

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

**REGULAR SESSION**  
**THURSDAY, SEPTEMBER 24, 2015**

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in regular session Thursday, September 24, 2015, with nine members present: Bynum, Commissioner At-Large First District; Walker, Commissioner At-Large Second District; Townsend, Commissioner First District; McKiernan, Commissioner Second District; Johnson, Commissioner Fourth District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Philbrook, Commissioner Eighth District; and Holland, Mayor/CEO presiding. Commissioners Murguia, Third District; and Walters, Commissioner Seventh District; were absent. The following officials were also in attendance: Doug Bach, County Administrator; Gordon Criswell, Assistant County Administrator; Joe Connor, Assistant County Administrator; Melissa Mundt, Assistant County Administrator; Ken Moore, Interim Chief Legal Counsel; Bridgette Cobbins, Unified Government Clerk; Lew Levin, Chief Financial Officer; George Brajkovic, Economic Development Director; Chris Slaughter, Land Bank Manager; Marlon Goff, Economic Development; Debbie Jonscher, Assistant Finance Director; Emerick Cross, Commission Liaison; Janet Leverich, County Administrator’s Office; Lindsay Behgam, Executive Coordinator to the Mayor; and Officer John Turner, Sergeant-at-Arms.

**MAYOR HOLLAND** called the meeting to order.

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

**INVOCATION** was given by Reverend Cynthia Smart, Mason Memorial United Methodist Church.

**Mayor Holland** asked if there were any revisions to the agenda. **Bridgette Cobbins, UG Clerk,** stated there were none.

**MAYOR'S AGENDA****ITEM NO. 1 – 15100...PERFORMANCE EVALUATION FORM: COUNTY ADMINISTRATOR**

**Synopsis:** County Administrator's performance evaluation form.

**Mayor Holland** said the first order is the Mayor's Agenda. It is the evaluation form for the Administrator. The printing in your packet missed most of the pages so we have added an additional copy at your seat. It is the same you have received already, it was properly put out online, but the printing was mistaken so we have put the corrected printing so you have another complete document here. I will note for the Commission this went out on Monday.

Mr. Bach was originally going to give his quarterly report at the 5:00 p.m. meeting. The executive session ran long and so we did not have time for him to do that. We're going to add that on to the end of this meeting so I want everyone to be aware.

Next Thursday on October 1<sup>st</sup> we will meet in executive session at 5:00 p.m. I will ask you to bring your evaluation with you to that meeting. We will walk through the evaluation as a Commission with Mr. Bach and have a dialogue with him. Historically that's about an hour long conversation. It can go longer if we need it to, it could go shorter. I'm sure Mr. Bach would be fine if it went shorter than an hour. We'll have plenty of time for comments and then at the end of that meeting, I'll be asking to collect your evaluation forms.

If you want to keep a copy for yourself, please do. I'll be collecting those and compiling that information, then I will meet one-on-one with Mr. Bach to give him his formal final annual evaluation. That's the process that we're following.

I did receive feedback on the length of the evaluation last year. I met with Commissioner's Walters and Walker to look at it. We agreed that it should be cut down in terms of size so we have reduced it. It's about half the length that it was last year. Hopefully you'll find that a more agreeable format, but as always as you fill it out it always looks like a good idea until we sit down and fill it out, right? As we fill it out take notes of feedback that could improve it again for next year. It's not etched in stone. That's the process for the evaluation and we will have that presentation at the end of this meeting from Mr. Bach.

**September 24, 2015**

**Action:** For information only.

**Item No. 2 – 15101...PRESENTATION: LAND BANK PORTAL**

**Synopsis:** Presentation on the Land Bank portal, submitted by Chris Slaughter, Land Bank Manager.

**Doug Bach, County Administrator**, said the Land Bank Portal is just another step we're taking as far as innovation and new steps we can achieve within our government to make our government more accessible. This is one that is directly related to the, I would say, the excess land that we take in. With that I'm going to turn this over to Chris Slaughter our Land Bank Manager and let him introduce the new portal to you.



**Chris Slaughter, Land Bank Manager**, said tonight we're going to talk to you about a new tool for marketing Land Bank property, assisting me in selling Land Bank property and we think you guys are going to enjoy it. We partnered with a company called Opportunity Space and we'll do a quick presentation and then I'll do a quick demonstration of the actual site itself. In respect of time we can just take questions at the end of that and we can go from there.

**September 24, 2015**

## How did we get here?

- The Land Bank Statute states, a Land Bank must ...compile and maintain a written inventory of all such property. The inventory shall be available for public inspection and distribution at all times.
- The Land Bank was using a pdf of Excel spreadsheet.
- Needed something better, then discovered OpportunitySpace.

One real quick about the Land Bank statute is I'm required to publish our inventory and we will still do that. As some of you may have already figured out, we use PDF of an Excel Spreadsheet. When people need to know what's in the Land Bank we point them to the website and they print this long document off.

## OpportunitySpace - History

- OpportunitySpace began as an Honors Thesis at the Harvard Kennedy School of Government in 2011, focusing on leveraging technology and data science to help the Louisville Metro Government to better manage its real estate portfolio
- They soon evolved to an online platform cataloging all government-owned properties in the consolidated city/county area, including State and Federal assets
- In 2013, launched a online listing platform, helping to connect available government-held properties with people in the community and beyond who want to return them back to productive use

We came to the decision that we needed something better and then that's when I discovered Opportunity Space; a little history about them. This basically started as an honor thesis project at the Harvard Kennedy of School. They were working with Louisville to better manage their portfolio. Then it soon evolved into an online platform that showed all government owned

property. Some of the cities have state and federal assets as well listed. In 2013 they launched more of the online version of this, and there again, their goal is to connect government held property with people in the community, developers, investors. They've grown since 2014 and in 2015 they added some additional tools that not only help governments make strategic decisions, but they also—it could be a place where possibly we hold or we hosts our tax delinquent properties for the tax sale. It's maybe something we can load code violations. There's a lot of potential of what we can do and we're just kind of scratching the surface with the Land Bank.

### OpportunitySpace - History

- By 2014, they grew to a dozen markets, including Boston and Providence
- In 2015, they have rolled out a number of back-end asset management tools to help our client governments make strategic decision about not only properties they already own, but also "problem" properties that are in tax delinquency, code violation, or otherwise a cost-burden.
- Today, we are in two dozen markets, including Chicago, Atlanta, and (soon to be) Kansas City, MO.
- We have been featured in *The New York Times*, *The Atlantic*, *Wired*, *Fast Company*, *Curbed*, *Government Technology*, *Governing Magazine*, and a number of other publications.

