

BOARD INFORMATION PACKET



**Board of Public Utilities
Kansas City, Kansas**

Regular Meeting of

June 7, 2023



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Board of Public Utilities
Kansas City, Kansas

BOARD AGENDA

Regular Session
June 7, 2023 – 6:00 P.M.

- I. Call to Order
- II. Roll Call
 - _____ David Haley, At Large, Position 2
 - _____ Robert L. Milan, Sr., District 1
 - _____ Rose Mulvany Henry, At Large, Position 3
 - _____ Jeff Bryant, District 3
 - _____ Mary L. Gonzales, At Large, Position 1
 - _____ Tom Groneman, District 2
- III. Approval of Agenda
- IV. Approval of the Minutes of the Work Session of May 17, 2023
- V. Approval of the Minutes of the Regular Session of May 17, 2023
- VI. Public Comments
- VII. General Manager / Staff Reports
 - i. 2022 Annual Audit
 - ii. Electric Supply Quarterly Update
 - iii. Economic Development Fund Request
 - iv. Miscellaneous Comments
- VIII. Board Comments
- IX. Executive Session
- X. Adjourn

WORK SESSION MINUTES – WEDNESDAY, MAY 17, 2023

STATE OF KANSAS)
) SS
CITY OF KANSAS CITY)

The Board of Public Utilities of Kansas City, Kansas (aka BPU, We, Us, Our) met in Work Session on Wednesday, May 17, 2023 at 5:00 PM The following Board Members were present: Rose Mulvany Henry, President; Thomas Groneman, Vice President; Robert L. Milan, Secretary; Jeff Bryant, Mary Gonzales. David Haley attended via Zoom.

Also present: William Johnson, General Manager; Angela Lawson, Deputy Chief Counsel; Lori Austin, Chief Financial Officer/Chief Administrative Officer; Jerry Sullivan, Chief Information Officer; and Rick Hardman, IT Project Manager.

A video of this meeting is on file at the Board of Public Utilities and can be found on the BPU website, www.bpu.com.

Ms. Mulvany Henry called the meeting to order at 5:00 PM

Roll call was taken. The following Board Members were present, Mr. Haley, via Zoom, Ms. Mulvany Henry, Mr. Bryant, Ms. Gonzales. Mr. Milan returned to the room at 5:02 PM, Mr. Groneman arrived at 5:07 PM.

Item #3 –Approval of Agenda

A motion was made to approve the Agenda by Mr. Bryant, seconded by Ms. Gonzales, and carried. Mr. Milan and Mr. Groneman were not yet present.

Item #4 –Board Update/GM Update

Mr. Johnson reported that the date for the Unified Government’s (UG) Special Session on PILOT Reduction had been changed to, Thursday, May 18th. It would be informational only, no vote would be taken.

Mr. Haley, spoke about attending the UG Standing Committee – Economic Development & Finance meeting which included discussion about the Homefield Project, as well as the Lanier Project.

Item #5 –Board Community Engagement Committee

Ms. Mulvany Henry shared the proposed Community Engagement resolution for discussion. This was based on the framework that committee members developed and had been sent to the Board for review. (See attached.)

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Some items discussed during the presentation included:

- The ambassadors should be from various areas of Kansas City, KS. To be inclusive, BPU's Communications Department will reach out to all Neighborhood Resource Associations (NBR's) and provide outreach through every avenue available to let them know that they can apply to be a part of the committee being formed.
- The ambassadors will have a two-year term in which they will bring community concerns to the committee, and the committee would in turn bring them to the full Board.
- Having a group that allowed increased communication and additional perspectives was viewed as a positive.
- This committee would be geared toward having effective communications with the residential customers in our community.

The Board also reviewed a draft of the ambassador application. The following points were made:

- Wording would be added to inform the applicant that their BPU account would be verified.
- Letting the candidate know where/who to return their application to, as well as who would collect the applications.
 - Possibly Ms. Patrice Townsend, Director Utility Services.
- Communications would make the application available on the website, as well as all available avenues and work with the NBR's. The applications would then be routed to Ms. Townsend for verification. She would move them on to the steering committee. They would rank the applications.
 - Ms. Lawson will gather the steering committee on specific date to review the applications.
- The Board discussed the possibility of funding. It was discussed that this is a volunteer endeavor for the prospective ambassadors. Also discussed was considering giving funding to the NBR's for their participation in assisting with the ambassador application process.

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The Board decided to move the resolution to the Regular Session for a vote.

Item #7 – Adjourn

A motion was made to adjourn the Work Session at 5:58 PM by Mr. Bryant, seconded by Mr. Groneman and unanimously carried.

ATTEST:

APPROVED:

Secretary

President

**Kansas City, Kansas
Board of Public Utilities
Resolution No. 5284
Community Engagement Committee**

WHEREAS, the Kansas City, Kansas Board of Public Utilities “Board” is given the responsibility by Charter Ordinance No. 5-01 as amended to exclusively manage, operate, maintain and control the daily operation of the Water Department and the Electric Department of the City of Kansas City, Kansas; and

WHEREAS, the Elected Board of the Kansas City Board of Public Utilities realizes some community concerns require a more concentrated and focused communication route for information from the community to reach the entire Board of Directors and relevant BPU staff;

WHEREAS, the Elected Board deems it important to form a Community Engagement Committee (“CEC”) to provide a roundtable process for community members to offer feedback and concerns directly to the CEC BPU Board Members for increased awareness and dissemination to the entire Elected Board and appropriate BPU staff for potential action(s).

