchesne and now Duchesne is closed so the goal is to help those people connect with these other organizations and we would either contract with a person to do that or contract with an agency to do that because what we don't want to do is create positions that then have to end within a number of months. We would estimate this would be funding to assist these 1,300 people either through a person contracted or through an agency contracted to do that, but that would be the function and the purpose. Again, these are all eligible for ARPA and they are direct services to those populations, so it easily qualifies.

CAPITAL PROJECTS

Parks Projects

Heathwood Spray Park	\$500,000	Revenue Replacement, Not in Qualified Census Tract In Lieu of Pool Improvements Currently closed due to needed repairs / more cost effective to reconstruct
Boston Daniels Park	\$711,165	Revenue Replacement, In Qualified Census Tract Types of reconstruction not eligible except for playground Replacing CDBG funds no longer available
Eisenhower Community Center HVAC	\$250,000	Revenue Replacement, Not in Qualified Census Tract

Transit Projects

Transit Shelters (30)	\$1,500,000	ARPA In Qualified Census Tracts Serves low income Improvements for World Cup
Transit Buses (2)	\$360,000	Revenue Replacement, Communitywide (not exclusively OCTs) Improvements for World Cup

Eligible Populations Capital Projects

Wills Gill Center Replacement (Land and Design)	\$2,000,000	ARPA In Qualified Census Tract Serves homeless
Vernon School Capital Improvements	\$500,000	ARPA In Qualified Census Tract Serves as a Meals on Wheels congregate site for seniors



<https://www.google.com/maps/d/u/0/edit?mid=1kWTso15GoufTjPjPUDT85GrjgKHQ8i8&usp=sharing>

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Under the Capital Projects we have three park projects that we were bringing forward and there's various qualifications with these different projects. The Heathwood Spray Park is a reconstruction. There is a spray park there now, but it is closed and the repairs were about \$150K or \$145K and it's 20 years old, so they really felt like we need to just completely bring it up to modern standards

and reconstruct it. So, the request was \$500K which is comparable to what another spray park recently bid out at. Heathwood is not in a qualified census tract, so it's Revenue Replacement dollars and it was in lieu of doing some of those pool improvements while they get a bigger plan together in terms of the broader picture for the pool. The spray parks have just been very, very popular and benefit the communities really throughout the whole region, not just in those neighborhoods. It's a destination. People will go to those parks with their children.

The second one is Boston Daniels Park. That is in a qualified census tract, but there are portions of this project which are not eligible for ARPA, so that's why it's classified as Revenue Replacement. It has to be both. You can't just say well it's in the qualified census tract, which is a low to moderate income census tract, it has to be both. In this case some of it is reconstructing sidewalks, putting in a shelter, reconstructing some of the rock walls and the retaining walls in that park. This was originally planned to be funded through CDBG and about \$150K of CDBG money was spent on improvements or is set aside for improvements on this park. The rest of it has to do with an administrative process that our Community Development Department needs to go through to update their plan, their use of funds plan basically for CDBG.

The ask was, in order to keep this project moving forward, there's been a lot of community involvement and excitement about this park even though it's a very small park, it's a very important park. The ask was, let's go ahead and finish out this project while we get our plan updated and approved by HUD because we don't know how quickly that's going to occur. That's kind of an unknown. It's designated as Revenue Replacement and it would allow us to complete the project as originally envisioned through that community process.

The next one is the Eisenhower Community Center HVAC, but you would think HVAC sounds like that would be qualified, but it's not because it's not in a qualified census tract, that particular park. So, it's Revenue Replacement, but we were able to do four other community centers with ARPA funds in the plan. Those purchase orders have actually been entered and those projects are being done. This was the one that wasn't on the original list, but it's in dire need of having HVAC and so the ask was to add this on as a Revenue Replacement in particular the gymnasium. It is heavily used, the Eisenhower gymnasium. The actual other building up top, not used nearly like the gymnasium is, but that is heavily used and it is in dire need of a replaced HVAC system.

The next area is Transit Projects. A couple of thoughts about the transit projects. We were proposing 30 of those be replaced and we would only do the ones that are in the qualified census tracts so they have to be in the location and because in a general since public transit serves low-income we can qualify this as straight ARPA. We don't have to use those Revenue Replacement dollars because it's serving one of those disproportionately affected populations, so it's like all of these tests and hoops you have to jump through. Another thought on this not related to the regulations, but just the community, is that as we think about the World Cup coming to our community, this is an example of one of our existing bus stations that we have currently. Many of them are very dilapidated, broken plexiglass type panes. They've clouded over due to sun damage and so they're just very, you know, not aesthetically pleasing. So, to the right is an example of what the Transit Department has recommended for replacement and that's more of a mesh, metal mesh, that can be easily cleaned. It can be repainted if there was graffiti, it won't be broken, so it's a more durable option and just would really add a lot of beautification to our community. We would look at prioritizing the qualified census tracts which are basically in the downtown area, but it does extend pretty far over to the east and then most of us along State Avenue. If you want to see the actual locations, there's a link there and you've got the PowerPoint that you can see a map that actually maps those out for you so you can see like what routes. Most of them are along State Avenue and in the, you know, major thoroughfares basically.

The second thing on there from Transit was there was a need identified. They really need to replace three of their buses. We weren't able to fund that in the budget, so as a Revenue Replacement Project we recommended two buses, again, with the thinking of we're going to be—Transportation's going to be very important with the World Cup, so we do want to make sure that we have reliable buses that also are up-to-date. We can't qualify that as ARPA but because those buses go community wide, so they have to be both in the qualified census tract and serving the lower income. In this case it couldn't be ARPA, but it could be Revenue Replacement and so just in prioritizing the suggestion for your consideration was to do two of those since we weren't able to do any in the budget.

Up on the top on the right-hand side there were two projects that we recommended that are more building type projects. One of them is Willa Gill for the replacement of that facility currently downtown, land and design. There's other funding I know you all know that's available for that project in addition to this because it will cost more than the \$2M, but we would be able to qualify

that as ARPA because it's in the qualified census tract and the focus—the clientele is to help the homeless, so it qualifies for ARPA.

The second one is the Vernon School Capital Improvements and we recommended \$500K. They've identified more than \$3M in needs of Capital needs. We were able to just again kind of juggling the numbers put in \$500K. It does qualify for ARPA because it's in a qualified census tract and we currently use that as one of our sites for Meals on Wheels and seniors are a pre-qualified population for ARPA dollars. So, that's how it qualifies as ARPA.

PUBLIC SAFETY AND FINANCIAL SUSTAINABILITY

- Police – Revenue Replacement
 - Animal Control Building – consistently at capacity and added building creates ability separate sick animals, surgery / vet space, and adds capacity for sheltering
 - Downtown ATV – to promote public safety in the downtown business district
- Sheriff – Revenue Replacement
 - Jail Kitchen Equipment – replacement of older equipment (6 – 13 years old) to feed approximately 450 – 480 inmates daily

County General Fund, Fund Balance – Revenue Replacement \$1,000,000

Grant Match – Revenue Replacement \$485,178 (originally set aside \$3.5 million, 7 grants to date)

Bi-State Corridor Planning	(350,000)
County-wide Vision Zero Action Plan	(200,000)
State Ave Transit Enhancements	(200,000)
Edwardsville Micro-transit	(43,800)
7th Street Corridor Improvements	(227,200)
NE KCK Heritage Trail Phase I	(240,000)
State Ave Transit Enhancements	(50,000)

* These funds are revenue replacement that were substituted with payroll to allow the funds to be used beyond December 2024

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The next page is looking at the other projects that we had recommended under the Public Safety category. We brought forward a few recommendations. There's not a lot of money recommended for this. Just as a quick reminder, out of the total \$8.8M the projects listed here are only about \$349K. The first one is to add a modular building out at the Animal Control Shelter. They are currently at capacity every single day and having to foster animals as well. They do not have the ability to separate animals at their current space, so if you have a sick animal, there's no place to quarantine them, to separate them, from the other animals and it's caused a significant issue. There's no place to do surgery such as spay and neuter on the animals or have a vet space that gives them the ability to provide some on-site medical care to the animals and it would add some capacity to the shelter. As I said, they're constantly full. I've got those numbers. I can look them up if you would like or if you don't already know them, I do recall that they've had to really expand their fostering program and they have over 50 animals fostered in the community daily. They just simply don't have the space for what the demand is. That project was \$113K.

The second project for the Police Department was to purchase an ATV or UTV to assist the foot patrol in the downtown area and the idea was to be able to more efficiently patrol alleyways, patrol the downtown area, and have a public presence of the Police Department in our downtown area to promote public safety. It would not replace what they do downtown, but it would help supplement it and that cost would be \$36K. Those two are Revenue Replacement because while they are in a qualified census tract, they are not targeting specific populations. It's benefiting the whole business district downtown and animals are not a prequalified population of ARPA dollars, so these have to be Revenue Replacement.

The Sheriff's Office, one of the Capital Projects we were not able to include and fund was to replace some of the kitchen equipment that needs to be replaced. They have equipment that's 6 to 13 years old. They have a few newer pieces, but they're feeding 450 to 480 inmates daily and that's three meals a day. It is heavily used equipment for serving meals and so you don't get the life out of those equipment pieces like you would maybe in a different circumstance because they're used so much for so many people. That has to be Revenue Replacement. There's specific prohibitions about using ARPA dollars for jails in particular so it has to be Revenue Replacement.

Finally, is just from the Financial Sustainability piece looking again at the Revenue Replacement for the fund balance for a million dollars. The Grant Match for leaving some of the dollars essentially for Grant Match to continue to leverage those dollars, we again originally set aside \$3.5M, have been able to get grants. We've used about \$1.3M, but with all of the needs that we were seeing we thought it might be prudent to put those dollars back on the table to be considered for reallocation while keeping some dollars aside for some of these smaller grants. You can see there which grants—how those dollars were allocated into what projects, but they're relatively small projects or small matches that we've been able to leverage other dollars. So, because it's been successful we wanted to keep a few of those dollars in place for future grants.



That's what led us to what we recommended. It was really what's qualified, how much money do we have in total, \$8.8M. How much of it has to be used for ARPA versus Revenue Replacement. Revenue Replacement is \$4.5M and what can we get done meaning under contract by December of '24. So, those were our guiding principles. There's all sorts of things we could hypothetically do, but whether or not in four months we can get those dollars committed under contract and follow the bidding processes we would have to was really a driving factor for us.

That's the background on what led us to what we recommended and why we didn't go too far into the subrecipient discussion because the dynamics really changed from our meeting we had and my update in May where we weren't sure are they going to be able to get their dollars spent to they've all really come up with action plans. I'm really proud of the work that all of them have done. We have nine agencies that are 98% to 100% done and everybody else has a plan of action to get their initiatives completed and they've been delayed in some cases for many of the same reasons some of our projects have with turnover in staff or cost of construction. There's been different reasons why some of those weren't happening as quickly maybe as what they originally thought, but they have put together a very reasonable plan to get their projects done because that was the direction we gave IParametrics was look, it's not good enough to just say I promise we'll get it done because after December of '24, anything that we ultimately designate we don't get another chance to reallocate it.

Whatever we say for December of '24, then that is what we're stuck with because it has to be under contract by December of '24 unless the Feds came up with another exception, but nobody believes that's going to happen mostly because we're now going into '25 and we're three or four years past a pandemic. These tax dollars that were given to communities were for a pandemic

response to keep people employed, to assist households that were disproportionately impacted, to do some projects that would benefit public health and so that need has changed over time and so there's a desire for accountability of the dollars and make sure that we get them spent. We want to adhere to that. We very much want to spend all of these dollars well before December of '26, but we don't have a choice about December of '24.

That's kind of the update. As you all discuss I've got a spreadsheet that I can pull up and then as you discuss and if you come to consensus on different items because our hope is that we'll get to some consensus tonight because if it has to be bid, we have to write a scope, we have to get it out advertised, and we have to award the contract. So, it will allow us to move these things around based on your consensus so that we can keep track of what's Revenue Replacement and what's ARPA.

I know for example we had the conversation last week what about the Neighborhood Grants and that is something that we could do. The only caveat to that is we would have to really focus to get those under contract, like get them awarded and to the different neighborhoods. They would have to apply for whatever it is that they want to use the dollars for and we'd get them under contract for that. It could be maybe they're doing a cleanup day in the spring and that's okay as long as we get them under contract by December so that \$40K though would have to come from Revenue Replacement. I can plug that in if there's consensus on that and then we just have to figure out what to take it away from.

Same with—there was discussion from Commissioner Davis about the Eisenhower football field and track and that's one that after the last update in May I'd asked if you have any ideas, he did raise that as an idea to replace that. Eisenhower Park is not in a qualified census tract so it has to be Revenue Replacement and that project is roughly a million dollars. So, if that was one of the projects that the Commission decided to do, we just have to figure out then what do we not do, but it goes on that column or there may be new ideas that you all have. If so, that's okay. I'll do my very best. Like I said, I've tried to make sure I have a good working understanding of what qualifies for ARPA versus Revenue Replacement. So, we can kind of keep track of that and then I'll get that confirmed and if we have to regroup, then I would follow up with David to have more discussions with the group.

That's the presentation and we're hoping for some direction so that we can have whatever the pleasure is of the Commission and the Mayor of how to spend these dollars is great. We tried

to come up with recommendations based on known needs, what would qualify, what are emerging health issues and things that we can get done under contract by December of '24. So, that was our guiding principles, but we do understand there may be other priorities and so we just ask that we get some direction on as much as possible so that we can get some work going in order to make sure that we get as much of this, if not all of this under contract.

Mayor Garner said thank you. Commission, this will be two parts. We're going to move from the presentation into kind of a working session now based on what our CFO had recommended. If you choose to keep everything the same, that's fine. If you want to move monies around, that's fine too. What will occur once you all come to a consensus to basically solidify the will of this Commission, I will ask for a motion to approve what you all recommend so the Administrator and staff can move forward legitimately in dispersing these dollars.

The second part to that, there will be another vote kind of in line with the meeting we had last week. We can't really talk too much about location, but it will deal with the Willa Gill. I need you all to give me a vote that will direct the Administrator and staff to move forward with the information you had last week on Willa Gill so we can get that project started if that's the will of this Commission.

So, we'll go into the working session and, hopefully, we can get to where we need to be in short order.

Commissioner Townsend said this was a good overall presentation, but before we go into the session I had some questions specifically about some of the fundamentals that were brought up, particularly with the 150K that was kind of given back from the pool and went into this. So, I see we have our Parks Director here, so I wanted to ask some questions so everybody could hear that. **Mayor Garner** said that's fine, it's Q&A and working, so you can take time asking questions and kind of helping get you to where you need to make an informed decision, so this is your time.

Commissioner Townsend said and again, Dr. Kneuvean, great overview especially with differentiating what needs to go into the Revenue Replacement bucket and what can go to specifically named items. So, my first question or concern has to do with the give back, correct me if I'm wrong, with the 150K from Parkwood Pool. There are several things I can name right now that need to be done for next year, small things, but keeping in mind our current stance for

just the regular budget. The last thing I would want to do since we have money available, we're talking about a pool that's in a qualified census tract serving a population disproportionately impacted by the pandemic, so we've got those things going on. I am thinking of the umbrellas, the water life jackets, we have hardly any of those. Some were actually five finger discounted out of there this year. We would need—and if this is already in our regular budget, let me know, but I don't want us to lose this opportunity to have those things taken care of.

We need the pavement striped. There was newly laid pavement several years ago, but that needs to be striped. My understanding from what Dr. Kneuvean just presented, that type of thing may fall in Revenue Replacement. I don't know if it doesn't directly impact health and safety. Whatever category it falls in, I just want to make sure those things are going to be covered for next year before that money is allocated anywhere else. It's currently under Parkwood Pool, so somewhere between this money that's available, ARPA you know, reapportionment and our budget, I want to make sure that those things are taken care of. Can they be taken care of under a regular budget or should we be holding some of this 150K back to take care of those things? That's the first one.

Angel Farrera, Director of Parks & Recreation, said great questions commissioners. I will say the parking lot has been striped. We were able to get that done just before the end of the season, so drive by there and check it out. Things like the life jackets and the umbrellas, we do have funding in our Operating Budget. We purchased several life jackets this year. It is something that we kind of do often. We plan for that in our Operating. I will say the 150K originally was the request—originally was to replace the fencing around the perimeter of the pool. As many of you know, we went through an aquatic study last—I believe it was last spring, last fall and looking forward to getting that information before the Commission. There's some really good information in there, some really good data about the capital needs of the pool, and overall budget items and how we should be planning moving forward.

I think the recommendation to repurpose the funds when asked to provide recommendations from each department, we knew that also this season Heathwood Spray Park also sprung up as a challenge. We did have to close the spray park. It was not able to operate this summer as you all know. It's a request that's also up here and also given the timeline with needing to encumber the funds by the end of the year and also knowing that we fully anticipate and expect

a larger conversation around aquatics, around the pool to happen, staff brought that forward as a recommendation.

You're absolutely right, there's a lot of items that we could spend \$150K on at Parkwood. We do have some existing data on what that could be, but I will say it would probably take a lot—or it would warrant some conversation to be able to drive that decision and staff felt like it would be better suited to have those conversations before maybe going in and making some of those larger investments. So, repurposing those funds, it looks like possibly maybe towards the spray park was the staff's recommendation.

Commissioner Townsend said let me ask this, you talked about life vests have already been purchased. How much have we purchased? There were less than 10 the last time I was up there about mid-season. **Ms. Ferrera** said I can check. I do know we had an issue with people walking off with the life jackets. It happens often, but I can check and see how many life jackets were purchased for an exact number. I don't know off the top of my head. **Commissioner Townsend** asked, how many do you normally want to start off with at the beginning of the season? **Ms. Ferrera** said I think we usually have about a dozen. **Commissioner Townsend** said I would think we'd probably need—we'd want to have at least 50, I would think, just to start off the season with. As you say, they're getting old. Unfortunately, some people left with some and we're going to crack down on that with security. We're not going to allow that or allow people to come back into the pool behind that. I just want to make sure that anything we need to start off this season—next season with, we don't let funds we already have that would qualify get away from that. The chairs, we need more chairs around there, so these are things that I would ask staff to go back and make sure that we have and don't scrimp on it, so that we're well protected.

Also, somewhere in that budget I would like to see for the lifeguards, there ought to be provisions that water is supplied to them. Those kids are sitting in extreme heat and I know I brought things up there. I think one of the other contractors did, but that ought to be something that minimum we have budgeted for that. I'd like to see also, and we've got funds that we qualify for that, if you could look into those things, I would appreciate it, chairs, vests, refreshments for the lifeguards, at least water, you know energy bars, something.

Ms. Kneuvean said the chairs, the life jackets, those types of things would qualify, but the water would not qualify. That would need to be something in the Operating Budget, certainly something they can take and incorporate, but the ARPA dollars wouldn't be able to be used for

that. **Commissioner Townsend** said and not as Revenue Replacement. **Ms. Kneuvean** said no, because it all has to be contracted by December of '24. I suppose they could buy a whole bunch of water at a time and store it if that was the desire of the Commission, but again, that would solve the problem one time for one season. It probably is something that you would be looking for to be incorporated to the operations ongoing, I would assume, but certainly something we could look at for buying a bulk. **Commissioner Townsend** said okay. If you could look into that because that directly in 93 degree heat, teenagers, that impacts life and safety—health and safety, so we could look at that.

The other thing for clarity, now, I got from the presentation Dr. Kneuvean just gave, switching to Boston Daniels Park. The crumbling walls would be taken care of as Revenue Replacement dollars now, is that correct? **Ms. Ferrera** said there are three entrances, as you are probably aware, to the park. The only entrance that was included in the scope as a bid alternate is the east entrance of the park. It's expensive work and even given the funding that was available, it wasn't feasible to put all three in given the other priorities for that, that we identified as the community, but the east entrance was included in the scope as a bid alternate. **Commissioner Townsend** said okay, and that's the one that's crumbling all the time. The other thought I had with regard to using that 150K, which you know is designated for parks, there are two other like crumbling walls in the Parkwood area. One on the west side right there at 10th & Laurel and the other further down at the entrance to where you would go into the main shelter house there. Those things have been crumbling for years. We have money now. I'm sure that would qualify, so I'm saying I would like to see the numbers reworked so that we don't let these dollars get away from things that have been in need of repair for years.

So, that is my request for those before we start giving away money. Those are things in the purview of parks that we need to get taken care of and this is the opportunity to get it.

Proposed reallocations presented 8/29/24

ELIGIBILITY

ARPA PROJECTS

PROJECT	AMOUNT
Health Department TB Outbreak	\$1,055,320
Health Department Car Seat Program	\$50,000
Health Department Spanish Speaking Navigator due to Duchesne Clinic Closure	\$100,000
Transit Bus Shelters	\$1,500,000
Willa Gill Homeless Services Facility Land and Design	\$2,000,000
Vernon School (Senior Services) Capital	\$500,000
TOTAL	\$5,205,320

REVENUE REPLACEMENT PROJECTS (MAX OF \$4.5M)

PROJECT	AMOUNT
Heathwood Spray Park	\$500,000
Boston Daniels Park	\$711,165
Eisenhower CC HVAC	\$250,000
Bus Replacements	\$360,000
Police Modular Building for Animal Control	\$113,285
Police UTV Downtown	\$36,000
Jail Kitchen Equipment	\$200,000
County General Fund, Fund Balance	\$1,000,000
Grant Match	\$485,177
TOTAL	\$3,655,627

Mayor Garner said CFO, could you pull back up the allocation chart. I think that would be helpful. Yes, that one. Just for clarity and talking to our Administrator and just help me out CFO. See that County General Fund Balance, that's a million dollars that just was set aside. It wasn't allocated. It goes in the General Fund, but that is monies that can be used if this Commission so chooses to do so for various projects. So, there is that million dollars there that's residual. Am I correct, CFO? If you choose to allocate that towards other things, that's not to take from something to fund something else, you do have that million dollars there that can be drawdown if you choose not to have it remain in the County's General Fund. So, just food for thought. Do you want to weigh in on that CFO? **Ms. Kneuvean** said yes, that's accurate. So if wanted to, for example, still do Heathwood, but also do some additional pool improvements that were just articulated or maybe some additional improvements at Boston Daniels, we could reduce the General Fund fund balance number to provide some funding for that. We would ask for a little bit of latitude from you all to be able to work up some estimates so that we would know how to divvy that up, but if you gave direction take it from here and put it towards that purpose, we could then share back an updated list so we could come up with those estimates.

Mayor Garner said then, right below that is Grant Match. That 485K is also available, so you've got about almost 1.5M that you could kind of play with if you choose to do so. So, I wanted to throw that out there so you all can make an informed decision.

Commissioner Townsend said one more thing on the Parks & Rec side and I know we talked about this. I wanted to see—I still want to see the cracks in that basketball court at Edgerton taken care of. I can't remember the estimates that were given, but again, this seems like a good time to

take care of that. Again, kudos to Parks & Rec for the beautiful job done at Quindaro. We've got at Edgerton, a court that's going on 12 years old now and there was nothing there, so that was a good job too, but that directly impacts in a qualified census tract. That could be a health issue because we don't want our next Steph Curry or LeBron James falling on the cracks there, so that's something I would like to see from some of these funds. Somewhere we've got the money that should be identified and taken care of even if we do a better job in a couple years. I forgot when you said that those things need to be replaced, but right now it's not really safe as it is and we can do something about that now.

Again, thinking about that \$150K that Parks already has, Parks & Rec already has. So, thank you Mayor. I'm thinking about the \$150K already identified with Parks, that's where I was coming from, but that's good to emphasize again.

Commissioner Burns said I couldn't be here last Thursday evening, so I'm playing catch up here. I think some of the things that were said last week I need to get answered. Shelley, on a couple of the Capital Projects when it says not in the qualified census tract, does that mean that 500K is not qualified to be funded? **Ms. Kneuvean** said it's qualified to be funded from Revenue Replacement. It's a designation they do to ARPA dollars and some of it has more stringent requirements than others. So, the Revenue Replacement you have more latitude with and the Heathwood, for example, not in a qualified census tract so it has to be Revenue Replacement because of where it's physically located. **Commissioner Burns** said okay and the same thing for the Eisenhower HVAC system. **Ms. Kneuvean** said that's right. **Commissioner Burns** said so the Transit projects would qualify. **Ms. Kneuvean** said the shelters do because we would only replace the ones that are in the qualified census tracts. **Commissioner Burns** said the Willa Gill Replacement, that \$2M can be used without a problem. **Ms. Kneuvean** said from ARPA. **Commissioner Burns** said and the Vernon School. **Ms. Kneuvean** said correct. **Commissioner Burns** said and then the two requests by the Police Department can be funded. **Ms. Kneuvean** said they can. Those have to be Revenue Replacement under the rules, but they can be funded. **Commissioner Burns** said and the Sheriff's equipment. **Ms. Kneuvean** said yes, it can be funded. **Commissioner Burns** said that was my questions. I don't take as long as some people.

Commissioner Bynum said I'll go next. I have a whole variety of questions and we just let Ms. Bush walk out the door, but I think she'll be back so I'll try to maybe leave my Transit questions to the end. First of all, thanks for all the work. You went straight from budget into ARPA reallocation so I know that your office is always working. You know back when—first of all to the three commissioners that weren't here for all of this ARPA discussion beginning in '21 and then all of these subrecipients on all the work we did to allocate those funds, I'm sorry because I feel like you are playing catch up and you've done a pretty good job of it. But by all means it's extremely complicated and I think they've made it as easy to understand as they possibly can.

When we first started working on this we held a fairly large community conversation bringing the community to the table for their identification of what they thought the needs were within the guidelines understanding that we were mitigating a pandemic and the top three that came from that were Housing, Mental Health, and Child Care. Those were the three that came to the top of those community sessions. I am I think somewhat satisfied because two of those three are being handled somewhat through this reallocation process. Willa Gill, you know, obviously is about supporting that population that's either unhoused or precariously housed, so I do think that's really important. Mental Health I think is being somewhat addressed through some of these reallocations. Child Care, we don't seem to have given any particular attention to that right at this point, which isn't to say we can't, but I am pleased that two of the top three are somewhat being addressed with this remaining money. Of course, I think our Public Health Department is probably always looking for ways to support any kind of mental health efforts, so you need to always factor that in.

I have a variety of questions and since Ms. Ferrera is at the table with a microphone, I'm going to start with Parks and, Ms. Bush, I have a couple of questions—really just one question for you. I'm going to start with Boston Daniels and I want to talk about Parkwood. With the allocation that we're contemplating of \$711K to Boston Daniels, is that going to repair that wall you spoke of, one of the walls? How much is that? **Ms. Ferrera** said it's possible. For clarity, this project did go out to bid and we do have proposals that we are reviewing, so it's an active RFP process, but I will say that it was—the east entrance was included as a bid alternate and we are really hopeful that if fully funded, we would be able to address that. **Commissioner Bynum** said so I guess—let me back up. For \$711K what do we hope to accomplish at Boston Daniels? **Ms. Ferrera** said great question. The 711, the remaining funding that we are requesting goes towards

the total project cost. I would say, I know speaking with Commissioner Townsend, kind of the main priorities if you will, or the large ticket items of the scope would be replacing the playground that's there and also installing rubber surfacing or turf, something that's inclusive. Adding a picnic shelter to that park, addressing the sidewalk, infrastructure inside the park as well as one of the entrances off Waverly, so creating an ADA access and then also some issues as it relates—not issues, beautification efforts and then also there's a lot of site work. If you've been to Boston Daniels, you can tell it's a pretty slope site so there's a lot of site work that would need to be done and so some mobilization in there as well.

Commissioner Bynum said what's the overall entirety of the project cost at Boston Daniels. **Ms. Ferrera** said if fully funded, it'll be just a little over a million dollars that will have been invested into Boston Daniels Park. If you can remember, last year the Commission did approve \$150K in the Parks budget as well to support the project and so in total if this is fully funded when it's all said and done, it will be a little over a million dollars of investment from the Unified Government. I will say that there's also been other investments made. I know the Boston Daniels Corporation has done a great job of getting some funding as well and are also in some discussions with other community stakeholders that are interested in funding the sculpture. The sculpture is not part of the scope that we are working on and a lot of that is because of the restrictions with the CDBG dollars, so it didn't get included, but we are as part of the scope of our piece, including installation of the footings for the future, hopefully, the monument. I know that group is actively working with potential funders in the community to get that piece funded.

Commissioner Bynum said I appreciate the project. I truly do and I don't want to be misunderstood and I appreciate that it's kind of a public/private partnership, so that's all well and good. My concern is that I want to pivot to the Parkwood Pool because you did sit down with Commissioner Townsend and I in May and showed us the conditions assessment of the pool. You talked to us about the fact that the analyst that produced the report identified that the pool is losing a million gallons of water over the season of swimming and that needs to be addressed sooner rather than later. You talked about the replacement of the valve system, the filtration, the pump, the motor and the strainer and that was 1 to 1.4M potential cost for that and it strikes me that is an important potential use of these dollars. I know that you've prioritized Heathwood over Parkwood Pool. I don't know how I feel about that, but I do have a technical question. I don't know how it's possible that Heathwood is not in a qualified census tract. It's at 9th & Parallel, so I don't know

how it's possible that's not a qualified census tract. Alan, did you have—**Alan Howze, Assistant County Administrator**, said you can pull up the map. There's a HUD qualified census tract map and it is a little—**Commissioner Bynum** said I'm looking at it. So, whatever reason this one singular tract—**Mr. Howze** said correct—**Commissioner Bynum** said in the middle of all these blue tracts, that's where it's sitting. **Mr. Howze** said correct.

Commissioner Bynum said that's amazing. Nonetheless, I just wonder do we know usage counts on Heathwood? We know usage counts on Parkwood. How do we know how many kids come and splash around in a spray park? **Ms. Ferrera** said that's the age-old question I think in the industry is really being able to track usage in parks. I think that's hard to do. You're right, we don't have hard numbers on any of our splash pads, however, we do know that we received a lot of concerns, frustrations from the community that Heathwood was not open for the summer. It was hard. As you know we have a lot of needs in the department and so it's not—staff doesn't not value Parkwood, we absolutely do. It was also a project that came up this year that was unexpected. Heathwood not being able to operate, so you know when submitting those recommendations we really did our best to try to—knowing we're only going to get a limited amount of the pie to really see how we could best leverage those dollars.

I will say kind of about Parkwood, well, this is actually great news. We were able to address a little bit of the water leak this summer. We did have our maintenance team go in and kind of replace some pretty large valves. That seemed to help, however, we do know that the pool is very old and so it didn't completely stop the bleeding, if you will, but we were able to eliminate and reduce the water loss at Parkwood.

Commissioner Bynum said I would defer to Commissioner Townsend and what she thinks, but for me Parkwood would certainly merit some consideration here in whatever category it might fall in. So those are my—I'm trying to balance, as you did, I'm trying to balance Parkwood Pool, the only public municipal pool for the entire city of KCK. We all know that. **Ms. Ferrera** said, Commissioner Bynum, I might add to that as well. I would say if I were to be asked what would be the most immediate needs of Parkwood, you saw the presentation and the data that was preliminary presented and it has the basic, the immediate, and the enhanced improvements. Obviously, starting with the immediate repairs and some of that is getting the system on a chemical controller so it is electronic and getting it to a different software, if you will, would be some of the places to start with that, so there is good data there to make I think some good decisions. I think

we would just want to make sure we have more discussion knowing that we haven't went through the whole report.

Commissioner Bynum said I know we're on a very quick turnaround because we would want to get whatever we do encumbered, which means we would have to put out bids and they would need to have a pretty quick turnaround. Anyway, I just want to be on the record about Parkwood because I feel like there are things we could do there that we know are needed because we have a study that we paid for that tells us that and we know how important they are, especially to health and safety issues at that pool, so I am on record for that.

Mr. Howze said if I might, just in the Parkwood piece, also there is an effort to seek outside funding for a large amount and so that's just kind of—we don't know the outcome of that, but that's kind of out there waiting—**Commissioner Bynum** said I'm sorry. Did you say there is—**Mr. Howze** said there is through federal funding sources and so the timing doesn't line up very well on that in terms of those kind of investments and I think that kind of goes a little bit into Angel's thinking in terms of how much do you want to commit of this immediate money versus the potential for a longer term solution. That's where, I think, in some way the Heathwood piece comes out because that's serving the community. It serves both sides of Parallel, but it's located to the south of Parallel serving the Douglas/Sumner in that area as the water amenity that's available in that neighborhood. **Commissioner Bynum** said I appreciate that. Part of my brains response to that is we know that Parkwood has immediate needs right now and we have ARPA money right now that we could use right now, so I'll leave it at that. I appreciate that. It would be delightful to receive a huge bucket of federal money and have a beautiful new entire water park. That would be a beautiful thing.

Quick question or request to my fellow commissioners, we know that we have 57K unused by subrecipients. My request would be again to you all to consider using 39 of that as the CFO told us last week to replace the Neighborhood Grants. It's one small way to give back something that we took in this budget cycle, so I'm just putting that request out there again. We could encumber those funds, as you explained earlier, before the end of the year, allow them to retain 2025 for their small Neighborhood Grants and let them do the good things that they do. They take a tiny little bit of money and they do quite a bit of good within their neighborhoods for that, so it's just a request to my fellow commissioners.

I'm trying to get to the rest of my questions. Deasiray Bush, a couple of things. Back when I was still on KCATA ordering a bus was like 1.5 to 2 years wait to get a bus, but I guess we could encumber the money by ordering the bus. Is that the situation? **Deasiray Bush, Director of Public Transportation**, said good question Commissioner Bynum. For KCATA they actually own and operate the 40 foot size buses. For us, Unified Government Transportation Department, we operate 25 foot cutaway vehicles, so we have a cooperative agreement with a vendor and currently I have vehicles on hold with that vendor meaning we can procure it now and I could have it delivered after retrofitting the vehicle probably in about no more than 60 days if that. I'm sure it'll be less. **Commissioner Bynum** said that's exciting to hear because that's not the way it's working over town.

I want to be on the record that I 100% support the Animal Services auxiliary building. It is desperately needed. I wish we could have an entirely new Animal Services building, but we can't, but we need that building. So I just want to make sure that I'm on record for supporting that.

Mayor, I'm just curious, or staff, somewhere along the way in this presentation it crossed my mind, what if the bids—we've got to have a bid process for some of this. What if those bids come in higher than what we think they're going to be here. Like we said 113K for Animal Services, is that because we've already put it out to bid and we know what the answers are? **Ms. Kneuvean** said in that case we got a quote. We would still need to bid it, so it's a fairly firm price that they've developed, but we would still bid it.

One of the things just to answer a more global question, in any of these that we're putting out to bid, we will pre-think, add or deletion options on bids so that we spend all the money because it works both ways. We want to spend it all, but if it comes in over, then we're going to have to take something out, so we'll be pre-thinking that in our bid processes so that we have some flexibility to make sure that we do spend our dollars. **Commissioner Bynum** said thank you. That's all I have.