There in over two dozen markets Chicago, Atlanta, they're soon to be working with Kansas City, Missouri's Land Bank...**Mayor Holland** asked did we beat Kansas City, Missouri to the bid? **Mr. Slaughter** said yes. **Mayor Holland** said thank you. **Mr. Slaughter** said and there are some of the publications that they've been featured in.

### OpportunitySpace – Why do they do this?

- OpportunitySpace believes:
  - Public land is an important resource.
  - It should be used for development that will maximize benefit to cities and communities.
  - They believe that with better information, modern data tools, and transparency, they can help us reach a larger market for smarter use of our collective land and buildings.
  - Plus helping us improve the ease of doing business with the Land Bank.

Again, they believe that just like we do that public land is an important resource. We should use it to develop to maximize the benefit to not only our city and community, but those that want to be involved with that through better information, tools, transparency; they feel that they can reach a larger market better than what I can. As you'll see also we've included the application process in this so that'll help me as people fill this out online those things will be emailed to me. We hope it will kind of ease the transition of people just coming in. We also do have a terminal setup in the Economic Development office so people that do come in they'll be able to access it, enter in the information as needed so we feel we have all of the bases covered as well as people just accessing it at home.

### OpportunitySpace – How do they do this?

- They take existing data, from our GIS Digital Data page and make it visible and easily accessible.
- They clean up, standardize, and consolidate these data sets before loading the information onto our site.
- Their platform provides users with tools to easily navigate public data and connect with the Land Bank.

How do they do this? Basically they're taking information that we have on our GIS digital data page, basically our open data that sits out there. They're uploading it, they're formatting it, they're consolidating it and you'll see what they do with it here shortly.

### OpportunitySpace – How to access

- UG's main page go to the "I Want To..." in the Find section
- On the Land Bank's page
- On the Land Bank's properties page

The main link we'll show you is on the UG's main page. There also will be a link on the Land Bank page and we're in the process of getting one on the property and marketing page. Economic Development we'll have that there.

Really what I would like everybody to keep aware of is the "I Want To" section and come down here to find and you'll see over here to the sign, Land Bank Property for Sale.

Again, we'll have it on the Land Bank page, Economic Development pages, but this is really as you go and talk to your constituents this is probably the easiest way for you guys to mention how to get to it. This is basically the main page. You'll see it gives us a printout of the type of property that's available. You can scroll in and out. We have it broken into two categories the yes and the noes and the noes is basically what we deem as a whole property. Some of those properties are in strategic areas. Some of those properties are also on the side of Rosedale Park. There are some parcels that were delinquent that are in the Land Bank, we're just going to hold on to those. We're not going to sell those. The topography is just horrible.

Individual users can scroll in. They can pull up individual properties. They'll also get a link here. They can click the blue link there. You can also go by land and building. We've got to tweak the building part. I need to put an indicator in our data that'll show up on that.

You can sit there and say show me everything from half an acre to 20 acres, those will pop up, square footage of the property as well. We have some other if you want to do a key word, maybe there's a special project we're running for Douglass-Sumner. Maybe they'll want to type in Douglass-Sumner. That'll pop those properties up.

We went ahead and added the Neighborhood Revitalization Act Program in there. You click on that you get a description of it. If they're interested in applying, they would click here it would take them back to the Economic Development page. If we click here and we zoom out, it should soon highlight all the areas in the county that show that. It took a little bit and it may be doing it now.

We can go by neighborhoods if they're interested in a certain neighborhood. If there's certain zoning that their interested in, they want to see all the land that is commercial. As we zoom in you can see kind of along Quindaro, 10<sup>th</sup> Street, 7<sup>th</sup> Street. We feel there are a lot of potential uses for this. It's a real brief demonstration I know. I'd be more than happy to sit with you guys on an individual basis and give you a little bit more information and hands on.

I will say this is not costing us a dime. We're going to evaluate it between now and the end of the year to see the merits of it. We believe that we've got something good here. Then again hopefully the next step is maybe we can get some of the other departments to use their data in this and really have a visual page that is a benefit to the community too.

I'll stand for any questions.

**Commissioner Kane** said, Mr. Slaughter, can you get with the girls next week? I'd like to sit down with you for a little bit and go over this a little bit more. **Mr. Slaughter** said sure.

**Commissioner McKiernan** said this is excellent. Thank you so much for this work to everybody who worked on this. Thank you also for the fact that I can pull it up on my tablet and it comes up and I can manipulate it here.

My one question was it says that there were only about 1,100ish properties displayed. That's not the total of our inventory is it? **Mr. Slaughter** said no. We're still sitting at around 2,100, but since they are distinguished between hold and non-holds you may only be looking at that. You'll find that it really only shows 300 properties at the time. They've indicated to me

that in the studies they've done if there are more than 300, people lose interest. I'll roll with that I guess. **Commissioner McKiernan** said thank you very much, I appreciate it.

**Mayor Holland** said now we own more properties than are in the Land Bank? **Mr. Slaughter** said correct. **Mayor Holland** said about almost as many more as are in the Land Bank. **Mr. Slaughter** said that's pretty close yes. **Mayor Holland** asked is there plan to add those to this database as well? **Mr. Slaughter** said yes we can probably do that. It would just be a matter of getting the right data to them.

**Commissioner McKiernan** asked isn't that a part of the initiative we've already started in Neighborhood and Community Development to move those properties systematically into the Land Bank? **Mr. Slaughter** said correct. **Commissioner McKiernan** said Mr. Slaughter has already started the process of moving all those over. It's just a time-consuming process because of all of the investigation he has to do on all of the properties.

**Mayor Holland** said this is terrific, another piece of innovation I wanted you to be aware of as it's rolled out, another tool that we have and this is, again, the benefit of open data. If it weren't for our GIS information being out there, it's another example if we provide the raw data and third party applications like this use our data and put it in a form that's usable for both the public and for our own departments. This is a big step forward and Mr. Slaughter I appreciate your working on this.

Action: For discussion only.

### **CONSENT AGENDA**

**Mayor Holland** asked would anyone on the Commission or in attendance tonight like to set-aside an item on the Consent Agenda? Any item set-aside will be discussed and voted on separately. Any item not set-aside will be voted on with a single vote.

**Mr. Bach** said, Mayor, I'd like to set-aside Item No. 3. **Mayor Holland** said Item No. 3 the Sale of Advanced Auto Parts will be set-aside.