THEREFORE, the Elected Board wishes to adopt the following Policy creating and setting out guidelines for the Community Engagement Committee.

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF
THE KANSAS BOARD OF PUBLIC UTILITIES AS FOLLOWS:**

The following Community Engagement Policy is hereby adopted to be effective May 17, 2023 and shall be included in the Board of Directors Section of the BPU Policies to be numbered and formatted as appropriate.

1.0 Purpose of the Community Engagement Committee

1.1 The Board of Directors of the Kansas City Board of Public Utilities (“Elected Board”) realize some community concerns require a more concentrated and focused communication route for information from the community to reach the entire Elected Board and relevant BPU staff.

1.2 Therefore, the Elected Board deems it important to form a Community Engagement Committee (“CEC”) to provide a roundtable process for community members to offer feedback and concerns directly to the CEC BPU Board Members for increased awareness and dissemination to the entire Elected Board and appropriate BPU staff for potential action(s).

2.0 Composition of the Community Engagement Committee; Community Ambassador Qualifications

2.1 The CEC shall be comprised of three BPU Elected Board Members (“Board Committee Members”), one of which shall be designated the “CEC Chair” by the other Board Committee Members.

2.2 The CEC shall also be comprised of up to 10 community members who shall be designated as “Community Ambassadors.” Such Community Ambassadors shall be: (a) residents or small businesses of Wyandotte County, Kansas for at least the last consecutive 12 months; (b) current BPU customers; and (c) willing to serve a minimum two-year term on the CEC (“Ambassador Term”) (collectively, (a), (b) and (c) are referred to as the “Ambassador Qualifications”).

3.0 Application Process

3.1 Community Ambassadors shall be required to submit an application of interest according to the process outlined in this section.

3.2 The inaugural Application Process shall be initiated within two weeks of the Elected Board’s approval of the Resolution adopting the framework for the CEC. Applicants shall have a period of 45 days (the “Application Window”) within which to submit Applications.

3.3 The Elected Board shall appoint at least three persons from Wyandotte County, Kansas to serve on a Steering Committee to choose the Community Ambassadors to participate in the CEC. Each Application will be verified by the Steering Committee, in conjunction with BPU Staff, to be compliant with the qualifications identified above. Within 10 business days following the Application Window, the Steering Committee shall submit up to 10 qualified applicants to serve as Community Ambassadors, plus up to three alternates (“Alternate Ambassadors”).

3.4 At any time during the Ambassador Term, if any Community Ambassador no longer meets the Ambassador Qualifications, or is absent for fifty percent or more of all meetings in a given year, such Ambassador is required to inform the Board Committee Members and resign such Ambassador’s position. The Board Committee Members shall replace the position vacated by the Ambassador who resigned from the list of Alternate Ambassadors. If no Alternate Ambassador is qualified or desires to serve as of that time, then the number of Community Ambassadors shall consist of one fewer Ambassador.

4.0 Assessment of Effectiveness of the Community Engagement Committee

Prior to the completion of the second full year the CEC, the Elected Board Members and Community Ambassadors shall meet to discuss the effectiveness of the inaugural CEC and its process to determine if any changes need to be made. If the full CEC decides changes are required, they will present such changes to the full Elected Board for approval through a resolution. If no changes are required, then the Application Process outlined above will again be used to select new Community Ambassadors and Alternate Ambassadors.

5.0 Meeting Information

Meetings of the full CEC will occur quarterly on such dates that will be identified in advance. The duration of the meetings shall be for up to 1.5 hours, but the duration and/or frequency of meetings may be adjusted by Board Committee Members based on necessity. The CEC Chair shall direct the meetings. All meetings are considered public meetings and subject to the Kansas Open Meetings Act.

6.0 Community-Identified Issues

6.1 Board Committee Members will solicit concern(s)/question(s)/issue(s) (“Community-Identified Issues”) from Community Ambassadors and will prioritize the Community-Identified Issues to facilitate a sequence for discussion topics at quarterly CEC meetings.

6.2 Community Ambassadors will be notified of the Community-Identified Issues in advance.

6.3 If any one Community-Identified Issue is presented to the Board Committee Members by more than two Community Ambassadors prior to any quarterly meeting, such Issue may be prioritized by the Board Committee Members.

7.0 BPU Staff Assistance and Resources

7.1 Board Committee Members may request appropriate policies and/or documentation that may be pertinent to meeting topics. Copies of such policies shall be available for all Community Ambassadors and shall be publicly available.

7.2 Board Committee Members may request relevant BPU Staff members to be in attendance for CEC meeting(s) based on availability. Board Committee Member requests will be addressed through the BPU General Manager.

The foregoing resolution is adopted by the Board of Public Utilities of Kansas City,

Kansas, this _____ day of _____, 2023.

