

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

REGULAR SESSION  
THURSDAY, OCTOBER 15, 2015

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in regular session Thursday, October 15, 2015, with eleven members present: Melissa Bynum, Commissioner At-Large First District; Walker, Commissioner At-Large Second District; Townsend, Commissioner First District; McKiernan, Commissioner Second District; Commissioner Murguia, Third District (arrived at 7:24); Johnson, Commissioner Fourth District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; Philbrook, Commissioner Eighth District; and Holland, Mayor/CEO presiding. The following officials were also in attendance: Doug Bach, County Administrator; Gordon Criswell, Assistant County Administrator; Melissa Mundt, Assistant County Administrator; Ken Moore, Interim Chief Counsel; Bridgette Cobbins, Unified Government Clerk; Jason Banks, Asst. to the Mayor/Manager; Chris Slaughter, Land Bank Manager; Mike Taylor, Public Relations Director; Dennis Laughlin, Director of Public Safety Business Office; and Captain Robert Angell, Sergeant-at-Arms.

**MAYOR HOLLAND** called the meeting to order and said we are starting twenty minutes later than we had planned. Our Fire Report Study was tonight at the 5:00 session upstairs and that meeting ran over. It's very important, so we took the time to complete that conversation but we are now starting this meeting.

**ROLL CALL:** McKiernan, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Walker, Townsend, Holland.

**INVOCATION** was given by Artrell Harris, Roswell Church of Christ.

**Mayor Holland** asked if there were any revisions to the agenda. **Bridgette Cobbins, UG Clerk**, stated, there are no revisions.

## MAYOR'S AGENDA

### ITEM NO. 1 – 15155...PROCLAMATION: HISTORIC WESTHEIGHT NEIGHBORHOOD DAY

**SYNOPSIS:** Proclamation proclaiming October 24, 2015, as "Historic Westheight Neighborhood Day."

**Mayor Holland** said I will be sharing this proclamation. The Westheight Neighborhood is celebrating 100 years this year, which is a great milestone. I'll ask the Clerk to go ahead and read the proclamation.

**Bridgette Cobbins, Unified Government Clerk, read the proclamation as follows:**



Unified Government of Wyandotte County/Kansas City, Kansas

## *PROCLAMATION*

- WHEREAS,** platted in 1915 with construction beginning in that same year, Westheight was one of the first planned neighborhoods in the Midwest; and
- WHEREAS,** much of the architecture is based on the Midwest Progressive Movement with examples of Prairie Style, Arts and Crafts, and Tudor Revision homes; and
- WHEREAS,** the district has maintained its beauty and sense of community through the cooperation of successive generations of residents, and
- WHEREAS,** the Historic Westheight Neighborhood Association, which secured the development's placement on the National Register of Historic Places, hopes to inspire future generations to maintain this beautiful area

**NOW, THEREFORE,** I, Mark R. Holland, Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas, do hereby recognize October 24, 2015 as:

**"Historic Westheight Neighborhood 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.

\_\_\_\_\_  
**MARK R. HOLLAND, MAYOR/CEO**

**Mayor Holland** said I failed to recognize also, Commissioner Johnson lives in Westheight, Gordon Criswell, lives in Westheight, and our newest resident of Westheight or soon to be resident, newest homeowner, Melissa Mundt. Well represented Westheight, here tonight. We want to offer congratulations to Westheight and at your celebration, I'll be bringing the proclamation and reading it there as well.

**Action: Proclamation Presented.**

**ITEM NO. 2 – 15160... RECOGNITION: PUBLIC RELATIONS DEPARTMENT'S WEB AWARD**

**SYNOPSIS:** Recognition of the Public Relations Department for the Outstanding Website award from the Web Marketing Association's 2015 WebAwards.

**Doug Bach, County Administrator,** said the Web Marketing Association recognized the Unified Government recently for its outstanding web development during its annual web competition. Since 1997, the annual award competition has allowed for thousands of participants to receive individual evaluation of their web development efforts in a forum that has become the internet's premier online awards event.

Each site was assigned three or more expert judges to do evaluations. The judges are informed of the organization's mission statement, perspective audience and a link to the site for review. Entries were judged on design, innovation, content, technology, interactivity, copywriting and ease of use.