Commissioner Hill said thank you for the report this evening and I just have not too many questions. With the Health Department Spanish speaking piece, does that mean we're hiring several people in the Health Department that speak Spanish that's going to be worth \$100K. I'm just asking. Is that what that means? **Ms. Kneuvean** said it is either contracting or contracting

with an agency like a subrecipient because they do that often because we don't want to hire fulltime employees that then we have to turn around and the grant funding ends and then they don't have a position. So, this would be accomplished, but it would be managed and directed by the Health Department and it would be a Spanish speaking individual so that they can communicate that as I understand it. Dr. Elisha can certainly add to this. A lot of the clients are Spanish speaking, so they're challenged with understanding what options are available to them and so this person would be a great point of contact for that community to help get people connected with alternatives. **Commissioner Hill** said okay.

I just want to be in agreement about the Animal Service building. That definitely—we heard Commissioner Bynum mention and I also want to be in agreement with Commissioner Townsend in regards to Parkwood Park and the swimming pool.

I also want to mention Boston Daniels Park. We received several letters this week in regards to Boston Daniels Park and the work that has—the master plan and all that that the Park Department has done with that team with Boston Daniels, thank you. It has had a lot of community surveys that were responded to, so I certainly appreciate that and look forward to that whole project being completed and finished.

The Heathwood Spray Park, that was something Chester Owens mentioned. He was concerned that it wasn't working, so I told him that we were working on that. That would be completed by next summer. Is that correct, so the kids would be able to play out there at the Heathwood Spray Park? **Ms. Ferrera** said if funded, then yes, we would be able to move forward with getting some plans together to get it back up and running. **Commissioner Hill** said okay, next summer? **Ms. Ferrera** said yes, if funded, we hopefully would be able to meet that mark.

Commissioner Hill said, the Livable Neighborhoods, I would definitely like to see us fund that whole project with the Home Repair opportunities that we have there. I'm not sure—how much were we thinking about. Do you remember Commissioner Bynum how much that was we were—**Commissioner Bynum** said what we unfunded was (inaudible), but that wasn't part of today's discussion at all, but I'll leave that to you.

Ms. Kneuvean said two things that were not included in the '25 Budget, one was these neighborhood Grants and neighborhoods have applied for grants for an entrance monument or a cleanup day, a variety of things and that was the 39K that I think Commissioner Bynum talked about. There was a Home Repair fund of 57K also not funded. But to remind the Commission we

do have HOME funds and CDBG funds that are UG funds that we are using for home repair. So, there's an alternative solution to that, so it's not like that goes away entirely. It's just funded from those sources, not from the General Fund. **Commissioner Hill** said okay, I just wanted to make sure to let my colleagues know that's something that I think we might consider.

Also, the Mayor mentioned the Willa Gill Center. I definitely would like to see us move forward with that project. It's a great need and the Mt. Carmel folks are just anxious to find a home, so thank you.

Commissioner Lopez said are these set in stone what you have for the ARPA money? **Ms. Kneuvean** said no. What's set in stone is that we have \$8.8M and some of the dollars can be used in a more flexible way than other parts of the dollars. **Commissioner Lopez** said what I was getting at is I think outside the box. I think I live outside the box, but what if since Indian Springs site has been what it is, why don't we spend a bunch of money on putting solar panels there and using that because it's part of the utility, part of the ARPA funding and in a way we're investing it, but not investing it, because we can't—we can invest it in certain ways but that would be a huge investment that would help our utility bills in the long run and it's actually—it'll be a huge investment for us. **Ms. Kneuvean** said solar panels could be purchased for that location or wherever from Revenue Replacement. That's not—for whatever reason, they only approved water, sewer, stormwater, and broadband internet from ARPA dollars straight up, so it has to be Revenue Replacement, but yes, that could be an eligible use of the dollars if we identified a site and got a bid out very quickly to get a purchase order basically entered into the system by December of '24. That would be the caveat. That's just the time sensitivity.

Mayor Garner said I totally support Indian Springs. It's been vacant for far too long, a \$27M, I believe, investment from the Unified Government for it to be sitting vacant for all these years. To get it back on line has been something that I know we all want along with a lot of our residents. I agree with you on Indian Springs, but that site is currently in an RFP process that's currently under negotiations and because that's ongoing it's kind—basically it's under contract is what I'm trying to say. I'm not trying to take away from your idea of solar panels, a great idea, but I'm just trying to say that site specifically is currently in negotiations with the Unified Government. I can tell you that I believe one developer does—part of that proposal does include solar panels, I'm going to share that. **Commissioner Lopez** said I was just trying to figure out a

way to really invest in the long run where, you know, it brings us money, it helps us in the end I think.

Commissioner Townsend said going back to Boston Daniels Park, again, just to make sure because I thought I heard some—just a little equivocation. I just want to make completely sure that east wall that is crumbling is included in the \$711K to be repaired, the repair of that wall. **Ms. Ferrera** said it's included in the scope as a bid alternate, which is an active—**Commissioner Townsend** said what does that mean, the bid alternate. **Ms. Ferrera** said there's a base bid of a scope of projects that we are confident can get funded. When we go through this process, normally you'll see some bid alternates. That gives the vendor an opportunity—the contractor an opportunity to kind of submit a bid for that to see if we can basically afford to do that bid alternate. Sometimes you'll see that in flat work. If there's more flat work, then we can kind of get a little bit more done, but normally it's not an uncommon process to have alternates when you put a project out to bid. Just so you know there's the base bid that we know we can confidently fund and then if there's vendors or contractors that think they can do the work and a little bit more maybe for the same amount or less or comparable, then they'll put in for the alternate. So it is included and like I said, active RFP process, reviewing the proposals, looking at all the base bids as well as the bids with the alternates, we're going through that right now. So, I can't sit here and say because it's an active process, but it was included in the scope as an alternate. **Commissioner Townsend** said I'm still not clear because one thing that must be done at that park is to have that wall fixed. Right now it's crumbling in the street, so I'm not sure when I hear alternate that connotes to me is this or that. That wall must be fixed, must be fixed, so I hope that's in that \$711K or as the Mayor said, we have the \$1M and I guess you got the Grant Match, but if we've set aside \$711K, that wall has to be fixed as part of that infrastructure. It's got to be.

Mr. Johnston said, Angel, maybe if you could clear up what is the base of the—what's included in the base bids. Forget the alternates. What's in the core of the bid. **Ms. Ferrera** said what went out, it's a public document, basically was the playground and the surfacing, picnic shelter, site work to include the flat work inside the park. With the sidewalks, there's some retaining walls in there, some beautification, you know, trees, flowers, those types of things and basically mobilization of the site. I can't remember off the top of my head, but we did add I believe

three options as alternates in addition to the base bid and I'm probably just not explaining this correctly, so if anyone can explain this better, please jump in.

The base bid, the contractor has the opportunity to bid on that and if they think they can handle the other projects, they're welcome to submit a price for that and then staff will review it and say, okay, what can we afford. Oftentimes we'll find actually we can get these other things done that we might have thought we couldn't and then there are times where it's like actually our budget is eaten up in the base bid. Does that make sense? So, that section of the entrance, the east wall was included as an alternate. I can't sit here and guarantee that because it is an active process and we do have to go through the RFP and review the proposals based off what we have available in funding before I can say yes, it's included, we can afford it, good to go. **Commissioner Townsend** said I'm still as confused and disappointed if you're telling me that was not put as part of the base bid. Flowers, all that other stuff is great, but we got to bake the cake before we can decorate it and that wall crumbling in the street is a foundational piece. All this other beautification is great, but we have to have that infrastructure piece done first. At this point I don't know—that's got to be done first. That's all I can say. I have been asking that to be done for years and we've piecemealed and piecemealed it, so I'll just leave it there. I think I've been clear.

With regards to funds to kind of reinstate approximately—was it 37K for the Neighborhoods—**Commissioner Bynum** said 39—**Commissioner Townsend** said 39, okay. Did you have in particular where you thought that might come from? **Commissioner Bynum** said I would look to the CFO. I mean it's sitting right now in the subrecipient money that we allocated that is not going to get used by the subrecipients, so I don't know where that would put it.

Ms. Kneuvean said we had allocated about the 57K that Family Conservancy won't be using to the Grant Match. So, what I would recommend is if there's a consensus to fund the Neighborhood Grants Program, that we reduce the Grant Match amount by the 39K and then we reallocate it to that effort if there's consensus to do that because that's where those dollars—that's where we plugged them in because we didn't feel like we had enough time to go back out to all the subrecipients to make requests. One of them proactively has asked if there's any money, I'd like it, but we also have nine that have completed their work and they'd probably like it too. So, just thinking about the time period involved, we didn't go down that path. We just set it aside for Grant Match, but we could certainly take that money, reduce Grant Match and set it aside for Neighborhood Grants and run a quick process for them to apply for the dollars and get them under

contract. We get the neighborhood group under contract. They wouldn't have to actually have done the work, but get them under contract by December, so we'd want direction though because that's, you know, I mean neighborhood groups are going to need time to talk about what do they want to apply for and there's a process to decide which ones get approved. So, that the Livable Neighborhoods committee, I believe, has been involved with in the past. There's some process that would be wrapped around that to get done in four months. **Commissioner Townsend** said I appreciate that. I just wanted clarification, so that brings me to my last point.

Since this body has not had the presentation yet about the Parkwood Pool, just so we know and I look forward to that, ask for that. I'm sure it's coming soon, but the one thing that we talked about during that presentation was the filtration system. Even if nothing else is done to Parkwood, that is critical and my recollection is that would take about 1.4 to 1.6M, so while we have this money there, that's why I didn't particularly mention that in regard to this because that would totally wipeout all of that money and what we're talking about now. You know refunding or restoring some of the neighborhood usage, so that is a whole different thing in and of itself, so I look forward to that presentation so this body can hear it and know the situation that we're currently in. The filtration systems that are put in pools now are automatic. They wouldn't have to test the pH and if new chemicals are needed, they're automatically put in from my recollection. That's not what happens to that pool now. Each of those systems are different, but if you have a contamination event, which we did this summer, it affects both pools and you have to shut them down, just so you know this is what's to come. If we wanted to do just the filtration system, that would wipeout that 1.4M. The other things I am in support of with the caveats I've already talked about.

Commissioner Burroughs said wow, let's spend it all. That's what I say, spend every dime we have. That's why we went revenue neutral because we've got money to spend. The Public Safety one I'm good with although the Police UTV downtown patrol, I think that the SSMID Downtown Shareholders should commit to putting up some of the revenue to provide that service for downtown. They get a tremendous amount of support from us financially plus they have their own tax levy to continue to provide service to that area when we're already paying for it. One way I think that if we want to pay for it, then we ought to ask to be reimbursed even if it's over a two-year timeframe. That gives us a little bit more money to put back into our coffers.

Can you tell me why Heathwood Park didn't open this year? **Ms. Ferrera** said yes. Heathwood is a fairly old system. I think it's 20 plus years old and it's having a lot of maintenance issues in the pit. The pit is eight feet or below and trying to get maintenance contracted workout to help us is non-existent because they have told us that our pit is unsafe and they won't send any technicians down to service it and also highly advise that we look to correct that. So, looking into correcting that was very expensive. There are a few options that we explored. If anyone was at Clifton, you saw that the pump room is above ground, so we explored seeing what that would look like. That's about 150K just to bring all of the pump system above ground. We also looked at—we kind of looked at everything. We looked at trying to better filter out the pump room. It's a really confined space if you, myself, were to go down in there and have a hard time turning around, so being able to even excavate that, make it bigger, do whatever we needed to do just was not feasible. When you look at the life of the structure, knowing it's 20 plus years old and putting about \$150K into it, staff recommended that money would also be better spent probably towards just upgrading the system.

I will say there was also an issue with the waterline. The waterline needed to be—well actually let me back that up. To bring the system above ground we'd also have to expand the waterline and so it was my understanding after staff looked into that situation, it would have to go to a three inch because it's a filtered system, it's not a pass through, so there's two different types of spray parks. To do that, working with BPU to identify what that work would be was also where a lot of the costs would be because we would have to run the line pretty far to get that work done. We did look at a few ways to be able to get that fixed to be able to continue to utilize that system, but it's going to be a large investment. It's not that it can't be done, it can but you're going to be spending that on just the repair and you're not getting new features, which some of those features are also needing to be replaced as well. **Commissioner Burroughs** said it sounds like it needs a total replacement, not a reinvestment. It needs to be replaced. If we're spending more money on maintenance and not being able to utilize it to the extent that the neighborhoods and the children in the community want to use it, then we're really defeating the purpose. We're throwing more money into something that has long outlived its life.

I'm strongly supportive of Boston Daniels Park. I think it's been underfunded for quite a while and it has some historical factors to it that I totally respect.

I want to talk about the Transit shelters and the Transit buses. I'm supportive of that. We need to move people around this community to get them to jobs. I think I've had my conversations with Deasiray in reference to what we need to do as far as the benches and the huts. I know that things that KCATA—the designs are changing which I think will be more acceptable in our community for that investment, so I'll go on record of saying I'm supportive of that.

The Health Department response to TB outbreak, it's 1.55M. I don't know where that number come from. I don't know if you looked at the population and put a number to it, but a million dollars for 55 people, I can't question it. I'm not a doctor. It just seems a little steep after we went through COVID with 160K people in this community.

The Health Department Seat Program, I know a lot of our Rotary Clubs and stuff like that have done that in the community. They do their own fundraising and they've hosted a few of those events throughout our community. I mean it's a great program. I want to see all kids safely buckled in a vehicle. I just don't know that we need to do it, but if that's the will of the body, so be it.

The Health Department Spanish Speaking Navigator due to the closure of Duchesne Clinic, we have a contract with interpreters I believe that the Unified Government uses, many of our departments have contracts, is that not correct? **Dr. Elisha Caldwell, Health Department Director**, said we do have people that we use for translation services. **Commissioner Burroughs** asked, is this an extension of that contract or is this bringing somebody on fulltime to be an interpreter within our clinic. What is that? **Dr. Caldwell** said no, we're not going to open a new position. We subcontract. We give the funds to agency to assist with this translation person. Bear in mind, that the Duchesne Clinic had 1,300 patients and that clinic was closed out of the blue. We didn't have any preparation for that, so you have patients that are ongoing chronic medical conditions and they have no access to care. So that's a severe access issue we are trying to address. **Commissioner Burroughs** said I understand. I understand the need for health care. We have a number of organizations throughout Wyandotte County that offer Spanish speaking interpreters and to put \$100K into the Health Department just for one interpreter, two interpreters, four, it just says Spanish speaking Navigator. Why we can't contract that out somewhere and utilize it within the other funds within the budget, I'm just looking at things here because we're just seeing a bunch of numbers thrown out here and they're all rounded up quite handsomely for everything that we want, but I don't know that we need. That's what I'm trying to get to because if there's money we

can break away, there's been other needs that have been mentioned here this evening that maybe we can slide some money over to. Mr. Administrator, you were going to answer.

Mr. Johnston said on the Duchesne Clinic closure, I believe the population or the number of patients that they left behind is around 1,200. Most of those are Spanish speaking. We don't have the ability to serve those. We have received pleas from the other Safety Net Clinics because I think when Duchesne closed there was an assumption that all of the rest of the Safety Net Clinics could absorb them. What we're hearing from the Safety Net Clinics is it's too much. We cannot absorb them and we need to get them to health care. Like Dr. Caldwell said, this came out of the blue, gave one month's notice that their closing, left a population behind and now we're trying to make sure that they get medical care that they need hopelessly seamlessly. So, that was one of the disappointments of the Duchesne closure.

Regarding the TB outbreak, yeah, you can look at it per patient, but when you look at Public Health, you can't look at it from a per patient standpoint. TB is a disease that we have all assumed had been eradicated in the United States. Years ago, I remember as a kid in elementary school, getting the time tests on my forearms and then it stopped because there was a decision that it's not prevalent in the United States. Well, we've seen dynamics in the last 20 years of our country people come and go from other countries and stay here and they're bringing their disease from their country of where it's not eradicated into a country that's eradicated. What you're seeing right now, we have identified 40 to 50 people who have positively tested for TB, but we've got to do two things. Do whatever we can in a precaution area working with the population as a whole to keep it from spreading. That means we've got to be in the schools, we've got to work with certain employers, it's a pervasive program.

The second thing that we have to do with this is that certain cultures that we deal with, TB is a stigma. It's like the Scarlet letter and they don't want people to know that they have TB and one of the ways that they individually keep people from knowing, they will not take their medicine and, therefore, there is a process in which—as Dr. Caldwell talked about, it is a labor intensive effort. Those who have been diagnosed, they get their daily visit to give them the medicine to take, which is part of the precautionary stuff to keep it from spreading. So, we're dealing with different cultures that live in our community and something that's—I don't understand because that's not the way I was raised and all that, but cultures from other countries that have domiciled

here bring their approaches that force us for the greater good to keep things from spreading to—it's more complicated than just going to the doctor's office and that's why it costs a million dollars.

So, we're looking at this, Elisha, what about an eight-month program? **Dr. Caldwell** said yes, and it could be more. Just to give you the current update numbers, we have 56 now and it's going up, so I think the best we have is to figure the way out to stop it because if we don't, it could go out of control and we could probably end up spending much more money than we think now we can spend. So the best choice we have right now is to take action to stop it or to contain it.

Commissioner Burroughs said it sounds like we may be on the verge of another epidemic here in reference to the high need to keep it curtailed if people won't come forward and take their medicine. Maybe we need to put more money into it and take it out of something else and then if it's not used, we can pull it back. I mean these are just suggestions.

I'm not trying to be difficult here. I'm just trying to look at these numbers and try to see how we can get the best return on investment and all I heard tonight was spend, spend, spend and I haven't heard anything about—you know we went revenue neutral because there was concerns in the community about taxes. We have a little bit of revenue that we could shore up our budget for emergency purposes and you know the Health Department's emergency, Public Safety is extremely important. I don't know about an HVAC—is Eisenhower one of our centers or is it attached to the school and public school property? **Ms. Ferrera** said it's a partnership agreement, but the community center is under Unified Government Parks & Recreation. I will say that the community center portion has two rooftop units, HVAC units, and one is in need of replacement very soon.

The Animal Control, we've got animals running all over the place. We're not picking them up. I get calls all the time. I'm sure other commissioners do too, so I guess there's a need there for animal control. I don't know what we're doing as far as finding the owners of the animals, but we'll pick them up and—or we won't pick them up, but there's things that go hand in hand with this that I'm really struggling to get my arms around. We found \$8M and we found \$10M worth of need. I know we're a community of great need.

I've asked for one thing in the last three years in my south side district and that was a bench to be put in out at Wyandotte County Park for the all-inclusive seating of the families who bring their children in in wheelchairs. I think that park has been there three years now, four maybe and we have no bench, but other parks received lots of money and that bench has still not been

purchased, conceptualized or whatever. I'm hearing about basketball, I'm hearing about walking trails, I'm hearing about gardens and gazebos and we just had parks that were just updated throughout the community and there's been one request for one of our sitting parks and that's a bench and it hasn't occurred. Now, that bench is extremely important to families who have children that are in wheelchairs that want to sit with their families and we can't accommodate that in an all-inclusive park. So that would be—I would like to see that bench funded and maybe two benches to an all-inclusive park.

The Willa Gill Replacement, I know we're in negotiations with that. I'm not committed to \$2M for that program. I think we're throwing—I think we're throwing a lot of money at something that we haven't had an opportunity as a body to discuss. Once we approve this that money will be there for that. It could be \$3M, it could be a million dollars, but we're throwing \$2M at it, so I would like to see us maybe move a million of that over into the General Fund to hold on to it, maybe give us an opportunity to negotiate.

I hear nothing about grants for any of these other programs that we can seek. I see grant funding, but I haven't heard of any grants that were coming forward to assist us. We had 10% of the ARPA funds returned to us that weren't utilized and here we are three months away from the deadline in which they were to be utilized and it's a little late in the game, so we're panicking that if we don't spend it, how dare we not spend it, but if we have the need, let's spend it on the need. What we don't spend, I'd like to see go into the ending balance to help our reserves so that should we have issues coming forward, we can fund it.

I would ask the body—the Neighborhood Group—everybody took a cut. The neighbors spoke to us collectively and we told them, we asked them, you do realize it's going to be tough and the comment was yes, go revenue neutral. So, we're spending every dime that we have except maybe a million dollars with the General Fund, then I already hear a million five, a million six, so we've already spent it and then some. I guess I'm just—this is not what I came in to really hear tonight. I came in to seek priorities to identify what we could utilize and get a return on investment. If Heathwood Spray Park is in need of a total rebuild, then let's move the money somewhere else and let's look at what we can do with Heathwood Park, putting a new quality park in there and not just try to update it.

Ms. Ferrera said I was just wanting to clarify, that's what the request is for. It would be to totally rebuild it, just clarifying. **Commissioner Burroughs** said \$500K will rebuild it. **Ms.**

Ferrera said yes. We just did Clifton Park that just opened and that's about the ballpark of what that project cost brand new, so Heathwood would be a brand new rebuild. **Commissioner Burroughs** said okay.

I did receive a message—I'm sure all of you did about Vernon School and it has historical significance, it's extremely important. The thing that caught my attention was it provides services to the community. These ARPA funds—it talked about capital and it's under Capital Projects and then within the letter itself it starts talking about a community center providing services to the member—the seniors of the community. I guess I'm a little concerned. Are we going to provide services, are we going to provide capital, or are we going to provide both because if the services can be provided or for duplicating services, there may be some savings there. We may be able to provide better services with another organization. **Mr. Johnston** said the ask is for capital so they can continue the services that they provide. It's not ask—it's not creating a Meals on Wheels Program, that already exists there. They have significant capital needs on the building. I think the letter that you all received from them was around—they've identified 1.2 or so million dollars. Well, totally yes, they gave us just over 3M I think and it's an—they're looking for capital improvements to keep that thing viable. The facility, and part of that facility is used to provide Meals on Wheels, so it's not creating a new Meals on Wheels program.

Mayor Garner said I would like to add to that. Anybody that has been—there's historic significance with the Vernon Center that goes back decades. It ties into the Quindaro Ruins, it ties into the first HBCU College that has historic nature. I'd just like to say if you go into that building, the services they provide to seniors and other programs are deplorable and they've been operating in those deplorable conditions for years. They didn't get any ARPA funds from the last round. I don't know why. The Unified Government really hasn't done any type of investment that I know of, and I could be wrong, as far as that facility. They are a partner with the Unified Government in providing those services, but when you look at what we're asking our seniors to go into, there are safety concerns to have the elderly going here to get the kind of services that are vital to their quality of life. I can vouch for the Vernon Center. I've been in there several times and I would just like to say that it's long overdue that this body look at investing in the Vernon Center to make sure that they have a safe, clean, amicable updated quality facility to provide services that community has come to expect and I always say that they deserve because that's one of those areas

that's been disenfranchised and disinvested for far too long. I think this would be a good first step in showing this community that they are valued and that should be one of our priorities.

Commissioner Burroughs said I won't disagree with you. It has historical significance. I'm just wondering if \$500K is going to meet the need. Is it enough as you stated, so I'm just curious if—I'm just trying to—if Vernon Center is that important, we have Heathwood Spray Park that needs a complete redo. Do you want to spend the whole 500K for a redo or do you want to move more money into the Vernon Center. I mean these are decisions we need to make collectively. We can't just throw a little bit of money at everything and expect it to be crystal clear and new. We have to pick priorities here. I'm hoping and I'm not trying to be argumentative or confrontational, it's just frustrating when we came up with \$8.8M and we're spending almost \$10M with an additional request over the million five that we talked about earlier.

The Public Safety, I'm good with. I would still say that if we're going to fund the UTV for downtown patrol—I am to understand that their air-conditioning at the shooting range needs to be addressed. I think that Police UTV that we ask SSMID and the Downtown Shareholders to utilize some of their revenue and pay for that UTV to help patrol our downtown. I think that's the responsible and respectful thing to do to have partners here.

I don't have any other questions. I apologize for my demeanor. I know we have a tremendous amount of need. That's why we had to take the decisions we've made in budgeting, but we no sooner get money and it's out the door before we even know it.

The money that's eligible for ARPA I understand. These other funds, if there was a way to put them into ARPA and run some money around, that would be fine, but I would just soon put the million dollars into the ending balance and lock it down in reserves so that we have that to help our end game with additional things that may come forward.

I would hope that in my request to get a bench, I think it's my third or fourth year to request that bench and I'm a little disappointed that we've got all these other parks that have been addressed and they've gotten everything else that's been requested, but we haven't gotten an all-inclusive bench for an all-inclusive park for some of those really in need in our community.

Mayor Garner said, Park Director, to get the benches that the commissioner is talking about, what's the estimated cost projection for that? **Ms. Ferrera** said I am not sure. We have not installed any of those. In our system we don't have an all-inclusive bench. I will look into it and

get that information and get it executed. **Mayor Garner** said you would have to think just as a comparison, what are we looking at just around? **Ms. Ferrera** said \$1,500. **Mayor Garner** said \$1,500 a bench. **Ms. Ferrera** said a regular bench, that's not inclusive, runs about \$1,000 and that's not with the concrete pad or the footing so I would love a little bit more time to look into it, \$1,500, \$2,000 maybe. **Mayor Garner** said okay, that's a good rough estimate. Now, I say that because you know I've got the utmost respect for you Commissioner Burroughs, I do, I always have. I don't believe from what I've gotten that there has been a request to go over the million dollars other than it's identifying needs that would go over that.

I would like to point out, and CFO, for clarity, these are funds that have to be spent that aren't Unified Government funds that were on a timeline, that were allocated I believe towards other organizations, help me out, that have been recaptured. I'm just a little clarity on that, but we are on a timeline and these are already Grant Funds that can be applied to provide these needs. For example, Vernon Center and they brought us a proposal, but the proposal was different phases and they prioritized. If we can get this much money for this phase, we can work on a partnership, a public partnership will raise the money, but this is our immediate need. We need \$500K, actually a little more, today but we would like to have about \$3M. Obviously, we don't have \$3M to give them, but if \$500K will improve the quality of life and the conditions for those residents, I call it an investment and a seed at least to get something going that will provide something that's better than what's already there.

The same with Heathwood Park. Boston Daniels Park I believe it's a seed. We know that it's over a million dollars. What we're doing is we're seeding investments into areas in these public/private partnerships really have to weigh in. The public is going to have to shore up the rest of these funds and so I'm all for that.

The Police Department, we do know the range does need an AC unit replaced. Our officers deserve to have a training environment that they can train effectively and be efficient in as part of making sure that they have the tools and resources to make good decisions when they get out in the field to protect us. I have nothing against what the commissioner outlined with Downtown Shareholders if the Commission does choose to. We can go back to them and say we would like for them, out of the SSMID, because that is tax dollars that we're not getting, to reimburse the Unified Government for that purchase.

I believe that we have 485 there, CFO, that you talked about if we didn't want to tap into the General Fund of a million that could be used. I don't think that the commissioners ask for about \$5K worth of benches is too much to ask, to move that as you keep track of what the actual asks are. I'm not sure what the priority you mentioned on Parkwood Park, a pool rather, which I support as well, what is the cost of that immediate need that, okay, if we don't get this fixed today, the pool won't be open this coming summer. Is that something that is priority based on what Commissioner Townsend had mentioned, because then we also have the remainder of the grant and we also have a million dollars there if this body so chooses to make that investment as well. So, there are monies to be moved around.

Another thing is the Willa Gill Homeless. We owe it to Willa Gill, in my opinion, and we owe it to the community college to make sure that we create a learning environment for our young people and of all ages to make sure that we don't have a mix of different services because you got an education service mixed with a population. We know there's been some challenges over the years. I've dealt with it when I was on the Police Department of trying to serve that population. That population of education and the population of indigents does, just in my opinion, doesn't mix and I've already been told by some residents that if we don't fix that, they would be challenged to send or recommend sending people to the downtown campus to get an education. That's not what we want when we talk about investing and making sure our educational environment is sustainable as we try and rebuild our downtown, that resurgent and really exudes what this Mayor can go out and say, come see what Kansas City, Kansas has to offer. So, that's grant money that is available, that is there, that I know our Administrator has basically identified as a rough estimate of what it would cost to purchase as well as demo the property for a buildout.

So, I wanted this body to just kind of think about that and, CFO, if you can just come behind me and really talk about these funds and why we're on such a tight timeline of why this is an additional spending. This is money that was all allocated to be spent.

Ms. Kneuvean said that's right. The funding that has been identified is after a reconciliation process based on the original plan and the great majority of these dollars come from that immediate need category in public health and those initiatives were done, but we received an additional allocation that we did not know about, FEMA, that then funded a lot of those initiatives. They were able to perform what they had said they were going to do but they got additional funding.

When I came we were in the process of—I took a look and all of the ARPA recipients. If you watched the news or read local papers, any municipality or local government that received ARPA funds are going through the same dialogue because you have your initial plan and then you have the actual cost and then sometimes the plans change. So, it was a whole process of reconciliation and I'll just be honest and say it wasn't easy. It was not an easily tracked process from the way our books were and the way that we had been managing those dollars, so it took a little time. When we came back to you the end of May was to say, look, we know we're going to have some dollars. We believe they're going to be substantial but we need to do a little bit more due diligence to know how many dollars and an area in particular we weren't sure about was subrecipients, but we feel much better and more confident about that of that \$12M.

The rest of this is really—in the spreadsheet I can show you, it's at the top of this, so up here you can see—so we had some Capital Projects that came in under estimate so we had four approved, HVAC projects at community centers that came in less expensive than our original estimate. That was good, but that means that we had some savings that's the 268.

The Parks project we've talked about, but one of them—we've talked about the Parkwood Pool and the 150 and just the thought process that Parks was going through yet to be decided on that 150 or more dollars. The other thing was that there were funds set aside for Quindaro and Klamm Park and Quindaro was completed, but Klamm Park got funding from CDBG, so kind of like the Health Department got FEMA dollars, another revenue source became available and they were able to get that done, so that freed those dollars up and that's about \$273K.

Grant Match we've talked about. We just laid that out there just full disclosure. You know here's how much you all had set aside for Grant Match, \$3.5M. We've used a million three so we could use the rest of it for other high priority needs and that's 2.189. The rest of that has to do with the immediate needs Public Health and I've already explained don't get concerned about the city/county side of it, but you are absolutely right in saying these are not UG funds. These are federal funds that we have already been given. We have the money and if we do not use them, then we would return them to the federal government and they would likely reallocate those dollars to other local governments for their ask. So, it's not an end all be all for our budget issues we have on the Operating side for sure, but it did allow us with this short timeframe and I am equally a bit, you know, frustrated I guess that we have such a short timeframe, but it is what it is and that's as soon as the information I could get it available to you, you got it. I don't make the rules. The feds

have made the rules and we have to encumber them by December of '24, so all we're trying to say is okay, we know about some of these immediate public health issues.

We know in the budget we weren't able to afford Capital requests by and large because of just our overall constraints. Capital Projects are a good candidate of how to use these dollars because we can get them under contract by the end of the year and it's one time. It's not funding our operations, which are ongoing costs so it doesn't just delay—fix a problem today to delay it and then have the problem reemerge again tomorrow.

An option would be to return funding. That is an option or an option is to look at what the needs are and to prioritize them. I guess what I've heard so far just to maybe try to capture. I've heard, I'm not going to say consensus, but I've heard a strong appeal and no objections to some benches, at least \$5K worth of benches that are ADA accessible for \$5K. I've heard Neighborhood Grants and there has been a number of people that have talked about that for 39—okay, Mayor.

Mayor Garner said if you would, because at some point we're going to work to get to a consensus on this tonight. I mean that's a commitment that I've made to our Administrator and our staff that this Commission is going to have to come to a consensus on these federal dollars that have to be spent and where we're going to spend them. So, if you would, based on what I've heard as well, can you add two or three benches to the park at Wyandotte County Park for the commissioner at his request, but also the eastern portion of the commissioner's district is Rosedale Park. Add those benches there as well. That is a heavily used park as well on the eastern portion of the commissioner's district.

Then, we talked about, I believe, that several commissioners talked about replacement funds for our neighborhood groups. You mentioned that you could take that out as well. Where I'm going with this, I'm trying to get a consensus because I'm going to have this Commission vote. We're going to keep voting until we can get an approval tonight before we leave, so that's the goal of this Mayor is to get us something approved before we leave here tonight.

I wasn't really clear on Commissioner Townsend's wall at the Boston Daniels Park. I'm kind of confused. Was that part of the bid. Is it not part of the bid and then if it's not part of the bid, what would that cost be and do we need to examine that as well because I totally support Boston Daniels Park. I was there when I was the Deputy Chief on the Police Department. I worked hand-in-hand with the organization and Ms. Daniels to try and move this conversation forward. It is a strong public/private partnership and it is, again, long overdue along with many needs, but

we're looking at distressed identified census tracts where the investment is needed most, so we have to remember that as well. I mean these are areas that have been disinvested, disenfranchised for far too long and so do we have enough money to go around and handle everything, no, but I do believe we are investing and seeding a foundation for improvements as time goes on. I'm going to shut up and go to Commissioner Bynum.

Commissioner Bynum said just a couple things. I agree with Commissioner Burrough's desire to have a bench at the inclusive play park. When we first cut the ribbon at that park they immediately identified there was no place to sit down. I did ask Jack Webb for bids on that bench before he retired because we had thought perhaps my Kiwanis Club would fund raise and put that bench in that park and I don't remember the answer, but I think it was more than \$2K. I can probably go back to an email and find it and that was multiple years ago, but I am 100% in favor of that.

The other thing is that we got an AARP Grant for a bench specifically and one of the suggestions I made as part of our work with communities for all ages was that inclusive play area as a location for that bench and I don't know if that location has been selected or not. Do you? **Ms. Ferrera** said first of all, I do want to apologize. That was never intentional to not execute that project, so I apologize if it seems that way. I am aware of the AARP Grant, Alyssa Marcy has included us in trying to help execute that. That has not been relayed to me, but it is also something that I was thinking of as we were sitting here having this discussion. **Commissioner Bynum** said so it's possible that we could place the AARP Grant bench at that park. **Ms. Ferrera** said yeah, I mean I can look into it, but I would think so from what I know. **Commissioner Bynum** said I mean really there's a million places in the county that could use a bench, so that was just one suggestion I had made with that grant.

Just a couple of comments here. I want to—I'm going to circle back to Parkwood because within the report that we were given, and I emailed the report to both Clerk Sparks and CFO Kneuvean in case you wanted to pull it up because the budget analysis is in there; however, just in general the opinion of the cost to perform immediate and basic improvements and extend the life of the facility by another 20 to 25 years is approximately \$1M to \$1.4M. These improvements include, but are not limited to, renovations to address ADA non-compliance repair water loss from pipes, replace the filter and pump, recoat the pool basins, recoat dividing boards and miscellaneous

repairs. So, the \$1M to \$1.4M would do a lot and the budget part of that that they laid out for us in the report was too small to see on my phone so I couldn't enlarge it enough to see the numbers. I sent it to you if there's a desire to look at it, if there's not, I'm good. I'm just saying that pool, we have the report, we know what it needs, it's an opportunity.