THE BOARD OF PUBLIC UTILITIES OF KANSAS CITY, KANSAS

By _____
Rose Mulvany Henry, President

ATTEST:

Robert Milan Sr., Secretary

Approved as to form:

BPU Legal Counsel

BPU Community Engagement Committee Community Ambassador Application

The BPU Board of Directors has established this Committee to provide a roundtable process for community members to offer feedback directly to the BPU Board Members on the Committee for increased awareness to the full BPU Board of Directors for potential action(s).

Name

First Name

Last Name

Address

Street Address

Street Address Line 2

City

State / Province

Postal / Zip Code

Email

example@example.com

Phone Number

Please enter a valid phone number.

Length of residency in Wyandotte County, Kansas*

*Must be a Wyandotte County resident for the past 12 consecutive months.

Are you a current BPU customer?

Why do you want to be a Community Ambassador?

Date Submitted

REGULAR SESSION –WEDNESDAY, MAY 17, 2023

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CITY OF KANSAS CITY)

The Board of Public Utilities of Kansas City, Kansas (aka BPU, We, Us, Our) met in Regular Session on Wednesday, May 17, 2023 at 6:00 P.M. The following Board Members were present: Rose Mulvany Henry, President; Thomas Groneman, Vice President; Robert L. Milan, Secretary; Jeff Bryant, and Mary Gonzales, David Haley attended via Zoom.

Also present: William Johnson, General Manager; Angela Lawson, Deputy Chief Counsel; Lori Austin, Chief Financial Officer/Chief Administrative Officer; Jeremy Ash, Chief Operating Officer; Steve Green, Executive Director Water Operations; Maurice Moss, Executive Director Corporate Compliance; Jerin Purtee, Executive Director Electric Supply; Glen Brendel, Executive Director Electric Production; David Mehlhaff, Chief Communications Officer; Dustin Miller, Director of Applications; Phillip Brown, Senior Civil Engineer; Carlos Quijas, Development Coordinator; and Rick Hardman, IT Project Manager.

A video of this meeting is on file at the Board of Public Utilities and can be found on the BPU website, www.bpu.com.

Ms. Mulvany Henry called the Board meeting to order at 6:00 P.M. She welcomed all that were listening to or viewing the meeting. She informed all that the meeting was being recorded including video and audio. During the public comment section, those attending in person, wishing to speak, should use the sign-up sheet at the entry and provide their name and address. Public comments were limited to five minutes and should be addressed to the Board. Members of the public who wished to speak to the Board using Zoom needed to use the Raise Hand feature at the bottom of the application or window to signal that they wish to address the board during the public comment section. Members of the public connected by phone only, needed to press *9 to indicate they wished to address the Board in the public comment section. No confidential information should be shared, including, account information. Staff would not provide individual account information during an open meeting. As always, the public could also email or call the BPU with any concerns. Ms. Mulvany Henry introduced herself and the other Board Members along with the General Manager, and Legal Counsel.

Roll call was taken and all Board Members were present.

Item #3 – Approval of Agenda

A motion was made to approve the Agenda by Mr. Bryant, seconded by Ms. Gonzales, and unanimously carried.

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Item #4 – Approval of Regular Session Minutes of May 3, 2023

A motion was made to approve the minutes of the Work Session of May 3, 2023, by Ms. Gonzales, seconded by Mr. Groneman, and unanimously carried.

Item #5 – Public Comments

There were no comments.

Item #6– General Manager / Staff Reports

- i. *Lead & Copper Rule Update:* Mr. Phillip Brown, Senior Civil Engineer, gave the Board an update on the Lead and Copper Rule (LCR). (See attached PowerPoint.) First published in 1991, the rule had undergone revisions and currently has a compliance date of October, 2024. He also gave an overview of how service lines were inventoried and how sampling could be carried out in the future.

Mr. Brown and Mr. Steve Green, Executive Director Water Operations, responded to questions from the Board.

- ii. *Corporate Communications Update:* Mr. David Mehlhaff, Chief Communications Officer, gave the Board an update on Corporate Communications. He highlighted various community presentations he had been giving, as well as the continual work on the BPU website, YouTube channel, and touched on what was still to come. (See attached PowerPoint.)

Mr. Mehlhaff, responded to questions from the Board. There was discussion about the possibility of offering customers the option of opting in or out of receiving hard copy notifications.

- iii. *Board Community Engagement Committee Resolution #5284:*

A motion was made to approve Resolution #5284, by Mr. Bryant.

Mr. Milan wanted to reiterate the need to make sure that all areas of the Board districts received information about the program.

The motion was seconded by Mr. Groneman, and unanimously carried.

REGULAR SESSION –WEDNESDAY, MAY 17, 2023

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- iv. *Miscellaneous Comments:* Mr. Johnson commented on a Unified Government (UG) event he attended, Plan KCK, an urban planning effort across the entire county.

Item #7 – Board Comments

Mr. Groneman thanked all of the presenters and also the committee for the work done on the Community Engagement resolution.

Mr. Haley echoed Mr. Groneman’s comments. He also commented on the upcoming filing deadline for upcoming community elections.

Ms. Lawson reminded not to use language that spoke toward campaigning.