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**Action:** **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve all remaining items.** Roll call was taken and there were eight “Ayes,” Townsend, McKiernan, Johnson, Kane, Markley, Philbrook, Bynum, Walker.

**ITEM NO. 1 – 1594...RESOLUTION: CASH MANAGEMENT & INVESTMENT POLICY**

**Synopsis:** A resolution adopting the revised Cash Management and Investment Policy, submitted by Lew Levin, Chief Financial Officer. On September 14, 2015, the Economic Development and Finance Standing Committee, chaired by Commissioner McKiernan, voted unanimously to approve and forward to full commission.

**Action:** **Resolution No. R-58-15,** “A resolution that the Board of Commissioners hereby adopts the Cash Management and Investment Policy dated September 24, 2015, which revises and supersedes the previous policy adopted September 25, 2014.” **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to adopt the resolution.** Roll call was taken and there were eight “Ayes,” Townsend, McKiernan, Johnson, Kane, Markley, Philbrook, Bynum, Walker.

**ITEM NO. 2 – 1593...RESOLUTION: UG MEDICAL CLINIC FINANCING**

**Synopsis:** A resolution authorizing funding for UG Medical Clinic to be financed with Public Building Commission Revenue Bonds, submitted by Debbie Jonscher, Finance. On September 14, 2015, the Economic Development and Finance Standing Committee, chaired by Commissioner McKiernan, voted unanimously to approve and forward to full commission.

**Action:** **Resolution No. R-60-15,** “A resolution authorizing the acquisition of real estate located at 800 Ann Avenue, and the construction, reconstructing, equipping and furnishing of a building located at such site, all for the purpose of establishing a Medial Clinic to serve employees of the Unified Government of Wyandotte County/Kansas City, Kansas; and requesting the Public Building Commission of

the Unified Government of Wyandotte County/Kansas City, Kansas to issue Revenue Bonds for the purpose of paying a portion of the costs thereof.” **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to adopt the resolution.** Roll call was taken and there were eight “Ayes,” Townsend, McKiernan, Johnson, Kane, Markley, Philbrook, Bynum, Walker.

**ITEM NO. 3 - 1590...RESOLUTION: SALE OF ADVANCED AUTO PARTS**

Synopsis: A resolution authorizing the execution of a Transfer Acknowledgement and Assumption Agreement for Advanced Auto Parts within Wyandotte Plaza, submitted by George Brajkovic, Economic Development Director. On September 14, 2015 the Economic Development and Finance Standing Committee, chaired by Commissioner McKiernan, voted unanimously to approve and forward to full commission.

**Mr. Bach** said this item came before the Economic Development and Finance Standing Committee. In the last meeting it was approved. It said on the Consent Agenda, however, during the meeting a few commissioners had some questions regarding progress at the Plaza and what this meant for the sale of this property and what we were looking to do or what they were looking to do with the future property and the sale of that and asked if we could get some information and we asked the developer to come tonight and really give us an update on what’s happening with the property and what they’ll be—and what this sale means and what other sales could mean on the property. With that, Commissioner, unless you would like different I would ask Mr. Lowe or Mr. Grammer if you guys would come forward, if you could give us an update on things.

**Wes Grammer, Legacy Development, 4717 Central, Kansas City, MO,** said really our request here is to sell a piece of private property as I believe you know. I’m just a seller at Advanced Auto Parts and I think there were some questions during the standing committee meeting about what’s in it for us and why should we allow them to do this. Have any of you been to Wyandotte Plaza lately? You see a show of hands...**Mayor Holland** said all of the time. **Mr. Grammer** said that’s great.

As you know Wyandotte Plaza is a 1950's vintage project. When we got into the project around three years ago you basically had no landscaping. You had a project that was completely deteriorated and 100% on the decline. The parking lots were in horrible shape, the grocery was in really bad shape and it was about 35% vacant. Today Wyandotte Plaza is a 200,000 square foot grocery anchored center. It's 100% occupied and we just signed our last lease. We invested \$25M and our entire team was involved with the redevelopment.

The grocery sales have nearly doubled at the project. You now today have primarily have a national tenant lineup and great tenants. The property appraisal went from \$6.8M to \$19.7M today. The sales at the center went from \$21M to \$44M and as you know we've kicked off a lot of other area development that was being planned at the same time, but is very complimentary to what's happened in Wyandotte Plaza. With that we thank you for your time and please let me know if you have any questions.

**Mayor Holland** said I know that as you've done this—and the Center looks great. It's near my house, we love it. We learned that if you dress and talk like a pirate, last week you got a free dozen doughnuts at Krispy Kreme and that was very exciting for my children.

One of the questions I have is as hard as it is on these developments to assemble the property, because all of the properties that look great are the ones that you guys took over. The property that you don't own which is the Burger King, which is the worst looking property on the site, doesn't look good. How by selling this one piece, this one parcel, the Advanced Auto Parts: do you maintain the integrity of the whole property because if—just like one property can tear down a neighborhood, one property can tear down a retail development. How is it beneficial to sell one pad site instead of retaining it all and doing a lease back? **Mr. Grammer** said first I would say whenever we take over a development in this case there was no ECR document which is an Easement Covenant Restriction document. It speaks to the quality of the development so it basically requires certain things with respect to signage, the materials used on a building. It's very, very detailed. I believe it's a 20 or 30 page document.

In addition, when we sign our development agreement which that development agreement remains in place and Legacy is still involved with the development agreement and will be for a very long time. That document has a lot of operational requirements that we keep

the project in a first class manner and that goes on title. That's a requirement of anyone that owns property within Wyandotte Plaza.

There are a lot of standards that we force people within our developments to live up to. Unfortunately the Burger King was there in 1968 I believe. We tried to buy it multiple times. We talked to Rob about trying to find a way to force them to do certain things to the building and unfortunately we haven't been successful. He's the largest Burger King franchisee in the area and we've tried, but we don't own the building. That is the only piece of the project that is on a land lease. We do own the land. We lease it to Burger King Corporation who then leases that building to a franchisee. It's a complicated ownership interest and basically leaves us in a position where we're not able to touch the building.

**Mayor Holland** said fast forward you know that was in 1968 a long time ago. Fast forward 30 years, 40 years from now and the title to this Advanced Auto Parts has changed hands two or three times after you sell it and it's in a complicated ownership structure. It's in an absentee landlord's hands like countless properties we have. In every 30 or 40 years we probably shouldn't wait 50 years to redo a shopping center. Every 30 or 40 years it needs to be redone. How do we—is there any guarantee that that property can be a part of a new redevelopment in 30 to 40 years just thinking down the road.