At this time, I'd like to recognize the staff and I think the Mayor will present you with a plaque that we've been presented for this, so if the staff from the Public Relations Office would come forward, as they do, I'd like to introduce them. We have Irene Mansfield, she serves as the UG's webmaster, responsible for creating the new design and improving the functionality of the website. Edwin Birch served as the product manager, planning and guiding of the site as a whole toward the improvements, and Mike Taylor is the Director of our Public Relations staff. With that, I'd like to say congratulations to the staff for the recognition of this award.

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**Mike Taylor, Public Relations Director**, said if I could just quickly add that we did this all in-house whereas many cities hire consulting firms or web design firms. The brilliance and talent of Irene and Edwin did this all in-house so I wanted to acknowledge that. I will also point out very quickly that if you notice in the corner over here, the little sunshine with the A+. For three years in a row, we've won the National Sunshine Association Transparency Award because of all the public information that we post on the website. This is the second national award. Thank you very much and it's in a great partnership with our Technology Department that we do this.

**Edwin Birch, Public Information Officer**, said thanks, Mike. I just wanted to add something too. Doug just mentioned the seven categories in design. Let's see, out of the entries, the criteria was on a scale of ten points. So in design, we got an 8.5, innovation 8, content was 9, technology was 8, interactivity was 8.5, copywriting was 9 and ease of use was also 9. That was a total of 60 points. I want to thank Irene for her hard work and putting all of the design elements together and the content which was a long process. This is just a great start as we continue to move forward.

**Action: Recognition made.**

### **CONSENT AGENDA**

**Mayor Holland** asked if there were any set-asides. There were none.

**Commissioner McKiernan made a motion, seconded by Commissioner Kane, to approve the Consent Agenda.** Roll call was taken on the motion and there were ten "Ayes," McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Walker, Townsend.

### **ITEM NO. 1 – 1580...RESOLUTION: PUMP STATION 30 FORCE MAIN REPLACEMENT (CMIP 6115)**

**SYNOPSIS:** A resolution declaring the necessity and authorizing a survey of land to be acquired for Pump Station 30 Force Replacement Project (CMIP 6115), located in the 3300 block of N. 85<sup>th</sup> Place, east to N. 84<sup>th</sup> Place, and south to Leavenworth Road, submitted by Lori Mundhenke, Engineering. On September 28, 2015, the Public Works and Safety Standing

Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.

**Action:**       **RESOLUTION NO. R-64-15**, “A resolution declaring the necessity and authorizing a survey and descriptions of lands necessary to be condemned for the construction, maintenance, operation, use and repair of the Pump Station 30 Force Main Replacement (CMIP 6115), all in the Wyandotte County, Kansas.”  
**Commissioner McKiernan made a motion, seconded by Commissioner Kane, to adopt the resolution.** Roll call was taken on the motion and there were ten “Ayes,” McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Walker, Townsend.

## **ITEM NO. 2 – 15142...APPOINTMENTS/REAPPOINTMENTS:   BOARDS AND COMMISSIONS**

**SYNOPSIS:** Appointments/Reappointments to Boards and Commissions:

Appointment of John Breitenstein to the Housing Authority, 10/15/15 - 5/30/17, submitted by Commissioner Murguia

Reappointment of Stephen Craddock to the Landmarks Commission, 10/15/15 - 5/30/19, submitted by Commissioner Markley

Reappointment of Jim Ernst to the Planning Commission/Board of Zoning Appeals, 10/15/15 - 5/30/19, submitted by Commissioner Markley

Appointment of Deloris Pinkard to the Wyandotte/Leavenworth Area Wide Advisory Council on Aging, 10/15/15 - 5/30/17, submitted by Commissioner Kane

Reappointment of Tim Rhodes to the Housing Authority, 10/15/15 - 5/30/19, submitted by Commissioner Markley

Reappointment of Jesse Rocha to the Golf Advisory Board, 10/15/15 - 5/30/19, submitted by Commissioner Markley

Reappointment of Elvira Wortheam to the Wyandotte/Leavenworth Area Wide Advisory Council on Aging, 10/15/15 - 5/30/17, submitted by Commissioner Murguia

**Action:**       **Commissioner McKiernan made a motion, seconded by Commissioner Kane, to approve.** Roll call was taken on the motion and there were ten “Ayes,” McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Walker, Townsend.