My last comment, Mayor, is we had a variety of people stand and ask us to go revenue neutral and we listened to that and we did that and we had a variety of people albeit in fewer numbers stand on budget hearing night and ask us to please not cut those neighborhood funds. I don't think those are necessarily the same two populations of people, there might be a few people in both groups, but this is a way to win on both of those fronts. This is a way to have revenue neutral, which we do and still fulfill the request of the neighborhood groups who are using those funds and it's a way to provide those small grants for that one budget year of 2025. That's why I continue to support that because it gives both sides what they asked for.

Mayor Garner said I can't disagree and to address—you know I got to look at things from the entire county and really just being community driven, which a lot of you heard me say that I am. It's no secret I've supported revenue neutral. We're there, but then also looking at the requests from those neighborhood groups, I'm not opposed. I think you got that Grant Match there that can handle that request and then for those revenue neutral folks, we've got a million dollars sitting to shore up our General Fund that can help with the revenue neutral challenges that we face with that as well. I just ask that this body just take a strategic and holistic look as you try and get to an informed decision.

Commissioner Townsend said let me circle back, Mayor, to some things that you mentioned in support. I appreciate your support for the Vernon School. I was one of maybe about three commissioners left here that was on the original ARPA distribution and the Vernon School did submit what turned out to be an incomplete application unfortunately. So, since then tried to support them when it was possible with Casino Grant a little bit, but as you and I know their needs far exceed that. Your numbers were correct. I think there was like a \$1.5 to \$3M ask for their building fund so they are, Commissioner Burroughs, trying to raise outside of the ask for the Unified Government to do some much needed restoration on that building. Some programs, but it was more the infrastructure and they're serving meals there Monday through Friday for the seniors,

but it was really about building and rebuilding in that Capital Program. This would be good seed money for them toward that, so I support them.

Again, with the Parkwood Pool, I would love to see the \$1.4M. I wasn't asking for more. I'm just giving this body a heads up on what they have yet to see from the upcoming presentation. That's the filter system alone. The real issue is what we need to do to keep it going versus really an aquatic center. Is that the right place to keep it, how do we expand it, so that's a bigger discussion and if we were going to use all of that, then some of the other alternatives we're talking about here would not be vital, so that's why I did not bring it up. The other issue would be can we really do what we need to do in terms of contracting by the end of the year. We've talked about this repeatedly tonight that we're against a timeframe, so I don't know that was actually viable or possible. Again, that's why I didn't bring it up, but it is coming.

With regard to the Boston Daniels east wall, I'm not sure still if that's in or out, but what I would like to see done is have some of that \$1M or the Grant Match money, whatever it would take to make sure that is accomplished.

Wendy Green, Deputy Chief Counsel, said the only thing I will clarify and this is probably why Angel's a little bit hesitant is because it is an active RFP. It could be that it is in one of the bids that may get chosen, but because it's an active RFP we can't talk about what's in any of the bids. **Commissioner Townsend** said I appreciate that, I sense that, okay, but whether it is or it's not, since it's not clear right now and we don't know what will be accepted, I'm just calling money for that project to be completed because without it, it doesn't matter what else we put there. So, I sensed that, so thank you.

With regard to the Police UTV downtown, Commissioner Burroughs, is that the expense you were suggesting we go to the SSMID for or ask to be reimbursed? **Commissioner Burroughs** said yes. **Commissioner Townsend** said yeah, I don't see a problem with that. The only thing that I would say is as long as we have something in the General Fund or something to fall back on. I just want to see them get it. I thought that was a good idea and an alternative, but I want to see it funded somehow, so again, that's another little section that I guess Grant Match or County Fund, but I can appreciate going to another source for that.

This may have been discussed already, but I just don't recall, the Health Department Car Seat Program. Is that going to get us X amount of car seats, is this going to be an ongoing program.

If you can give me some more information about that. **Dr. Cardwell** said I'll have Terri speak a little bit about that. She's a Director for us.

Terri Garrison, Deputy Director of the Health Department, said the Car Seat Program is the Kansas State Highway Patrol Car Seat Program and so it will get us some car seats. It's for Maternal and Child Health. We also have our Fetal Infant Mortality Review and it will get some pack n plays, some of the babies will actually also have safe sleep environments because a number of our youngest, most vulnerable children don't have their own sleeping environment. They sleep in the parents bed and then end up suffocating with rollovers and things like that. **Commissioner Townsend** said, so how many car seats would this amount of money procure for us approximately? **Ms. Kneuvean** said approximately 250 if it was all car seats, but even a pack n play, it's roughly \$200 per a car seat or a pack n play is about \$200 per, so whichever the need was it would get you helping 250 families with infants.

Commissioner Townsend asked, what would be the manner in which these would be distributed. Do they have to qualify for something in particular, they just come to the Health Department and request them? **Ms. Garrison** said we do education so there's just a short education that we give them on utilizing a car seat appropriately, making sure they know how to measure the child and the weight of the child and changing the straps on the car seats, how to buckle the car seats appropriately into the cars, whether they're forward facing or backward facing depending on the age and the size of the child. Then, also with the pack n plays, the education on safe sleep environment. Nothing else in the bed, only the child, no stuffed animals or blankets that they can get covered up over them and things like that. **Commissioner Townsend** said so there's a program that these parents would have to qualify for or minimum eligibility. **Ms. Garrison** said no income eligibility to it. They just go through a short training. **Commissioner Townsend** said so they just can come to the Health Department and make the request and then they would go through the training. Okay, all right. Thank you for that information. That is critical. I remember the SIDS epidemic way back and to think that all that had to be done really was to have kids—the babies placed on their back so they do need a safe sleeping environment.

Mayor, one other suggestion. To move it along, I don't know if it would be helpful to reach consensus and make sure we're to go down each item, I don't know. **Mayor Garner** said well we're almost there. I believe we had a couple more commissioners.

Commissioner Hill said I was pretty much going to ask the same thing. Do we just need a motion to accept this part and then another motion to accept the additional issues? **Mayor Garner** said I'll explain it as soon as questions—**Commissioner Hill** said okay.

Mayor Garner said ma'am, I'm sorry there's no public comment tonight. **Someone** was inaudible. **Mayor Garner** said you can get with me after the meeting. There was no scheduled public comment tonight.

Commissioner Lopez said for Angel just a quick question. The Heathwood Park \$500K, is that a bid that you guys received from a contractor? **Ms. Ferrera** said it's a budget number, yes. **Commissioner Lopez** said budget number. What I'm getting at is, you know, we own BPU, so why don't we get with our engineers, BPU engineers and have BPU with their hoes go dig it up, use our engineers to draw up—our engineers, their engineers to draw up dimensions for a concrete manhole box, have American Concrete build it, use BPU pipe and gauges and buy what we need from Windtrax and then put it in there. Just save us a buttload of money than using a contractor. Just do it all ourselves. We've got the equipment, we've got the know-how, we have the manpower, we have the material. If we don't have the material, we can get the material through BPU.

Just like Boston Daniels Park here. We're just talking about the wall falling in and whatnot. We have the know-how. There's guys that work here in Maintenance Facility here that can build that. It's not hard. These guys have been in building trades for a long time. We have the manpower. We have to put out an RFP, we have our own people that can build it. We can buy the material instead of hiring—putting out RFPs and hiring. We can just say, hey, we need this built. We just—what I'm trying to say is all of our departments, including BPU, we all have the manpower, we all have the know-how, we all have the trades, we just come together and we just do it. Is that possible or do we have to put out an RFP? Can we just use our own people, our own employees to do this? Is that possible? **Ms. Ferrera** said I will say we have been working very diligently with BPU and with the trained staff. Unfortunately, it's really not something that we can take on in-house. For example, you know we just have limited resources as well and some of that we just don't have the skillset to do in-house. I do understand the feedback on that one, but unfortunately, for something like this, we don't have the expertise, but we are working with Public

Works, with their Engineering Department, with BPU. We've had several people at the table helping us work through this, but unfortunately, we don't have the resources or the skillset to be able to do this full project in-house.

Commissioner Lopez said have you reached out to John Kelly about talking to his guys. I know three of them that could very well do a lot of this work and there's a lot of guys in the Water Department that can probably—for the Heathwood Spray Park. I mean is that something that is on the table that can just reach out to all the resources that we have especially—like I said, there's three guys I know in the Maintenance Department that work in this building that can very well build that wall. Then, the American Equipment in my district or it's right down the road, it's at Inland & Holiday, right on the corner, that's what they do is they build manholes, they build whatever, whatever we need. Just give them the right dimensions and they can do it and I'm sure our engineers can draw it up, than given some contractor all the money when we can do it ourselves. What I'm saying is there's a lot more trade, skilled workers here. It's something we could save a ton of money doing that too. I'm not saying these are fly by night guys, these are actual good builders that's built homes and built walls and things like that. I mean it's just—there's more resources there.

Ms. Kneuvean said if I can jump in for a quick second. If we were to tackle doing something like this in-house, the issue would be getting the actual project done by December of '24. So, there's a time question as well. We don't have a lot of staff in any department sitting around without other responsibilities, so if the Building people were assigned over to do the wall, for example, what are they not going to get done would need to be part of the equation. Same with Water, same with BPU because they have an abundance of work, as I'm sure you know, but I like that you're bringing up a creative solution. I know that our Buildings & Logistics staff do help the Park Department with a lot of maintenance responsibilities, so it's not that they're not using the on staff resources, but for some of these bigger projects that have multiple components to it because this would be concrete, it would be plumbing, it would be connecting into the sewer line, it would be the play structures that go with a spray park, so it's a lot of different—**Commissioner Lopez** said no, I totally understand that and that's what a lot of these BPU water guys do is exactly what they do right there, every day. That's what I'm saying is utilize our own people, our own BPU. Say, hey, you're not going to be working on this pipe today, what you're going to be doing is we're going to be building this and we need it done by this day. I'm sure there's bosses that

every day say all right we got to get this job done today and so—or there’s a highline or there’s a distribution or waterline, whatever we got to have this job done this week is what I’m saying. We can utilize them. We have a lot of skilled workers. Just put it right there, hey, I’m your boss and we got to have this done by this month, bottom line.

Mr. Johnston said I guess I just would like to add, I wish it was that simple because no, we have a short—we don’t have a lot of staff. Yes we do have qualified staff, but the needs that they need to work within their whole responsibility throughout the county, throughout the city, I can’t just say this project is priority to other needs facing our citizens. Even when you look at the work of Building & Logistics and they work on an HVAC, they contract that out because they don’t have the number of staff members to pay attention to the work that needs to be done because their demand is spread out through a wider area and those needs are important too. It’s easier and quicker to bid it out and get it done.

The second thing is when you’re dealing with public structures like you’re talking about, there is a certain amount of—particularly when you’re using federal funds, there are federal rules that you have to follow when it comes to construction. Our folks may not be necessarily trained on what those things are because they don’t do it every day. Therefore, to protect the liability to our taxpayers, it’s better to shift that liability to a third party that has that training and the exposure and so it’s transferred to them to do it right, but because of the number of workers that these public agencies have us—BPU, they’re not in the building business and therefore to get it done right and quicker and to legal standards, that’s why we do RFPs and all that. **Commissioner Lopez** said yeah. Angel, I just want to say you’re doing an amazing job as a Director.

Hopefully, I didn’t come off like—but and then on the Police UTV downtown deal, why don’t we have the library kick out the money too. They’ve got all that money wrapped up doing nothing, so why don’t they kick out some money towards that? **Mayor Garner** said the library is actually part of the—**Commissioner Lopez** said is it part of the SSMID? **Mayor Garner** said no. The library is part of the School District USD 500. **Commissioner Lopez** said it’s part of their security as well, right? **Mayor Garner** said we don’t manage or have any control over—their individual board would control that. **Commissioner Lopez** said right, but that still is taxpaying money. **Mayor Garner** said but we can’t tell another taxing entity how to levy their taxes. That’s why the commissioner recommended what we can do is the SSMID and pay it out of what we can

control because it's ours. **Commissioner Lopez** said can we at least request like can we pretty please with the cherry on top. **Mayor Garner** said oh yeah. You can always ask.

Mayor Garner said, commissioners, stop me at any time if I'm wrong, but what I picked up on from my notes is that based on Commissioner Bynum's estimates, we're looking at two chairs for Wyandotte County Park at about \$5K a piece I take it and then are what—if you come—for one and then another chair for Rosedale Park, so that's about \$10K.

I know that Commissioner Bynum and Townsend and several other commissioners were looking—I believe Hill as well, were looking at the replacement for the groups or however much that is 30 whatever—**Ms. Kneuvean** said 39K. **Mayor Garner** said I believe that you were looking at taking all that out of the Grant Match. We haven't even dug into the County General Fund balance, it's just going in there, so we're just looking at the Grant Match.

I haven't heard anything else as far as anything we've got to have this or move this money here out of what's already there. So, if we just take that, what does that take our Grant Match down to?

Mr. Johnston said can I make a recommendation. Instead of getting down to \$5K here, \$15K here, let's combine the million and the 485 and throw that and have it be available for further discussions when we get better numbers on some of these requests so we can move along. We're two hours, three hours going on this and I just think what's most important is—I'm going to go a little longer here—when I got trained in doing CARES money and ARPA money, the federal government said yes, this is to help meet the needs of your community, help replace revenue that your government loses because of COVID's impact on your revenue streams. Like sales tax revenue goes down, you're going to get it back through this money and you go through a calculation on all this. But also what the feds explicitly said for both of these programs it was a jobs bill and how was—a jobs bill is public employees did not lose their job during the pandemic and you created Capital Projects that you contracted out so the private sector wouldn't lose jobs due to the pandemic. In essence, this is a combination and jobs bill replace public dollars that is lost because of the impact on this thing.

We really went through—it's my understanding the commissioners that served on that COVID Task Force on how you're going to distribute these funds, you allocated things that we

needed within this government to provide services and Capital Projects, but we also gave a chunk, about \$18M to our social service friends in our community to provide services to help their populations survive the COVID. We did that and they did that remarkably well. The reason why we're talking today about \$8M, we got about \$5M to \$6M FEMA Grant and that supplanted—identified ARPA money to the Health Department. So in essence, we should only be talking about \$1.5 to \$2M tonight, but we don't.

We have this dilemma that we either give this back to the federal government come at the end of the year or do we use it to meet certain needs that have been identified by you commissioners and by our staff and I wish we had this information in May. We didn't have this information in May. It came four days after we passed this budget, revenue neutral budget. Timing is terrible. I've had one commissioner say you purposely cut out one of the things I wanted funded. I did not do that, but we had to have a balanced budget, so four days later we have \$8.8M that we have to reprogram to the need and by this collective discussion we came—some of this stuff was in the initial working budget pre revenue neutral. We have old buildings that need to be attended to. Yes, Parkwood Pool needs to be attended to. It's expensive.

If you look at the ARPA Projects that we put there, those are there because they qualify using the ARPA rules and if we stay there, we just have to march it through the federal process that gets it approved by December 31st this year. That's all we got to do. The challenging part is we've got 3.65 of discretionary spending. I mean—in essence if we didn't have demands from the community and from our government, I would say just take 3.6M pad our reserve account and that would be the easiest way to do that, but we've made promises with Boston Daniels Park that we should fulfill, we have a spray park that could help the kids in the neighborhood because it's the fact, we have a highly used gym that has an HVAC system that's about ready to go. The bus replacements, I look at it as meeting a need because we have an aging fleet, but in two years we're going to be using those buses during the time that we're a host community for World Cup, so it's a legacy help. Animal Control is what it is. We have lots of animals. We have to deal with the animals that we recover. Hopefully through adoption they'll be released, but as long as they're under our care, we got to care for them. The jail, we talked about how challenging it is to deal with the Sheriff's budget because it's such a variable budget. It depends on jail population, detention population, all that stuff we have to take care of it. Some months it's high, some months it's low, but he would love to be able to predict what it is, but he did work with us, he did promise

a contribution to the revenue neutral with the idea that if there are opportunities to help monitor it through the year and make sure he has the resources to do his job for 12 months, we're doing that. That's where this \$200K comes in. He has to feed prisoners and detainees.

Like some of you have intimated, there's far more needs in this community, but I wish we had time, but I have four months to be able to obligate this money to spend it because no community that got COVID money wants to give it back to the feds. Actually the feds don't want it back either. I hate to say that. They want you to spend it and, therefore, that's why we're here today. I recommend you combine the million and the 485 and we deal with that later, but we put it in the reserve. I mean we can do that on December 30th if we had to. **Someone** was inaudible.

Mr. Johnston said I don't do motions, but I gave you a recommendation last week, but on this TB thing, I wish we didn't have it in our community. It's in our community. We have to respond and it's complicated, yet because it's complicated it costs money and, therefore, we are proposing probably an eight-month program just over a million dollars and we'll make sure it gets to—but we also have the partnerships with the CDC and Kansas Environmental Health to help us out, but they also say you're the local Health Department, you are the boots on the ground, you have to show skin in the game, that's our skin in the game, but that's responding to our citizens, so we have that obligations.

The Willa Gill thing, there was a promise made last year with partnerships with community college that we'd find a new home for it. Again, that's expensive, but we're killing two birds with one stone creating a good education center in our core. Hopefully it will serve as a springboard for redeveloping our downtown to a different level that we see it today, but we still have an obligation to provide good care to those who find themselves in a homeless, houseless situation. So, this is the best I think we can do and it gives us the flexibility of \$1.485M to deal with at a later day.

Ms. Kneuvean said if I could just ask for one clarification, with the items that there seems to be consensus on, monies that are put into the fund balance would require a future action. So, if there is consensus to restore the Neighborhood Grants and to do the benches in Wyandotte and Rosedale, I would just suggest if there's consensus for that, that you go ahead and make that decision tonight and then you won't have to make another decision later. **Mayor Garner** said let me take that from you. What was that amount? I agree with our Administrator. Thank you, Administrator, for your

recommendation, but I agree with you as well, we need to get this resolved so with what's on the table, what was that amount, what would that take us down to on the Grant Match? **Ms. Kneuvean** said being 436,177. **Mayor Garner** said okay, so just in line with the recommendation of our Administrator, we would add the 436 to the million dollars to go in the General Fund to have further discussions about any other projects. I'm going to make the motion so we can move on. We've been here for several hours now.

Action: **Mayor Garner made a motion to move 436, is that correct CFO? Ms. Kneuvean said 436,177 to the County General Fund to add to the million and to accept the proposed reallocations for eligibility as has been recommended by staff.**

Commissioner Townsend said, Mayor, question. Procedurally we're in a Special Session. I don't think we can take a vote, can we? I agree with everything you said, but can we take—**Ms. Green** said yes you can, absolutely.

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

Ms. Kneuvean said before we second and finalize your motion, if you want to—because you said a 1,436,177 plus what's recommended you would want to say plus the \$10K for the benches. **Mayor Garner** said yes. **Ms. Kneuvean** said and the \$39K. **Mayor Garner** said yes. **Ms. Kneuvean** said that would be really the motion. **Mayor Garner** said yes, that's the motion. **Commissioner Townsend** said second.

Commissioner Lopez said on these park benches just real fast because I was just kind of looking at some and they—I mean they are going for \$600 to \$1,000 a piece, but I mean if there's money left over from the 10K, it'll go back or can we push that to whatever else Angel could use for parks? **Mayor Garner** said I'll let the CFO answer. The question from the commissioner was if the benches come under bid, where does that money go? Any of the bids that we would put out for proposal? **Ms. Kneuvean** said we could do one of two things, and like I had mentioned before, we would put options in the bid so that we could buy as much as we can with what's allocated, so

option one would be you authorize \$10K to buy as many benches as we can based on the bids. Option two is that you authorize four benches I think is what I've heard, two in one park, two in another and then the remaining then goes to the fund balance. Whichever way you would want to do it, but with other projects that we're bidding—we feel pretty confident on our estimates, which is part of why we picked these particular things, but if we came across a situation, we will make sure we have options in those bids so that we're able to spend the money for the purpose without putting money left over back to the feds.

Commissioner Lopez said quick question. So, like if we give Angel 10K and she ends up spending 4,500 or even 5 grand, could we just say, hey Angel, here is an extra 5K, you can allocate whatever else you need towards parks? **Ms. Kneuvean** said we can do that as long as it's then designated and spent by—or contracted by December of '24 and since what we're talking about would be Revenue Replacement we have more flexibility. It wouldn't have to be like in a certain location or a certain type of project. **Commissioner Lopez** said all right, so Angel, you're going to need to spend that money pretty fast.

Commissioner Burroughs said I do respect and appreciate the fact that you want to set the money aside. I'm more supportive of the Administrator's position to put the 1.485—I think it's only fair and equitable and the prudent thing to do is get bids on those benches. I'd hate to set the money aside and there's no organization that even provides—I don't know this and I'm not willing to say give me 10 grand, give me 15 grand, I want to be specific. I can't sit here and preach about fiscal responsibility and then throw a dart at a dartboard and say this is what I want and I think that will cover it. We've had a number of years in which to do that. I'd like to go back to the commissioners—I mean to the Administrator's position of putting 1.485 and then those other issues that come forward we vote on them and debate them as they come up. We've had plenty of discussion on this. There's things in here I don't like, but if it's beneficial to this community and ARPA funds helps us meet that, then I'm willing to swallow hard and do this, but I just want to send the message that I'm not out here trying to make a money grab, and I'm not accusing anybody else of it. I'm just stating that we found some money and if we're going to spend it, let's spend it prudently so that we don't have to come back here and beg, borrow and steal from other departments to get it done.

Mayor, I might make a substitute motion if I may to do what the Administrator requested.

Action: Commissioner Burroughs made a motion to put the 1.485,177 in the General Fund or however you want to do it. General Fund I have to say that, then you can move it to reserves if you want to. That we can have that discussion later. You know what, I'm going to make it to reserves. I'll make it to reserves.

Action: Commissioner Burroughs made a motion we accept the budget as presented by the Administrator, the 1.485,177 going into reserves and approve the rest of the budget.

Mayor Garner said I don't have a problem with that. Just one question. I have no problem with your park benches and I fully understand that you just want to get definitive amounts. The one question is because I know several commissioners did have an ask for the 36K, is that the amount—**response** inaudible. **Mayor Garner** said if you put that in as proposed by Commissioner Burroughs, would that time limit—would that still be something that this Commission can move forward as far as that request? **Ms. Kneuvean** said if you were to put the full amount into the General Fund fund balance, then you would have to take a future action to approve those dollars for the Neighborhood Grants. I will say I feel like I need to do a little bit more deeper dive on deferring decisions past December of '24 kind of knowingly that we're sitting the money there and then planning to do something after December of '24, which is why we specifically said this was in essence almost a contingency for the jail and the dispatch. I would need to do a little bit more, but if there is a consensus to move forward with the Neighborhood Grants, I think it would be better to do that now. It's cleaner than to defer that to later just honestly so that we can get that process going. **Mr. Johnston** said okay, you deal with that.

Commissioner Townsend said I just had a question about the motion. The amount I go either way with. That's not the problem. The question I have is why specifically designate this into reserves because I don't want it lost as opposed to this going into the General Fund balance. **Commissioner Burroughs** said you just answered the question. It goes into reserves and then if we feel it's important enough to dip into the reserves to get it, we work collectively to do that. I hesitate to even do that because it ties the Administrator's hands. If we left it in the General Fund,

then we can come up and have this discussion about the 39K, the 36K for the Police. We can have those discussions because we have it in the General Fund.

Mr. Johnston said in theory, Commissioner, if there's any extra unspent obligated money in the General Fund, it's automatically in the reserve, so it's going into the reserve anyway. To get it out of the reserve it takes a public vote—**Commissioner Townsend** said which we're going to do—**Mr. Johnston** said it just semantics. **Commissioner Townsend** said okay, devil's in the details so we know.

Action: **Mayor Garner** said I'm going to withdraw my motion. **Commissioner Townsend** said I withdraw my second.

Mayor Garner said the motion as presented by—I'll let Commissioner Burroughs.

Action: **Commissioner Burroughs** made a motion to accept what's been presented, the allocations with combining the 1.485,177 goes into General Fund. I would like to put the proviso on that the 36K for the UTV that we follow up with the Downtown Shareholders to see if we can't get some buy-in on that. That's my motion. **Commissioner Lopez** seconded the motion.

Commissioner Townsend said question. What about the one million? **Commissioner Burroughs** said that's counting the 1.485,177 includes the million. **Commissioner Townsend** said okay, so the amount going into what fund is what 1.4, I'm just trying to make sure. **Commissioner Burroughs** said 1.485,177, it's just what we see here on the sheet with the caveat that the Police UTV downtown, we will approach the Downtown Shareholders to see if they will reimburse us for that. We'll go ahead and pay for it, but we'll ask if they'll reimburse us or partner with us. The 1.485,177, those very two bottom numbers go back into the General Fund, then we can discuss how we want to spend them later on at another meeting. **Commissioner Townsend** said all right, so you're saying it's going to General Fund. Thank you for the clarity.

Mayor Garner said there's a motion and a second.

Commissioner Bynum said in order for me to support that, my request to you is that the Neighborhood Grant discussion for 39K of that money comes to my Administration & Human Services committee at our next available meeting. **Mayor Garner** said I can honor that. This is a point of clarity. Administrator, Clerk, can you make sure that request is carried out. **Mr. Johnston** said we'll do that.

Mr. Johnston said I appreciate this discussion. I'm just going to say after you make a decision, then we're going to act on this staff and so let you know that when we say that we're sensitive to time, we've got to get moving. There are some very important items on here that we got to get activated as quickly as tomorrow. We have a lot of people to talk to. We've got some bids that's got to get organized. The clock is going to be ticking, so I appreciate this discussion, but I'll let you know we're going to be committed to get moving.

Mayor Garner said there's a motion and a second. Any further discussion? Seeing none, Clerk, roll call.

Roll Call was taken and there were six "Ayes," Bynum, Burroughs, Townsend, Burns, Hill, Lopez.

Mayor Garner said thank you all. I know it's been a spirited discussion. Thank you staff. Thank you Commission and congratulations to those individual agencies that got the award. This concludes our Special Meeting for tonight. There is no further items to discuss. I'll entertain a motion to adjourn.

Action: **Commissioner Lopez made a motion, seconded by Commissioner Townsend, to adjourn.** Roll call was taken and there were six "Ayes," Bynum, Burroughs, Townsend, Burns, Hill, Lopez.

**MAYOR GARNER AJOURNED
THE MEETING AT 8:12 p.m.**

Monica L. Sparks
Unified Government Clerk

dt

September 4, 2024

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

**PLANNING & ZONING AND
REGULAR SESSION
JULY 27, 2023**

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Regular Session Thursday, July 27, 2023, with eleven members present: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Townsend, Commissioner First District; McKiernan, Commissioner Second District; Ramirez, Commissioner Third District; Johnson, Commissioner Fourth District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Stites, Commissioner Seventh District; Davis, Commissioner Eighth District; and Garner, Mayor/CEO, presiding. The following officials were also in attendance: David Johnston, County Administrator; Angela Lawson, Interim Chief Counsel; Gunnar Hand, Director of Planning and Urban Design; Alyssa Marcy, Long-Range Planner for Planning and Urban Design; Brett Deichler, UG Clerk; and Monica L. Sparks, Deputy UG Clerk.

Mayor Garner said before I call this meeting to order, I want to announce that some commissioners, staff, and the public are attending remotely via Zoom, by phone, or on-site. All participants joining by phone should mute their phones when not speaking to avoid background noise.

During the meeting, please make sure that you announce yourself by name and title every time you speak; and depending on the issue, please make sure that you provide your address so that the public that is observing knows exactly who is speaking. This is critical given the number of remote participants and is current guidance from the Kansas Attorney General's Office.

Mayor Garner said I will now call this meeting to order. Clerk, roll call.

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

Mayor Garner said tonight we're going to have an invocation given by Pastor Stella Ruiz of Oak Grove Christian Church, immediately followed by the Pledge of Allegiance.

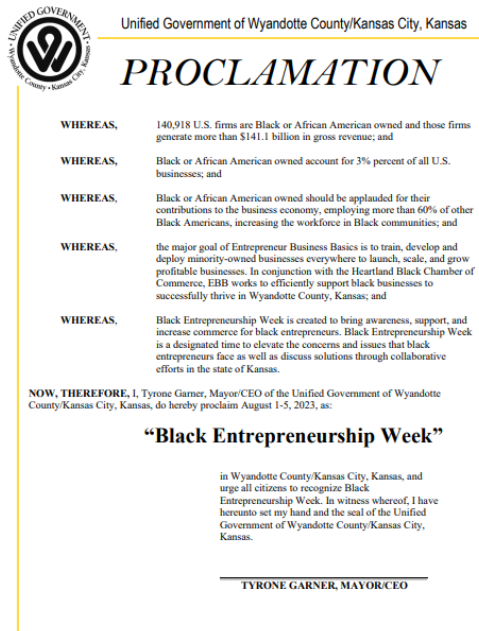
Mayor Garner asked, Clerk, are there any revisions to tonight's agenda? **Mr. Deichler** said there were no official changes to tonight's agenda, per se, but I would like to note that we are moving the three proclamations from the Mayor's Agenda to be read first before advancing through tonight's Planning and Zoning items.

MAYOR'S AGENDA

Item No. 1 – 212622...PROCLAMATION: BLACK ENTREPRENEURSHIP WEEK

Synopsis: Proclamation proclaiming August 1-5, 2023, as Black Entrepreneurship Week, submitted by Tyrone A. Garner, Mayor/CEO.

Brett Deichler, UG Clerk, read the following proclamation.

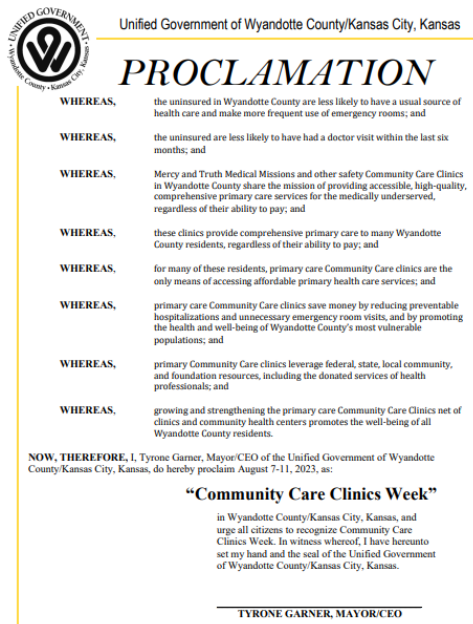


Action: Proclamation was read.

Item No. 2 – 212623...PROCLAMATION: COMMUNITY CARE CLINICS WEEK

Synopsis: Proclamation proclaiming August 7-11, 2023, as Community Care Clinics Week, submitted by Tyrone A. Garner, Mayor/CEO.

Brett Deichler, UG Clerk, read the following proclamation.

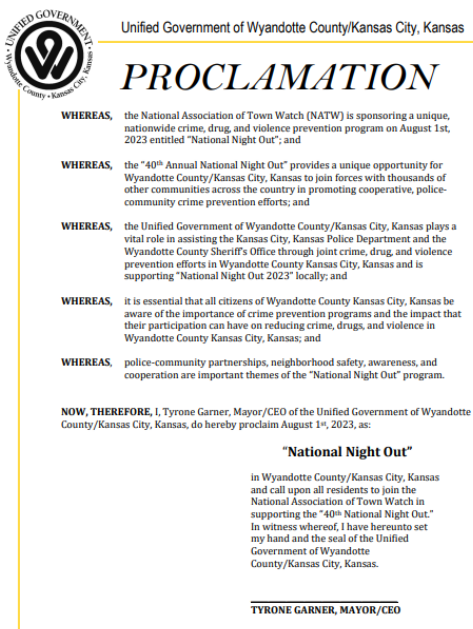


Action: Proclamation was read.

Item No. 3 – 212624...PROCLAMATION: NATIONAL NIGHT OUT

Synopsis: Proclamation proclaiming August 1, 2023, as National Night Out, submitted by Tyrone A. Garner, Mayor/CEO.

Brett Deichler, UG Clerk, read the following proclamation.



July 27, 2023

Action: Proclamation was read.

Mayor Garner said we are now going to transition from the Mayor's Agenda to the Planning and Zoning portion of our meeting. We have two distinct parts to our meeting. The Planning and Zoning portion will be handled first followed by rest of the Regular Commission meeting.

PLANNING AND ZONING CONSENT AGENDA

Mayor Garner said I'll ask the Clerk to read the statement, required by state law, governing the Planning and Zoning portion of our meeting, followed by the items on the Planning and Zoning Consent Agenda.

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

Mr. Deichler asked, does any member of the Commission wish to disclose any contact with proponents or opponents on any item on any item on tonight's agenda? **Commissioner Bynum** said I've heard from opponents of Item VIII.B.1. – SP2023-020. **Commissioner Ramirez** said communication in opposition to SP2023-020. **Commissioner McKiernan** said same item as Commissioners Bynum and Ramirez. **Commissioner Markley** said (inaudible). **Commissioner Stites** said same one, 2023-020. **Commissioner Kane** said same one. **Commissioner Davis** said same one. **Commissioner Johnson** said same.

Mayor Garner asked, anyone virtually, Clerk? **Mr. Deichler** said seeing none.

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

Mayor Garner asked, do any members of the Commission, the County Administrator, or the public wish to set aside any item on the Planning and Zoning Consent Agenda? If an item is not set aside, all items on the Planning and Zoning Consent Agenda will be voted on by one vote to follow the recommendation of the Planning Commission. I'll ask if anyone in attendance would like to set an item aside. Clerk, is there anyone joining us virtually that would like to set aside an item? **Mr. Deichler** said seeing none.

Action: Commissioner Ramirez made a motion, seconded by Commissioner Davis, to approve the Planning and Zoning Consent Agenda items. Roll call was taken and there were nine “Ayes,” Kane, Markley, Stites, Davis, Bynum, Burroughs, McKiernan, Ramirez, Johnson. (It was discovered that Commissioner Townsend was online, but she was unable to be heard to vote on the Planning and Zoning Consent Agenda items.)

CHANGE OF ZONE APPLICATIONS

Item No. 1 – 212584...CHANGE OF ZONE APPLICATION COZ2023-005 - ANDREA WEISHAUBT WITH ALC

Synopsis: Change of Zone from R-1 Single Family District to A-G Agriculture District to utilize the property for agricultural uses and to keep livestock at 5744 Tauromee Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The applicant, Andrea Weishaubt, is requesting a change of zone from R-1 Single Family District to A-G Agriculture District to utilize the property to keep animals at 5744 Tauromee Avenue. The Planning Commission voted 7 to 0 to recommend approval of Change of Zone Application COZ2023-005, subject to:

1. The applicant shall be limited to up to five (5) cattle or one (1) horse on the property to allow for rotational grazing and adequate manure spread.
2. Cattle waster and chicken waste shall be separated to avoid burning the soil.
3. The applicant shall not store materials, construct a structure, or allow animals within the floodway that runs through the property.
4. The applicant shall fence off the property. This fencing shall not consist of barbed wire.
5. The applicant shall maintain a 50-foot buffer from the stream that runs across the north side of the property for any and all agricultural use or structure.
6. Animals on the site shall be kept away from the timber stand and the stream buffer.
7. Animals shall be kept away from the front of the property, where the property borders two (2) single-family residences.
8. Additional trees shall be planted on site, particularly around the property boundaries that are shared by a neighboring residence.
9. A sacrifice lot will be needed for winter protection of the pasture. Livestock should not be on the pasture when ground is frozen or very wet.
10. Shelters need to be planned and built in level locations to provide protection for animals.
11. There needs to be fencing all along the steep wooded area to keep livestock out of these areas, including the Brenner Heights Creek. These areas are extremely vulnerable to erosion when livestock destroy the ground cover mulch. This fencing shall not be barbed wire.