**Mr. Grammer** said right. In the case of Wyandotte Plaza, it definitely will be. No one can ever build anything in Wyandotte Plaza because of the ECR that we put in place. A lot of developers don't do that or come up with something as comprehensive as we do, but there's a reason why our developments are of a higher quality and it's because we have higher standards with respect to the development.

We've done our best with this project where we've really tried to limit future issues like that where there's a piece of it that may be in bad shape, but yet again, we've just done our best.

**Mayor Holland** said I will reiterate the property looks great. The best it's looked in 30 years and it's really a quality anchor for that part of town. We very much appreciate that.

**Commissioner Kane** said good things happened in the '50's especially '57. You're still responsible for the building. You're going to be the one if something happens in, like the Mayor said, in 30 or 40 years; if we go to you, you make sure that it's to the standards of the rest of the facilities right? **Mr. Grammer** said yes, there's a developer role that is designated within the ECR. That developer is responsible for maintaining the quality of the project.

**Commissioner Philbrook** said thank you for all your hard work up the street from me. I love it. It's great, nice place to go now. By the way thanks for the stop signs too at the top of the hill. That's great, we're not hitting each other anymore.

As I understand it, then bottom line is no matter who buys this piece of property, they have to make you happy in its appearance. **Mr. Grammer** said correct. **Commissioner Philbrook** said that's all I want to hear.

**Mayor Holland** asked action needed Mr. Bach?

**Action:**        **Resolution No. R-59-15**, "A resolution that the County Administrator of the Unified Government is authorized to execute in the name of the Unified Government of a Transferee Acknowledgement and Assumption Agreement (Wyandotte Plaza) by and between Developer and Unified Government for Advanced Auto Parts." **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to adopt the resolution.**

**Mayor Holland** said I will say the light on the letter "A" in Plaza is out so you might check that out. **Mr. Grammer** said it's being fixed. **Mayor Holland** said I appreciate that.

Roll call was taken and there were eight "Ayes," Townsend, McKiernan, Johnson, Kane, Markley, Philbrook, Bynum, Walker.

**Mayor Holland** said we appreciate Red Legacy. It's been a great partner in our community and has done a lot of quality projects. We look forward to more to come.

**ITEM NO. 4 – 1592...RESOLUTION: MAINSTREET SKILLED NURSING FACILITY**

**Synopsis:** A resolution granting consent to the assignment of the base lease & performance agreement from MS Kansas City, LLC to Health Care REIT, Inc. as part of the Mainstreet Skilled Nursing Facility, 8900 Parallel Parkway, submitted by Marlon Goff, Economic Development. On September 14, 2015, the Economic Development and Finance Standing Committee, chaired by Commissioner McKiernan, voted unanimously to approve and forward to full commission.

**Action:**        **Resolution No. R-61-15**, “A resolution whereby the Board of Commissioners of the Unified Government hereby consents to the assignment of the Base Lease, Lease, and Performance Agreement by MS Kansas City, LLC to Health Care REIT, Inc. pursuant to the Assignment and Assumption of Base Lease, Lease, and Performance Agreement between MS Kansas City, LLC and Health Care REIT, Inc. in substantially the form presented. The foregoing consent is contingent upon the satisfaction of all other requirements for assignments contained in the Lease.”

**Commissioner Kane made a motion, seconded by Commissioner McKiernan, to adopt the resolution.** Roll call was taken and there were eight “Ayes,” Townsend, McKiernan, Johnson, Kane, Markley, Philbrook, Bynum, Walker.

**ITEM NO. 5 – 1599...APPOINTMENTS: BOARDS AND COMMISSIONS**

**Synopsis:** Appointments to Boards and Commissions:

Margarito Belmares to Human Relations Committee, 9/24/15 - 5/30/17, submitted by Commissioner Philbrook

Don Jolley to Advisory Committee on Disability Issues, 9/24/15 – 5/30/19, submitted by Commissioner Murguia

Mark Mohler to Golf Board, 9/24/15 - 5/30/19, submitted by Commissioner Bynum

Pat Pettey to Wyandotte County Library Board, 9/24/15 - 5/30/19, submitted by Commissioner Bynum

Daniel Serda to Planning Commission/Board of Zoning Appeals, 9/24/15 - 5/30/19, submitted by Commissioner Bynum

Erin Stryka to Wyandotte County Parks Board, 9/24/15 - 5/30/19, submitted by Commissioner Bynum

Linda Warner to Housing Authority, 9/24/15 - 5/30/19, submitted by Commissioner Bynum

Chris Wing to Planning Commission/Board of Zoning Appeals, 9/24/15 - 5/30/19, submitted by Commissioner Murguia

Maria Cecilia Ysaac to Law Enforcement Advisory Board, 9/24/15 - 5/30/17, submitted by Commissioner Philbrook

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

#### **ITEM NO. 6 – MINUTES**

**Synopsis:** Minutes from regular sessions of July 30 and September 3, 2015.

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

#### **ITEM NO. 7 – WEEKLY BUSINESS MATERIAL**

**Synopsis:** Weekly business material dated September 3, 10, and 17, 2015.

**Action:** Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve fund transfers and receive and file. Roll call was taken and there were eight “Ayes,” Townsend, McKiernan, Johnson, Kane, Markley, Philbrook, Bynum, Walker.

#### **PUBLIC HEARING AGENDA**

No items of business.

#### **STANDING COMMITTEES’ AGENDA**

No items of business.

#### **ADMINISTRATOR’S AGENDA**

No items of business.

### COMMISSIONERS' AGENDA

No items of business.