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**ITEM NO. 3 – MINUTES**

**SYNOPSIS:** Minutes from regular session of August 27, 2015, and special sessions of September 24 and October 1, 2015.

**Action:** **Commissioner McKiernan made a motion, seconded by Commissioner Kane, to approve.** Roll call was taken on the motion and there were ten “Ayes,” McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Walker, Townsend.

**ITEM NO. 4 – WEEKLY BUSINESS MATERIAL**

**SYNOPSIS:** Weekly business material dated October 2 and 8, 2015.

**Action:** **Commissioner McKiernan made a motion, seconded by Commissioner Kane, to receive and file.** Roll call was taken on the motion and there were ten “Ayes,” McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Walker, Townsend.

**STANDING COMMITTEES' AGENDA**

No items

**ADMINISTRATOR'S AGENDA**

No items

**COMMISSIONERS' AGENDA****ITEM NO. 1 – 1580...DESIGNATION: ALTERNATE VOTING DELEGATE FOR KAC CONFERENCE**

**SYNOPSIS:** Designate Commissioner Jane Philbrook as the alternate voting delegate for the UG at the November 2015 Kansas Association of Counties (KAC) Conference in Wichita, KS.

**Action:** **Commissioner McKiernan made a motion, seconded by Commissioner Murguia, to approve.**

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**Commissioner Walker** said question. I'm sorry. I've been noticing—are the Hollinshed's here? Any of them? Jeffrey Hollinshed and Reginald Hollinshed? Well, I'm not going to hold it up but I'm growing a little bit interested. Almost every month that we have a Land Bank—**Mayor Holland** said, okay, we're not on the Land Bank yet. **Commissioner Walker** asked what are you on. **Mayor Holland** said we're on appointing Commissioner Jane Philbrook as the alternate voting delegate to the Kansas Association of Counties. **Commissioner Walker** said oh, I apologize. **Commissioner Philbrook** said I'm going what's wrong with it, something I know nothing about.

Roll call was taken on the motion and there were ten “Ayes,” McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Walker, Townsend.

**Mayor Holland** adjourned the meeting as the Board of Commissioners and reconvened as the Land Bank Board of Trustees.

### **LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA**

**Mayor Holland** asked if there were any set asides. **Commissioner Walker** said I would. I would like to remove the three properties related to 1962, 1964, & 1966 N. Thompson and the others on 1937, 1959 & 1963 N. Thompson.

**Mayor Holland** asked would you also like to include 1944 N. 4th St.? **Commissioner Walker** said yes.

### **ITEM NO. 1 – 15137...COMMUNICATION: LAND BANK APPLICATIONS**

**SYNOPSIS:** Communication requesting consideration of the following Land Bank applications, submitted by Chris Slaughter, Land Bank Manager. The Land Bank Advisory Board has recommended approval.

Transfers to Land Bank

\*907 Ann Ave. from KCK Police Dept.

(Land Bank has group interested in the property for demo and rebuild.)

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\*Indicates property has an improvement.

220 S. 21st St. from Board of County Commissioners  
(Land Bank has application for this property and others in this area for future development.)

2401 Pacific Ave. from city of Kansas City, KS  
(Land Bank has application for this property and others in this area for future development.)

2116 S. 11th Pl. from city of Kansas City, KS  
350 S. 13th St. from city of Kansas City, KS  
1734 S. 16th St. from city of Kansas City, KS  
1740 S. 16th St. from city of Kansas City, KS  
2814 N. 21st St. from city of Kansas City, KS  
1400 S. 24th St. from city of Kansas City, KS  
930 S. 26th St. from city of Kansas City, KS  
2809 N. 26th St. from city of Kansas City, KS  
1324 S. 28th St. from city of Kansas City, KS  
1401 N. 30th St. from city of Kansas City, KS  
2014 N. 38th St. from city of Kansas City, KS  
2500 N. 10th St. from Unified Government of WyCo/KCK  
2059 N. 12th St. from Unified Government of WyCo/KCK  
2073 N. 13th St. from Unified Government of WyCo/KCK  
2071 N. 13th St. from Unified Government of WyCo/KCK  
1924 N. 15th St. from Unified Government of WyCo/KCK  
3031 N. 18th St. from Unified Government of WyCo/KCK  
3037 N. 18th St. from Unified Government of WyCo/KCK  
2624 N. 21st St. from Unified Government of WyCo/KCK  
2704 N. 22nd St. from Unified Government of WyCo/KCK  
3507 N. 27th St. from Unified Government of WyCo/KCK  
3440 N. 27th St. from Unified Government of WyCo/KCK  
3246 N. 31st St. from Unified Government of WyCo/KCK  
3224 N. 33rd St. from Unified Government of WyCo/KCK  
2922 N. 38th St. from Unified Government of WyCo/KCK  
(Per the December 2014 NCD Standing Committee presentation, properties controlled by the UG that are delinquent will be transferred to the Land Bank to have delinquent property taxes abated.)