12. The applicant must continue to work and obtain a Conservation Plan from the Wyandotte County Conservation District. Cheri Miller, Conservation District director can be reached at wycoco.conservations@gmail.com.
13. The Subject Property, being within the SFHA, shall comply with the following requirements of the floodplain ordinance for all new construction, subdivision proposals, substantial-improvements, prefabricated structures, placement of manufactured homes, and other development:
 - a. Design or adequate anchorage to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
 - b. Construction with materials resistant to flood damage;
 - c. Utilization of methods and practices that minimize flood damages;
 - d. All electrical, heating, ventilation, plumbing, air-conditioning equipment, and other service facilities be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
 - e. New or replacement water supply systems and/or sanitary sewage systems be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and on-site waste disposal systems be located so as to avoid impairment or contamination from them during flooding; and,
 - f. Subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, located within special flood hazard areas are required to assure that
 - g. All such proposals are consistent with the need to minimize flood damage;
 - h. All public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage;
 - i. Adequate drainage is provided so as to reduce exposure to flood hazards; and,
 - j. All proposals for development, including proposals for manufactured home parks and subdivisions, of five (5) acres or fifty (50) lots, whichever is lesser, include within such proposals base flood elevation data.
14. The Subject Property, being within the SFHA, shall comply with the following requirements of the floodplain ordinance for the Storage of Materials and Equipment:
 - a. The storage or processing of materials within the special flood hazard area that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal, or plant life is prohibited.
 - b. Storage of other material or equipment may be allowed if not subject to major damage by floods, if firmly anchored to prevent flotation, or if readily removable from the area within the time available after a flood warning.
15. The exterior walls shall be made of either horizontal clapboard, wood, or plywood siding, stone, artificial stone, brick, artificial brick, and textured finishes such as stucco. Fiberglass, plastic, and preformed, corrugated, or ribbed metals are not allowed. Metals can be used provided they have a factory applied and painted finish closely matching the color of the primary structure. Standard concrete masonry units are also not allowed unless the walls of the building are painted the exact color of the primary structure.
16. Any property owner or business owner that is required to obtain a Special Use Permit for an entitlement to keep fowl or livestock animals as described in Section 27-593, or any other animal related activity as described in Section 27-593, is required to comply at all times with all the requirements of Chapter 7 and Chapter 27 of the Ordinance. This shall include all

ordinance sections that relate to the care, feeding, and keeping of animals; the proper housing, shelter, and restraint of animals from roaming at large; access to proper veterinary care; the operation and maintenance of land, property, and any building or structure related to animal keeping. The permit holder and the property owner are responsible to register any animal keeping activity with Kansas City, Kansas Animal Services, and to maintain annually that registration, and to arrange and participate in annual property and animal inspections with Kansas City, Kansas Animal Services.

17. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the unified government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process.
18. If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only.
19. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly.
20. All existing and future driveways must feature curb cuts that are constructed to UG standards.
21. Lighting shall be installed to have a 90-degree cutoff.
22. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.
23. Site improvements that include land disturbance activity on greater than one (1) acre of surface area of land shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620.
24. The Department of Planning + Urban Design shall not give approval for any temporary certificate of occupancy (TCO) or final certificate of occupancy (CO) before the completion of all required work. For any project that requires a certificate of occupancy, prior to requesting for any certificate, the applicant, permit holder, and/or property owner shall complete all items required by: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned District Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District Requirements, Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. Planning Department standards require that all required

work be complete prior to requesting a TCO. The only item that is allowed to be incomplete is landscaping, which shall be complete before requesting a CO. A Bonded CO may be allowed in case of adverse weather conditions; however, all requirements must be completed for all items not secured by the bond.

25. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed by right or by Special Use Permit under the new zoning district, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located.
26. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

Action: **Commissioner Ramirez made a motion, seconded by Commissioner Davis, to approve Change of Zone Application COZ2023-005, subject to the stipulations.** Kane, Markley, Stites, Davis, Bynum, Burroughs, McKiernan, Ramirez, Johnson.

Item No. 2 – 212596...CHANGE OF ZONE APPLICATION COZ2023-014 - CHRISTOPHER E. HANDLIN

Synopsis: Change of Zone from R-1 Single Family District to A-G Agriculture District for 30 chickens, bees, and farm at 3000 South 74th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The applicant, Christopher Handlin, is requesting a change of zone from R-1 Single Family District to A-G Agriculture District to utilize the property for agricultural uses at 3000 South 74th Street. The Planning Commission voted 7 to 0 to recommend approval of Change of Zone Application COZ2023-014, subject to:

1. Applicant must ensure that the identified open areas are preserved for the keeping of bees.
2. No vehicles or trailers shall be parked on an unimproved surface. All parking must be on a paved surface.
3. All trees on the property shall be maintained. Any trees that are removed shall be replaced.
4. The applicant must continue to work and obtain a Conservation Plan from the Wyandotte County Conservation District. Cheri Miller, Conservation District director can be reached at wycoco.conservations@gmail.com.
5. The applicant must strictly adhere to the submitted waste disposal plan.

6. The exterior walls shall be made of either horizontal clapboard, wood, or plywood siding, stone, artificial stone, brick, artificial brick, and textured finishes such as stucco. Fiberglass, plastic, and preformed, corrugated, or ribbed metals are not allowed. Metals can be used provided they have a factory applied and painted finish closely matching the color of the primary structure. Standard concrete masonry units are also not allowed unless the walls of the building are painted the exact color of the primary structure.
7. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the unified government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process.
8. If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only.
9. Lighting shall be installed to have a 90-degree cutoff.
10. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly.
11. All existing and future driveways must feature curb cuts that are constructed to UG standards.
12. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.
13. Site improvements that include land disturbance activity on greater than one (1) acre of surface area of land shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620.
14. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed by right or by Special Use Permit under the new zoning district, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located.
15. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not

submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

Action: Commissioner Ramirez made a motion, seconded by Commissioner Davis, to approve Change of Zone Application COZ2023-014, subject to the stipulations. Roll call was taken and there were nine “Ayes,” Kane, Markley, Stites, Davis, Bynum, Burroughs, McKiernan, Ramirez, Johnson.

Item No. 3 – 212597...CHANGE OF ZONE APPLICATION COZ2023-016 - RHIANNON CABALLERO

Synopsis: Change of Zone from R-1 Single Family District to A-G Agriculture District for chickens and a garden at 3542 North 51st Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The applicant, Rhiannon Caballero, is requesting a change of zone from R-1 Single Family District to A-G Agriculture District to utilize the property for agricultural uses at 3542 North 51st Street. The Planning Commission voted 7 to 0 to recommend approval of Change of Zone Application COZ2023-016, subject to:

1. The applicant shall ensure that all chicken waste is disposed of via compost or used as fertilizer to prevent contamination of the drainageway and stormwater run-off.
2. The applicant shall ensure that any garden areas are kept well maintained to prevent contamination of the drainageway and stormwater.
3. The applicant will be required to install a paved driveway apron.
4. The applicant must continue to work and obtain a Conservation Plan from the Wyandotte County Conservation District. Cheri Miller, Conservation District director can be reached at wyco.conservation@gmail.com.
5. All trees on the property shall be maintained. Any trees that are removed shall be replaced.
6. The “Windstream” RV shall not be used as a dwelling unit.
7. The exterior walls shall be made of either horizontal clapboard, wood, or plywood siding, stone, artificial stone, brick, artificial brick, and textured finishes such as stucco. Fiberglass, plastic, and preformed, corrugated, or ribbed metals are not allowed. Metals can be used provided they have a factory applied and painted finish closely matching the color of the primary structure. Standard concrete masonry units are also not allowed unless the walls of the building are painted the exact color of the primary structure.
8. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the unified government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning this process.
9. If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only.

10. Lighting shall be installed to have a 90-degree cutoff.
11. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly.
12. All existing and future driveways must feature curb cuts that are constructed to UG standards. No vehicles or trailers shall be parked on an unimproved surface.
13. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.
14. Site improvements that include land disturbance activity on greater than one (1) acre of surface area of land shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620.
15. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed by right or by Special Use Permit under the new zoning district, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located.
16. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

Action: Commissioner Ramirez made a motion, seconded by Commissioner Davis, to approve Change of Zone Application COZ2023-016, subject to the stipulations. Roll call was taken and there were nine “Ayes,” Kane, Markley, Stites, Davis, Bynum, Burroughs, McKiernan, Ramirez, Johnson.

SPECIAL USE PERMIT APPLICATIONS

Item No. 1 – 212599...SPECIAL USE PERMIT APPLICATION SP2023-027 - JOSHUA A. ROSE

Synopsis: Special Use Permit for a Short-Term Rental at 4610 Lloyd Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The Applicant, Joshua Rose, is requesting a Special Use Permit to operate a short-term rental at 4610 Lloyd Street. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 4600 block of Lloyd Street. The Planning Commission voted 7 to 0 to recommend approval of Special Use Permit Application SP2023-027 for one (1) year, subject to:

1. Any additional repairs not addressed prior to approval of SP2023-027 outlined within the provided home inspection report shall be performed prior to renewal of this Special Use Permit.
2. Maximum number of guests shall be seven (7).
3. All parking must be off-street, maximum number of vehicles is three (3). No parking is allowed on-street for STR renters or any guests.
4. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented.
5. Applicant is to maintain liability insurance.
6. The property must remain in proper maintenance and free of hazards, pests, or infestations.
7. The granting of this Special Use Permit does not transfer with a change of ownership of the property.
8. Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website).
9. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process.
10. If approved, occupying businesses must file and maintain a current business occupation tax application with this office.
11. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly.
12. All existing and future driveways must feature curb cuts that are constructed to UG standards.
13. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.

14. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations.
15. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit.
16. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located.
17. The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved; and
18. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.
19. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.
20. The driveway must be upgraded to an improved surface (asphalt, concrete or pavers), and the driveway apron must be concrete from the curb to the property line (within in the right-of-way).

Action: Commissioner Ramirez made a motion, seconded by Commissioner Davis, to approve Special Use Permit Application SP2023-027 for one year, subject to

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the stipulations. Roll call was taken and there were nine “Ayes,” Kane, Markley, Stites, Davis, Bynum, Burroughs, McKiernan, Ramirez, Johnson.

Item No. 2 – 212592...SPECIAL USE PERMIT APPLICATION SP2023-028 - MICHAEL GEKAS

Synopsis: Renewal of a Special Use Permit for a Short-Term Rental (SP2021-012) at 2716 North 119th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. Special Use Permit for a Short-Term Rental at 4610 Lloyd Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The Applicants, Michael and Andrea Gekas, is requesting a renewal of a Short-Term Rental Special Use Permit SP2021-012 (which expired 6/3/2023) to operate a short-term rental at 2716 North 119th Street. This is not the owner’s primary residence; however, they live on the adjacent property. This would be the first and only permitted short-term rental on the block. The Planning Commission voted 7 to 0 to recommend approval of Special Use Permit Application SP2023-028, for five (5) years, subject to:

1. Any additional repairs not addressed prior to approval of SP2023-028 outlined within the provided home inspection report shall be performed prior to renewal of this Special Use Permit.
2. The applicant shall pave the driveway apron to UG standard.
3. A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly
4. Maximum number of guests shall be seven (7).
5. All parking must be off-street, maximum number of vehicles is three (3). No parking is allowed on-street for STR renters or any guests.
6. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager’s contact information within the entrance of the area that is rented.
7. Applicant is to maintain liability insurance.
8. The property must remain in proper maintenance and free of hazards, pests, or infestations.
9. The granting of this Special Use Permit does not transfer with a change of ownership of the property.
10. Must provide a manual/welcome packet that lists all rules, including “No Parties, etc.” This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website).
11. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process.

12. If approved, occupying businesses must file and maintain a current business occupation tax application with this office.
13. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly.
14. All existing and future driveways must feature curb cuts that are constructed to UG standards.
15. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.
16. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations.
17. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit.
18. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
19. The Special Use Permit shall be valid for five (5) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved; and
20. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

21. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Action: Commissioner Ramirez made a motion, seconded by Commissioner Davis, to approve Special Use Permit Application SP2023-028 for five years, subject to the stipulations. Roll call was taken and there were nine “Ayes,” Kane, Markley, Stites, Davis, Bynum, Burroughs, McKiernan, Ramirez, Johnson.

Item No. 3 – 212593...SPECIAL USE PERMIT APPLICATION SP2023-029 - ABDUL MAZID WITH A+ AUTO SALES

Synopsis: Renewal of a Special Use Permit (SP2021-016) for used car dealership at 1010 Merriam Lane, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The applicant, Abdul Mazid, has applied to renew a Special Use Permit (expiration on June 3, 2023) to operate a used car dealership at 1010 Merriam Lane. This property was operated as an antique car sales business from 1987 to 2001. Since that time, it has been operated as a variety of businesses, including an automobile repair business from 2004 – 2005 and a retail market (Kimo’s Market) from 2005 – 2008. In September 2017, Mr. Mazid was issued a Special Use Permit, and A+ Auto Sales Inc was opened in April 2018. The site has been cleaned and maintained, new landscaping has been implemented in accordance with the plans submitted in 2017 and 2021. The property was listed for sale, but there were no prospective buyers. The Planning Commission voted 7 to 0 to recommend approval of Special Use Permit Application SP2023-029 for five (5) years, subject to:

1. Because there is no trash receptacle on site, the applicant shall remove all trash for disposal offsite. Trash bags shall not be left on-site for pickup;
2. If the property is sold, the associated Special Use Permit cannot be transferred;
3. BOZA 2268, approved on December 17, 2017, was for Mr. Abdul Mazid and this specific used car sales lot only. If there is a change of use, that use must meet the zoning district’s parking regulations;
4. Because the variance was approved to reduce off-street parking, the second floor shall remain unused;
5. No inoperable vehicle allowed on site;
6. Per the Business License Division:
 - a. The applicant has filed and maintained a current business occupation tax application;

7. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
8. Any automotive-related business in Wyandotte County that is required to obtain any Special Use Permit, shall be responsible to ensure that the business operations are at all times compliant with all applicable local ordinances and State Statutes and Regulations [27-463 through 27-470; 27- 592 through 27-616] [KSA 65-3424, KAR 28-29-29 through 28-29-33]. Proof of proper disposal of waste tires with a Kansas State permit-holding waste tire collector or waste tire processor is required to be maintained at the management office and provided to any enforcement staff upon request;
9. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
10. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
11. The Special Use Permit shall be valid for five (5) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
12. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check made payable to the Unified Treasurer) immediately following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
13. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Action: Commissioner Ramirez made a motion, seconded by Commissioner Davis, to approve Special Use Permit Application SP2023-029 for five years, subject to the stipulations. Roll call was taken and there were nine “Ayes,” Kane, Markley, Stites, Davis, Bynum, Burroughs, McKiernan, Ramirez, Johnson.

Item No. 4 – 212601...SPECIAL USE PERMIT APPLICATION SP2023-031 - ALEXANDRA SALES

Synopsis: Special Use Permit for a Short-Term Rental at 2602 North 107th Terrace, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The Applicant, Alexandra Sales, is requesting a Special Use Permit to operate a short-term rental at 2602 North 107th Terrace. This is not the owner’s primary residence. This would be the first and only permitted short-term rental on the 2600 block of North 107th Terrace. The subject property has been operating as an unpermitted short-term rental since December 2021. The Planning Commission voted 6 to 0 to recommend approval of Special Use Permit Application SP2023-031 for one (1) year, subject to:

1. Any additional repairs not addressed prior to approval of SP2023-031 outlined within the provided home inspection report shall be performed prior to renewal of this Special Use Permit.
2. Maximum number of guests shall be seven (7).
3. All parking must be off-street, maximum number of vehicles is three (3). No parking is allowed on-street for STR renters or any guests.
4. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager’s contact information within the entrance of the area that is rented;
5. Applicant is to maintain liability insurance.
6. The property must remain in proper maintenance and free of hazards, pests, or infestations.
7. The granting of this Special Use Permit does not transfer with a change of ownership of the property.
8. Must provide a manual/welcome packet that lists all rules, including “No Parties, etc.” This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website).
9. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process.
10. If approved, occupying businesses must file and maintain a current business occupation tax application with this office.
11. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use

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

12. All existing and future driveways must feature curb cuts that are constructed to UG standards.
13. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.
14. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations.
15. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit.
16. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
17. The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved; and
18. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.
19. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all

conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Action: Commissioner Ramirez made a motion, seconded by Commissioner Davis, to approve Special Use Permit Application SP2023-031 for one year, subject to the stipulations. Roll call was taken and there were nine “Ayes,” Kane, Markley, Stites, Davis, Bynum, Burroughs, McKiernan, Ramirez, Johnson.

Item No. 5 – 212602...SPECIAL USE PERMIT APPLICATION SP2023-032 - TRISTAN PERKINS

Synopsis: Special Use Permit for a Short-Term Rental at 1945 Lawrence Court, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The Applicant, Tristan Perkins, is requesting a Special Use Permit to operate a short-term rental at. This is not the owner’s primary residence. This would be the first and only permitted short-term rental on the 1900 block of West Lawrence Court. The Planning Commission voted 6 to 0 to recommend approval of Special Use Permit Application SP2023-032 for one (1) year, subject to:

1. Any additional repairs not addressed prior to approval of SP2023-032 outlined within the provided home inspection report shall be performed prior to renewal of this Special Use Permit.
2. Maximum number of guests shall be six (6).
3. All parking must be off-street, maximum number of vehicles is two (2). No parking is allowed on-street for STR renters or any guests.
4. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager’s contact information within the entrance of the area that is rented.
5. Applicant is to maintain liability insurance.
6. The property must remain in proper maintenance and free of hazards, pests, or infestations.
7. The granting of this Special Use Permit does not transfer with a change of ownership of the property.
8. Must provide a manual/welcome packet that lists all rules, including “No Parties, etc.” This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website).
9. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process.
10. If approved, occupying businesses must file and maintain a current business occupation tax application with this office.

11. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly.
12. All existing and future driveways must feature curb cuts that are constructed to UG standards.
13. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.
14. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations.
15. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit.
16. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located.
17. The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved; and
18. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.
19. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or

their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Action: Commissioner Ramirez made a motion, seconded by Commissioner Davis, to approve Special Use Permit Application SP2023-032 for one year, subject to the stipulations. Roll call was taken and there were nine “Ayes,” Kane, Markley, Stites, Davis, Bynum, Burroughs, McKiernan, Ramirez, Johnson.

Item No. 6 – 212603...SPECIAL USE PERMIT APPLICATION SP2023-033 - SANGEETH AND REBEKAH SAMUEL

Synopsis: Special Use Permit for a Short-Term Rental at 4016 Springfield Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The Applicants, Sangeeth and Rebekah Samuel, are requesting a Short-Term Rental Special Use Permit to operate a short-term rental at 4016 Springfield. This is not the owner’s primary residence. This would be the first and only permitted short-term rental on the 4000 block of Springfield. The Planning Commission voted 6 to 0 to recommend approval of Special Use Permit Application SP2023-033 for one (1) year, subject to:

1. Any additional repairs not addressed prior to approval of SP2023-033 outlined within the provided home inspection report shall be performed prior to renewal of this Special Use Permit.
2. Maximum number of guests shall be six (6).
3. All parking must be off-street, maximum number of vehicles is two (2). No parking is allowed on-street for STR renters or any guests
4. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager’s contact information within the entrance of the area that is rented;
5. Applicant is to maintain liability insurance.
6. The property must remain in proper maintenance and free of hazards, pests, or infestations.
7. The granting of this Special Use Permit does not transfer with a change of ownership of the property.
8. Must provide a manual/welcome packet that lists all rules, including “No Parties, etc.” This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website).
9. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of

Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process.

10. If approved, occupying businesses must file and maintain a current business occupation tax application with this office.
11. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly.
12. All existing and future driveways must feature curb cuts that are constructed to UG standards.
13. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.
14. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations.
15. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit.
16. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located.
17. The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved; and
18. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not

submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

19. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.
20. Driveway must be upgraded to an improved surface (asphalt, concrete or pavers) and the driveway apron must be concrete from the curb to the property line (within the right-of-way).

Action: Commissioner Ramirez made a motion, seconded by Commissioner Davis, to approve Special Use Permit Application SP2023-033 for one year, subject to the stipulations. Roll call was taken and there were nine “Ayes,” Kane, Markley, Stites, Davis, Bynum, Burroughs, McKiernan, Ramirez, Johnson.

Item No. 7 – 212604...SPECIAL USE PERMIT APPLICATION SP2023-035 - MARY MELOT AND ROBBIN BEEBE

Synopsis: Special Use Permit for a Short-Term Rental at 3716 Springfield Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The Applicants, Mary Melot and Robbin Beebe, are requesting a Short-Term Rental Special Use Permit to operate a short-term rental at 3716 Springfield Street. This is not the owner’s primary residence. The applicant had previously had a Special Use Permit (SP-2020-80), however, that permit expired on November 7, 2022, in which the operator then operated without proper permitting. This would be the first and only permitted short-term rental on the 3700 block of Springfield Street. The Planning Commission voted 6 to 0 to recommend approval of Special Use Permit Application SP2023-035 for one (1) year, subject to:

1. Maximum number of guests shall be seven (7).
2. All parking must be off-street, maximum number of vehicles is three (3). No parking is allowed on-street for STR renters or any guests.
3. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager’s contact information within the entrance of the area that is rented;
4. Applicant is to maintain liability insurance.
5. The property must remain in proper maintenance and free of hazards, pests, or infestations.
6. The granting of this Special Use Permit does not transfer with a change of ownership of the property.

7. Must provide a manual/welcome packet that lists all rules, including “No Parties, etc.” This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website).
8. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process.
9. If approved, occupying businesses must file and maintain a current business occupation tax application with this office.
10. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly.
11. All existing and future driveways must feature curb cuts that are constructed to UG standards.
12. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.
13. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations.
14. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit.
15. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located.
16. The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2)

months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved; and

17. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.
18. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Action: Commissioner Ramirez made a motion, seconded by Commissioner Davis, to approve Special Use Permit Application SP2023-035 for one year, subject to the stipulations. Roll call was taken and there were nine “Ayes,” Kane, Markley, Stites, Davis, Bynum, Burroughs, McKiernan, Ramirez, Johnson.

PLAN REVIEW APPLICATION

Item No. 1 – 212605...PLAN REVIEW APPLICATION PR2023-020 - JOSE YEPAZ WITH WTF LLC

Synopsis: Preliminary Plan Review for townhomes at 825 Parallel Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

And

Item No. 1 – 212606...MASTER PLAN AMENDMENT APPLICATION MPL2023-009 - JOSE YEPAZ WITH WTF LLC

Synopsis: Master Plan Amendment from Parks and Open Space to Lower-Medium Density Residential (Northeast Area Plan) at 825 Parallel Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The applicant, Jose Yepaz with WTF Development, LLC, is requesting a Comprehensive Plan Amendment, a Preliminary Plat, and a Preliminary Plan Review. The Preliminary Plat will create 23 single-family residential parcels, 19 of which will be for townhomes and four (4) of which are open space tracts. The Plat consists of current parcels #095055—095060, 095068, 095069, and a portion of 095070, which will result in three (3) blocks

separated by public rightsof-way. The Preliminary Plan Review is for the proposed development on the subject property: 19 townhomes and four (4) open space tracts to support the residential development. Lastly, the Comprehensive Plan Amendment from Parks and Open Space to Lower-Medium Density Residential (both under the Northeast Area Plan) in order to be compatible with the proposed development. This project is being constructed on Land Bank property. The Planning Commission voted 6 to 0 to recommend approval of Master Plan Amendment MPL2023-009 and Preliminary Plan Review PR2023-020, subject to:

1. The applicant shall apply for the Narrow Lot Design Guidelines administrative review through the Department of Planning and Urban Design prior to the issuance of Building Permits.
2. Per Sections 27-699(b)(3), -699(b)(4), -700(b)(1), and -703, all landscaping must be completed in satisfaction of all landscaping requirements as part of the proposed site development, no landscaping may be delayed due to the zoning district or vacancy status of adjacent properties, and additional landscaping must be installed if current landscaping dies or adjacent development requires the subject property to add additional landscaping or screening.
3. Submit hydrant locations for review per Sec.507, 2012 IFC. All houses should be within 600' of a hydrant. All buildings to be within 150' of code compliant access road(s) per Sec.503, 2012 IFC.
4. Signs for "NO PARKING" shall be posted per Sec.D103.6, 2012 IFC.
 - a. Roads 20 to 26 feet wide (curb face to curb face) - NO on street parking either side.
 - b. Roads over 26 to 32 feet wide (curb face to curb face) - Parking on one side.
 - c. Roads over 32 feet wide (curb face to curb face) - on street parking allowed both sides.
 - d. Dead end access roads 150'+, SHALL comply with Sec. D103.4 and table D103.4, 2012 IFC for min. road width 26'(curb face to curb face) and min. cul-de-sac diameter of 96'.
5. Fire access entrance roads must comply with Sec.D104.3 separated by min. 1/2 the diagonal of the area served, with two (2) minimum entrances for subdivisions with more than 75 units per City Ordinance Chapter 15, Article III-Sec.15.54, D107.1.
6. Per Section 27-609(2), for any accessory buildings constructed the exterior walls shall be made of either horizontal clapboard, wood, or plywood siding, stone, artificial stone, brick, artificial brick, and textured finishes such as stucco. Fiberglass, plastic, and preformed, corrugated, or ribbed metals are not allowed. Metals can be used provided they have a factory applied and painted finish closely matching the color of the primary structure. Standard concrete masonry units are also not allowed unless the walls of the building are painted the exact color of the primary structure;
7. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
8. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the unified government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of

Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;

9. All exterior lighting on the building must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;
10. These City Planning Commission cases are being heard in conjunction with BOZA2023-029. Any approval by the City Planning Commission or Board of Commissioners of these cases, and the conditions of approval contained herein, are contingent, and shall only go into effect, upon the approval of BOZA2023-029 by the Unified Government Board of Zoning Appeals and upon any ordinance publications required by law;
11. All existing and future driveways must feature curb cuts that are constructed to UG standards;
12. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
13. Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;
14. Proposed development within this plat will require civil drawings to be submitted, which may result in submitting a revised replat;
15. A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;
16. A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) Permit. Any improvements to, construction or alteration of sanitary systems, stormwater systems, public or private streets, sidewalks, or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting;
17. BPU ground mounted transformers shall be screened on all four (4) sides from public view. Architectural screening walls are the preferred method, but landscape screening is an allowable alternative. Screening shall be designed to be solid to the view, and any designs incorporating air circulation shall not be visible. Screening height must be the greater of either six (6) feet tall or the height of the utility being screened. Designs shall show two (2) possible site orientations. Designs will also incorporate all BPU Engineering specifications and largest of all the required dimensions. Refer to attached BPU Engineering documents for details;
18. The Department of Planning + Urban Design shall not give approval for any temporary certificate of occupancy (TCO) or final certificate of occupancy (CO) before the completion of all required work. For any project that requires a certificate of occupancy, prior to requesting for any certificate, the applicant, permit holder, and/or property owner shall complete all items required by: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned

19. District Requirements, Comprehensive Plan Requirements, all Design Guideline Requirements, Overlay District Requirements, and Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. Planning Department standards require that all required work be complete prior to requesting a TCO. The only item that is allowed to be incomplete is landscaping, which shall be complete before requesting a CO. A bonded CO may be allowed in case of adverse weather conditions; however, all requirements must be completed for all items not secured by the bond;
20. All new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building. Architectural screens such as opaque, textured, or perforated panels do not meet the standards of the Commercial Design Guidelines; and,
 - a. Whether events subsequent to the comprehensive plan adoption have changed the character and/or condition of the area so as to make the application acceptable;
 - b. Whether the change is consistent with the goals and policies of the comprehensive plan and/or any relevant corridor, neighborhood, or area plan;
 - c. Whether public and community facilities, such as utilities, sanitary and storm sewers, water, police and fire protection, parks and recreational facilities, roads, and others are adequate to serve development for the type and scope suggested by the proposed land use. If utilities are not available, whether they can be reasonably extended;
 - d. Whether the proposed amendment would result in comprehensive plan or regulatory conflicts;
 - e. Whether the proposed amendment would allow a change in development on the subject site without creating adverse impacts on existing or planned surrounding uses, or creating inconsistencies with applicable future land use map patterns; and
 - f. The impacts of the potential costs and benefits derived by the community or area by the proposed change.

Action: Commissioner Ramirez made a motion, seconded by Commissioner Davis, to approve Master Plan Amendment Application MPL2023-009 and Plan Review Application PR2023-020, subject to the stipulations. Roll call was taken and there were nine “Ayes,” Kane, Markley, Stites, Davis, Bynum, Burroughs, McKiernan, Ramirez, Johnson.

MASTER PLAN AMENDMENT APPLICATION

Item No. 1 – 212606...MASTER PLAN AMENDMENT APPLICATION MPL2023-009 - JOSE YEPAZ WITH WTF LLC

Synopsis: Master Plan Amendment from Parks and Open Space to Lower-Medium Density Residential (Northeast Area Plan) at 825 Parallel Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: This item was previously heard in conjunction with Planning and Zoning Consent Agenda Item No. 1 – Plan Review Application PR2023-020.

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

Item No. 1 – 212607...AN ORDINANCE rezoning property at 13400 Donahoo Road, (COZ2023-010) from A-G Agriculture (WYCO) District to A-G Agriculture (City) District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-81-23**, “An ordinance rezoning property hereinafter described located at approximately 13400 Donahoo Road, in Kansas City, Kansas, by changing the same from its present zoning of A-G Agriculture (WYCO) District to A-G Agriculture (City) District.” **Commissioner Ramirez made a motion, seconded by Commissioner Davis, to approve the ordinance.** Roll call was taken and there were nine “Ayes,” Kane, Markley, Stites, Davis, Bynum, Burroughs, McKiernan, Ramirez, Johnson.

Item No. 2 – 212608...AN ORDINANCE rezoning property at 4403 Rainbow Boulevard, (COZ2021-043), from R-1(B) Single Family District to RP-4 Planned Garden Apartment District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-82-23**, “An ordinance rezoning property hereinafter described located at approximately 4403 Rainbow Boulevard, in Kansas City, Kansas, by changing the same from its present zoning of R-1(B) Single Family District to RP-4 Planned Garden Apartment District.” **Commissioner Ramirez made a motion, seconded by Commissioner Davis, to approve the ordinance.** Roll call was taken and there were nine “Ayes,” Kane, Markley, Stites, Davis, Bynum, Burroughs, McKiernan, Ramirez, Johnson.

Item No. 3 – 212609...AN ORDINANCE authorizing a Special Use Permit for continuation of a Short-Term Rental (SP2022-117) at 749 Locust Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-83-23**, “An ordinance authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, for continuation of a Short-Term Rental at approximately 749 Locust Avenue, Kansas City, Kansas.” **Commissioner Ramirez made a motion, seconded by Commissioner Davis, to approve the ordinance.** Roll call was taken and there were nine “Ayes,” Kane, Markley, Stites, Davis, Bynum, Burroughs, McKiernan, Ramirez, Johnson.

Item No. 4 – 212610...AN ORDINANCE authorizing a Special Use Permit for a commercial retail space with a firearm training facility and shooting range (SP2023-022) at 10000 France Family Drive, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-84-23**, “An ordinance authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, for a commercial retail space with a firearm training facility and shooting range at approximately 10000 France Family Drive, Kansas City, Kansas.” **Commissioner Ramirez made a motion, seconded by Commissioner Davis, to approve the ordinance.** Roll call was taken and there were nine “Ayes,” Kane, Markley, Stites, Davis, Bynum, Burroughs, McKiernan, Ramirez, Johnson.

Item No. 5 – 212611...AN ORDINANCE authorizing a Special Use Permit for an event space with offices (SP2023-023) at 6300 Parallel Parkway, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-85-23**, “An ordinance authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the

Unified Government of Wyandotte County/Kansas City, Kansas, for an event space with offices at 6300 Parallel Parkway, Kansas City, Kansas.” **Commissioner Ramirez made a motion, seconded by Commissioner Davis, to approve the ordinance.** Roll call was taken and there were nine “Ayes,” Kane, Markley, Stites, Davis, Bynum, Burroughs, McKiernan, Ramirez, Johnson.

Item No. 6 – 212612...AN ORDINANCE authorizing a Special Use Permit to continue to operate a drinking establishment with live entertainment (SP2022-121) at 508 Kansas Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-86-23**, “An ordinance authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, to operate a drinking establishment with live entertainment at 508 Kansas Avenue, Kansas City, Kansas.” **Commissioner Ramirez made a motion, seconded by Commissioner Davis, to approve the ordinance.** Roll call was taken and there were nine “Ayes,” Kane, Markley, Stites, Davis, Bynum, Burroughs, McKiernan, Ramirez, Johnson.

Item No. 7 – 212613...AN ORDINANCE vacating right-of-way (VAC2022-003) at 1327 State Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Action: **ORDINANCE NO. O-87-23**, “An ordinance vacating Tract 0801-0876 Wyandotte City, Block 123, Lots 0009-0016, 0019-0028 and vac alley adj, located at approximately 1327 State Avenue, Kansas City, Kansas.” **Commissioner Ramirez made a motion, seconded by Commissioner Davis, to approve the ordinance.** Roll call was taken and there were nine “Ayes,” Kane, Markley, Stites, Davis, Bynum, Burroughs, McKiernan, Ramirez, Johnson.

Commissioner Markley said, Mayor, I was going to ask if you could do a quick sound check because Commissioner Townsend is texting me. She is here online, but we weren’t able to hear her.

Mayor Garner said we'll take a five-minute recess. We want to make sure that Commissioner Townsend is represented in her questions and votes, so we'll take a five-minute recess to give IT a chance to work on this issue. (7:15 p.m. – 7:23 p.m.)

PLANNING AND ZONING NON-CONSENT AGENDA

CHANGE OF ZONE APPLICATION

Item No. 1 – 212595...CHANGE OF ZONE APPLICATION COZ2023-009 - AUSTIN THOMPSON WITH ALC

Synopsis: Change of Zone from R-1 Single Family District to A-G Agriculture District to raise fowl at 8910 Osage Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The applicant, Andrea Weishaubt, is requesting a change of zone from R-1 Single Family District to A-G Agriculture District to utilize the property for agricultural uses at 8910 Osage Avenue. The Planning Commission voted 5 to 2 to recommend denial of Change of Zone Application COZ2023-009, based on Factors to be Considered #5.

5. The extent to which the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of nearby property.

The proposed use is not reasonably necessary for the convenience and welfare of the public, as it is for the private use by the property owner. The proposed use will not substantially or permanently injure the appropriate use, visual quality, or marketability of nearby property, as long as the proposed use is managed properly, and conditions are adhered to.