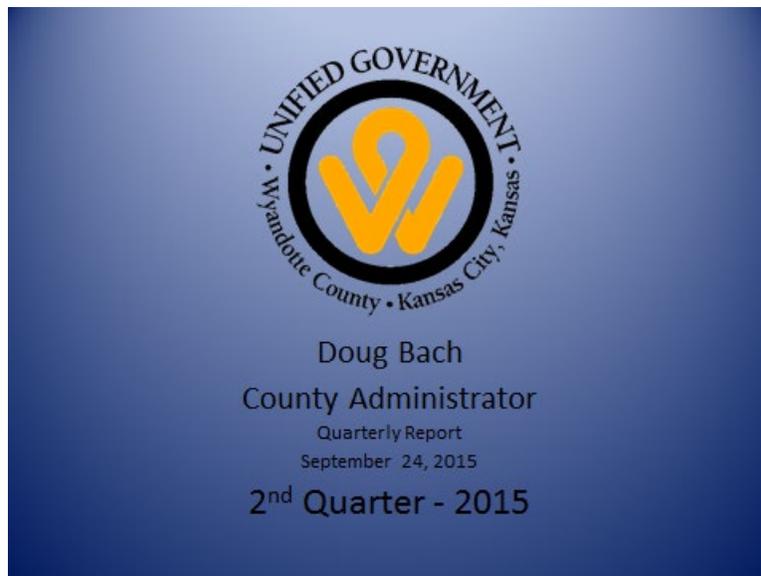
### LAND BANK BOARD OF TRUSTEES' AGENDA

No items of business.

### PUBLIC ANNOUNCEMENTS

No items business.

**Mayor Holland** said that completes the agenda that we had set forward. We did not complete our 6:00 p.m. agenda with the report from Mr. Bach.



**Mr. Bach** said first as I start my report, Mr. Levin, can I get you to come up to the microphone please.

As I look at the second quarter report probably one of the first things I need to note is that as I move into the third quarter I will report that we will start to have to look to replace someone in our organization. Mr. Levin after a great career with the Unified Government has notified me that he is going to move on and look for a few other things to do in the future. Next March he will be retiring and I wanted to recognize him tonight. He has been an outstanding employee for

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the Unified Government. He is someone that I rely heavily upon, always have and thank him for all his years of service. I just want to say thank you very much, Lew, for all you've done and it'll be tough work going over the next few months trying to find someone to replace you.

**Mayor Holland** said it's going to be big shoes to fill. **Mr. Bach** said I will note that in working with Lew we looked ahead to the timeframe that it would be and that's why we are announcing now. It is my intention to go out and spend a lot of time searching through this process. He has built a very good staff in the finance staff to work with, but he also leaves very big shoes to fill. We will spend a lot of time and hopefully my intention is to be able to hire someone in and have that position filled before Lew leaves.

As you note next March is when we start our budget process, but he works throughout the year all the time before then. That's my game plan.

With that I'll go to the second quarter report. The report as it's broke out as I've done the last time we break it down through different categories. I tried to do some of these as you look back over and evaluate and make indications to what's happening. I'll also note as you're going through to do my evaluation, I've sent out to you today an email that includes the last couple of quarterly reports. Probably could work on this as we move to a cycle, I guess it would be more of an annual type that could come into play.

## Public Safety

- A Pilot program in Community Correction was implemented which tests the impact of a structured community based curriculum in reducing the need for secure juvenile detention
- Increased cooperation between the Sheriff, District Attorney, District Court and Municipal Court to reduce the average Continued Community engagement number of KCK only prisoners in order to reduce farm-outs
- On Going Labor Negotiations
- Fire Consultant Visit
- On Going Jail Study

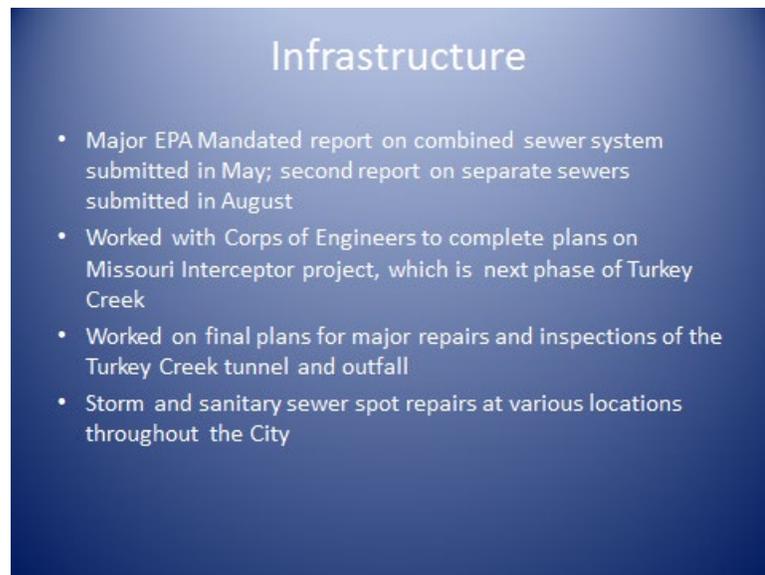
The report I'm giving tonight is just on quarterly and then you have the other information. Activities that happened through this last quarter in Public Safety, we did a Pilot Program in Community Corrections. It's a community based curriculum to secure juvenile detention. We increased cooperation between the Sheriff and District Attorney. This is being done on an average to reduce the prison or population or the average stays that someone has. Ongoing labor negotiations and all the unions affected by Public Safety which actually touches over more than just the ones you think because they touch into several different areas.

We started our fire consultant visits, which has occupied a fair amount of our time. It proceeded now that we're getting ready for the rollout of that study, but during the second quarter, we're moving through that. We finalized the RFP and selected the consultant that was doing the jail study.



Additional and Public Safety we had the high school interaction with youth. The car stop video was put throughout all the different schools. That was shown off to them and just additional interaction that our officers are doing in those schools. Ongoing Active Shooter Training for our own employees; the teaching of that program of what to do in the event if we did have an active shooter. Safety First Courtesy Always Program, the rollout of that's been in place. It was started at the end of last year, but much heavier rollout of that program, the surveys that are given out by the officers as that continues on. In our Police Department, Chief Zeigler, has done several meet and greet events. He's really made that a part of his program and that with his officers.

The Sheriff's Department started their Citizens Academy. In the area of infrastructure we had major EPA mandated Combined Sewer Overflow activities that we've been working on. We're bringing that forward to what would be more of full recommendations, but we've come forward during these timeframes and made some updates as to what we're doing. Of course this works toward what we'll be doing in the first quarter really of next year as far as all of our recommendations.



I worked with the Army Corp of Engineers on plans around the Turkey Creek. I worked on our final plans, inspections for the Turkey Creek outfall, and then storm and sewer projects throughout various locations in the city.