Mr. Milan thanked staff for their enlightening presentations.

Ms. Mulvany thanked the Water Department for the ongoing work being done on the Lead and Copper Rule. She also thanked Mr. Bryant and Ms. Gonzales on the work done as part of the Community Engagement Committee.

Mr. Bryant had no comments.

Ms. Gonzales also thanked Mr. Brown for his presentation as there was always a lot involved in making sure BPU was in compliance and keeping our water safe. She also thanked the Community Engagement Committee, and stated she was looking forward to the ambassador program. She also looked forward to attending a future Plan KCK meeting.

Item #8 – Adjourn

At 6:57 P.M. a motion to adjourn was made by Mr. Bryant, seconded by Ms. Gonzales and unanimously carried.

ATTEST:

APPROVED:

Secretary

President



Lead & copper RUB (LCR)

KC600

Talking Points

- Lead and Copper Rule (LCR) Overview
- Cost and Mitigation of Cost
- Phase 1
 - Service Line Inventory Instructions
- Phase 2 tentatively scheduled 2024
 - Sampling

Lead and Copper Rule Overview

- The Lead and copper rule was originally published in 1991
- Lead and Copper Rule Revisions (LCRR) published in the **Federal Register** on January 15, 2021.
- The Revised LCR effective Date Delayed by Biden administration for additional review is Dec. 16, 2021 [Link to Document](#)
- Oct. 16, 2024 the initial compliance date in the Lead and Copper Rule
- On Dec. 16th, 2021 Executive Order 13990, The EPA concluded that there are significant opportunities to improve the rule by compliance date.

LCRR Highlights

- Must identify all portions of the service line from the main to customers house
- LSL inventory will need to be made available to all customers on the Utility's Website
- Must notify customers annually for if their service line is listed as LS, "Galvanized Requiring Replacement" or Unknown
- BPU is responsible for providing customers with water pitchers and filters if service LSL is disturbed or replaced

Field Investigation

How work is Split up

- Water Services with Known Meter boxes are assigned to Trouble Shooters
- Services with known curb stops are assigned to the hydro excavation crew
- 100 reviews per day



What is Hydro excavation

The use of pressurized water to create a dirt slurry. The equipment can then vacuum the slurry to reveal buried utilities.



Map Overview



Symbology

COMPLETED FIELD VERIFIED



NEEDS VERIFIED



UNKNOWN



CURBSTOP



METERBOX

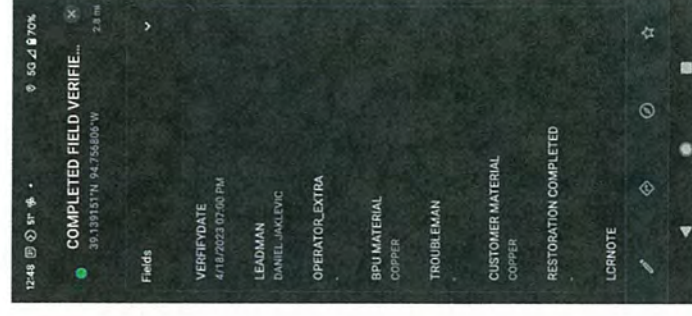


Trouble Shooters





1



Customer Material to be Verified - Meter Box

12.4k

Completed Last Month - Meter

23

Completed Last Year - Meter Boy



- DanBurke - 4/26/2023 11:29 AM - Reg #0050213 - Historical
- DanBurke - 4/26/2023 11:28 AM - Reg #0050212 - Historical
- DanBurke - 4/26/2023 11:28 AM - Reg #0050211 - Historical
- DanBurke - 4/26/2023 11:19 AM - Reg #0050210 - Historical
- DanBurke - 4/26/2023 11:19 AM - Reg #0050209 - Historical
- DanBurke - 4/26/2023 12:09 PM - Reg #0050216 - Historical



United Gov of Wyanotte Co Missouri Dept of Co
Covered by Est

Live Demo



What is Next?

- Site Visits by employees
- Hydrovac excavations
- If Needed
 - Customer surveys
 - Machine Learning Analysis
 - Sampling in 2024



Questions

Corporate Communications Update

May 17, 2023



Key Messages

- Community Investment
- Customer Focused
- Environmental Steward
- Local Control
- Competitive Rate Structure
- Community-Owned Asset
- Accountability
- Reliability
- Financially Solvent



Ongoing Communications Efforts

- BPU Connection
- Website/Social Media
- Educational Videos
- Direct Mailers
- News Releases
- Community Presentations
- Local, State and Federal Government Affairs
- Marketing Materials (Flyers/Handouts)
- Open Records Requests
- Employee Communications

Audiences

- Customers
- News Media
- Neighborhood/Civic Groups
- Community Organizations
- Area Businesses
- Elected Officials
- Key Vendors
- UG, State and Federal Staff
- BPU Employees



BPU Connection Newsletter

Overview: Mailed 2x a year to 61,000+ customers, 8-12 pages. Provides key info about BPU services, products, safety, etc. 500+ distributed to key stakeholders, 12,000 online downloads. Shelf-life of 4-5 months

Winter 2022



Summer 2022/"WQR" Issue



eNewsletter Version (2x a year)



Website Recognized Nationally

- **“Gold Stevie Award” - Best Website**

21st Annual American Business Awards (2023), Utilities Category



- ✓ For design, content, ease-of-use
- ✓ 3,700 entries / 240 judges / 3-month process
- ✓ Other web winners included AT&T, Cisco, MetLife, State Farm, etc.