Case		
COZ2023-009		
Petitioner	Address	
Andrea Weishaubt with Atlas Land Consultants	8910 Osage Avenue	
Synopsis		
To approve a Change of Zone from R-1 Single Family District to A-G Agriculture District, to utilize the property for agricultural uses (fowl).		

Mayor Garner asked the applicant or representative to present the application.

Mayor Garner said I will now open the public hearing and ask the Clerk if any notifications were received from the public who wish to express their comments in favor of the item. **Mr. Deichler**

said no comments were received by the Clerk. **Mayor Garner** asked, is there anyone present who would like to speak in favor of this item? **Mr. Deichler** said seeing none, but we do have one hand raised online. **Mr. Hand** said that's the representative for the case, Mr. Elliott for Atlas. **Mr. Deichler** said nobody else; just the applicant.

Mayor Garner said I'll allow the backups since it looks like we may be having some technical issues. I'll ask the applicant or representative to present the application.

Alex Elliott, Atlas Land Consultants, 14500 Parallel Road, Unit R, Basehor, KS, said this was recommended for denial by the Planning Commission. I believe the main reason cited for this was concerns about the lot size. The Commission said that it barely meets the five-acre minimum, and there were some questions raised by neighbors on the actual size of the lot. I'd like to remind everyone that this is a platted lot and the plat states that it's 5.6 acres, so it's well above the five-acre minimum.

There were other issues raised about vehicles present on-site. The owner has assured us that once all construction activities for the recently built home are completed, all the vehicles will be removed. Will, not all of them will be removed, but the majority of them will be removed.

There were also concerns raised with the possibility of chickens already being present on-site. They have assured us that there are none. To our knowledge, there are none.

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

Mayor Garner asked are there, Clerk, any notifications that you received from the public who wish to express their comments in opposition of this item? **Mr. Deichler** said no notifications were received by the Clerk. **Mayor Garner** asked, is there anyone present who would like to speak in opposition to this item? **Mr. Deichler** said seeing one.

Mary Martin, 804 South 89th Street, said I'm right next door to 8910 Osage. Me and other neighbors, one of them that has adjacent property is from St. Louis. They have the property. They

pay their taxes on the back side of 8910. We're all opposed to this property being agricultural. My family is the one that talked about the property, the five acres. The reason being, we pulled their property site survey. We also pulled our property site survey and the lady that sold them the property survey. Those numbers are not consistent.

I came here July 10th saying that those numbers, those surveys need to be looked at. From what I'm getting yesterday from the Department of Planning and Urban Design, they're saying that there's a discrepancy in the numbers, clearly, from the survey that they submitted. They can say that their plot is five acres, but they can't legally say it's five acres because there's discrepancy in the numbers. There's discrepancy in the paperwork that they found with the UG. **Mr. Deichler** said you have one minute remaining.

Ms. Martin said we submitted all that information to the department director. We're very clear with that. We stand on that.

The man that is talking now and supporting this, he doesn't know what's going on there. He doesn't live around there. There have been chickens from day one when they moved on that site. There's been watchdogs that are on that site. There's been security on that site that has never left that site since they have moved into that site. We don't know what they're doing, but we think it's more than chickens.

I stand today as I stood July 10th asking that you deny this until Planning and Urban Design can really come up and say that this property meets those guidelines to be agricultural. Also...**Mr. Deichler** said your time has expired.

Ms. Martin asked, can I get an additional five minutes or just two minutes?

Action: **Commissioner Bynum** made a motion to provide two more minutes. **Mayor Garner** said proceed.

Ms. Martin said I would like the Commission to make a motion for me. Somebody on the Commission fill me and make a motion on this matter that tells Planning and Urban Design that because my family has been law-abiding, taxpaying citizens of Wyandotte County for over 60 years on our property that Planning and Urban Design sends us a letter to state why we have a fence at 8910 put on our property, took our property and said it was theirs. Said that there was an error on our survey. Can't prove it, just saying it. We have no due process. They allowed the

fence to be placed, which is still there. I think that's abominable. They're denying our constitutional rights in terms of due process. I think that, and I blame the Planning and Urban Design because they're the ones who allowed 8910 to do all this. I think that's unacceptable. Somebody from the Commission needs to make a motion to hear me and say that they need a letter if they think they're so right on taking our land. They didn't rebate any taxes to us. They just took it even though we've been paying consistently. We're not in default. They couldn't take our land, but they did by way of Planning and Urban Design. So, I'm just asking somebody to make a motion on our behalf.

Mayor Garner asked, is there anyone else who would like to speak in opposition to this item that's in the audience? **Mr. Deichler** said seeing none. **Mayor Garner** asked, Clerk, is there anyone joining us virtually who would like to speak in opposition of this item? **Mr. Deichler** said seeing none.

Mayor Garner said I will now close the public hearing and give the opportunity for the petitioner to make some closing comments.

Mr. Elliott said I would just like to say, as has been mentioned previously, the plat that is currently filed with the county shows the acreage that it shows.

Action: **Commissioner Bynum made a motion, seconded by Commissioner Davis, to uphold the recommendation from Planning and Zoning to deny Change of Zone Application COZ2023-009.**

Commissioner Bynum said I would request clarification on the yes versus the no on a motion like that. **Mayor Garner** said, Counsel, I think the commissioner's wanting clarification as to yes or no what that dictates for clarity. **Commissioner Bynum** said as a vote to uphold the denial. Correct?

Angela Lawson, Interim Chief Counsel, said correct, based on how the motion was submitted.

Mayor Garner said so to be clear, there is a motion and a second with a motion to uphold and support and sustain the recommendation from the Planning Commission. Is that correct?

Commissioner Bynum said yes.

Gunnar Hand, Director of Planning and Urban Design, said, Mayor, point of order. Would you like staff comments on this case or no? **Mayor Garner** said no.

Commissioner Kane said I would like staff comments. Is it 5.6 acres?

Mr. Hand said, again, this case is being heard for consideration of a change of zone from R-1 Single Family to AG.



This is in the Citywide Comprehensive Plan area, Midtown South portion.



Staff has received no letters of support. There has been opposition, as you've heard earlier this evening, as well at the Planning Commission and at the neighborhood meeting and elsewhere.



There are no notices of violation on this property.



Staff disagrees with the Planning Commission's recommendation for now and recommends approval with conditions including a conservation plan in regard to the proposal to have chickens, to provide a UG driveway apron at that location,



and no commercial activity is allowed that's not related to agricultural use; again, if the change of zone is approved without a special use permit.

What is that?

Mr. Hand said the property's been vacant for a very long time. When the applicant acquired the property, I believe, a little over a year plus ago, they proceeded with building the house that you see. As we have been informed by the applicant, but has also been a concern of the neighbors in opposition, is that looks like it's more than someone living in a house. That looks like it's been there longer than it would take to be the construction workers working on the property.

We've asked the applicant to respond to that. They did at the Planning Commission and said that those vehicles were related to the construction of the site; the ongoing construction of the site.

We've also had reports from opposition as it relates to those specifically that there's been ongoing traffic in and out of that site, and that there's a lot of traffic. That is reflective of the staff's recommendation for the condition of approval notifying the applicant that you can't have commercial activity on there without a special use permit.

Commissioner Burroughs said, Gunnar, we're seeing a lot of land wanting to convert to AG to raise chickens. What is our criteria for considering the number of fowl that then determines if the land should be AG or if it's still a residential facility? I've got neighbors that's had chickens and built a small coop in the back and they have five or six of them running around the neighborhood. It seems like we get a lot of requests for now for AG changes to raise fowl. Do we have a policy in place that says how many fowl can be raised on an acre or within a residential community?

Mr. Hand said any residentially zoned property can have up to six fowl without any permit. Anything over six fowl requires a special use permit, unless you're over five acres. This property is over five acres. It is currently zoned R-1 so it can have more than six fowl on the property today.

The applicant has said that they wanted a change of zone because agricultural zoning allows more than one accessory structure. So, they need more than one accessory structure to do the operation they want with their chickens. Whereas, if it's a single-family home in a typical residential neighborhood, if you will, that one accessory structure generally will work for them because all they need is a chicken coop.

Commissioner Ramirez said I think it was already mentioned and you have it stated here in the report from the Planning Commission. Does the applicant have any future plans to make it a commercial business property?

Mr. Hand said that's not been indicated to us through the process nor at any public hearings to this date. They said they want to have chickens, but they're talking about 20 to 30 as I understand it.

The way that we handle the maximum of any livestock on a property as such is we work with the Conservation District to develop a conservation plan and based on that specific property, they'll tell what's the carrying capacity is depending on what you want.

Commissioner Ramirez said I agree with Commissioner Burroughs that a lot is coming up before us for AG properties or wanting fowl. Maybe it's something that we, as a body—just how we did a density requirement for STRs—maybe we have a density requirement for fowl if that's something that is allowable by the state. I agree, it seems like a lot of people throughout the city and county are having a lot of fowl. You do what you want, but at the same time, just making sure that there's not too many. I think that's something we, as a body, can look at and staff.

Mr. Hand said just real quick on that as a follow-up. It's staff's intention after the update of the Citywide Comprehensive Plan, when that vision is established, that we go back and update the zoning code. We know that, specifically, urban agriculture is deficient in our zoning code and there's a lot of tweaks that need to be made. So, we can certainly add that to the list. We have certainly heard through the PlanKCK, the Land Bank Policy, and other initiatives over the last couple of years that urban agriculture needs to be a higher priority, so we will be addressing that next year.

Commissioner Markley said I will reminisce for about two seconds and say those of us that have been here for a while remember when we didn't have the current chicken rule and we would have two or three per Planning and Zoning night. So, we appreciate at least that we've gotten a little forward of that but it's not my question. My question is, if they don't get the change of zone tonight, they could get a special use permit for an accessory structure and still raise chickens. Am I right?

Mr. Hand said not exactly. If they were denied this evening and wanted to continue with the proposal as is, they would have to get a variance to have more than one accessory structure on the property or figure out a way to shove all those chickens into a thousand square feet of accessory structure. They would not need a special use permit because it's over five acres.

Commissioner Stites asked, do they have an auxiliary structure now? I see something but I don't know. Do they already have another building?



Mr. Hand said two things. This property, if you can see it, is an L-shaped parcel. We can only get here unless we're invited on. We haven't been able to go into the property, but based on the aeriels...**Commissioner Stites** asked, how come we can't get on there? Because they won't let us? **Mr. Hand** said correct. **Commissioner Stites** said well then, I'm not in support of this.



Mr. Hand said, again, there's lots of stuff going on. There's lots of cars in this picture, as an example. This was taken in 2022. As we understand it, there's the one primary structure.

Commissioner Stites said I will tell you; something doesn't add up. When somebody doesn't want you to come on and they want us, the governing body, to work with them and give them special, I'll call this treatment, but you're not allowing us to come onto the property to see. I don't have much use for that. I think there's a motion and a second. I'm ready to vote.

Commissioner Davis asked, do we know if this applicant owns, or have they mentioned owning other animals elsewhere? Do they have experience with this or is this kind of a first time go?

Mr. Hand said that has not been a part of the conversation to date so I'm not sure how to answer.

Commissioner Davis asked, for the denial piece, was there, just given your perspective, Mr. Hand, what was the reasoning as to why our appointees on the Planning Commission denied this particular applicant, if you recall?

Mr. Hand said there were three things that were brought up in the City Planning Commission. There was the property dispute mentioned today, the neighbor that mentioned earlier had issues with the amount of chickens. He was worried that there were too many chickens adjacent to his property, which was one issue. Then the third thing they were concerned with the commercial activity.

Mayor Garner asked, Clerk, did we have a question virtually? **Mr. Deichler** said no.

Roll call was taken to uphold the recommendation for denial and there were ten "Ayes," Kane, Markley, Stites, Davis, Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson.

SPECIAL USE PERMIT APPLICATIONS

Item No. 1 – 212535...SPECIAL USE PERMIT APPLICATION SP2023-020 – SHAYMOND JANES

Synopsis: Special Use Permit to operate a Short-Term Rental at 2737 South 53rd Terrace, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The Applicant, Shaymond Janes, is requesting a Special Use Permit to operate a short-term rental at 2737 South 53rd Terrace. This is not the owner's primary residence. This short-term rental has been operating without proper permitting since at least June 2022. This is the first and only non-owner occupied, short-term rental permitted on the 2700 block of South 53rd Terrace. The Planning Commission voted 6 to 3 to recommend approval of Special Use Permit SP2023-020, for one (1) year, subject to:

1. This Special Use Permit shall comply with Sections 27-214 and 27-623;

2. All critical repairs outlined by staff shall be repaired prior to operation;
3. The remaining non-life safety repairs as described within the home inspection report shall be completed by the applicant's next renewal period;
4. The applicant shall withdraw their rental license and instead obtain a business license, as a short-term rental is considered a business within the Unified Government;
5. Maximum number of guests shall be seven (7);
6. All parking must be off-street, maximum number of vehicles is three (3);
7. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;
8. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;
9. Applicant is to maintain liability insurance;
10. The property must remain in proper maintenance and free of hazards, pests, or infestations;
11. The granting of this Special Use Permit does not transfer with a change of ownership of the property;
12. Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);
13. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
14. If approved, occupying businesses must file and maintain a current business occupation tax application with this office;
15. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly.
16. All existing and future driveways must feature curb cuts that are constructed to UG standards;
17. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
18. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
19. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local

ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;

20. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
21. The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
22. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper;
23. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit;
24. Install netting around the basketball court to prevent basketballs from leaving the property onto the neighboring properties; and,
25. No loud music on the back patio after 10:00 p.m.

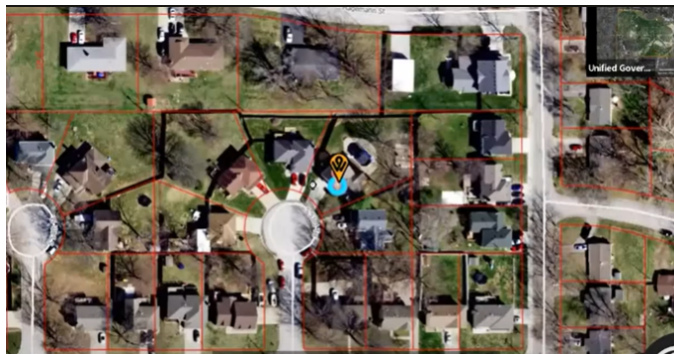
Case		
SP2023-020		
Petitioner	Address	
Shaymond Janes	2737 South 53 rd Terrace	
Synopsis		
To operate a short-term rental. This is not the applicant's primary residence. This would be the first and only permitted short-term rental on the 2700 block of South 53 rd Terrace.		

Gunnar Hand, Director of Planning and Urban Design, said this case was held over from the June Board of Commissioners Planning and Zoning hearing so that the applicant could discuss the issue with the neighbors. I believe it was Commissioner Markley who made that recommendation.

This is a new short-term rental application for a special use permit. It is a non-owner occupied. It is, however, Mr. Janes's childhood home.



This is in the Citywide Comp Plan in the Turner area.

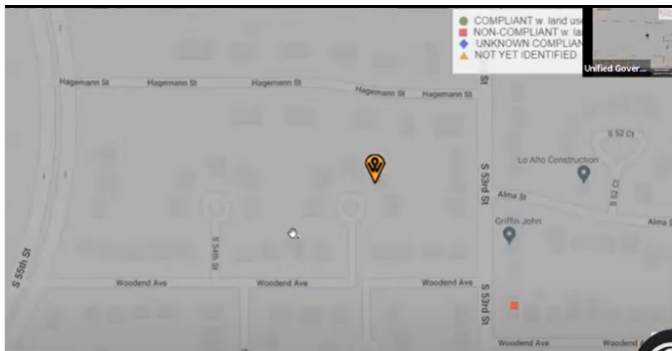


We received no letters of support to date. There has been opposition, and there is a notice of violation for the short-term rental without a special use permit.

I would just make the note like I did last month that staff doesn't believe that necessarily that NOV should be held against them as we are currently in a sweep right now of all short-term rentals after the ordinance. There are a lot of short-term rentals coming in, including on this agenda, out from the cold, so to speak.



Staff recommends approval for one year with a maximum of seven people on-site and three cars off-street.



July 27, 2023



Public Opposition	Public Support
Staff has received three (3) phone calls and one (1) letter written in opposition. There was public opposition present at the June 12, 2023 City Planning Commission.	None to date.
Staff Recommendation Approval	

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

Shaymond Janes, 9625 Lamar Avenue, Overland Park, KS, said I'm the owner of the property address 2737 South 53rd Terrace, Kansas City, KS. It's been in my family since 1978 when my father built it.

This was carried over from last time as Commissioner Markley had asked me to approach specifically the two neighborhood groups who were in opposition and had written letters in opposition to the commissioner.

I have contacted both the neighborhood groups via email and sent pretty extensive letter explaining all the measures that we, my family have taken in order to make this a very viable property. I'd like to read that letter to you all here today. I've also provided this letter to a great deal of my neighbors, outside of the neighborhood meeting, the ones that I've been able to directly meet with. There's been quite a few I haven't been able to meet with all of them directly, but I'm still in efforts of doing that. If it pleases the Commission, I'll read the letter.

Dear Neighbor, I am the owner of property address 2737 South 53rd Terrace, Kansas City, Kansas 66106. As you may be aware, I have applied and petitioned to the Unified Government to receive a special use permit for this property to be used as a short-term rental property through the procedures identified by the Unified Government and the Planning Commission.

July 27, 2023

I'm writing to you in good faith today to alleviate any concerns of the community with operations of this property as a short-term rental, and to shed some light on some of the actions that have been taken in efforts to alleviate these would-be concerns. Some of these items were recommended by the city and others I have taken on my own accord. My family and I are truly making every effort to make our property a shining example of how a short-term rental property should be operated, and we are always open to additional suggestions on how we can be better for not only for our guests, but also the community as a whole. Here are the action items that have been taken so far or will be in place before booking additional guests, if approved by the Planning Commission.

Large and/or loud parties are strictly prohibited. Loud and/or inappropriate music is prohibited. We do not allow local groups to rent from us which prevents the inviting of unwanted guests. We only book groups through Vrbo who puts guests through additional screening. We rate each one of our guests on a variety of different factors including adherence to rules, and we will not rent to guests who have had a bad rating or have broken rules in the past.

In efforts to discourage against guests having parties, a three-night minimum will be strictly adhered to. The limit on number of guests allowed to stay book the property is seven. We actively screen our guests before booking confirmation to find out the purpose of their visit to KC in effort to prevent parties. No more than three cars are allowed and must be parked off-street, in the garage, or driveway.

We have a strict, hard cut-off on all music at 10 PM. We have a strict, hard cut-off on all basketball and swimming at 10 PM, and guests are asked to move activities inside at this time. In efforts to enforce the 10 PM curfew, we have exterior lights on timers and they shut off a few minutes after 10 PM. No pets are allowed under any circumstances. We have installed exterior cameras on both the front of the property and the back of the property. The cameras are monitored by Ring video 24 hours per day. All exterior activities are recorded with notifications being sent directly to mine and my wife's phone anytime there is exterior activity. The cameras also allow us to communicate directly with our guests via the camera microphone. The cameras are hardwired to the power of the home and are always on 24/7. They can't be turned off unless power's out.

I live just a short 10-minute drive away from the property and can be there on short notice if need be. My wife is also available.

July 27, 2023

We have installed netting in the back of the basketball court, which will prevent basketballs from bouncing over the fence, as requested by the city and one of our neighbors. The backyard is surrounded by a six-foot privacy fence, which is locked at all times for both guests and neighbors' safety.

We've provided our neighbors with all of this information, and with our direct contact information.

In addition to these action items, we have also made inroads and partnering with other local businesses and eateries in both Turner and Kansas City, Kansas, to try to push business to them. So far these include: agreement with Christie's Tasty Queen in Turner to display their menu and maybe a coupon, we don't have that agreement yet, to our guests on our kitchen counter. An agreement with Amigo's Mexican Restaurant in Turner to display their menu and maybe a possible coupon to our guests on our kitchen counter. Agreement with the Windmill KC Coffee Shop and Eatery, which is a small business in Turner, fairly new. They are very excited that we were able to display their menu and they are already working on a coupon for our guests. It has also agreed to pay for laminated menus for the Windmill as they have not had these in the past and they would like them. We also have an agreement with Strawberry Hill and KC T-shirt Shop, which is located across the street from Breit's Stein and Deli on 5th St. We have worked together to create a t-shirt design which will be available to our families and guests which stay at the home.

All of these partnerships and agreements will help to drive business and outside cash flow into our community, Turner and Kansas City, Kansas. I'm really only pushing the KCK area. I'm not pushing Johnson County, Overland Park eateries, or anything like that. Looking, really just to drive business to the local places. Obviously, these businesses would not get this business otherwise because these families are coming in from out of town. We encourage all of our guests to support local business, and we are open to help promote other businesses and/or events that our guests might enjoy or would help to benefit others in the community.

Lastly, we have created additional language that will be used with each of our guests, and will be seen by them not only initial contract provided by Vrbo, but also in a welcome email that will be sent before their stay and via text message on the day of their arrival. Again, we are always open to additional suggestions, however, the current language that we will use is as follows: As mandated by the city and in respect to our neighbors, we must remind all guests that large and/or loud parties are strictly prohibited and will not be tolerated without exception. Please keep

in mind that our home is in a residential area with both nearby neighbors and their children. Please be respectful with both music, i.e., and appropriate language or gesture and volume. We are required to have a hard cut-off on all music, basketball, and swimming at 10 PM; and we ask guests to move activities inside at this time. Lights will also shut off at this time. Guests who do not follow these requirements will be asked to leave the property without refund. Please note that the exterior of the property is monitored via 24-hour Ring video surveillance. Thank you for your cooperation with these requirements. That's the end of the statement to guests.

In conclusion, we would ask the community and the Commission to remember that we are just another neighbor here in Kansas City, Kansas, in Turner. Moreover, we're a small family of three, just me, my wife Amber, and my 13-year-old daughter Maddie. We're just trying to make good of things after my mom and my daughter's grandma passed away from cancer and left us the family home.

I grew up in this neighborhood and we have close emotional ties to the Turner community and Kansas City, Kansas. We were one of the first families who moved into this neighborhood after my father built this home in 1978 and we're still here after all of these years. My mom's only inheritance that she was able to leave our family was this home. Our initial hope for this short-term rental was that we will be able to help fund a portion of my daughter's college education. We still have this hope, but I've also become proud of the fact that this opportunity allows us to share this wonderful community and our beautiful home with others who might never know we were here otherwise. We know that these things would make my mom very proud and happy. Respectfully, we ask for your support in this endeavor and a chance to keep this hope and community pride alive and well. Thank you for reading and for listening. Shaymond, Amber, and Maddie Janes.

I will add, I'm not a buyer, a flipper, home flipper, big real estate company. This is the only Vrbo we're doing. To be honest with you, I don't think my cardiologist would allow me to do another one. It's just been a process, but I do respect the Commission in the process that we've gone through and I understand the reasons why.

A couple of additional things. We are having a neighborhood appreciation event that I've already planned and scheduled. On August 13th, we're going to be having a shaved ice truck, Polar Oasis. It's going to be coming down into the cul-de-sac right in front of our home. I've already begun inviting neighbors and their children. They can come enjoy some free shaved ice on us.

Also, in closing, I have approached several of the neighbors directly, as mentioned before. I put together my own petition, with the specific petition number listed, and I've received a couple of, actually five total signatures in support. The petition just says, we the below signed of individuals hereby sign this document in support of Unified Government Petition SP2023-020 for Shaymond Janes to continue operating property address 2737 South 53rd Terrace as a short-term rental.

The significance of this is really two of the neighbors that have signed this are on either side of my home so, they are directly the next door neighbors on the right and on the left. One other one. We are on a cul-de-sac and he's at the very corner of the cul-de-sac. I think he has two or three children. Two other neighbors I know for a fact, Wayne and Cindy Koger are in support of me. My text with Wayne, he was actually the one who let me know that we had the notice on my door initially. He texted me within 10 minutes of that notice being put on my door that we were in violation for something when this whole process started. I haven't been able to meet with Wayne to get the petition signed, but I know I have his support. Also, Lawrence and Tanya Hickman, who live directly two doors to the right of me. I've spoken with Lawrence. I spoke with Tanya today. They weren't willing to sign. Some folks don't like to sign things, but Lawrence has told me specifically that he is in support. He has never had an issue with any of my guests and that they are always respectful and not loud. He's never had an issue.

With that said, Commissioners, I don't have anything else.

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

Mayor Garner asked, Clerk, have you received any notifications from the public who wish to express comments in opposition of this item? **Mr. Deichler** said let's step back one. We do have a hand raised for someone that's online here. I think they are in agreement here.

Darrick Shipley, 5311 Hagemann, said I'm directly behind the Vrbo. That was a very heartwarming speech that we just got. We would love to have a neighbor like that that wants to share the experiences of growing up in this community with their neighbors. We would definitely be more than welcoming of a family like that moving into that neighborhood and being part of this community, sharing the experiences of being part of a neighborhood; but, unfortunately, that's not it. It's just shaved ice to a couple of kids in the neighborhood to make amends for the issues that we're having. Unfortunately, the shaved ice will only last one weekend and this isn't going to be an annual affair that we're having.

We want neighbors. We hope that our representatives want us to have neighbors and community. We don't want hotels.

Mayor Garner said I hate to interrupt you. For clarity, are you in opposition or are you in...**Mr. Shipley** said absolutely, yes. Yes, I'm in opposition. **Mayor Garner** said well, standby. We'll circle back to you.

Mayor Garner asked, Clerk, is there anyone online that is in favor of this item? **Mr. Deichler** said seeing none.

Mayor Garner said you're joining us virtually. You can proceed to continue.

Mr. Shipley said so anyways, what I'm getting at is that we're not wanting to live next to hotels. We want to live in a community where we can talk to our neighbors, interact with our neighbors, trust our neighbors to watch our house when we're gone. Let the dogs out. Keep an eye out on our kids, and necessary to call ourselves a community.

I understand this is a great business venture for a lot of people, but Turner's not a place for business ventures of the hospitality community. Turner is a community of neighbors. **Mr. Deichler** said you have one minute remaining.

Mr. Shipley said we need representations from our people in office to make sure that we're taking care of the interests of our neighborhood and not the interest of business.

Mr. Deichler said seeing no others online in opposition.

Mayor Garner said I will now close the public hearing. Petitioner, you can make—I'm sorry. We have someone in the audience that's in opposition.

Barb Kill, 5548 Pawnee Drive, said I'm here tonight representing TCC as the Co-Director. The email that Mr. Janes read I received at 3:09 yesterday afternoon. I had not heard a word from him before then. I'm kind of dismayed at the lack of response I've had from Mr. Janes. At the Commission meeting last month, I believe he expressed an interest in the Turner community and becoming a part of it. During the last month, I have emailed him three times. I was sending him a newsletter. We gave him all of our contact information because I had received information that he didn't think he knew who we were or how to reach us.

Prior to applying for the special use permit, the neighbors said that the telephone number he had given them, they have called and their calls were not returned. It seems he does not want to have contact with many of the neighbors in the immediate area or with others in the Turner area. Going forward, I think reaching Mr. Janes, if need be, will be a big problem.

I was wondering did you get the email that I had sent yesterday that said to whom it may concern? That was in their packet. Okay. You did receive that. I won't repeat myself.

Mayor Garner said point of order. Clerk, is there anyone else virtually or in the audience that would like to speak in opposition? **Mr. Deichler** said seeing no others.

Mayor Garner said I will now close the public hearing. Would the petitioner like to make any closing comments?

Mr. Janes said, Ms. Kill, respectfully, I apologize if you've tried to reach me and I have not gotten back with you. I do not recall receiving any phone calls from you and/or emails. I guess it's possible if an email was sent that it went to my junk or spam. If I would have received a phone call and there was a message left, I can assure you I return all of my phone calls pretty promptly because, and text messages, because I am a financial planner and that's required of my work. The number that I gave you is my business line and I have not received any messages at all; any contact information at all. I will say the number—I've tried to call Barb and the number that I call that

was provided by the Planning Commission, not by Barb, goes directly to a fax machine. It just beeps. I welcome speaking with Barb.

With regards to the letter, it did take me quite some time to send the letter. After the last meeting, I had a couple of family trips that were already planned before that. Obviously, I was not expecting to have the meeting be pushed forward to this Planning event. So, I did my best in trying to put together everything as completely as possible. My understanding, after asking for clarification last time, was that the expectation was to make sure that the community had all of the information. Make sure that they knew all of the steps that we were taking in order to make this a really good property. I think I've done that with my letter. I don't think it was an expectation for me to convince the community. I don't think, obviously, that probably is not possible at this time.

I will say, clearly, I do speak with my neighbors. I do have five signatures right here, neighbors right around me who are in support. That's all I had to say. I care about this community deeply. I'm happy to join the community connection. I've not received the newsletter either. I believe you that you said you sent it, but I have not received it.

Mayor Garner said, please, make your comments to the Commission.

Mr. Janes said that's all. I apologize. I think that's it. Like I said, I do apologize if she's not received that stuff. I did not get it. I'm happy to be a part of this community. I'm more than happy. I mean, I excited to form the relationships and things with the businesses that I already have and I plan on doing more.

Commissioner Stites said I want to be on your side here, but you made it awful tough because I was the one last time that said, just making some suggestions, join up with the groups. You're saying now that you're willing and wanting to join up with those groups. It took a month to get an email sent out. If I was trying to make this happen, if it was me and I got Ms. Kill's fax machine, my next call would have been to Gunnar Hand and said, Gunnar, do you have a better phone number; not sit for 30 days and go well, I tried but it was a fax number. I would have went to her house. I would have mailed her a letter. I would have done anything I could have to reach her so that I could have said I did everything I possibly could to get a hold of her so that we can be on the same page.

I will tell you I also think that you're the model of what a Vrbo in this county should look like. Your cameras, shut off times, letters; that's great. It sounds like you've done everything.

My problem is that the day before you come in front of this Commission is when an email goes out...**Mr. Janes** said I apologize for that. That's entirely my fault. **Commissioner Stites** said I wasn't asking a question. **Mr. Janes** said I'm sorry. **Commissioner Stites** said I just have it. It's just tough for me to—I mean, I want to see people have Vrbos. I'm not opposed to the Vrbos at all. I think throughout our community we have them. We got more and more coming about. I don't think we should have too many on one block or in an area or saturate them and turn it into a destination area, but I think sprinkled out through our community is not a bad thing. I wish there would have been some more outreach in this last 30 days.

Commissioner Ramirez said my first question, and it goes to Director Hand. These next three STRs, which of these follow under the new rules that we passed? Do they all follow under the new rules?

Mr. Hand said under Special Use Permits, Nos. 2 and 3 were in the new ordinances. Mr. Janes's case was the month before we passed the ordinance. **Commissioner Ramirez** said okay. So, he's falling under the old ones.

Commissioner Ramirez said, again, to you, Mr. Hand. I see three Planning commissioners voted no, including my appointment. What were the reasons for those three commissioners voting no?

Mr. Hand said it was due to the complaints about a specific case. There was one issue with one of the guests and that, I think, concerned those three commissioners.

Commissioner Stites said I'm back. I made a note here and I didn't address it. Anytime throughout this one year, because this is an approval for one year, if things go haywire and Mr. Janes doesn't do what he says he's going to do—we have calls, there's parties until midnight, there's police calls—we, as the governing body, can revoke that SUP, correct?

Mr. Hand said correct. The Board of Commissioners has the ability to shut down any SUP at any time. It is a process similar to this one but, yes.

Commissioner Bynum said I just want clarification, Mr. Hand, on that statement. We can revoke a special use permit, but shutting them down, I think, might be an entirely different issue because they exist now without special use permits in a variety of places.

Mr. Hand said our enforcement mechanism for this, and all other zoning or code violations, is the administrative citation process, yes. But short of going on to the Vrbo platform under Mr. Janes's username and password and shutting it down, you can't reach that.

Commissioner Kane said I wish you would have done more but if there is a mistake or something happens, then we can go shut that down, right? **Mr. Hand** said correct. **Commissioner Kane** said so if we approve this for one year, if there's a violation in that one year, we can automatically shut it down. **Mr. Hand** said one quick qualification. We would start the process to end the SUP, special use permit.

Commissioner Kane said I think Commissioner Stites said it. We've never seen anybody do as much work that you have. You've got some communication skills that you're lacking. You're going to have to get along with her and the other groups as well. Boy, you really put us in a spot, but I think we should give you a chance so I make a motion for approval.

Action: **Commissioner Kane made a motion, seconded by Commissioner Stites, to approve Special Use Permit Application SP2023-020 for one year, subject to the stipulations.**

Commissioner Ramirez said I don't think I've ever asked this question. I don't know if any of us have as long as I've been here. Let's say, what is the process to revoke a SUP for an STR? Does it go through both Planning and us or is it just us? **Mr. Hand** said it would be heard by the Board of Commissioners. It's essentially like an appeal.

Commissioner Burroughs said, Gunnar, the question was asked by one of the other commissioners in reference to a complaint. I would assume those would be substantiated complaints and/or substantiated violations; not just to call in and say I'm complaining about somebody even being in the house. So, I would imagine it would be a violation of the SUP or a substantiated complaint, correct?

Mr. Hand said as we discussed when we were updating the short-term rental or creating the short-term rentals, yes, we are operating under trust and verify.

Commissioner Markley said short-term rentals are hard because they're new and the law hasn't really caught up and we haven't caught up in the way that we're handling it. Even the policies we have are more or less experimental at this point because the rest of the world hasn't really caught up with this either.

I think we have approved rentals that have had far more opposition and that have put in far less work than this rental has done. I look forward to the motion. I don't think we have the votes to override so we're going to go forward.

I hope that you will have your shaved ice, and I hope that you will work hard to make friends with the neighbors and that we'll see that this will become our poster child. I would be so happy if our poster child for success were in the Turner neighborhood. Make it happen for me.

Commissioner Davis said I'll just say very, very briefly. Man, this is really a 180 turn. If you could do everything in your power to be a good neighbor and a good business owner. I think we all have taken your presentation and saw how earnest you are to be a good neighbor and to be a good business owner. It's going to be our expectation that you follow up with that. So, please do not make a fool out of this Commission because the Turner neighborhood and TCC do a lot of work, and we would love to see you partner with them and be on the team as opposed to be on the outside. Yes, I look forward to supporting this, but please do not make a fool out of us.

Commissioner Stites said this is the last thing that I want to—would you be able before you leave, no matter what this outcome is, to get Ms. Kill's phone number? **Mr. Janes** said absolutely. I'll cut her a check before I leave here. I got my checkbook. **Commissioner Stites** said la, la, la. I just want you to get her phone number. **Mr. Janes** said to join the community connection. I think there's a fee or something, I'm sure, to join. **Commissioner Stites** said I'm sure they would be glad to have you as an active member. There's no doubt about that.

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

Mayor Garner said to our Planning Director, as a point of order, I do apologize and stand corrected. I overlooked your opening remarks on COZ2023-009. So, apologies for that. **Mr. Hand** said no problem. Thank you.