## Projects List

- Conversion of tennis courts to Futsal at UG Parks:
  - Bethany
  - Welborn
  - Highland
  - Westheight
- Construction started on 98<sup>th</sup> Street between State & Parallel
- Construction continued on Oak Grove, 53<sup>rd</sup> to 55<sup>th</sup>
- Construction nearly completed at 24<sup>th</sup> & Metropolitan
- Street Division crews completed cleaning & flushing street grid
- Rosedale Master Plan
- Significant progress on the writing of three RFP's that will result in new contracts for planning studies by end of August
- K-32 Corridor Quiet Zone and Transportation Redevelopment Plan
- Sign Code – Code amendments were presented to Planning Commission and Full Commission for review. Code Amendments addressed residential accessory uses, updated flood maps, and automotive related uses such as used car lots, mechanics, and auto body work

On the projects list I'm not going to walk through each of these, but they're all here in my report noted for you to see.

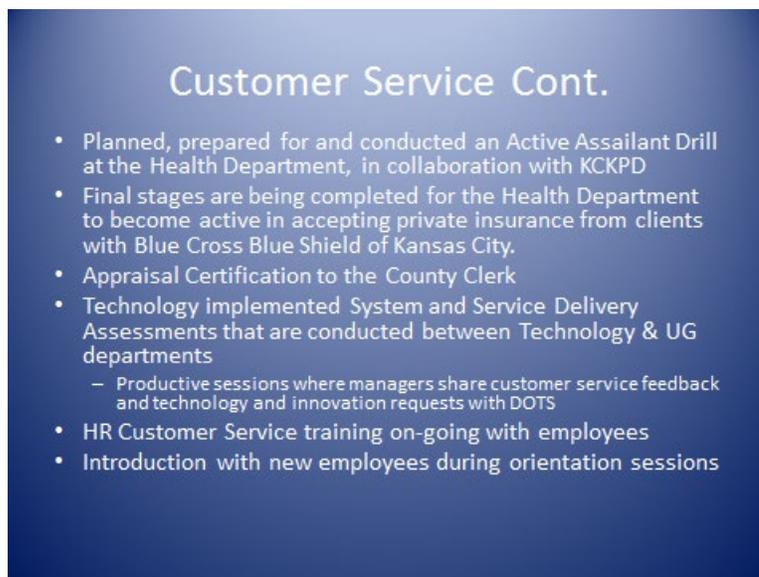
## Customer Service

- Completed 1<sup>st</sup> phase of "Integrated Overflow Control Plan" public outreach, beginning next phase
- Frequent heavy rains this summer let to unusually large call volumes. "Engineer of the Month" handled over 120 calls in July alone, about 30% more than usual.
- Responded to several washouts of older culverts, including emergency repair under design for 131<sup>st</sup> Street, south of Leavenworth Road
- More than 6,000 lots were mowed by UG and contractor crews by June 30<sup>th</sup>
- Area Agency on Aging – Reduced number of seniors waiting for services under the Senior Care Act in proportion to funding received from the State of Kansas
- 2015 Fireworks Stand Permits – 48
- Treasurer's office implements customer service survey

Customer Service, the first one is really the first phase of the Overflow. That again is in Water Pollution, what we're doing there to teach people about what we're doing in that program area in Water Pollution. Our Engineer of the Month Program served to be very beneficial. Over 120 calls came in the month of July which is a 30% increase. Puts a lot of work on that Engineer of the Month, but it also allowed that person to stay focused. To that the other engineers to stay focused on what they were doing so I believe we found that to be a very beneficial program within Public Works to: 1) be responsive to our citizens, when they had the calls we had issues

to deal with and 2) be able to maintain our focus on the projects we had other people working on. Note, the washouts we worked on. We mowed over 6,000 lots by crews coming through June 30<sup>th</sup>.

In Area Agency we reduced the number of seniors waiting for services under the Senior Care Act Program. I do have that percentage. I didn't get that put into my report, but that was a target we were going after to get that done. I guess it's customer service that we issued out 48 firework stand permits. That is a program we do. Then the implementation of customer surveys in the Treasure's Office. Not only have we done other things in that area like the awesome queue system and moving forward with that, but then to put in customer surveys now so we get direct feedback. That has been something that's been extremely useful to management as we move forward.



**Customer Service Cont.**

- Planned, prepared for and conducted an Active Assailant Drill at the Health Department, in collaboration with KCKPD
- Final stages are being completed for the Health Department to become active in accepting private insurance from clients with Blue Cross Blue Shield of Kansas City.
- Appraisal Certification to the County Clerk
- Technology implemented System and Service Delivery Assessments that are conducted between Technology & UG departments
  - Productive sessions where managers share customer service feedback and technology and innovation requests with DOTS
- HR Customer Service training on-going with employees
- Introduction with new employees during orientation sessions

Continuing in that area we had the Active Assailant Drills at the Health Department collaborated with the Police Department to conduct that. Final stages being completed for clients for the Blue Cross/Blue Shield, again in the Health Department. I mean I don't have to walk through I think each one of these points. I provide these to you. Our HR service continuing their training that we rolled out that we did in coordination with KU. That's really been the introduction of that as we introduced it last year, but training throughout this year.

I will say an additional element that I've added this year is when we do our new employee orientations I've been going to those sessions. This is something new, to meet all the

new employees, talk to them about customer service as a high priority for us, but just also talk about 1) thanking them for coming to work for the Unified Government, but also noting the fact that I hope they continue to appreciate working for the Unified Government and that I want them to be there and be active participants because they are either citizens when they come to work here or they will be within the next year after they come to work here. As citizens of our community, that I'm continuing to look for ideas or thoughts that they'll have to make our community a better place. It doesn't necessarily have to be just what is in the area that they're working in. They can be a member of the Police Department and still come back and report on a different area or vice versa or whatever area.



List off several Customer Service Programs in Parks and Recreation, it drifted off the slide a little bit. These really just refer to different events, different key activities that have gone on throughout our parks in that quarter or recreation centers which is pleasing the public.