Redesign Updates:

- 20+ new content pages
- Board Meeting Page / Library / Speaker sign-ups
- 10 new videos based on customer interest
- Spanish & English content

“Great work creating a website that is informative and allows customers to achieve multiple tasks. The navigation is easy-to-follow and content is not overwhelming.”

- ❖ BPU has won **16x** national/regional communications and social responsibility awards in recent years!!

Website Stats

- The site is a continual work in process.
- The results speak for themselves! Since the website's enhancements were made, there have been dramatic increases in website visibility, viewership, and user engagement with the content:
- More than 3 million page views in last two years.
- User sessions have increased by 21.61%.
- New visitors to the site increased by 42.62%.
- BPU had over 1.7 million clicks to: videos, banners, sliders, PDFs, account login, outage map, phone calls, and forms. More than half of the total traffic engaged with an element on the site.
- 1st Quarter, 2023
 - 185,605 total page views and 21,980 - Billing/Bill Pay Options Page
- BPU.com has 650 pages



Website Stats

BPU Website Stats Overview

From May 2022 - May 2023 vs May 2021 - May 2022

Total traffic

increased by **8%**

Over **4,800** PDFs
were downloaded

The top **3** most visited pages:

- Homepage
- Bill Pay Options
- Outage Map

Views on the Outage Map

decreased by **37%**

The average time spent on a page
was **3 minutes** and **42 seconds**

Once landing on the site, over **13%**
of all users visited the careers page.

This is **28% higher** than last year

There was a **16% increase** in
the number of new users on
the Spanish side of the site

Additional Web-Related Stats

- 783,929 Total Visitors/Sessions in 2022
- 3,471 “Contact Us” Online Form Submissions
- 7,432 people clicked the ChatBot conversation button
 - 7,308 total conversations
- 99,514 total views on our YouTube channel videos



Videos

Understanding My Bill



Video explains the new billing statement

Employee Foundation



Video explains how BPU gives back to the community

Renewable Energy



Updated video to reflect 48% of BPU's energy comes from renewable resources.

Videos in progress:

Ways to Pay Your Bill and Report Streetlight Issues

BPU YouTube Channel -73 videos (energy efficiency/water savings, what we do, safety, etc.



Direct Mail Postcards

Look for new
Customer Billing and Service Outage Alerts

We're turning your mobile phone into a personalized, timely information center that's all about your service and your account.

Now you can keep up with your BPU account on the go, including:

- Billing information

JUST LAUNCHED

PERSONALIZED TEXT ALERTS
on the go

Stay up to date. Get the latest updates about your service and your account with Customer Text Alerts.

Save 844-543-3500 in your phone as BPU texting.

BPU
THE POWER OF COMMUNITY

Sample
City of Kansas
City, KS 66101-2930

Text Alert Postcards: Mailed in May 2023

Who should you call about a streetlight issue?

Streetlight repair
If you see a streetlight in need of repair, write down the pole number, address or cross streets and be able to describe the issue. Call BPU at 913.573.8522 and we'll take care of this problem.

Request a new streetlight
However, if you see a location with NO streetlight and you feel it should have one, please call The Unified Government at 913.573.5311. They refer you to...

A HELPFUL TIP
As you report a problem, BPU field technicians will provide a pole number, address or cross streets with a summary of the problem.

BPU and the Unified Government appreciate your contribution to keeping our community safely illuminated.
To learn more visit BPU.com.

913.573.8522

Lighting our Community!

BPU makes your night bright.

BPU
THE POWER OF COMMUNITY

913.573.8522

Streetlights Postcards: Will mail in early July

Homepage Sliders



Various Topics:

- Multiple Ways to Pay Your Bill
- Text Alerts
- 2023 Electric & Water Rate Hearings
- BPU Connection Newsletter Sign Up
- Customer Service Portal
- Energy Engage
- FlexPay
- Paperless Billing
- Electric & Water Savings Tips
- Streetlight-Related Needs
- Accurate Phone Number
- Solar Farm
- National Drinking Water Week



Emergency Banners

Outage Alert Banner



Button links to a landing page or news release



Prewritten Messages:

- Outage Alert
- Boil Order
- Weather Closure
- Emergency Electricity Reduction Alert
- Frozen Pipes
- High Call Volume

Watts n Water:

- Six times a year
- *NEW* Employee Spotlight

Employee Newsletter



KANSAS CITY BPU
THE POWER OF COMMUNITY

March & April 2023



Employee Spotlight is back!

Learn about BPU employees in different departments! Find out what they do in their role, as well as their hobbies and interests.

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EMPLOYEE SPOTLIGHT



Bonnie Bloesser
Hometown: Fargo, ND
Hired: 01/03/2023

As a Benefits Specialist, I get to be the main contact for all of our members enrolled on our benefit plans, the insurance companies, and providers. I'm here to help employees and retirees understand their benefits better.