(Commissioner Ramirez left the meeting at 8:23 pm.)

Item No. 2 – 212598...SPECIAL USE PERMIT APPLICATION SP2023-026 - ASHLEY GARZA

Synopsis: Special Use Permit for a Short-Term Rental at 31 South Tremont Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The Applicant, Ashley Garza, is requesting a Special Use Permit to operate a short-term rental at 31 South Tremont Street. This is not the owner's primary residence. This short-term rental has been operating without permits since July 2022. This would be the first and only permitted short-term rental on the 100 block on South Tremont. The Planning Commission voted 6 to 1 to recommend approval of Special Use Permit Application SP2023-026 for one (1) year, subject to:

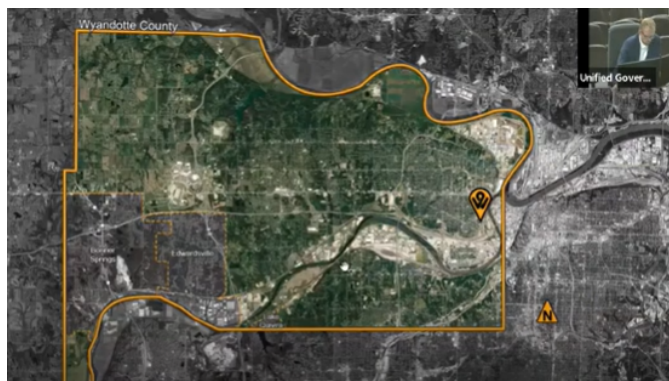
1. Any additional repairs not addressed prior to approval of SP2023-026 outlined within the provided home inspection report shall be performed prior to renewal of this Special Use Permit.
2. Maximum number of guests shall be six (6).
3. All parking must be off-street, maximum number of vehicles is two (2). No parking is allowed on-street for STR renters or any guests.
4. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented.
5. Applicant is to maintain liability insurance.
6. The property must remain in proper maintenance and free of hazards, pests, or infestations.
7. The granting of this Special Use Permit does not transfer with a change of ownership of the property.
8. Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website).
9. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process.
10. If approved, occupying businesses must file and maintain a current business occupation tax application with this office.

11. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly.
12. All existing and future driveways must feature curb cuts that are constructed to UG standards.
13. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.
14. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations.
15. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit.
16. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located.
17. The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved; and
18. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.
19. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or

their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Case	
SP2023-026	
Petitioner	Address
Ashley Garza DBA Air Haven LLC	31 South Tremont Street
Synopsis	
A Special Use Permit to operate a short-term rental. This is not the owner's primary residence. This would be the only permitted short-term rental on the 100 block on South Tremont. All remaining unpermitted STRs on the block would be required to cease operation. This short-term rental has been operating without permits since July 2022.	

Gunnar Hand, Director of Planning and Urban Design, said, again, this is a short-term rental special use permit. The first for this property. This is a non-owner occupied property.



The subject parcel is in the Central Area Plan in the Russian Hill neighborhood.

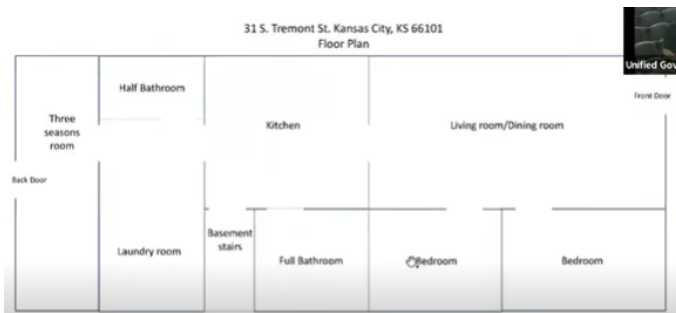
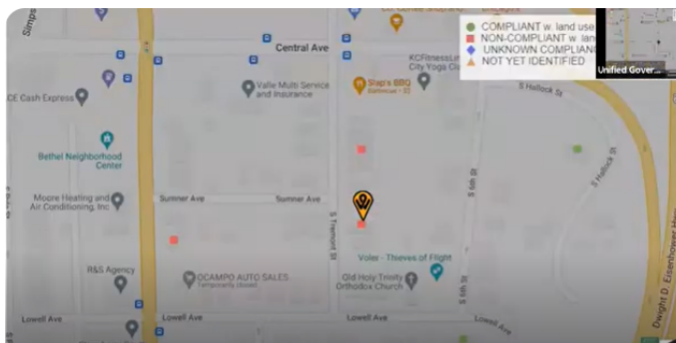


Staff has received no letters in support. There was opposition to this case. There was a notice of violation for the short-term rental operating without a special use permit.

July 27, 2023



Staff agrees with Planning Commission's recommendation for approval for one year with a maximum of six people and two cars off-street.



July 27, 2023

Public Opposition	Public Support
Two (2) members of the public showed up at the Neighborhood Meeting to express opposition. There was public opposition present at the July 10, 2023 City Planning Commission hearing.	None to date.

Staff Recommendation

Approval

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

Nate Wilson, 14512 Leavenworth Road, Basehor, KS, said I just own the property at 31 South Tremont, and I'm here to answer any questions anybody has. I guess that's just about it. We understand the concerns when it comes to short-term rentals regarding noise, traffic, and a potential impact on the character of the neighborhood; however, we are committed to addressing these concerns by ensuring that our guests adhere to strict rules including maintaining low noise levels, only allowing six people, as Urban Development cites wanting us to do, that stay at the home, and adhering to the parking. I'm just open for any questions or concerns.

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

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

Mayor Garner said I will close the public hearing. Petitioner, you can make some closing remarks.

Mr. Wilson said I appreciate all of you commissioners and just look forward to bettering the community and helping the people that we bring to our Airbnb to spend money at Slaps and Splitlog Coffee and everything just right down the street from us.

Commissioner McKiernan asked, so you are one of the owners of the property? **Mr. Wilson** said yes. **Commissioner McKiernan** asked, was the property occupied before you purchased it? Did you purchase it from an occupant or was it vacant when you purchased that? **Mr. Wilson** said vacant. It was vacant.

Commissioner McKiernan asked, have you improved the property since you've been there? **Mr. Wilson** said we improved the property per the city's guidelines for short-term rental. **Commissioner McKiernan** said I want to ask about that because in reading the minutes of the neighborhood meeting, Ashley says that you all approached the Unified Government to tell them I was going to use it as a short-term rental. You then got instructions to have an inspection. Is that correct? **Mr. Wilson** said yeah. **Commissioner McKiernan** said and you had stipulations or a punch list that resulted in areas—you had a list of things that you needed to fix as a result of that? **Mr. Wilson** said yes. **Commissioner McKiernan** said yet, at that time, we did not connect up the fact that you were going to need a special use permit to operate as a short-term rental. **Mr. Wilson** said somehow we made a mistake or somebody made a mistake and we did not get the information that we needed a special use permit.

Commissioner McKiernan said so this will just be an open comment to staff. I do think that we just need to double check our processes internally so that if somebody comes forward, like this applicant, that we actually say not only is there an inspection required, but there is a special use permit required before you begin operating.

Commissioner McKiernan said you've been operating as a host since July of 2022. In that time, do we have any complaints from neighbors on record? Do we have any police calls for service to this address? Do we have any code violations at this address? In the absence of that, it would

appear that the guests at this address have been good neighbors in terms of noise, trash, parking, and disruption. They've been good neighbors.

Commissioner McKiernan said the neighborhood meeting minutes say that you have strict house rules that you provide to your guests in terms of how to be a good neighbor. Is that true? **Mr. Wilson** said yes. **Commissioner McKiernan** said no complaints or violations. **Mr. Wilson** said we've had no issues or violations or disturbances to speak of. We have cameras as well at the front and the back so we can count the people that go in and out of the door.

Commissioner McKiernan asked, so you're aware of the stipulation about the maximum number of guests and about the fact that parking must be off-street? **Mr. Wilson** said yep. **Commissioner McKiernan** said and you've operated now for a year with guests with no complaints so far. I do notice that the neighbor who did come to the neighborhood meeting who had questions, as noted in your minutes, did not then come to the Planning Commission meeting on July 10th.

On the basis of all the information I have at my disposal, I would move to approve the recommendation of the Planning Commission.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Bynum, to approve Special Use Permit Application SP2023-026 for one year, subject to the stipulations.** Roll call was taken and there were nine "Ayes," Kane, Markley, Stites, Davis, Bynum, Burroughs, Townsend, McKiernan, Johnson.

Item No. 3 – 212600...SPECIAL USE PERMIT APPLICATION SP2023-030 - ALEXANDRA SALES

Synopsis: Special Use Permit for a Short-Term Rental at 2602 Essex, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. The Applicant, Alexandra Sales, is requesting a Special Use Permit to operate a short-term rental at 2602 Essex Ave. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 2600 block of Essex Street. If this case is permitted, there are two (2) non-compliant short-term rentals on the block that would be required to cease operation. The subject property has been operating as an unpermitted short-term rental since November 2021. The Planning Commission

voted 5 to 1 to recommend approval of Special Use Permit Application SP2023-030 for one (1) year, subject to:

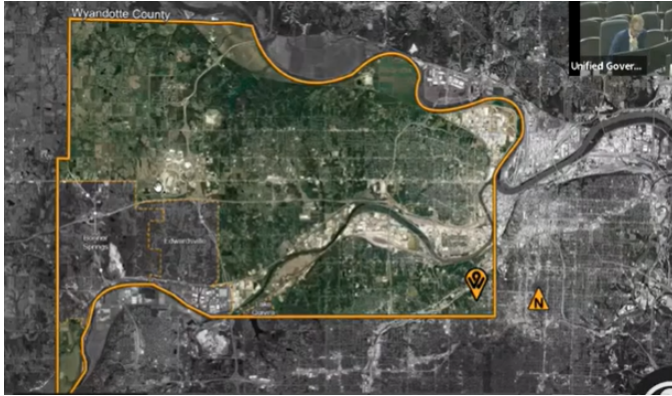
1. The fence identified in the staff report shall be reduced to four (4) feet in the front yard.
2. Any additional repairs not addressed prior to approval of SP2023-030 outlined within the provided home inspection report shall be performed prior to renewal of this Special Use Permit.
3. Maximum number of guests shall be five (5).
4. All parking must be off-street, maximum number of vehicles is two (2). No parking is allowed on-street for STR renters or any guests.
5. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented.
6. Applicant is to maintain liability insurance.
7. The property must remain in proper maintenance and free of hazards, pests, or infestations.
8. The granting of this Special Use Permit does not transfer with a change of ownership of the property.
9. Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website).
10. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process.
11. If approved, occupying businesses must file and maintain a current business occupation tax application with this office.
12. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly.
13. All existing and future driveways must feature curb cuts that are constructed to UG standards.
14. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.
15. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations.
16. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local

ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit.

17. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
18. The Special Use Permit shall be valid for (x) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved; and
19. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.
20. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.
21. Driveway must be upgraded to an improved surface (asphalt, concrete or pavers) and the driveway apron must be concrete from the curb to the property line (within the right-of-way) and fix/repair all broken sidewalk sections.

Case		
SP2023-030		
Petitioner	Address	
Alexandra Sales	2602 Essex Avenue	
Synopsis		
A Special Use Permit to operate a short-term rental. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 2600 block of Essex Street. If this case is permitted, there are two (2) non-compliant short-term rentals on the block that would be required to cease operation. The subject property has been operating as an unpermitted short-		

Gunnar Hand, Director of Planning and Urban Design, said we have another short-term rental special use permit. This would be their first special use permit if approved this evening. It is not owner occupied.



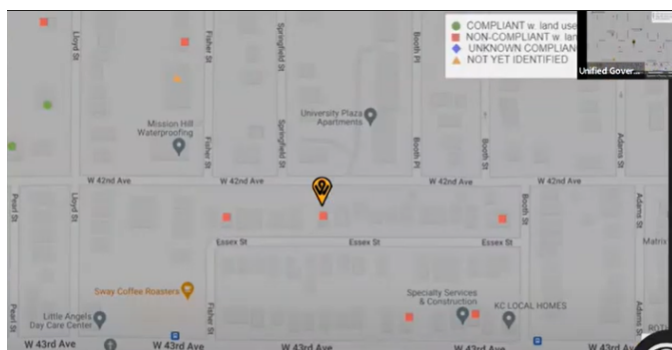
This is in the Rosedale Area Plan.



Staff received no letters in support; no letters in opposition. There are no notices of violation on this property.



Staff agrees with Planning Commission's recommendation for approval for one year with a couple of additional conditions, specifically: that they're limited to five people at the property at one time and two off-street parking spaces; that they reduce the front yard fence to the required four feet height, and that they provide sidewalk repairs, as code required, and driveway apron.



I'd also note that on this block, as you can see in this map, there are two other unpermitted short-term rentals that have been caught into the short-term rental blitz that we're currently on. If this were approved, those other two would need to shut down. They would not get a SUP.





Public Opposition	Public Support
None to date.	None to date.
Staff Recommendation Approval	

Mayor Garner said I'll ask the applicant or representative to present the application. Is one present online? **Mr. Deichler** said seeing none.

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

Mayor Garner asked, Clerk, have you received any notifications from the public who wish to express their comments in opposition of this item? **Mr. Deichler** said no notifications were received. **Mayor Garner** asked, is there anyone present who would like to speak in opposition of

this item? **Mr. Deichler** said seeing none. **Mayor Garner** asked, Clerk, is there anyone joining us virtually who'd like to speak in opposition of this item? **Mr. Deichler** said seeing none as well.

Mayor Garner said I will now close the public hearing. I'll give the petitioner one opportunity again to make closing remarks if that individual is available. **Mr. Deichler** said seeing none.

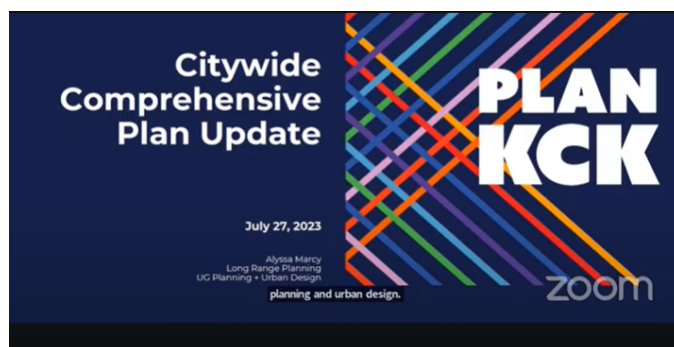
Commissioner Kane said, Gunnar, if this passes and we have two other illegal ones, which I'm having a fit right now with that in my district not following directions no matter what the Unified Government does, I think we need to shut down the illegal ones all across the community because all they're doing is wreaking havoc for the people that live by them.

Action: **Commissioner Kane made a motion, seconded by Commissioner Stites, to approve Special Use Permit Application SP2023-030 for one year, subject to the stipulations.** Roll call was taken and there were nine "Ayes," Kane, Markley, Stites, Davis, Bynum, Burroughs, Townsend, McKiernan, Johnson.

UPDATE: CITYWIDE COMPREHENSIVE PLAN

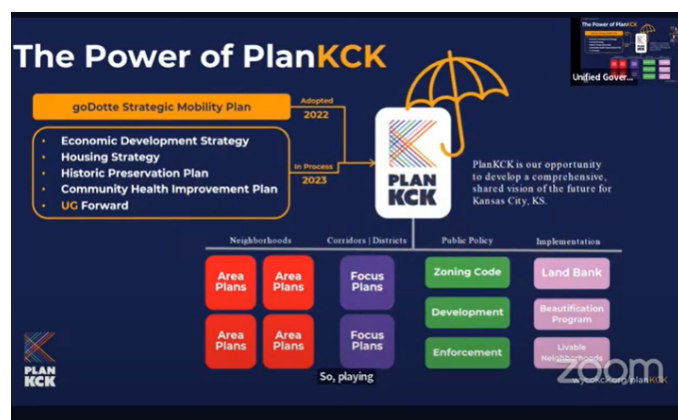
Item No. 1 – 212614...UPDATE: CITYWIDE COMPREHENSIVE PLAN

Synopsis: A review of the ongoing Citywide Comprehensive Plan update process and next steps, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.



Gunnar Hand, Director of Planning and Urban Design, said we wanted to take a minute this evening to give you all an update on PlanKCK, the update to the Citywide Comprehensive Plan. Quickly, I will defer to the head of our long, advanced Planning Division, Alyssa Marcy.

Alyssa Marcy, Long-Range Planner for Planning and Urban Design, said I'm going to give you a brief update on PlanKCK, our Citywide Comprehensive Plan.



PlanKCK really began in 2022 when we adopted the goDotte Strategic Mobility Plan, which functions as a comprehensive transportation strategy and will, therefore, be the Transportation Chapter of PlanKCK.

There's other components to PlanKCK that we're working on currently. These include our economic development and housing strategies as well as our Historic Preservation Plan. We're also incorporating initiatives from other departments such as the Health Department's Community Health Improvement Plan and UG Forward. All of these elements will formulate PlanKCK, which is a vision for the next 25 years of our city with a 10-year implementation plan. It will also function as an umbrella for our future policies and plans for our zoning code update, as Director Hand has mentioned, and to help prioritize projects for implementation.



I've mentioned a few of the elements. Again, this is really an update of our 2008 Citywide Master Plan which really functioned more of as a land use plan. We will be updating our Land Use Plan.

We're going to amend all of the various land use categories that we have in neighborhoods that aren't consistent and unifying those to all the same kind of category names.

We're also going to cover topics that we've never done. That will be first for the Unified Government. One of those is environmental justice and climate change, which is huge for us when we're in an environment where the federal government has millions of dollars available for environmental justice and resiliency initiatives.

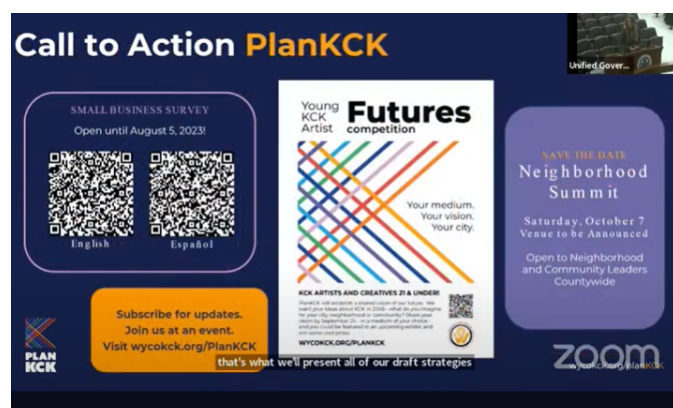
Further, all of these topics that you see here will be developed through these lenses of health, sustainability, equity, and access. That will really make sure that we're holding true to these values for each of these topics.



In terms of engagement, we started in late April with a resiliency roundtable and that was really to talk about what resiliency means to our community. We also held five pizza and planning meetings. This was really a first for us because they were internal staff meetings that we flipped inside out and invited the public to join us for those meetings. That gave us a lot of feedback on how to structure our engagement over the summer. A lot of the feedback we heard from residents was go to us, not, don't ask us to come to you.

We have a lot of events that we're kind of holding as milestones where we're still asking the public to come to us, but we're doing a lot of outreach where we're going to existing events, existing meetings. We're holding focus groups. We're having a lot of multimedia components, bilingual surveys, an online website. We have a bi-weekly email that has over 520 subscribers and is continuing to grow.

As we continue our outreach over the summer, we'll culminate in a final outreach in October and that's when we'll present all of our draft strategies.



Really, today, I just wanted to inform you of what's happening right now that we could use your assistance with. We have a small business survey that's available through August 5th. That's closing because on August 14th, we're having the community Prosperity Summit and that is where you'll hear a presentation from our consultant on the draft economic development strategies. We'll also be covering tools that the community can use for intentional investment such as community benefit agreements. That's closing on the 5th. We'd like to get as much feedback as we can.

We also are doing a Young KCK Artist Competition. This is really an attempt to reach our youth. It's for 21 and under. It's multimedia but that's really trying to get them to think about their future in 25 years because in 25 years, they're going to be older. They might have their own families. It's going to be an entirely different space, so how can we get them to dream about that. That will end slightly before the October 7th event, which will be our final engagement.



Really, my ask for all of you is to go online to our website wycokck.org/planKCK. You can see all the places we're going, all the places we've been invited to. We've been able to reach groups that we haven't before like our refugee community where we've had a meeting that's been in Burmese, Swahili and Shin. We've had our first Spanish only event and hope to have another, but we know that our community is really diverse and it covers a lot of different areas. So, I would

ask each of you if there's one event or meeting that you can think of that you want us to go to that we can get feedback from, please reach out to me. That goes for everyone sitting in this room too. There's cards over there if you want to take it with QR codes to our website. That's our update so far.

Commissioner Davis said you all are doing fantastic work with this so kudos to you and Gunnar. I've heard nothing but positive responses from constituents. They're really, really excited to be valued and listened to, to be included in this process.

For the artist competition, which I think is amazing, have you all engaged school districts, private schools? Has that process started just to get this message out? We know that school is starting here very, very soon so that's a great opportunity to engage students in this process.

Ms. Marcy said yeah. We actually just started reaching out with all those back to school days events that are happening, so we're planning to be there for those and also just sharing this information with as many people as possible. If you have any specific people in mind, we'd love to hear that. We're also partnering with Third Friday Art Walk with this competition as well.

Commissioner Davis said that would be great. School districts, youth-based organizations. I know Turner's having a back-to-school bash next week and stuff. I would just encourage that as much as possible. Thank you all for the work that you're doing. This is great.

Mayor Garner said I have a question. If you could back it up to your first slide. I'm sorry, the second one. The next one.



I guess I'm looking at that and those are great. I concur with this Commission and the public that this is great work. I have no criticism. This is awesome. I just had more of a question. How does

equity in the delivery of goods and services throughout Wyandotte County relate into this? I know you're trying to reach diverse groups, but when you talk about long-term planning and then you look back historically, we had a housing rate for it. We had a health report. We had a heat report that was given last year that really speaks to decades of redlining, discriminatory practices, racism, disinvestment, and disenfranchisements of parts of this community that has caused pockets of poverty and hopelessness and food deserts that exist. So, as part of this long-range planning, how does all of this fit into that, and should equity and inclusion be a part of this to ensure that we're also focusing on the equitable delivery of goods, services, and resources throughout the entire community?

Ms. Marcy said yeah, absolutely. That's really the point of having equity as a lens. The reason why we chose these lenses is because we couldn't just have a chapter on equity. It relates to every single thing that you see on this slide and every decision that we make in relation to those things. I think it also goes back to the idea of the justice 40 community as an environmental justice. We have all these historical challenges that we haven't properly addressed and yet, the federal government is starting to recognize that we have those historical challenges and they're offering funding opportunities. So, how we try to unify what's available to fund projects with what we are seeing in our community, I think, is going to be a huge piece of this.

I think another thing that I'll add too is even in our discussions with Economic Development, for example, you know you can look at our community and pick out the pockets of where development is happening. It's also important to look at where is the absence of activity and how do we change that. So, that's a lot of hard thought process as we look at each individual topic to make sure that equity is involved with every decision that we make.

Mayor Garner asked, when you talk about economic development, is a conversation that would be had because I know you're still at the early stages and I know I'm having conversations. I believe Commissioner Johnson is having conversations with his task force as well. But a WMBE policy as well to make sure that women, minorities, entrepreneurs, and small businesses have a shot of getting to the table, getting contracts and procurements and things; and making sure that if they're at the table, they're not treated like a napkin. They're treated as a partner that has given the same opportunities as historically everyone else. That they have power, influence within the halls of this Unified Government.

Ms. Marcy said yeah, absolutely. We'll definitely be considering that.

Commissioner Stites said the only thing that I would have to say on this is thank you for everything that you've done. I think we're heading in the right direction here. When we say across this county, and, Mayor, you even brought it up saying changes across the county yet this isn't a scope of plan for Wyandotte County. It's a scope of plan for KCK, which really makes the other two cities that are in our county, Bonner Springs and Edwardsville, feel once again, left out like they're not part of the Unified Government. I'm not sure if there could be a KCK/Wyandotte County or just Wyandotte County or why it was just named KCK and not Wyandotte County?

Ms. Marcy said some of those things relate to just what we have within our jurisdictional region. Some cases, however, I will say there are county-wide components that are naturally just ingrained in this. For example, the goDotte Strategic Mobility Plan is county-wide because we provide county-wide transportation services. We are engaging with Edwardsville and Bonner Springs still for those things that do cross those boundaries. One example of that is in Edwardsville. We're launching their new microtransit system, so we'll be out there and doing outreach there, so as much as we can.

Do you work in Edwardsville and Bonner Springs. We are. I don't know if Director Hand has anything to add to that

Mr. Hand said I would just say that it has always been our intent and we think we've been intentional in this effort very similar, as Ms. Marcy mentioned, just like goDotte where we took a partnership approach with all the municipalities in Wyandotte County. That's how this process also started.

I do apologize for the branding if there's some confusing on that. It's not county-wide because there are city-wide components, namely land use, that we cannot tell them what to do. A good example would be our economic development strategy. We're not trying to tell Edwardsville and Bonner Springs what their economic development strategy is. We want to know what it is so that we're operating and working together and going in the same direction. We've reached out to them on those components so that our strategy develops with it. Again, public health's a tough one because that's county-wide. There's other stuff like that as well.

Commissioner Stites said well, I can appreciate that, but also parks. Parks is another thing that's county-wide; not just KCK. Wyandotte County Park. So, I think moving forward that when we look at branding and those types of things, we look at when we're really trying to make things

feel like it's county-wide and that all cities in Wyandotte County are included, that reflects that in the naming also.

Commissioner Bynum said to Commissioner Stites's point, I would agree with that. Commissioner, I'm curious. Do you know, for example, the city of Edwardsville or city of Bonner, do they have a current master plan for their cities? **Commissioner Stites** said yes. **Commissioner Bynum** said so it would be good maybe to fold those in. You wouldn't want to take away from their autonomy in creating their own master plans. Maybe there's a way to merge and reach out and make sure that we're hearing those strategic goals in their plans.

Commissioner Stites said I'll make this real quick. Here's a perfect example. Edwardsville has approved a project that will go on 98th Street, from Kansas Avenue up to I-70. I-70 is the boarder between the city limits of Edwardsville. On the other side of I-70, the same road is Wyandotte County/KCK. So, that would be the perfect meshing together where you could say we're going to have this nice four-lane 98th Street, sidewalks, curbs and gutters all the way up to I-70, but go another hundred yards when you cross under I-70, then it changes back to just a two-lane road. That would be that master plan where we're making sure that we are meshing together on a plan moving forward.

Commissioner Davis said I guess I'm slightly confused on the scope. Is this a city plan or a county-wide plan? **Mr. Hand** said technically it's both because we are both. **Commissioner Davis** said the only reason why I ask that question is because on one hand yes, we need the integration, but there are very specific things like the budget where we do want to make those distinctions on what is county operating and what is city operations. The budget is a great example of that so that's why I'm trying to get some clarity there. If we can integrate it, that's fine; but I would hate that the work that we're doing to get lost or for it to get so wide that we don't necessarily make the impact that we're trying to make.

Thank you all for the work that you're doing.

Mr. Hand said thank you for the feedback and direction. That's great. We'll take that with us and do better.

Mayor Garner said thank you all so much and appreciate your work.

Action: **The presentation was made.**

Mayor Garner said that concludes the Planning and Zoning portion of tonight’s meeting. We will now move to the regular portion of our agenda.

REGULAR CONSENT AGENDA

Mayor Garner asked, do any members of the Commission or County Administrator wish to set aside any item on the Regular Consent Agenda? If no item is set aside, all items on the Regular Consent Agenda will be voted on by one vote.

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

Item No. 1 – 212577...RESOLUTION: FIRST AMENDMENT TO THE 505 CENTRAL PROJECT

Synopsis: Adoption of a resolution extending various development agreement deadlines, submitted by Jeff Conway, Assistant Counsel. On July 10, 2023, the Economic Development and Finance Standing Committee, chaired by Commissioner Burroughs, voted unanimously to approve and forward to the full commission.

Action: **RESOLUTION NO. R-49-23, “A resolution adopting the First Amendment to 505 Central Development Agreement extending an extension to provide additional time to secure private financing for the project; amend the Development Agreement as follows: the conditions date moves from Sept. 1, 2023 to Sept 1, 2024; the commencement date (for construction of the project) moves from Sept. 1, 2023 to Sept. 1, 2024; and the completion date (for construction of the project) moves from Sept. 1, 2025 to Sept. 1, 2026.” Commissioner McKiernan made a motion, seconded by Commissioner Stites, to adopt the resolution.** Roll call was taken

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

Item No. 2 – 212617...PLAT: BENNETT ESTATES

Synopsis: Plat of Bennett Estates, located at 2615 Espenlaub Lane, and being developed by Glenn Bennett, submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Stites, to approve and authorize the Mayor to sign said plat. Roll call was taken and there were nine “Ayes,” Kane, Markley, Stites, Davis, Bynum, Burroughs, Townsend, McKiernan, Johnson.

Item No. 3 – 212618...PLAT: FAMILY TREE NURSERY ESTATES

Synopsis: Plat of Family Tree Nursery Estates located at 13400 Donahoo Road, and being developed by First Tree Nursery Estates, submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Stites, to approve and authorize the Mayor to sign said plat. Roll call was taken and there were nine “Ayes,” Kane, Markley, Stites, Davis, Bynum, Burroughs, Townsend, McKiernan, Johnson.

Item No. 4 – 212619...PLAT: WALKER’S 2ND ADDITION

Synopsis: Plat of Walker’s 2nd Addition, located at 325 Franklin Avenue, and being developed by Damon Walls, submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Stites, to approve and authorize the Mayor to sign said plat. Roll call was taken and there were nine “Ayes,” Kane, Markley, Stites, Davis, Bynum, Burroughs, Townsend, McKiernan, Johnson.

Item No. 5 – 212620...PLAT: HOMEFIELD MARGARITAVILLE, FIRST PLAT

Synopsis: Plat of Homefield Margaritaville, First Plat, located at 94th and State Avenue, and being developed by HFS KCK, LLC, submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Stites, to approve and authorize the Mayor to sign said plat. Roll call was taken and there were nine “Ayes,” Kane, Markley, Stites, Davis, Bynum, Burroughs, Townsend, McKiernan, Johnson.

Item No. 6 – 212621...PLAT: I-435 LOGISTICS PARK, FIRST PLAT

Synopsis: Plat of I-435 Logistics Park, First Plat, located north of Leavenworth Road on 99th Street, and being developed by Scannell Properties #459, LLC, submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Stites, to approve and authorize the Mayor to sign said plat. Roll call was taken and there were nine “Ayes,” Kane, Markley, Stites, Davis, Bynum, Burroughs, Townsend, McKiernan, Johnson.

Item No. 7 – MINUTES

Synopsis: Minutes from the Special Session meeting of June 29, 2023.

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

Item No. 8 – WEEKLY BUSINESS MATERIAL

Synopsis: Weekly business material dated June 22 and 29, 2023.

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

PUBLIC HEARING AGENDA

No items

STANDING COMMITTEES' AGENDA

No items

ADMINISTRATOR'S AGENDA

No items

COMMISSIONERS' AGENDA

No items

Mayor Garner said that now concludes the portion of our regular meeting and I'm going to adjourn us in that capacity.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Markley, to adjourn as the full Commission and reconvene as the Landbank Board of Trustees.** Roll call was taken and there were nine “Ayes,” Kane, Markley, Stites, Davis, Bynum, Burroughs, Townsend, McKiernan, Johnson.

LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

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

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

Item No. 1 – 212571...LAND BANK OPTION APPLICATIONS

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

Please visit the new site to review the applications below.

<https://gisapp.wycokck.org/Landbank.html>

- A. Single Family Homes – 2 Homes
 - 1. Bi’Anca Smart – 1 home
2530 N. Hallock St. – 292428
 - 2. Beth Dringenberg – 1 home
2745 S. Holmes St. – 137014
- B. Multi Family – 2 Units
 - 1. Marco Sanchez - Duplex
2825 N. 68th St. – 019311

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

Item No. 2 – 212572... LAND BANK PROPERTY TRANSFERS

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

Please visit the new site to review the applications below.

<https://gisapp.wycokck.org/Landbank.html>

PT – Property Transfers

- 1. Highland Park Cemetery
40001 State Ave. – 242703
- 2. Mary Ann Barnes
145 N. 61st Ter. - 891983

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

PUBLIC ANNOUNCEMENTS

No items

ADJOURN

Mayor Garner said we have no further business on tonight's agenda.

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

MAYOR GARNER
ADJOURNED THE MEETING AT 8:52 P.M.
July 27, 2023

Brett A. Deichler, PMP|CPM
Unified Government Clerk

cg

July 27, 2023



Unified Government Clerk's Office

Monica L. Sparks

Interim Unified Government Clerk

701 North 7th Street, Suite 323
Kansas City, Kansas 66101-3070

Phone: 913-573-5260
Fax: 913-573-5299
<http://www.wycokck.org>

Memorandum

To: David Johnston
County Administrator

From: Monica L. Sparks
Interim UG Clerk

Date: August 8, 2024

Re: Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

Attachments

BM

Weekly Business Material for August 2, 2024 – August 8, 2024

1. CLAIM FOR DAMAGES:

- Christina Walker, Kansas City, KS, alleging damage to personal vehicle on 8/5/2024.
- Gary Scheele, Kansas City, KS, alleging damage to personal vehicle on 7/19/2024.
- Cole Hogan, Kansas City, KS, alleging damage to personal vehicle on 8/6/2024.
- Debra Norman, Kansas City, KS, alleging personal injury on 7/10/2024.

Action: Received and filed. Copies previously forwarded to Legal.

2. SUMMONS:

- Paulette Johnson, Mother of Amarree'ya Henderson, deceased vs. The Unified Government of Wyandotte County/Kansas City, The Kansas City Police Department, and Austin Schuler, Civil Action No. 2:24-cv-02329-TC-GEB. (x3)

Action: Received and filed. Copy previously forwarded to Legal.

3. TRAVEL REQUESTS:

- Brandon Jones, Sheriff, travel to Hillsboro, MO, from 9/23/2024 through 9/26/2024, to attend CVSA – recertification examiners course, Employee Training & Travel.
- Matt May, Emergency Management, travel to Colorado Springs, CO, from 11/15/2024 through 11/22/2024, to attend International Assoc of Emergency Mgt.(IAEM), Employee Training & Travel.
- Matt May, Emergency Management, travel to Manhattan, KS, from 9/9/2024 through 9/12/2024, to attend KS Emergency Management Assoc., Employee Training & Travel.
- Larry Owens, KCKPD, travel to Westin Westminster, Denver, from 8/13/2024 through 8/16/2024, to attend COP TECH Fourm, Employee Training & Travel.
- Karl Oakman, KCKPD, travel to Scottsdale, AZ, from 8/26/2024 through 8/28/2024, to attend CEO Leadership Round Table Discussion, cost covered by Axon.
- Troy Rice, KCKPD, travel to Portland, OR, from 9/9/2024 through 9/13/2024, to attend FBI 2024 FAVP Conference, Employee Training & Travel.