## Innovation

- The "Village Green" air monitoring "park bench" provides interested individuals with a host of weather and air quality information
- Supplemental phases of the OpenGov portal project have begun
- Suite One Agenda Management System deployed. User training underway
- Phase I of the 311 Citizens Self-Service portal complete. 311 now has a modern CRM based architecture that will produce the reports and business intelligence for measuring and monitoring Key Performance Indicators/Metrics
- DOTS has completed the deployment of a dedicated backup network. This allows backups of internal data to run 24/7 with no perceptible degradation to and user experience
- Firewalls have been upgraded for enhanced security to improve overall bandwidth
- Process continues for 3-1-1 Operations system which is scheduled to be unveiled during 4<sup>th</sup> quarter of 2015. UG contracted with Innova Inc. to complete the technical upgrades
- District Attorney Paperless Mobile Warrants Project
- New UG Mapping Tool

Several different areas were brought in. We had the Village Green Air Monitoring Program; the Open Government portal, which was introduced with the budget. I guess that was just slightly outside the budget, but really all the work to get all prepared and ready to go. Suite One Agenda Management System was worked on and moving forward. Different phases of 311 Citizens Self-Service Program as we continue to advance that. DOTS has really been doing a lot of work really behind the scenes, different work they can do with the users being that different departments. The deployment of their backup their network; new UG mapping tool is the last one on this list. I think you've all have had the opportunity if you haven't use it to be trained on that to see how that would work. Ultimately it was not a system that was rolled out to show a whole bunch of changes right off, but a more dynamic system that enabled us to do a lot more changes as we continue to go forward with that. Of course things like the new portal which you saw tonight. Those are programs we work on and then they roll out during different phases.

## Economic Development Projects

<p><b>SMALL Business</b></p> <ul style="list-style-type: none"> <li>Develop policy for city-wide Business grant awards, funded by bond issuance fees from larger scale projects</li> </ul>	<p><b>TURNER COMMERCE CENTER</b></p> <ul style="list-style-type: none"> <li>130 acres—former defunct residential TIF, \$69M capital investment, \$1M of new industrial space, expected 600+ job creation, average salary \$42k</li> </ul>
<p><b>LED Lighting</b></p> <ul style="list-style-type: none"> <li>Project with new Business in Downtown—LED2—LED Lighting in UG Buildings &amp; streetlights in downtown</li> </ul>	<p><b>LEGENDS APARTMENTS</b></p> <ul style="list-style-type: none"> <li>On-Going negotiations with RED Legacy announced to construct a \$50M multi-family &amp; structured parking garage in Legends Shopping. 250 Market Rate Units with parking structure adding 350 more public parking spaces</li> </ul>
<p><b>TOURISM</b></p> <ul style="list-style-type: none"> <li>US Soccer—Issuance of \$64M in STAR Bonds to finance NTC</li> <li>Schlitterbahn—Expected issuance of \$84.65M STAR Bonds in October for waterpark and Auto mall Development</li> </ul>	<p><b>SELLING UG Property</b></p> <ul style="list-style-type: none"> <li>On-going activity to sell UG property—Legends Movie Theater &amp; Hilton Garden Inn</li> </ul>
<p><b>PUBLIC LEVEE</b></p> <ul style="list-style-type: none"> <li>On-going 300,000 square foot facility development</li> </ul>	

Listed several different areas here, ones that were developed—the Small Business Program that we put in place. It was in Standing Committee at the last session where we started to go through and talk about how we can actually put policy in place for that. The LED Lighting Project that we coordinated with LED2; it's a new business in our downtown that's coming forward to do this Pilot Program of LED lighting in our downtown area for free or really we pay the cost for installation and it comes in. They also did some in a couple different offices we have.

Areas of tourism noted here of what we've done with US Soccer, Schlitterbahn. Our Public Levee project continued to move forward. I will say they just noted up they had a third lease in that tenant. I think they're up to 160,000 square feet of space that's already leased up and they haven't completed the center yet.

We brought forth the Turner Commerce Center. Our friends with RED advanced the Legends apartment project. It's not complete yet, but we've been spending a lot of time working on that and then of course selling of UG property.

**Housing**

- NRC reported that April Building Inspection issued 44 single family permits – highest number for a single month in five years
- NRC Conducted vehicle blitzes throughout the City sighting numerous violations during each blitz

**Education/Workforce Development**

- Presentation before Administration and Human Services Standing Committee (UG Staff, Workforce Partnership & WYEDC) to outline local strategy and partnerships (June)

**Multimodal Transportation**

- On May 1, 2015, UG Transportation signed a fare reciprocity agreement with the KCATA and Independence that allows for the reimbursement of non-UG fares accepted on all of our fixed transit routes. In 2014 non-UG fares accounted for more than 50,000 trips on our fixed route system.
- On May 5, 2015, UG Transportation unveiled the KC regions first RideKC branded bus. RideKC is the umbrella brand for all modes of transportation operating in the greater KansasCity area.
- On June 18, 2015 UG Transportation initiated preliminary discussion with the city of Edwardsville regarding future transportation along the K-32 corridor between CKK and Edwardsville. The future route would be designed to provide a vital job access link within our community.

Housing is the top one on here that's off the page on one of the screens. April building permits were up. We issued 44 or inspected/issued 44 single-family permits and we also conducted vehicle blitzes throughout the city sighting numerous violations. Those happened in different sequences. Most of them are on the—I would say we do more of those probably in the heavier populated areas, but we are doing them throughout the entire city. Presentations before Administration about Workforce Development and then our Multimodal Transportation category we brought this forward to talk about how our increases in trips. This has been done by our working with transit to see how different areas where we can change.

With our existing bus service where we could add to lane miles that we're covering really more efficiently by evaluating the hours that people or bus drivers are out there mapping through our system, seeing where we're overlapping in certain areas or where we're seeing heavier people coming on. Changes were made in that category.

## Healthy Communities Parks & Recreation

- 5K runs
  - Stride For Life At Pierson Park
  - Black Light Run at WYCO Park
- Summer Intro Trail Run at WYCO lake
- Spring Youth Kickball & Soccer
  - 318 Participants
- Spring Adult Softball & Soccer
- Health for all Soccer Clinic
- KU Rowing Regattas
- Arbor Day
- 2<sup>nd</sup> Annual Easter Egg Hunt
- Partnership with KCKRBI
  - 1006 participants
- Parkwood Pool & Spray Parks
- Wrestling Reborn
- Heart of America Volleyball
- Summer Intro Trail Run
- Summer youth Sports Basketball & T-Ball
  - 223 participants
- Summer Youth Program at Joe P. Amayo Center
  - 142 Youth participants
- Ribbon Cuttings
  - Upgrades to Ruby Park & Waterway Park
- Summer Adult Softball
  - 6 Co-ed and 8 Men's teams participated

Under Healthy Communities Parks and Recreation, again, here's another list of different programs and activities we did during the last quarter that needed to be coordinated by staff. I won't walk through this list, that's there for your review.