What I enjoy most about my job is helping people navigate through the complex world of employee and retiree benefits. I consider myself the employee and retiree advocate if they aren't able to resolve a situation or get the information they need.

What I am most proud of is my 25 year marriage we're celebrating this year and being debt free. Something you may not know about me is my love of all animals (except bugs and snakes) and crafting.

The one thing I could not live without is the Kansas City Chiefs. I'm a HUGE fan and love to watch them play, win or lose.

What I enjoy most about Wyandotte County is the melting pot and diverse atmosphere. I love the ethnic events and the opportunity to learn about others traditions and cultures.



Karen Johnson-Phillips
Hometown: Baldwin City, KS
Hired: 12/5/2022

As an Employee Relations Specialist, I investigate employee concerns, oversee the FMLA process, assist with the HERC access, and HR compliance.

What I enjoy most about my job is the employees and learning about the positions they hold.

What I am most proud of is my 8 grandsons.

Something you may not know about me is that I love to run. I find it very relaxing.

The one thing I could not live without is Starbucks Coffee and double stuff oreo's.

What I enjoy most about Wyandotte County I live in the Turner area and I love the small town feel.

Social Media

- Facebook - 4,280 followers
- Twitter - 1,847 followers
- LinkedIn - 2,175 followers
- NextDoor - 27,569 followers - 139 neighborhoods





Still to Come

- Paperless Billing marketing campaign
- Annual sustainability report
- More photos from the field for social media
- Explore developing stronger working relationship with school districts
- Customer satisfaction research (online, phone, e-mail and focus groups) and then promote results
- Direct Mailers on a variety of programs including Manage account online, Lead & Copper Rule and Customer Research
- Additions to web site including strategic plan, industry recognition, capital projects, surge protection, new service/transfer service
- New videos for electric and water production and benefits of a municipal utility
- Visuals for Nearman plant for tours
- Renewable energy leader awareness campaign
- Update look of BPU Connection
 - Grow electronic distribution and explore sending quarterly Media/Key Stakeholder Days (an inside look at BPU)
- Continue updating photo library
- Promote our community sponsorships
- Heat mapping and ongoing survey of website by users
- Track legislative lobbying success rate while in session/Legislative Scorecard
- Ongoing public education of utility scammer's efforts
- Make policies easier to print-off from website
- Lead & Copper Rule educational and survey campaign
- Welcome kit for new customers
- Short customer service survey on website
- Improved Brand Standards

Questions?



**Kansas City, Kansas
Board of Public Utilities
Resolution No. 5284
Community Engagement Committee**

WHEREAS, the Kansas City, Kansas Board of Public Utilities “Board” is given the responsibility by Charter Ordinance No. 5-01 as amended to exclusively manage, operate, maintain and control the daily operation of the Water Department and the Electric Department of the City of Kansas City, Kansas; and

WHEREAS, the Elected Board of the Kansas City Board of Public Utilities realizes some community concerns require a more concentrated and focused communication route for information from the community to reach the entire Board of Directors and relevant BPU staff;

WHEREAS, the Elected Board deems it important to form a Community Engagement Committee (“CEC”) to provide a roundtable process for community members to offer feedback and concerns directly to the CEC BPU Board Members for increased awareness and dissemination to the entire Elected Board and appropriate BPU staff for potential action(s).

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1.0 Purpose of the Community Engagement Committee

1.1 The Board of Directors of the Kansas City Board of Public Utilities (“Elected Board”) realize some community concerns require a more concentrated and focused communication route for information from the community to reach the entire Elected Board and relevant BPU staff.

1.2 Therefore, the Elected Board deems it important to form a Community Engagement Committee (“CEC”) to provide a roundtable process for community members to offer feedback and concerns directly to the CEC BPU Board Members for increased awareness and dissemination to the entire Elected Board and appropriate BPU staff for potential action(s).

2.0 Composition of the Community Engagement Committee; Community Ambassador Qualifications

2.1 The CEC shall be comprised of three BPU Elected Board Members (“Board Committee Members”), one of which shall be designated the “CEC Chair” by the other Board Committee Members.

2.2 The CEC shall also be comprised of up to 10 community members who shall be designated as “Community Ambassadors.” Such Community Ambassadors shall be: (a) residents or small businesses of Wyandotte County, Kansas for at least the last consecutive 12 months; (b) current BPU customers; and (c) willing to serve a minimum two-year term on the CEC (“Ambassador Term”) (collectively, (a), (b) and (c) are referred to as the “Ambassador Qualifications”).

3.0 Application Process

3.1 Community Ambassadors shall be required to submit an application of interest according to the process outlined in this section.

3.2 The inaugural Application Process shall be initiated within two weeks of the Elected Board’s approval of the Resolution adopting the framework for the CEC. Applicants shall have a period of 45 days (the “Application Window”) within which to submit Applications.