Action: Approved by Administrator's Office and received and filed.

4. BUSINESS BONDS:

- Electrical Bonds:
 - Kingston Electric
- Plumber's Bonds:
 - All Right Plumbing KC
 - Arnoldo Electric LLC (x2)
 - Midwest Renovations LLC

- Site Rite Construction Co.
- Mechanical/HVAC Bonds:
 - F&H Heating & Cooling

Action: Referred to License.

5. CONTINUATION CERTIFICATES:

- Electrical Bonds:
 - Pro Electric LC
- Plumber Bonds:
 - Midwest Heating, Cooling & Plumbing LLC
 - Integrity Plumbing Services LLC

Action: Referred to License.

6. CANCELLATION NOTICE OF INSURANCE/BOND:

- Plumber Bonds:
 - David Bolek

7. APPLICATIONS FOR CMB LICENSE (PKG)

- Raul Villegas-Rodriguez, d/b/a El Padrino Soccer KC, 916 Minnesota Ave., Kansas City, KS 66101.

Action: Referred to License.

8. APPLICATIONS FOR CATERER/DRINKING EST./HOTEL:

- HOA Kansas Restaurant Holder LLC, Kimberly Groves, d/b/a Hooters, 1712 Village West Pkwy, Kansas City, KS 66111.

Action: Referred to License.

9. PRIVATE SECURITY BUSINESS:

- Metro One Loss Prevention, d/b/a Metro One Loss Prevention, 900 South Ave., Ste 200. Staten Island, NY 10314.

Action: Referred to License.



Unified Government Clerk's Office

Monica L. Sparks
Interim Unified Government Clerk

701 North 7th Street, Suite 323
Kansas City, Kansas 66101-3070

Phone: 913-573-5260
Fax: 913-573-5299
<http://www.wycokck.org>

Memorandum

To: David Johnston
County Administrator

From: Monica L. Sparks
Interim UG Clerk

Date: August 15, 2024

Re: Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

Attachments

RM

Weekly Business Material for August 9, 2024 – August 15, 2024

1. REPORT:

- Financial report for the Self-Supporting Municipal District/Downtown Improvement District (SSMID) for the month of July 2024.

Action: Received and filed.

2. PUBLIC NOTICE:

- Alandon Tow Service, 6224 Kansas Avenue, KCK 66111, held a public auction on August 6, 2024.

Action: Received and filed.

3. CLAIM FOR DAMAGES:

- Joseph Bergen III, Kansas City, MO, alleging damage to vehicle on 7/29/2024.
- Bobby Scott, Kansas City, KS, alleging damage to mailbox on 7/15/2024.
- Carrick McCall, Kansas City, KS, alleging damage to vehicle on 7/25/2024.

Action: Received and filed. Copies previously forwarded to Legal.

4. SUBPOENA:

- D.S. Jr. and D.S. Minors, By and Through Their Natural Mother and Next Friend, A.G., vs. O'Reilly Automotive Stores, Inc., O'Reilly Automotive, Inc., O'Reilly Enterprises, LLC, Ozark Automotive Distributors, Inc., and Carl Ryan Kempainen, Case No. 24MV-172.
- Ronnell Dwayne and Sigora Massey vs. Ford Storage and Moving Co., et al., Case No. 2023CV-000211.

Action: Received and filed. Copy previously forwarded to Legal.

5. TRAVEL REQUESTS:

- Michael Woods and Shaun Carr, KCKFD, travel to Kansas City, MO, from 8/14/2024 through 8/15/2024, to attain G1 Care Class, Employee Training & Travel.

Action: Approved by Administrator's Office and received and filed.

6. CERTIFICATE OF INSURANCE/LIABILITY INSURANCE:

- Caman Construction, Inc
- NP Turner Industrial 3. LLC

Action: Referred to License.

7. BUSINESS BONDS:

- Electrical Bonds:
 - JBG Electrical LLC
 - Veracity Electrical LLC

Action: Referred to License.

8. CONTINUATION CERTIFICATES:

- Plumbers Bonds:
 - Reddi Root'r

Action: Referred to License.

9. APPLICATION FOR PVT. CLUB CLASS A:

- Louis Torrez, d/b/a American Legion Post 199, 7942 Leavenworth Rd, Kansas City, KS 66109.

Action: Referred to License.

10. APPLICATION FOR PVT. SECURITY BUSINESS:

- Garda CL Southwest, Inc, d/b/a Garda CL Southwest, Inc, 1740 North Reynolds, Kansas City, MO 64120.

Action: Referred to License.



Unified Government Clerk's Office

Monica L. Sparks

Interim Unified Government Clerk

701 North 7th Street, Suite 323
Kansas City, Kansas 66101-3070

Phone: 913-573-5260
Fax: 913-573-5299
<http://www.wycokck.org>

Memorandum

To: David Johnston
County Administrator

From: Monica L. Sparks
Interim UG Clerk

Date: August 22, 2024

Re: Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

Attachments

BM

Weekly Business Material for August 16, 2024 – August 22, 2024

1. BPU REPORT:

- Board of Public Utilities, 2024 Second Quarter Unaudited Financial Statement Reports.

Action: Received and filed.

2. COMMUNICATION:

- Monica Sparks, Interim UG Clerk, listing bids received on August 21, 2024, for project #B40996 – Construction of General Site improvement at Boston Daniels Park.
- Monica Sparks, Interim UG Clerk, listing bids received on August 21, 2024, for project #B32960 – Klamm Park Walking Trail.

Action: Received and filed. Copy previously forwarded to County Administrator, Public Works, and Legislative Auditor.

3. MOTION TO SET-ASIDE:

Dennis L. Funderburke vs. Wendy Medina, Case No. 23CV247.

Action: Referred to Legal.

4. TRAVEL REQUESTS:

- Justin Contreras, Nikolay Pleshka, Reed Murkin, and Glen Carter KCKPD, travel to Johnston, IA, from 9/22/2024 through 9/27/2024, to attend Advanced Swat, Employee Training & Travel.
- Matt May, Emergency Management, travel to Pueblo, CO, from 8/27/2024 through 8/30/2024, to attend UPRR Emergency Management Leadership Course, cost covered by UPRR and Employee Training & Travel.

Action: Approved by Administrator's Office and received and filed.

5. CERTIFICATE OF INSURANCE/LIABILITY INSURANCE:

- Eat Schmidt LLC
- El Sabor De Mi Rancho LLC
- J & M Displays Inc
- Metro One Loss Prevention
- Pride Amusements – Automobile
- Pride Amusements – Commercial
- RBD Enterprise LLC
- Securitas Holdings Inc (2)

- Sunstates Security Inc
- Titan Protection & Consulting Inc
- Vamos Alos Tacos O&J LLC
- Wald and Company Inc

Action: Referred to License.

6. APPLICATIONS FOR CMB LICENSE (PKG)

- Granite City Kansas LLC, William W. Hutton, d/b/a Granite City Food & Brewery, 1701 Village West Pkwy, Kansas City, KS 66111.
- R and N Business Enterprises LLC, William W. Hutton, d/b/a Stop-N-Shop, 6001 Parallel Pkwy, Kansas City, KS 66102.

Action: Referred to License.

7. APPLICATIONS FOR DRINKING EST./PUBLIC VENUE:

- Hoops LLC, Jessy Haworth, d/b/a To the Hoop Bar and Grill, 7912 State Ave., Kansas City, KS 66112.

Action: Referred to License.

8. APPLICATIONS FOR LIQ. TEMP. LIC.:

- Maria Ortiz, Rodriguez Quinceanera, Memorial Hall, 600 N 7th St., Kansas City, KS 66101. This temporary permit is for 10/05/2024 from 4:00 PM to 11:45 PM.

Action: Referred to License.

9. PRIVATE SECURITY BUSINESS:

- Securitas Security Services USA, Inc., D/B/A Securitas Security Services USA, Inc., 8330 Ward Pkwy., Ste 220, Kansas City, Mo 64114.

Action: Referred to License.



Unified Government Clerk's Office

Monica L. Sparks

Interim Unified Government Clerk

701 North 7th Street, Suite 323
Kansas City, Kansas 66101-3070

Phone: 913-573-5260
Fax: 913-573-5299
<http://www.wycokck.org>

Memorandum

To: David Johnston
County Administrator

From: Monica L. Sparks
UG Clerk

Date: August 29, 2024

Re: Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

Attachments

BM

Weekly Business Material for August 23, 2024 – August 29, 2024

1. CLAIM FOR DAMAGES:

- Aaron McGee, Kansas City, KS, alleging personal injury on 8/21/2024.
- Rober Porter, Kansas City, KS, alleging personal injury and damage to personal vehicle on 4/11/2024.
- Mia Billings and Henry Kolenda, Kansas City, KS, alleging personal injury on 8/28/2024. (x4)
- Wilson Vazquez and Melvin Nava, Kansas City, KS, alleging personal injury on 9/7/2022.
- Garry and Ruth Scheele, Kansas City, KS, alleging damage to personal vehicle on 7/19/2024.
- Gregory Pruett, Kansas City, KS, alleging damage to personal property on 6/4/2024.

Action: Received and filed. Copies previously forwarded to Legal.

2. TRAVEL REQUESTS:

- Jennifer Allen-Caudle, Erica Eiserer and Christina Vancleave, Health Department, travel to Philadelphia, PA, from 9/10/2024 through 9/13/2024, to attend 2024 National Reproductive Health Conference, Family Planning KDHE Grant.
- Bridgette Cobbins and Rodney Lucas, County Administrator's Office, travel to Pittsburg, PA, from 9/21/2024 through 9/25/2024, to attend 2024 ICMA Annual Conference, Employee Training & Travel.
- Jeff Irwin and Lily Szewc, KCKPD, travel to Fort Worth, TX, from 9/9/2024 through 9/11/2024, to conduct cold case interviews, Employee Training & Travel.
- Vincent W. Kingston, KCKPD, travel to Ballwin, MO, from 8/20/2024 through 8/21/2024, to attend Bitcoin Tracing, FBI funded.
- Vincent W. Kingston, KCKPD, travel to Baltimore, MD, from 8/25/2024 through 8/29/2024, to attend 2024 TATM Symposium, Employee Training & Travel.
- Trekia Nolen, KCKPD, travel to Las Vegas, NV, from 9/15/2024 through 9/21/2024, to attend 2024 IACA Annual Training Conference, Employee Training & Travel.
- Troy Shaw, Public Works, travel to Tucson, AZ, from 11/11/2024 through 11/13/2024, to attend 2024 Public Works Summit, Summit funded.
- Kyle Wolf, KCKPD, travel to Evansville, IN, from 8/12/2024 through 8/13/2024, to conduct DEA search warrants, cost covered by DEA.

Action: Approved by Administrator's Office and received and filed.

3. BUSINESS BONDS:

- Electrical Bonds:
 - Lane-Valente Industries Inc
- Plumber's Bonds:
 - Crosby Plumbing Inc
 - Larsen and Sons Plumbing LLC
- Mechanical/HVAC Bonds:
 - Lane-Valente Industries Inc
 - One Hour Heating & Air Conditioning

Action: Referred to License.

4. CERTIFICATE OF INSURANCE/LIABILITY INSURANCE:

- Cornerstone Home Improvement, Inc.

Action: Referred to License.

5. APPLICATIONS FOR DRINKING EST./PUBLIC VENUE:

- Bella Luna Restaurant Group LLC, Kendra Santos, d/b/a 1889 Pizza Napoletana, 2876 W 47th Ave., Kansas City, KS 66103.
- Joseph Collins, d/b/a Strawberry Hill Brewing Company, 601 Central Ave., Kansas City, KS 66101.

Action: Referred to License.

6. PRIVATE SECURITY BUSINESS:

- Code 3 Security & Investigation LLC, D/B/A Code 3 Security & Investigation LLC, 12647 S US Highway 63, Rolla, MO 65401.

Action: Referred to License.



Report to
Administration & Human Services

Tracking ID: 21369

MEETING DATE	PRESENTER	DEPARTMENT
SEP 23 2024	Shelley Kneuvean, Chief Financial Officer skneuvean@wycokck.org x5849	Commissioners' Office
AGENDA ITEM #IV.1.		
RESOLUTION: APPROVING ARPA ALLOCATION FOR NEIGHBORHOOD GRANTS		
BACKGROUND		
Approving a resolution authorizing disbursement of Neighborhood Grants from ARPA funding in the approximate amount of \$39,000.00.		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
9/23/24		
IT/POLICY CONSIDERATIONS		
PROCUREMENT CONSIDERATIONS		
LEGAL CONSIDERATIONS		
ATTACHMENTS		
Reso restoring neighborhood grants 2024 FINAL		

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

9/23/2024
Approved: *[Signature]*

RESOLUTION NO. _____

**A RESOLUTION FOR THE REALLOCATION OF UNUSED AMERICAN
RESCUE PLAN ACT FUNDS TO RESTORE NEIGHBORHOOD GRANTS
FOR FY2025**

WHEREAS, the Unified Government received funding from the federal government under the American Rescue Plan Act (ARPA), which it allocated for a variety of qualifying uses, including revenue replacement; and

WHEREAS, these ARPA funds must be spent or encumbered by December 31, 2024; and

WHEREAS, the Unified Government has identified certain unused funds from its original ARPA allocations, which it desires to reallocate for qualifying uses to meet the spend-down deadline; and

WHEREAS, there are unused ARPA funds in the Unified Government's ARPA grant-match fund, which qualify as revenue replacement funds; and

WHEREAS, the Unified Government has identified a need to use these revenue replacement funds to restore \$35,778.00 in neighborhood grants that were cut from its FY2025 budget.

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

Section 1. The Unified Government Board of Commissioners hereby approves the reallocation of unused ARPA funds classified as revenue replacement funds to fund \$35,778.00 in neighborhood grants that were unfunded in the Unified Government's FY2025 budget. These funds must be under contract by December of 2024 and the work of the neighborhood groups must be completed by December of 2026 or earlier.

Section 2. Further Action. The County Administrator and other officers, agents, and employees of the Unified Government are hereby authorized and directed to take such further action as may be appropriate or desirable to accomplish the purpose of this Resolution.

Section 3. Effective Date. This Resolution shall take effect and be in full force immediately after its adoption by the Governing Body of the Unified Government.

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

Tyrone Garner, Mayor/CEO

Attest:

Unified Government Clerk

Approved as to Form:



Report to Full Commission

MEETING DATE	PRESENTER	DEPARTMENT
	Ana Marin, Executive Assistant amarin@wycokck.org x5010	Mayor's Office
AGENDA ITEM #XI.2.		
RESOLUTION: APPROVING ARPA ALLOCATIONS ALL ACCESS PARK BENCHES		
BACKGROUND		
Approving a resolution authorizing disbursements for All Access Park Benches in an amount up to \$15,000. <i>This item was scheduled to appear before the Administration & Human Services Standing Committee, chaired by Commissioner Bynum, on September 23, 2024. It was requested, and approved by the Mayor, to fast-track this item to the September 26, 2024, Board of Commission meeting.</i> <i>On September 23, 2024, the Administration and Human Services Standing Committee, chaired by Commissioner Bynum, voted 4/1 to approve and forward to full commission.</i>		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
Reallocation of ARPA funds previously set aside by Board of Commission		
IT/POLICY CONSIDERATIONS		
n/a		
PROCUREMENT CONSIDERATIONS		
Purchase of equipment		
LEGAL CONSIDERATIONS		
Resolution		
ATTACHMENTS		
Reso approving further reallocation of ARPA funds 2024 FINAL, ARPA Bench Request		

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

RESOLUTION NO. _____

**A RESOLUTION APPROVING VARIOUS ALLOCATIONS OF UNUSED
AMERICAN RESCUE PLAN ACT FUNDS**

WHEREAS, the Unified Government received funding from the federal government under the American Rescue Plan Act (ARPA), which it allocated for a variety of qualifying uses, including revenue replacement; and

WHEREAS, generally the ARPA funds must be spent or encumbered by December 31, 2024; and

WHEREAS, the Unified Government has identified certain unused funds from its original ARPA allocations, which it desires to reallocate for qualifying uses; and

WHEREAS, there are \$1,485,177.00 in unused ARPA funds reclassified in 2021 as revenue replacement funds and designated for grant match by the Commission and then reappropriated to the Unified Government's County General Fund, Fund Balance in August of 2024; and

WHEREAS, the Unified Government has identified a need to use up to \$15,000.00 of the ARPA revenue replacement funds from the County's General Fund, Fund Balance to purchase and install benches and/or picnic tables that are compliant with the requirements of the Americans with Disabilities Act at Wyandotte County Park's inclusive playground and at Rosedale Park, or other park as designed by the Commission.

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

Section 1. The Unified Government Board of Commissioners hereby approves the allocation of unused ARPA funds classified as revenue replacement funds in the County's General Fund, Fund Balance to allocate up to \$15,000.00 to purchase and install benches and/or picnic tables that are compliant with the requirements of the Americans with Disabilities Act at Wyandotte County Park's inclusive playground and at Rosedale Park, or other park as designated by the Commission. These funds are to be under contract by December of 2024 and the work completed by December of 2026 or earlier.

Section 2. Further Action. The County Administrator and other officers, agents, and employees of the Unified Government are hereby authorized and directed to take such further action as may be appropriate or desirable to accomplish the purpose of this Resolution.

Section 3. Effective Date. This Resolution shall take effect and be in full force immediately after its adoption by the Governing Body of the Unified Government.

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

Tyrone Garner, Mayor/CEO

Attest:

Unified Government Clerk

Approved as to Form:

8' ADA Accessible Picnic Table | Free Standing | Perforated Metal Design

Description: Seats eight adults comfortably. The accessible picnic tabletop is 8 feet long, with a six-foot bench centered on each side. This leaves space for a wheelchair on each end. The design meets all ADA recommendations.

Product estimate: \$1,389

Concrete pad estimate: \$3,500 (extended 20x10 concrete pad for ADA)



8' ADA Accessible Side-Entry Picnic Table | Free Standing | Perforated Design

Description: This new style central-access ADA picnic table with a smooth, perforated tabletop, provides even more inclusivity for conversation. One 8' side is open in the center with accessible space for wheelchair usability.

Product estimate: \$1,984

Concrete pad estimate: \$3,500 (extended 20x10 concrete pad for ADA)



6' Bench with Backrest | Free Standing| Expanded Metal Design | 15" Seat Depth |

Description: This 6' Supreme style bench has plastisol coated legs and expanded metal seats that feature the classic diamond-shaped openings. The seat is 15" deep and will comfortably seat three adults.

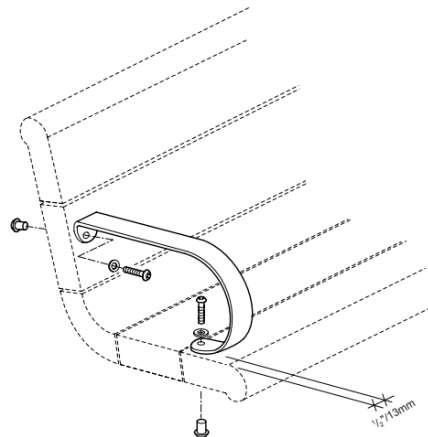
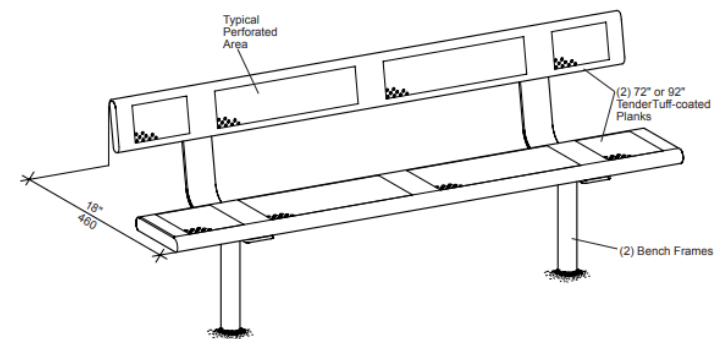
Product estimate: \$700+ (depending on bench specs, bench products can vary)

Concrete pad estimate: \$2,500 (extended concrete pad for ADA)



LSI Tender Tuff Benches: Each 72" TenderTuff bench w/ back and (2) armrests

Product estimate: \$1,100+shipping



NOTE:
Arm Rests Are Sold Individually.

CONTOUR SERIES (Shown):
Use 3/8" x 2 1/2" BHCS w/ 3/8" SAE Flat Washers & 1/2" Flange Nuts w/Pin.

PARK SERIES:
Use 3/8" x 1 1/2" BHCS w/ 3/8" SAE Flat Washers & 1/2" Flange Nuts w/Pin.

TENDERTUFF-COATED SERIES:
Use 3/8" x 1 1/2" BHCS w/Pin & 3/8" Low Crown Hex Nuts w/ 1/2" SAE Flat Washers.

Background Information:

Updated 11/7/2023

SiteScapes has confirmed, with the US Access Board, that there is currently **NO ADA requirements as specified for outdoor benches.**

ADA requirements were developed to enable people in wheelchairs to transfer to benches in situation-specific functions. People in wheelchairs typically do not transfer to benches outdoors. Instead, they will pull up next to or across from people sitting on benches or at picnic tables. Unless the bench is intended for a sauna, steam room, dressing room, locker room, holding cell or courtroom, it does not need to comply with section 903.

Guidelines have been proposed but have not been formally adopted by the U.S. Access board. Regarding requested technical criteria for bench requirements the Board has said, "*...benches in the public right-of-way should have armrests and back support for maximum accessibility... benches that provide full back support and armrests to assist in sitting and standing are more useable by pedestrians with disabilities. However, as the Board did not propose specific technical requirements, such as specifications for armrest loads and dimensions and back height, the Board declines to add those now at the final rule stage.*" - (<https://www.federalregister.gov/d/2023-16149/p-232>)

Proposals for ADA compliance can be found in "Revised Draft Guidelines for Accessible Public Rights-of-Way" (<https://www.access-board.gov/prowag/draft-2005.html>) under the section "Text of the Draft Guidelines," Chapter R3: Technical Provisions, R307.6.3.2:

"Where benches without tables are provided at a single location, at least 50 percent, but no fewer than one, shall have a seat height at the front edge of 43 cm (17in) minimum and 49cm (19in) maximum above the ground or floor space."

Recommendations

New requirements have been proposed and SiteScapes recommends the following as a smart practice.

- **Benches should have a seat height of 17" to 19" above ground or floor space.**
- **Clear "firm and stable" ground space adjacent to benches should be included and should be a minimum of 30" x 48".**
- **Seat backs should be provided that extend the full length of the seat.**
- **Benches should include armrests. For multiple benches, 1 of every 5 or no less than 2 should include armrests.**

Works Cited:

"SiteScapes - ADA Compliance." *Www.sitescapesonline.com*,
www.sitescapesonline.com/ada.asp#:~:text=Benches%20should%20have%20a%20seat.

WYCO Park Inclusive Playground

(Two benches already exist where the green dots are)



Rosedale Bench Location Proposal (green dots)





Report to Full Commission

MEETING DATE	PRESENTER	DEPARTMENT
	Jeffrey Conway, Assistant Counsel jconway@wycokck.org x5075	Legal
AGENDA ITEM #XII.1.		
ORDINANCE: KANSAS DEVELOPMENT FINANCE AUTHORITY FOR GATEWAY PLAZA PROJECT		
BACKGROUND		
A resolution regarding the issuance of multifamily housing revenue bonds by the Kansas Development Finance Authority for the Gateway Plaza project located at 1430 N. Fourth Street, Kansas City, Kansas.		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
n/a		
IT/POLICY CONSIDERATIONS		
PROCUREMENT CONSIDERATIONS		
LEGAL CONSIDERATIONS		
ATTACHMENTS		
Ordinance of Disapproval of KDFA bonds--Gateway Plaza, KDFA Notice of Intent to issue bonds, GP Property Summary, GP Support Letter (Grant Elem) (executed) 9-16-24, GP Support Letter (Bridge of Hope)(executed) 9-16-24, GP HUD Support Letter (executed) 9-24-2024		

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

ORDINANCE NO. _____

AN ORDINANCE EXPRESSING DISAPPROVAL OF THE ISSUANCE OF MULTIFAMILY HOUSING REVENUE BONDS BY THE KANSAS DEVELOPMENT FINANCE AUTHORITY FOR THE GATEWAY PLAZA PROJECT IN KANSAS CITY, KANSAS

WHEREAS, Gateway Plaza 2023, LLC, the developers of Gateway Plaza, a 147-unit affordable multifamily housing complex to be located at 1430 N. Fourth Street in Kansas City, Kansas, have requested the Kansas Development Finance Authority (KDFA) to issue approximately \$21 million in multifamily housing revenue bonds for the project;

WHEREAS, the KDFA private activity revenue bonds are not an obligation of the State of Kansas or of the Unified Government of Wyandotte County/Kansas City, Kansas;

WHEREAS, the statutes pertaining to the powers and authority of the KDFA, specifically K.S.A. 74-8905(c), prohibit the issuance of KDFA bonds for one year if, within fifteen days after receiving notice, the governing body of the political subdivision in which the project is to be located adopts an ordinance or resolution stating express disapproval of the project and notifies the president of the KDFA of the disapproval; and

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas received such notice via certified mail on September 16, 2024, from the KDFA of the developer's request to issue the private activity bonds (attached hereto).

BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. That the Board of Commissioners of the Unified Government of Wyandotte County/Kansas City, Kansas states its express disapproval of the issuance of KDFA multifamily housing revenue bonds for Gateway Plaza, as set out in K.S.A. 74-8905(c).

Section 2. This Ordinance shall take effect and be in full force immediately upon its adoption by the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas.

[The remainder of this page left intentionally blank. Signature page to follow.]

**ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED
GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS 26th
DAY OF SEPTEMBER 2024.**

Tyrone Garner, Mayor/CEO

Attest:

Monica Sparks, Unified Government Clerk

Approved as to Form:

Angela Lawson, Acting Chief Counsel

Kansas Development Finance Authority

September 10, 2024

By certified mail & email

Angela Lawson
Chief Counsel
The Unified Government of Wyandotte County/Kansas City KS
701 North 7th St – Suite 961
Kansas City Kansas 66101

RE: Kansas Development Finance Authority Affordable Housing Revenue Bonds – Gateway Plaza
Multifamily Housing Project

Ladies and Gentlemen:

Pursuant to K.S.A. 74-8901 *et seq.*, please be advised that Kansas Development Finance Authority (the "Authority") has received a request from Gateway Plaza 2023, LLC (the "Borrower") to issue multifamily housing revenue bonds in the approximate amount of \$21 million, plus related costs of issuance (the "Bonds") to provide funds for the acquisition and substantial rehabilitation of a 147-unit affordable multifamily housing complex (the "Project") known as Gateway Plaza, and located at 1430 N Fourth St, Kansas City, Kansas.

In the event the Bonds are issued, they will be a special limited obligation of the Authority payable solely from the revenues available to and pledged by the Borrower. In no event will the Bonds ever constitute an obligation of the State of Kansas or the Unified Government of Wyandotte County/Kansas City, KS.

Pursuant to K.S.A. 74-8905(c), as applicable to Private Activity Bonds, the Authority may proceed to issue the Bonds to finance the Project, unless the Unified Government of Wyandotte County/Kansas City, KS passes a resolution or ordinance expressing its disapproval to the issuance of the Bonds and the financing of the Project and notifies the President of the Authority of such disapproval within fifteen days after the giving of this notice. No action is necessary if you have no objection to the issuance of the Bonds.

Should you have any questions about this Project, please do not hesitate to contact me.

Sincerely,



Rebecca Floyd
President

Project Summary

Gateway Plaza Apartments

Kansas City, Kansas

Gateway Plaza (the “Property”) is an affordable multifamily housing project built in 1965, containing 147 2- and 3-bedroom townhouse units spread among 48 residential buildings and one community building, located on a 12.44-acre site in Kansas City, Kansas. American Community Developers, Inc. (“ACD”) is the proposed developer, sponsor, and Managing Member of the proposed ownership entity, Gateway Plaza 2023 L.L.C. Gateway Plaza 2023 L.L.C. will acquire the Property by December 1, 2024 and is proposing a substantial rehabilitation using the following combination of financing sources, which leverage substantial federal sources of funds while requesting no City or County resources:

- State and Federal 4% Low- Income Housing Tax Credits (“LIHTCs”),
- An allocation of Private Activity Bond volume cap (“Bonds”),
- HUD Green and Resilient Retrofit Program Surplus Cash Loan (“GRRP”)
- A new HUD 223(f) loan upon construction completion and stabilization.
- Section 48 Solar Investment Tax Credits (“Solar ITC”).

The GRRP and Solar ITC funding will allow the Property to undergo a green transformation that consists of one of the largest residential solar arrays in the State of Kansas, replacing all gas-fired equipment with high-efficiency electric HVAC and appliances, and installation of energy saving building components such as windows, doors, roof insulation, and roofing. The green energy improvements will be in addition to unit, exterior, common area and new life/safety improvements, as further detailed below.

These improvements will allow the property to achieve National Green Building Standards: Gold with Net Zero certification and achieve Net Zero energy usage. Securing the above-referenced financing package will also allow ACD to complete a much-needed substantial rehabilitation of the Property. Property interior and unit updates in addition to the energy-efficiency improvements include floor frame reinforcing, new flooring, kitchen cabinets and countertops, new bathroom vanities, electrical and plumbing fixtures, and interior doors. Exterior upgrades include new roof structures and shingles, gutters and downspouts, siding, and paint. Site improvements include a new security system including upgraded CTV, mobility impaired sidewalk ramps, new sidewalk, asphalt repairs, new dumpster enclosures, site signage, and a new playground. Finally, new accessibility improvements will be implemented at the project. The proposed rehabilitation will stabilize the asset, and ensure that the residents have decent, safe, and sanitary housing for the foreseeable future. Upon completion, Gateway Plaza will be an exemplary affordable housing project that will transform a current liability into an asset for Kansas City and the Northeast neighborhood

ACD’s in-house contractor St. Clair Construction Company (“SCC”) will be the General Contractor for the project. SCC will utilize local contractors with expertise in the Kansas City, Kansas market for as much work as possible, and will be paying prevailing wage as set by the Department of Labor’s Davis-Bacon wage program. As part of the Solar ITC and HUD funding requirements SCC will use best efforts to utilize subcontractors with local apprenticeship programs.

Alongside the substantial rehabilitation of the Property, ACD’s long-time management agent Independent Management Services (“IMS”) will take over the day-to-day property management responsibilities at Gateway Plaza. IMS has over 30 years of experience managing over 13,000 apartment units at over 100 affordable housing properties across 13 states. IMS specializes in turning around and stabilizing at-risk affordable housing properties with significant social issues.

In August, ACD and IMS hosted a tenant engagement meeting at the Property in order to solicit feedback from tenants and the community that has informed the scope of work and management transition at the Property. ACD and IMS were able to answer questions from tenants and local area stakeholders while soliciting feedback in order to improve on the rehabilitation plan and management of the Property in order to create a more positive, safe, and supportive community.

Separately, Dr. Heather Grant, Principal of Grant Elementary School, also hosted a stakeholder meeting with ACD and IMS alongside Pastor Luther Eatman from Bridge of Hope Community Church, and representatives from the local HUD Kansas City field office in order to gather information on the proposed rehabilitation, provide comments for how to better serve the community and their respective institutions. Enclosed are support letters from Dr. Heather Grant, Principal of Grant Elementary and Pastor Luther Eatman from Bridge of Hope Community Church for ACD's and IMS' planned rehabilitation and takeover of Gateway Plaza, and how it will benefit the students, church members, tenants and neighborhood for Grant Elementary and Bridge of Hope Community Church.

As a result of feedback obtained during the stakeholder engagement meeting, IMS will work hand-in-hand with the local police department in order to reduce crime at the Property and has been in contact with Major William Wallace from the Kansas City Police Department's East Patrol regarding IMS' takeover and plans for improving security. IMS and ACD have also been in touch with officials from neighboring Grant Elementary School to seek input on how best to serve the significant student population at Gateway Plaza. Over the past year we have worked with Alicia Guggenmos, Daisy Parker, and other officials from the local HUD-Kansas City office to incorporate their suggestions and best practices into our plan, and HUD was instrumental in our receipt of a HUD GRRP award and allocation of 4% LIHTCs and tax-exempt bonds from the Kansas Housing Resources Corporation.

IMS and ACD have worked in partnership at 100% of ACD's properties for over 30 years, and over that period IMS has created a systematic approach to stabilizing property operations. IMS will hire private security in addition to working with local police, implement new tenant screening measures, and promptly remove tenants engaged in illegal actions to further improve safety and reduce crime. In addition, IMS has extensive experience in maintenance and operations and works to implement robust measures to reduce the number and timeline of outstanding work orders, engage in preventative maintenance, and address tenant concerns within a timely manner in partnership with HUD and KHRC.

The substantial rehabilitation and stabilization of operations at Gateway Plaza is crucially important to the tenants living at the Property and to improving the neighborhood surrounding the Property through the investment of tens of millions of dollars and introduction of clean, renewable energy. This transformative rehabilitation will create a safe, decent place to live for our tenants, reduce neighborhood crime, provide a stable social environment for Grant Elementary School and provide much needed investment into the Northeast Kansas City neighborhood.

Before:



After:



September 16, 2024

Board of Commissioners
Unified Government of Wyandotte County and Kansas City Kansas
701 N. 7th Street
Kansas City, KS 66101

Re: Gateway Plaza Apartments

Dear Board of Commissioners:

Greetings! My name is Dr. Heather Calvert and I am the proud Principal of Grant Elementary School located in the northeast section of Kansas City, KS. I am writing to you today because I was made aware of a proposed revitalization project involving Gateway Plaza that will be completed by American Community Developers. Gateway Plaza shares a property line with our school site, and a large percentage of the students who attend Grant Elementary live in Gateway Plaza and its affiliated adjoining property, Chelsea Plaza. I have been Principal at Grant Elementary for six years, and during my time there I have witnessed a steady decline in the physical condition of Gateway Plaza and a steady increase in area crime. Our school has many students who are struggling to feel safe in their own neighborhood. Many families with students enrolled at Grant Elementary have left the school in an attempt to find a better neighborhood in Kansas City for their children to live in.

In early August, I spearheaded a group meeting consisting of area stakeholders, the current owner of Gateway Plaza and the proposed new owner of Gateway Plaza, American Community Developers. My goal was simple: To form an alliance with people who care deeply about our neighborhood to see how we can come together to improve safety, revitalize area properties in a state of disrepair and increase the quality of life for families. Gateway Plaza and Chelsea Plaza are in need of tremendous investment to improve the housing conditions and security. American Community Developers is proposing a very substantial renovation that will make a dramatic difference for many families with students attending Grant Elementary. At our stakeholders meeting, the group learned that a plan for a similar revitalization of Chelsea Plaza was also in the works.

As an educational professional overseeing hundreds of children and interacting with hundreds of families from this neighborhood on a regular basis, I know firsthand that our teachers and administration are all enthusiastically supportive of efforts to invest in this northeast Kansas City neighborhood. Our school's future is much brighter as a result of the planned renovation of Gateway Plaza by American Community Developers. You need to support American Community Developers' efforts to finance this project. Our neighborhood needs this project to happen!