## Healthy Communities Continued

- Health Department
  - Hosted Annual Women's Health Fair in May at JFK Community Center in recognition of National Women's Health week
  - Held 1<sup>st</sup> Fetal Infant Mortality Review (FIMR) Community Action team meeting which reviewed the first set of FIMR chart review Committee's recommendations.
  - Health Department received funding award notification for a grant submitted to the Greater KC Healthcare Foundation in the amount of \$56,000 to help fund the 20/20/20 campaign which is a community level campaign setting goals to build 20 miles of high priority sidewalks, 20 miles of trails and 20 miles of bike lanes by the year 2020.

We continue with Healthy Communities, different programs we hosted; and then grant funds awarded.

### Environment

- Storm & Sanitary spot repairs
- Continue to create mitigation plan for compliance with EPA consent decree

### Personnel

- Terry Brecheisen – Director Of Health Department
- Scott Holloway – Animal Control Manager
- Labor Negotiations completed with two unions and on-going with the other eleven

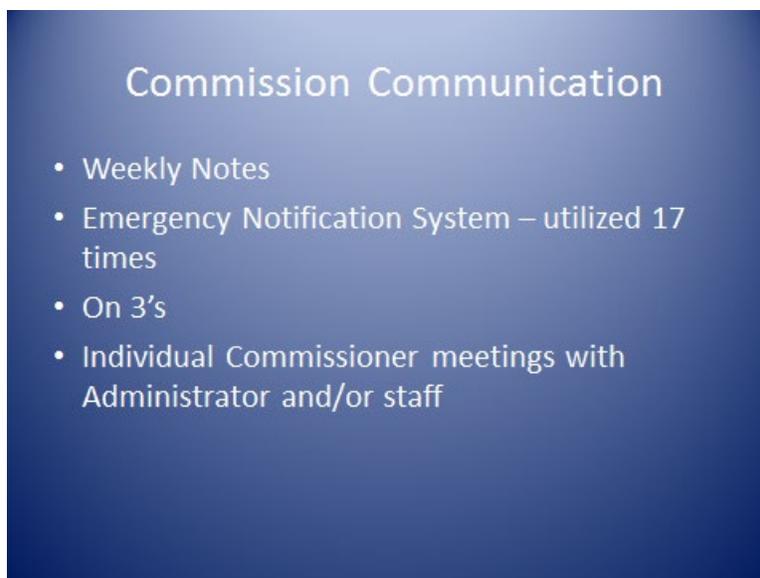
Under the area of Environment, Storm and Sanitary Spot repairs that were done. Continue to create mitigation plan for compliance.

Under the area of Personnel, hired a new Director of Health, Animal Control Manager and then the labor negotiations where we've completed two of those union negotiations. We're still on-going with another eleven and unfortunately in that area I guess I'll have another two major department heads that we'll be filling as we move forward in the coming months, Chief Counsel and CFO.

### Finance

- Completion of Audit & CAFR in June
- OpenGov implementation
- Preparation of 2015 Revised and 2016 Budget
  - Budget Workshops during July
  - Preparation for Budget Adoption

In the area of Finance we completed the audit and the CAFR in June. Implementation of the OpenGov which I noted under Innovation, but that was driven hard by the Finance Department, it has been a great tool. Then, the preparation of the 2015 and 2016 Budget which just gets one line in the report, as many major items do within this, but obviously occupies a lot of time and attention as we go through it.



Commission Communication category that's where we have the weekly notes. I've tried to continue to make meaningful notes to those that can come to you and talk about different activities going on. We utilized our Emergency Notification System 17 times during that quarter. The On 3's systems were there and then I started going through with individual commissioner meetings regarding specific activities of interest.

That completes my quarterly report, however; if I can get my other one up I have added to this. Commission had stressed to me that they wanted to see the measurable goals put forth in all the different departments. We've brought several back to different committees, but we've not completed all of them. In accumulating them now, I have this sheet. There's still work to be done with the measurable goals and I'm not going to walk through this PowerPoint section. It goes—there are variations in these goals and like here's the first one Area Agency. It talks about by the end of 2015 reduce the number of seniors waiting services under the Senior Care Act in proportion to funding received from the state of Kansas. Now, that one still requires a little bit

more me I think so we can see what the specific number would be for that proportional measurement, but we'll work with that; might have to buy all new cameras to come up here.

The Clerk's Office has several goals that are listed here. What I'd like to do from this point is that I'm going to have each one of these departments come back. We will assign the appropriate area like the Clerk's Office that would probably bring these back before Administration and walk through these goals. Commission can offer input on them. I think the directive of the Commission was we want you to come back to us and tell us what you're doing, where these departments spend some time doing active things. We put that as a measurable goal. In many cases what I try to do with my departments was not create something they weren't doing. If this is where we spending our time and money now, we come back and we demonstrate it to you and then if you look at it and say well that's not where I want you spending our time, then we change that. Now, in some cases they're required, we have to do them from a legislative perspective and such, and we'd know what that is. We'll be able to go through—several of them need additional work. There needs to be additional goals that are added to them or we've noted, here's a target for a certain area. I think I can reference back, I think Street Department came before the Public Works Committee earlier in the year and they talked about where we're sweeping streets, where we're cleaning different areas and we noted what our goals were in terms of lane miles or different areas. Some of those set out to be a measurable goal because we can look at the end of the year and say why we did or did not be able to get that.

Then there are some other areas like in the Legal Department that's a little more difficult for us to have that same kind of measure. It's more programs they're working on and they put emphasis to that.

I know part of my evaluation you'd discussed last year you said well maybe we won't evaluate me based on how we do with these measurable goals. It's trying to get the framework of these in place so it makes something that you all can work with.

I'm not going to walk through the rest of this tonight. I have it here. It's in the PowerPoint, but I presented it more in the Word format that was emailed to you today. It's much easier to review. It's more in a page format that's only about 10 pages to walk through, but then we'll bring each of those back.

I also want to—as I present all this information, I have to compliment all my staff members for the hard work that they did in putting all this documentation together so that we can

work with you going forward. That concludes where I am between my quarterly report and the measurable goals before you. If you have any questions, I'd be happy to stand for them.

**Mayor Holland** asked does anyone have any questions tonight. Alright, if you do have any as you review this and you're working on the evaluation at the end of this week, over the weekend, and next week, don't hesitate to reach out to Mr. Bach. Also, if you have any questions for me in terms of the evaluation, don't hesitate to reach out to me and to my office, but we look forward to completing this process.

**MAYOR HOLLAND**  
**ADJOURNED THE MEETING AT 7:48 P.M.**  
**September 24, 2015**

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Bridgette D. Cobbins  
Unified Government Clerk

**cm**

**September 24, 2015**