3.3 The Elected Board shall appoint at least three persons from Wyandotte County, Kansas to serve on a Steering Committee to choose the Community Ambassadors to participate in the CEC. Each Application will be verified by the Steering Committee, in conjunction with BPU Staff, to be compliant with the qualifications identified above. Within 10 business days following the Application Window, the Steering Committee shall submit up to 10 qualified applicants to serve as Community Ambassadors, plus up to three alternates (“Alternate Ambassadors”).

3.4 At any time during the Ambassador Term, if any Community Ambassador no longer meets the Ambassador Qualifications, or is absent for fifty percent or more of all meetings in a given year, such Ambassador is required to inform the Board Committee Members and resign such Ambassador’s position. The Board Committee Members shall replace the position vacated by the Ambassador who resigned from the list of Alternate Ambassadors. If no Alternate Ambassador is qualified or desires to serve as of that time, then the number of Community Ambassadors shall consist of one fewer Ambassador.

4.0 Assessment of Effectiveness of the Community Engagement Committee

Prior to the completion of the second full year the CEC, the Elected Board Members and Community Ambassadors shall meet to discuss the effectiveness of the inaugural CEC and its process to determine if any changes need to be made. If the full CEC decides changes are required, they will present such changes to the full Elected Board for approval through a resolution. If no changes are required, then the Application Process outlined above will again be used to select new Community Ambassadors and Alternate Ambassadors.

5.0 Meeting Information

Meetings of the full CEC will occur quarterly on such dates that will be identified in advance. The duration of the meetings shall be for up to 1.5 hours, but the duration and/or frequency of meetings may be adjusted by Board Committee Members based on necessity. The CEC Chair shall direct the meetings. All meetings are considered public meetings and subject to the Kansas Open Meetings Act.

6.0 Community-Identified Issues

6.1 Board Committee Members will solicit concern(s)/question(s)/issue(s) ("Community-Identified Issues") from Community Ambassadors and will prioritize the Community-Identified Issues to facilitate a sequence for discussion topics at quarterly CEC meetings.

6.2 Community Ambassadors will be notified of the Community-Identified Issues in advance.

6.3 If any one Community-Identified Issue is presented to the Board Committee Members by more than two Community Ambassadors prior to any quarterly meeting, such Issue may be prioritized by the Board Committee Members.

7.0 BPU Staff Assistance and Resources

7.1 Board Committee Members may request appropriate policies and/or documentation that may be pertinent to meeting topics. Copies of such policies shall be available for all Community Ambassadors and shall be publicly available.

7.2 Board Committee Members may request relevant BPU Staff members to be in attendance for CEC meeting(s) based on availability. Board Committee Member requests will be addressed through the BPU General Manager.

The foregoing resolution is adopted by the Board of Public Utilities of Kansas City,

Kansas, this _____ day of _____, 2023.

THE BOARD OF PUBLIC UTILITIES OF KANSAS CITY, KANSAS

By _____
Rose Mulvany Henry, President

ATTEST:

Robert Milan Sr., Secretary

Approved as to form:

BPU Legal Counsel



SUMMARY OF

Request for

Economic Development Assistance

Pertaining to

Homefield Baseball Complex

50-Acre Youth-Oriented Baseball Complex

1501 North 90th Street

Kansas City Kansas 66109

April 15, 2023



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Section 1

General Manager's Recommendation

After reviewing this EDF application, it appears that Mr. Napper is requesting that the BPU Board of Directors consider refunding the developer's cost for materials and labor needed to construct an underground electric circuit to his property.

The BPU has made significant financial investments over the years in extending electrical feeders and making those circuits available to connect customers. Every residential and commercial developer will have costs for installing equipment to connect power to its location per BPU policy.

We furnished the developer with a \$2.25 - \$2.5 million-dollar cost estimate for the BPU infrastructure costs that Homefield would be responsible for reimbursing us for. Homefield would also be responsible for installing the duct bank, manholes, and equipment pads in addition to these costs. We offered to let the developer install that infrastructure on their own versus BPU installing it and charging the developer since they can save on the sales tax and pilot charges using their own labor.

The Unified Government has convinced the State to expand the Star Bond district eastward and award \$130 million to this project. Within the provisions of the Star Bond agreement, the developer is responsible for paying for public infrastructure and utilities needed to support this project.

The Unified Government is also considering increasing the original Star Bond request and also adding an additional 2 cents sales tax to assist with building a hotel and other retail within the district. The added sales tax will also be a way of repaying the Star Bonds.

My recommendation is to not approve this request based upon the incentives mentioned above. While this project will add revenue to the utility and offer local jobs to residents, the state and local governments, and therefore our customers, are already making significant investments into this development.



Section 2

Director of Utility Services' Evaluation



TO: William Johnson

FROM: Patrice Townsend

DATE: April 15, 2023

**SUBJECT: Request for
Economic Development Assistance
For Homefield Baseball Complex
50-Acre Youth-Oriented Baseball Complex
1501 North 90th Street
Kansas City Kansas 66109**

REPORT

Mr. Richard Napper, Developer of Homefield Baseball Complex has submitted this request for economic development assistance for \$2,250,000 for assistance with the electrical components and infrastructure of the project at 1501 N. 90th Street, Kansas City, Kansas 66109. The baseball complex will consist of 8-synthetic turf, lighted fields with concession amenities.