#### Applications

290 S. 10th St. - Foutch Brothers, LLC, redevelopment  
1962 N. Thompson St. - Jeffrey Hollinshed, yard extension  
1964 N. Thompson St. - Jeffrey Hollinshed, yard extension  
1966 N. Thompson St. - Jeffrey Hollinshed, yard extension  
600 N. 49th St. - Winfred Anderson, lot improvement  
824 Greely Ave. - Lakisha Anderson, lot maintenance  
826 Greely Ave. - LaKisha Anderson, lot maintenance

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319 Richmond Ave. - Michael Carson, yard extension  
 220 S. 21st St. - Dean Zagortz, development  
 224 S. 21st St. - Dean Zagortz, development  
 2533 Pacific Ave. - Dean Zagortz, development  
 2401 Pacific Ave. - Dean Zagortz, development  
 4105 Sortor Dr. -William Johnson, Jr., yard extension  
 1944 N. 4th St. - Reginald Hollinshed, lot improvement  
 1937 N. Thompson St. - Reginald Hollinshed, lot improvement  
 1959 N. Thompson St. - Reginald Hollinshed, lot improvement  
 1963 N. Thompson St. - Reginald Hollinshed, lot improvement

**Donations to Land Bank**

5634 Roswell Ave. from Wells Fargo REO Community Development Program  
 3120 N. 47th Ter. from Tracey Fearon  
 813 Minnesota Ave. from Pleasant Green Baptist Church  
 1830 S. 10th St. from Maria Cruz

On September 14, 2015, the Neighborhood and Community Development Standing Committee, chaired by Commissioner Walker, voted unanimously to approve and forward to the Land Bank Board of Trustees.

**Action:**        **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve, excluding the set-asides.** Roll call was taken on the motion and there were ten “Ayes,” McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Walker, Townsend.

**Mayor Holland** said the items that have been removed, Commissioner Walker, would you like to speak to that.

**Commissioner Walker** said I just have a question, Chris. I noticed and I asked Mr. Zagortz the last time, he puts down development. Some people put lot maintenance, redevelopment, yard extension. Now every time Jeffrey Hollinshed puts property on here, it’s for yard extensions and lot improvements on Reginald, who I assume these two individuals are related. **Chris Slaughter, Land Bank Manager,** said I believe they are. **Commissioner Walker** asked what’s going on. Why are they on here every month adding property? Is there something going on that we need to know about before we keep approving these blindly? **Mr. Slaughter** said nothing to my knowledge other than they own property in that area and they’re asking to extend the property

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they own. **Mayor Holland** asked they did not give any indication of development plans or anything of that nature? **Mr. Slaughter** said no, and this Board has approved for lot improvement or for yard extension or for various reasons. They are not tax delinquent. They have no outstanding code violations so the applications are brought before you.

**Commissioner Townsend** said I'm not going to speak for the Hollinshed's but I will say that they are property owners and business people in the area. I know that when we considered this in the Economic Development board meetings, one of the concerns has always been that people are going to come forward and take property where it had been overgrown, weed ridden and pay taxes on it and clean it up, that's what we were moving to do. They have continued to do that. No other concerns have been expressed before, but you know it's legitimate to make the inquiry and I can talk to them.

I will state that my observation of them has been that they are responsible land owners and I see them with me picking up trash around 5<sup>th</sup> and 6<sup>th</sup> & Quindaro. I would like to have more people who would do that. The things that get me are the ones who buy the property and don't do anything with it.

**Commissioner Walker** said well, Commissioner, I'm certainly glad that's occurring. I just find it interesting that almost every month they are adding property. While it's great when someone adds a couple of pieces of property and maintains them and cuts the grass, they seem to be accumulating a substantial amount of property. I think to a certain extent there is a responsibility to have some understanding of what's going on with why that property is being acquired. If you're telling me they're paying the taxes, which are virtually nothing, and they're keeping the grass cut, there's got to be a bigger plan at play here. I'm not saying it's bad or they're bad. Yeah, it's great if people would do this, but we're giving away a lot of property here. If there's some big plan, I'd like to know what it is. It's just a simple question, not a criticism. I'm not against them doing it. It's the same thing I asked Mr. Zagortz what his intention was a couple of months ago when I noticed he's been on the agenda frequently.