Sincerely,



Dr. Heather Grant, Principal

#KCKPSredefined

September 16, 2024

Board of Commissioners,
Unified Government of Wyandotte County and Kansas City Kansas
701 N. 7th Street
Kansas City, KS 66101

Re: Gateway Plaza Apartments
1430 N. 4th Street
Kansas City, KS

Dear Board of Commissioners,

I am writing to you to express my support for the proposed rehabilitation of Gateway Plaza Apartments by American Community Developers, Inc. (ACD). I met with ACD last month along with other stakeholders from the neighborhood for the purpose of learning about ACD's plans to revitalize Gateway Plaza. ACD reached out to various organizations in Gateway Plaza's neighborhood to present their rehabilitation plan for the property and solicit feedback from the neighborhood. Gateway Plaza is home to many members of Bridge of Hope Community Church and students of Grant Elementary School, which is next door to Gateway Plaza.

Our neighborhood has experienced an increase in crime and disinvestment in recent years. Much of the deterioration in our neighborhood over the past several years can be traced to Gateway Plaza and its sister property, Chelsea Plaza. The plan that ACD shared with our meeting group was very comprehensive and focused on modernizing the property, energy efficiency, accessibility and life/safety enhancements. ACD's plan includes engaging with area stakeholders to address the crime and deterioration affecting our neighborhood. ACD's plan to transform Gateway Plaza is one of only a few examples of substantial economic investment in our neighborhood that has been made or is planned. This project could be a catalyst for other development in the neighborhood and will help restore stability and security to area residents who need our help so that they can live in safe, decent housing. Your support of ACD's plans for Gateway Plaza, including the necessary financing that ACD is pursuing, is critical.

Our neighborhood and its citizens are calling on you to support us by supporting ACD's plan for Gateway Plaza.

Sincerely,



Pastor Luther Eatman



bridge of hope
community church
www.bridgeofhopekc.org

Office: 913.499.6741

1925 N 11th St, Kansas City, KS 66104

Compassionately Transforming Lives Through Jesus



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Southwest Multifamily Region

*Serving Arkansas, Iowa, Kansas, Louisiana, Missouri, Nebraska,
New Mexico, Oklahoma, and Texas*

Multifamily Customer Service Telephone Line 1-800-568-2893

www.hud.gov

September 24, 2024

Board of Commissioners

Unified Government of Wyandotte County and Kansas City Kansas

701 N. 7th Street

Kansas City, KS 66101

Subject: Gateway Plaza Apartments

Dear Board of Commissioners:

The United States Department of Housing and Urban Development (HUD) understands that you are in the process of evaluating private bond financing proposed for Gateway Plaza Apartments that American Community Developers, Inc. (ACD) is seeking to help finance the acquisition and substantial rehabilitation of the property. HUD is providing this letter in support of such bond financing. HUD has already allocated nearly \$9,000,000 to ACD for Gateway Plaza through the Green and Resilient Retrofit Program (GRRP). GRRP offers funding to owners of HUD-assisted properties to combat climate crisis by equitably investing in upgrading and preserving affordable housing to provide for a safer living environment for its residents. GRRP is the first HUD program to invest simultaneously in utility efficiency, carbon reduction, renewable energy generation and climate resilience in multifamily housing. The proposed rehabilitation scope of work for Gateway Plaza will result in tremendous energy savings from the installation of a solar power-generation system that has been engineered to achieve Net Zero certification and will result in the elimination of gas-fired equipment.

The proposed substantial rehabilitation will also help to stabilize the property's occupancy and operations that have been negatively affected by the deteriorating condition of the property. The bond financing will aid considerably in preserving HUD-assisted units in a local community in which safe, decent and sanitary affordable housing is very much needed.

We express our support for ACD's rehabilitation and financing plans for Gateway Plaza and urge you to consent to their bond financing so that the GRRP rehabilitation can commence in 2025. If you have additional questions, please contact Alicia Guggenmos, Resolution Specialist, at 913-551-5705.

Sincerely,
**DAISY
PARKER**
Daisy Parker

Branch Chief, Asset Resolution Team

 Digitally signed by DAISY
PARKER
Date: 2024.09.24 07:42:16
-05'00'

*Fort Worth Regional Office
307 W. 7th St. Suite 1000
Fort Worth, Texas 76102*

*Kansas City Satellite Office
400 State Avenue, Suite 300
Kansas City, Kansas 66101*



Report to Full Commission

MEETING DATE	PRESENTER	DEPARTMENT
	Jud Knapp, Acting Land Bank Manager jknapp@wycokck.org x5472	Land Bank Approvals
AGENDA ITEM #XIV.1.		
LAND BANK OPTIONS		
BACKGROUND		
The following option application(s) were presented at the 09/09/2024 meeting: Please visit the new site to review the applications below https://gisapp.wycokck.org/Landbank.html A. Single Family Homes 10 Homes B. Multi Family - 14 Units		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
IT/POLICY CONSIDERATIONS		
PROCUREMENT CONSIDERATIONS		
LEGAL CONSIDERATIONS		
ATTACHMENTS		
FC Memo Land Bank Options 09.26.24, UrbanScape Development Firm Presentation (Compressed)		

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



Wyandotte County Land Bank
Economic Development Department
Jud Knapp, Manager

701 North 7th St., 4th Floor
Kansas City, Kansas 66101

Phone: (913) 573-5472
Fax: (913) 573-5745
Email: jknapp@wycokck.org

M E M O R A N D U M

TO: Full Commission
FROM: Jud Knapp, Land Bank Manager
DATE: September 18, 2024
SUBJECT: Option applications for consideration

The following **option application(s)** were presented at the 09/09/2024 meeting:
Please visit the new site to review the applications below

<https://gisapp.wycokck.org/Landbank.html>

A. Single Family Homes – 10 Homes

1. Pillar KC LLC – 1 home
 - i. 929 Splitlog Ave – 092870
2. Chris Shaw – 1 home
 - i. 1711 Metropolitan Ave – 160411
3. Kelsey Miles – 1 home
 - i. 4944 Washington Ave – 047520
4. Elizabeth Hinkle – 1 home
 - i. 8708 Yecker Ave – 041208
5. Brett G Burton – 1 home
 - i. 942 S 132nd St – 236230
6. John Deneen – 4 homes
 - i. 10 S 34th St - 065601
 - ii. 4 S 34th St – 065600
 - iii. 13 S 35th St – 065604
 - iv. 14 s 34th St – 065602
8. Atlar Support – 1 home
 - v. 2601 Sherman St – 109665

B. Multi Family – 14 Units

1. LMK LLC -14 units
 - i. 1741 Greeley Ave – 115983
 - ii. 1737 Greeley Ave - 115982
 - iii. 1729 Greeley Ave - 115980
 - iv. 1725 Greeley Ave - 115979
 - v. 1721 Greeley Ave - 115978
 - vi. 1742 Greeley Ave - 115995
 - vii. 1738 Greeley Ave – 115994



URBANSCAPE

Development Firm

URBA
NSCA
PE

UrbanScape DEVELOPMENT FIRM

UrbanSapedevelopmentfirm@gmail.com
(913) 717-8707

Project SUMMARY

Our mission is to redefine **urban** spaces by designing and developing environments that foster community interaction, cultural enrichment and an enhanced quality of life.

We prioritize creating dynamic, inclusive neighborhoods that blend functionality with aesthetic appeal, ensuring each project contributes positively to the **urban** fabric.

- 1 INTRODUCTION
- 2 PROJECT DESCRIPTION
- 3 LOCATION
- 4 PURCHASING & LEASING
- 5 PROJECT OVERVIEW
- 6 CONSTRUCTION TIMELINE
- 7 PROJECT BUDGET
- 8 CAPITAL STACK
- 9 MEET URBANSCAPE
- 10 PARTNERSHIPS



INTRODUCTION¹

WHY URBANSCAPE?

TAILORED EXPERTISE – VAST UNDERSTANDING OF LOCAL MARKET TRENDS.

LOCAL PRIDE – DEDICATED TO INVESTING IN AND ENHANCING OUR OWN COMMUNITIES.

COMMUNITY COMMITMENT – LONG TERM DEDICATION TO GROWTH AND
WELL BEING OF THE COMMUNITY.

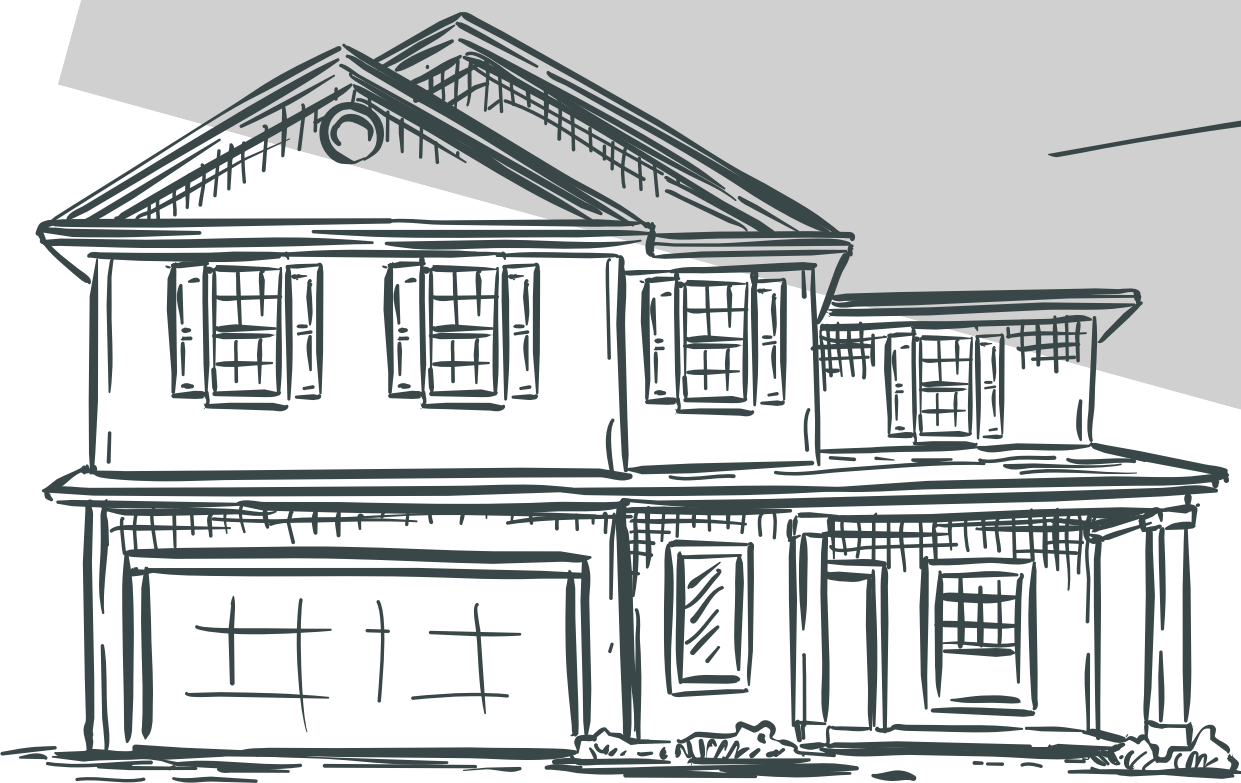
COMMUNITY FOCUSED; **QUALITY** DRIVEN.

REPUTATION – ESTABLISHED LOCAL REPUTATION AND ACCOUNTABILITY.

DEVELOPMENT PARTNERS – STRONG RELATIONSHIPS WITH LOCAL CONTRACTORS, SUPPLIERS,
COMMUNITY LEADERS AND COMMUNITY MEMBERS.

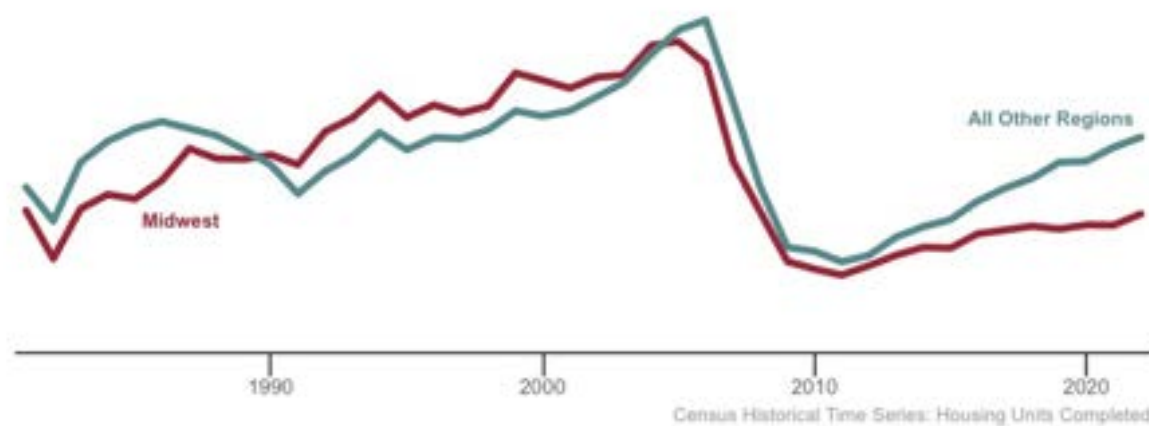
CUSTOMIZATION – ABILITY TO TAILOR PROJECTS TO THE PREFERENCES AND CULTURE OF THE
COMMUNITY.

Problem vs SOLUTION



Housing PROBLEM

Production of newly constructed, privately owned housing units decreased significantly in the United States after the 2008 recession and has been slow to rebound, particularly in the Midwest.



The Mid-America Regional Council reports the Kansas metropolitan area is short by as many as 24,000 housing units, in part, because of a big shortfall in new builds.



ECONOMIC TRENDS

In 2023, the Kansas City region saw its lowest levels of single and multi-family permits in over a decade.



LACK OF SUPPLY

As housing prices and rents continue to rise, a lack of supply is a major factor decreasing affordability of single-family homes.

VACANT LOTS

Vacant lots can *decrease* the value of nearby properties and create 'systematic vacancy' making neighborhoods feel unsafe driving residents away.

VACANT

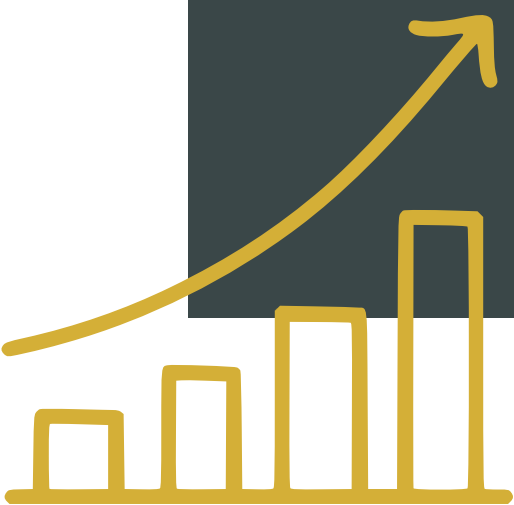


STRATEGIC PARTNERSHIPS & FUNDING

Leverage access to grants, tax incentives, private equity and low-interest loans. These collaborations lessen the financial barriers and address shortage in a sustainable, economical way.

INFILL DEVELOPMENT

Developing vacant or underused urban land. Increases housing density without expanding city boundaries.



MAXIMIZING LAND USE EFFICIENCY & INVESTMENT POTENTIAL

Duplexes offer a way to increase housing density on a single plot of land without compromising the character of residential neighborhoods. Two units on one lot, doubling the number of homes available.

Homeowners even have the flexibility to live in one unit while renting out the other. Offsetting mortgage costs. Increasing the availability of housing.



2



PROJECT DESCRIPTION

UrbanScape is excited to present a new residential development designed to meet the growing demand for high-quality, multi-family homes. Our latest project features a total of 14 meticulously designed units across 7 spacious lots, each offering the perfect blend of comfort and convenience.

Each unit spans 1,274 square feet and includes three bedrooms, 2 ½ bathrooms, and a one-car attached garage, ensuring ample space for families of all sizes. These homes are priced competitively, with single units starting at \$250,000 and double units starting at \$499,000.

In addition, buyers can take advantage of a tax abatement, further enhancing the value and affordability of this exceptional development. UrbanScape is committed to creating vibrant communities that provide both a solid investment and a beautiful place to call home.

UrbanScape

urban oasis



SingleDoor
\$225k +



DoubleDoor
\$449+



Tax
Abatement

Greeley at Heritage Trail

Bedrooms 3

Urban Oasis. Warm, spacious and inviting 3-bedroom duplex with contemporary finishes, ample living space, vibrant interiors and functional design.

Bathrooms 2 1/2 +

Modern Sanctuary. 2 1/2 baths crafted for maximum comfort and style. Perfect blend of style and functionality for everyday living or a space to unwind and recharge.

2 Stories + Attached Garage

Urban Sophistication. Beautifully designed sophisticated and stylish two-story duplexes with detached garages, timelessly designed.

URBAN
NSCA
PE

Unit AMENITIES

Units will feature sleek stainless steel appliances, complemented by rich hardwood flooring, granite countertops and bathrooms designed with contemporary fixtures and finishes giving the home a clean and luxurious feel. An urban oasis.

- Energy Efficient
- Security System
- All Electric
- Solar Panel Ready
- Sprinkler System
- LED Lighting



Stainless Steel Appliances



Hardwood Flooring



Granite Counter Tops



Modern Bathroom

3 LOCATION

WAVERLY AVE

N 18TH ST

1741 1737 1731 1729 1723 1717 1715 1711 1707 1703

1746 1742 1738 1732 1728 1720 1716 1712 1706 1702

GREELEY AVE

1741

1737

1733

1729

1725

1721

1711

2114

2110

2106

2100

2119

2121

2113

2111

2065

2070

N 17TH ST

1702 Greeley Ave.
1706 Greeley Ave.
1721 Greeley Ave.
1725 Greeley Ave.
1729 Greeley Ave.
1737 Greeley Ave.
1741 Greeley Ave.

Search Google Maps



Restaurants



Hotels



Things to do



Museums



Transit



Points of interest

Haskell Ave

Haskell Ave

Haskell Ave

Waverly Ave

Waverly Ave

IGLESIA CATOLICA
EVANGELICO ETERNO

HOME OF THE TIGERS

nfrjwekl

Greeley Ave

Greeley Ave

Greeley Ave

Carl B. Bruce
Middle School

Greeley Ave
Project: 7 Lots

N 18th St

N 17th St

N 15th St

Lafayette Ave

15th-17th Lafayette

Community Bo
& Fitness YouL
Future Senior
Living Facilities

Nunez Foods
Mexican

Stewart Ave

15th & Parallel
Future Hospital

Parallel Pkwy

4

PURCHASING & LEASING

Purchasing A DUPLEX

Whether you purchase a single unit or a double unit, owning a duplex is a smart investment.



01

Affordable Ownership.

Enjoy the perks of owning a home at a lower cost, excellent option for first time buyers.

02

Shared Investment.

Own your space while splitting cost with your neighbor. Smart and economical.

03

Quiet Retreat.

Experience the privacy of a single family home with the benefits of a shared community.

Leasing A DUPLEX

Whether you purchase a single unit or a double unit, leasing a duplex is a smart addition to an investment portfolio.



01

Double the investment.

You're not just purchasing a home, you're securing potential income.

02

Built-in Equity Booster.

Two properties, one mortgage. Helping to secure a potential income stream.

03

Peace of Mind.

Partnering with a property management company means you can enjoy the benefits of rental income without the day to day responsibilities.

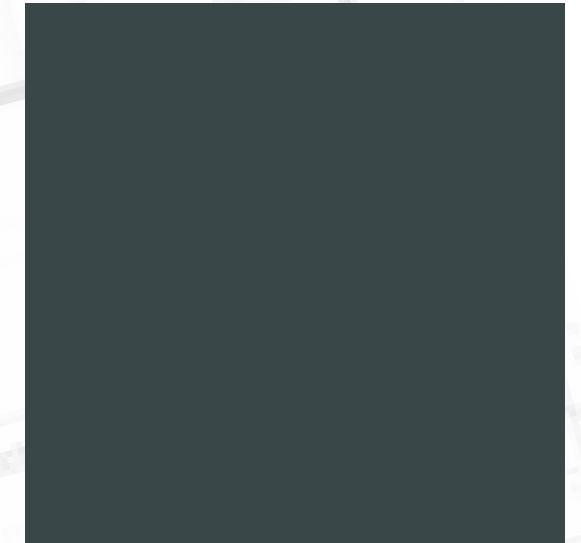
5



PROJECT OVERVIEW

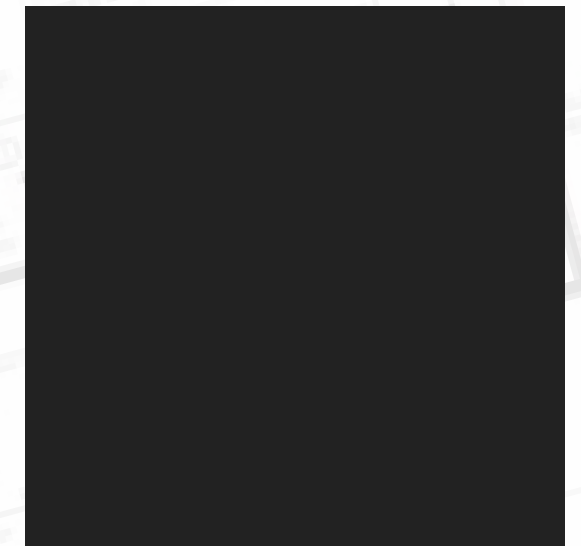
1

**PLANNING &
ACQUISITION**



2

**DESIGN &
CONSTRUCTION**



3

**MARKETING &
SALES**





PLANNING & ACQUISITION

Market Research

Analyze target market, demands, trends and economic conditions.

Site Selection

Identify and evaluate potential sites. Determine environmental impact. Perform feasibility study.

Financial Analysis

Detailed plan. Cost estimates, funding sources, projected returns. Risk assessment and budget creation.



Due Diligence

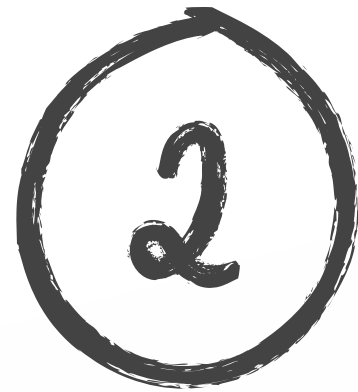
Comprehensive legal, environmental and structural assessments. Verify zoning, land use and any restrictions.

Securing Financing

Obtain necessary financing. Solid business plan. Secure commitments for loans or equity investments.

Acquisition

Finalize purchase agreement. Ensure all legal and regulatory requirements are met. Transfer ownership and secure property to begin development.



DESIGN & CONSTRUCTION



Conceptual Design

Develop initial design concepts. Collaborate with architects, engineers and stakeholders.

Detailed Design

Create comprehensive architectural and engineering plans. Ensure designs meet all building codes and standards.

Permitting

Submit detailed plans to relevant local authorities to obtain necessary permits and approvals. Cooperate with regulatory bodies to ensure compliance.

Contractor Selection

Solicit bids. Evaluate proposals based on cost, experience and capability. Negotiate contract.

Construction Management

Ensure work adheres to plans, schedules and budgets. Coordinate with contractors, monitor progress address issues promptly.

Quality Control and Inspections

Implementation of rigorous quality control measures. Conduct regular inspections. Address deficiencies promptly.



MARKETING & SALES

Marketing Campaign

Targeted marketing campaigns: social media, online advertising, print and events. Utilize professional photography and video tours.

Lead Generation

implement lead generating strategies: open houses, expos, broker opens. Collect and manage potential buyer information.

Customer Engagement

Maintain ongoing communication. Follow-ups and personalized interaction. Build trust and foster positive relationships.



Contract Execution

Coordinate signing of purchase agreements and contracts. Work with legal and financial advisors to ensure legality.

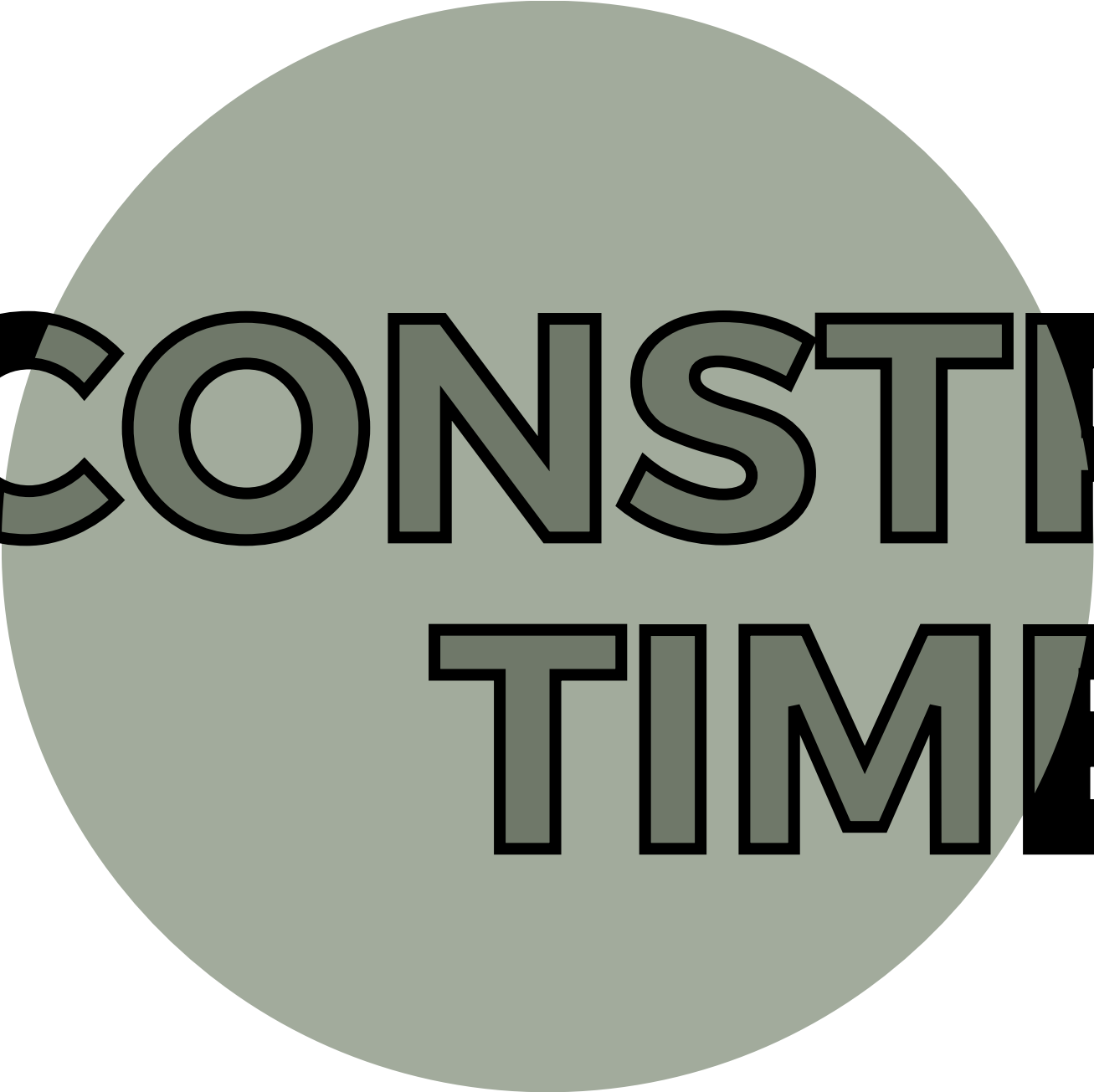
Closing Deals

Coordinate with title companies, escrow agents and real estate agents. Ensure all documents are signed, funds transferred and ownership to buyer.

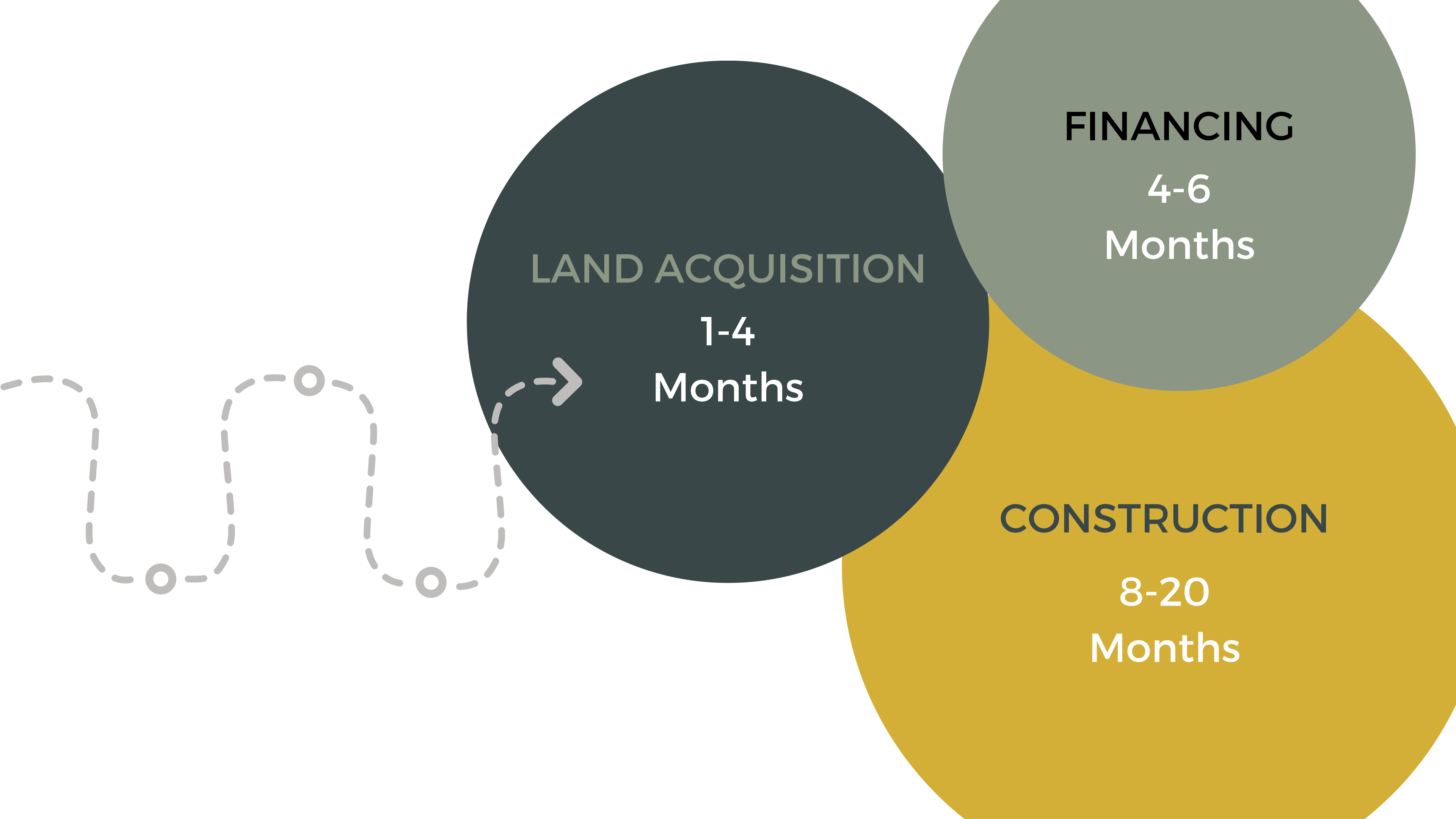
Post-Sale Support

Address any concerns, answer questions, congratulate home buyers and encourage referrals.

6



CONSTRUCTION TIMELINE



7

PROJECT BUDGET

PROJECT BUDGET

⌵	DUPLEX COST	2,975,000
⌵	SITE COST	2,000,000
⌵	SOFT COST	161,000
⌵	CONTINGENCY COST	531,100
	TOTAL CONSTRUCTION	5,842,100



8



CAPITAL STACK

Capital Stack

PROGRAM INCENTIVES IMPACT TO PROJECT

UNIFIED GOVERNMENT PROGRAM:
95% ABATEMENT OF REAL ESTATE TAX

Including no fees/permit costs over 10 years
7 duplexes (14 units) - \$6MM; estimated value — \$120,000

SIDEWALK IMPROVEMENTS:
\$60,000

IRB SALES TAX EXEMPTION ON BUILDING MATERIALS:
\$300,000

BROWNFIELD REMEDIATION ASSISTANCE

*ENERGY CREDITS OR REBATES

*POTENTIAL FEDERAL AND STATE LOW INCOME HOUSING CREDITS
FOR SENIORS

*evaluating these programs

9

MEET
URBANSCAPE



MEET URBANSCAPE

STEVE HOOKS
MANAGING PRINCIPAL
shooksltd@gmail.com

MELISSA PHILLIPS
OPERATING PRINCIPAL
mlphillipsrealtor@gmail.com

AARON BROWN
SENIOR EXECUTIVE
aaronbrownlee@gmail.com

10



PARTNERSHIPS



LOCAL DEVELOPMENT

Partnerships

J&J Survey

Norton & Schmidt

Measure Twice Restoration

MOOD Homes

Attracting Resources

Mid-America Construction

Alpha Title

Stewart Title

American Mortgage Bank

TDC, Inc



Contact Info

(913) 717-8707

UrbanScapeDevelopmentFirm@gmail.com

URBA
NSCA
PE

UrbanScape DEVELOPMENT FIRM



Report to Full Commission

MEETING DATE	PRESENTER	DEPARTMENT
	Jud Knapp, Acting Land Bank Manager jknapp@wycokck.org x5472	Land Bank Approvals
AGENDA ITEM #XIV.2.		
LAND BANK PROPERTY TRANSFERS		
BACKGROUND		
The following property transfers application(s) were presented at the 09/09/24 standing committee meeting: Please visit the new site to review the applications below. https://gisapp.wycokck.org/Landbank.html 2 Yard Extensions		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
IT/POLICY CONSIDERATIONS		
PROCUREMENT CONSIDERATIONS		
LEGAL CONSIDERATIONS		
ATTACHMENTS		
FC Memo Land Bank Property Transfers 9.26		

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



Wyandotte County Land Bank
Economic Development Department
Jud Knapp, Manager

701 North 7th St., 4th Floor
Kansas City, Kansas 66101

Phone: (913) 573-5472
Fax: (913) 573-5745
Email: jknapp@wycokck.org

M E M O R A N D U M

TO: Full Commission
FROM: Jud Knapp, Land Bank Manager
DATE: September 24, 2024
SUBJECT: Property Transfers applications for consideration

The following **property transfers application(s)** were presented at the 09/09/24 standing committee meeting:

Please visit the new site to review the applications below
<https://gisapp.wycokck.org/Landbank.html>

PT – Property Transfers

1. Tmika Louie – Yard Extension (Unbuildable lot)
 - i. 2733 R N 11th St – 106274
2. Jennifer Helfenberger – Yard Extension (Need for new septic system)
 - i. 645 Ridgeview Ave - 154881