I think we have a responsibility not to have some sense of what's really going on when people are accumulating property and whether it's something we want to be involved in. If it's just they want to maintain it and cut grass, well then okay, that's great.

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**Commissioner Townsend** said I think it would be appropriate since these names have appeared at the standing committee to make the inquiries then, not that you can't make the inquiry at any time, but I think that would be probably the better time to even explore it. I can have Mr. Hollinshed give you a call and talk to him. He has also improved property that's been there. I think you're right to bring the question up, and I have the benefit of being in that area and seeing it.

**Mayor Holland** said what if we did this, in terms of the next—in the event that the Hollinshed's request more property, that you can extend to them an invitation to come to the standing committee and talk to the standing committee about the number of properties that they're accumulating and why. I think that's a valid request as they continue to come forward. I guess the question for tonight is would you like that conversation to happen before we approve these. Would you want to send these back to the standing committee or do you want to move these for approval. That's the decision that we have tonight.

**Commissioner Walker** said I certainly didn't do it to not approve them. I just simply think the time has come where at some opportunity either you find out or they come to the standing committee or they show up here when we're giving them the property and offer us what the reason is.

This is a trust that we have here, a Land Bank trust. We're Board of Trustees. We have a fiduciary duty to ensure that we're not giving away property for a purpose that is not consistent with what needs to be done. I'm not saying that's what they're doing. The problem is I don't have any idea what they're doing. I know what Mr. Zagortz is trying to do or ultimately I think I know what he's trying to do.

I can tell from some of these that they're the next door neighbor's property and they want to extend their yard. If they're just good guys that want to keep the neighborhood up and cut grass, fine, but I want to hear somebody say that.

**Mayor Holland** said something that would be, I think, constructive to your point, Commissioner, is because there are a number of entrepreneurs in our community who see the

Land Bank as an opportunity for property, and that's certainly who we want to get the property in the hands of potentially, are entrepreneurs who are going to do something with it.

It might be, for those of you on the Land Bank standing committee, if I can make a suggestion for additional work, which is always well received, you might think about a policy where after X number of pieces of property, whether it's five or ten, some kind of threshold for numbers of property that they do have to come forward with a presentation to the standing committee to talk about what it is that they're doing, as a matter of course, whether it's a formal policy or an informal policy. I think it is fair if we keep seeing the same names again and again and again.

I agree with Commissioner Walker that it is appropriate for us to do the investigation to find out what the intentions are. I would turn that back over to the committee and if I'm not mistaken, Mr. Walker, you're the—**Commissioner Walker** said it depends on which committee it goes to. Neighborhood? **Mayor Holland** said Neighborhood and Community Development. **Commissioner Walker** said alright, well then you can—**Mayor Holland** said Mr. Walker's the chair of that committee. I bet he can make sure that that happens. **Commissioner Walker** said I will expect it, Mr. Slaughter, should he apply for any more property then I would expect him to attend or we'll hold the property. I would recommend holding it.

**Mr. Slaughter** said I have a question just for clarification. In going further, I mean the last thing we want to do is hold things up. Is there a number you guys want to direct me on? This could happen one month and not happen another month. **Commissioner Walker** said I don't have any preconceived notion and the committee would have to just take it up I guess. **Mayor Holland** said I think that would be a valid agenda item for a future meeting when you're doing Land Bank again to talk about with the applications, coming up with a policy for people who have acquired more than X number of properties in an X amount of time that the review be done that they come and explain what their intentions are. Mr. Slaughter, you might make a recommendation on that based on past experience, but I think that's a valid agenda item for that committee to take up.

**Action:** **Commissioner Walters made a motion, seconded by Commissioner Townsend, to approve.** Roll call was taken on the motion and there were ten

“Ayes,” McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Walker, Townsend.

**PUBLIC ANNOUNCEMENTS**

No items

**MAYOR HOLLAND  
ADJOURNED THE MEETING AT 7:42 P.M.  
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Bridgette D. Cobbins  
Unified Government Clerk

**tpl**

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