This facility will attract youth players and their families from not only the Kansas City Metro area, but from the greater Midwest area as well. This request is to assist with the cost of electrical site work, infrastructure, the state-of-the-art sports lighting systems and electrical infrastructure for the concession and restroom facilities. This project is 100% electric.

HFPK KCK, LLC is a wholly owned subsidiary of Homefield and they own approximately 29 parcels of land in western KCK totaling about 281 acres. It is their intent to continue to develop these parcels of land, bringing in new businesses to KCK, many of which they will own and operate like this project. So far, they have brought the Homefield Multi-family housing project, Camping World, Perfect Game Baseball, Homefield Tournament and Training Facility and Margaritaville. And, they have many more properties to fill.

Wyandotte EDC, the UG Board of County Commissioners and the Commerce Department for the State are in full support of the project.



EQUAL OPPORTUNITY EMPLOYER

HFPK KCK is an equal opportunity employer as stated in their Business Development Questionnaire. They are not a minority owned firm.

ELECTRIC AND WATER USAGE & REVENUE ESTIMATE

The estimated electric and water annual consumption and revenue is as follows:

Electric: (525,000/kWh)	\$130,900.00
Water: (7,248/CCF's)	\$30,400.00

Total estimated electric and water annual revenue is \$161,300.00

Total estimated electric and water annual revenue is \$161,300.00 (before taxes and PILOT)

ECONOMIC DEVELOPMENT ASSISTANCE RECEIVED FROM OTHER AGENCIES

This project is a STAR Bond district and has received sales tax incentives from the UG as well as the State. The project was the recipient of a SPARK grant from the State as well. This is a major tourism destination.

BUSINESS DESCRIPTION

Homefield is a corporation established in 2018. Their primary business type is youth sports training, sports academy, game play and tournaments, and real estate development. Their corporate headquarters are currently located in KCMO, pending their move to KCK.



ELECTRIC ENGINEERING ESTIMATES:

Homefield Baseball Fields electrical cost were estimated at \$90,720.00

WATER ENGINEERING ESTIMATES:

Homefield Baseball Fields water cost were estimated at: \$115,358.00

Total Electric and Water Costs: \$206,078.00

FINANCIAL STATEMENTS, RECORDS, ETC.

They cannot share any financial records with the Board of Public Utilities

**NEW OR EXPANDING BUSINESS FOR THE COMMUNITY AND
MONETARY AMOUNT OF IMPROVEMENT**

Homefield Baseball, will bring-in thousands of families to Wyandotte County and in turn those families will utilize lodging, restaurants and other amenities in the area. The masterplan of Homefield, just from a construction value, is over \$800,000,000 and will account for significant local jobs and taxes.

Additional revenues to the community:

PILOT at 11.9% on electric and water sales (annually commercial):	\$19,195.00
Sales taxes @ 9.125% on electric and water sale (annual commercial)	\$ 14,719.00

Total Annual Additional Revenues to the Community: \$33,914.00

NUMBER, NATURE AND TYPE OF NEW JOBS, PROJECTED SALARIES, RECRUITMENT FOR AFFIRMATIVE ACTION HIRING FROM KCK LABOR MARKET

Homefield currently employees 36-FTE with 2.5% living in Wyandotte County. They plan to hire 10 new full-time employees at start up and add another 50-employees over the next few years.

Pursuant to the Development Agreement with the UG, Home Fields have goals for Local, Women and Minority and are achieving the goals. They have also engaged a significant union presence on the job sites.

BUSINESS DEVELOPMENT QUESTIONNAIRE

The Business Development Questionnaire follows this report.

Address of Record: HFPG KCK, LLC - Homefield
520 W. Pennway St., Suite 300
Kansas City, Missouri 64108
816-985-7770

STAFF ACKNOWLEDGEMENTS

Staff Acknowledges the following:

1. Staff acknowledges that this request for \$2,250,000 far exceeds the max Economic Development Fund amount for 2023.
2. The Owner stated that this facility will be all-electric, which mostly consist of field lighting and some concession stands.
3. Estimated utilities at the location is \$161,300.00 in Electric and Water annual revenues.
4. All other provisions of BPU Policies and Practices apply.

SUMMARY OF

Request for
Economic Development Assistance
Pertaining to
Central Avenue Betterment Association
Purchase of the Stables Building
1303 Central Avenue
Kansas City Kansas 66102

October 19, 2022

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Section 1

General Manager's Recommendation

I met with Edger Galicia on March 3, 2023 at his CABA office to discuss his plans for renovating this building along with discussing a number of other topics. This application is somewhat different than the requests that are normally sent to the board for economic development financial consideration. For example, it is a renovation project consisting of a small office facility as opposed to a new larger scale construction project. The financial return of investment may take some additional time to achieve; however, with the right collaboration, the benefits we could potentially gain from supporting in the project could go well beyond a simple monetary return on investment calculation.

My recommendation is to approve his request and offer economic development support for the amount requested as he has agreed to install all electric heating/cooling and also rewire and meter the renovated sections separately. This will serve as a community meeting space for CABA to try to continue with their mission of encouraging redevelopment of businesses and residential projects along the Central Avenue corridor.

Our discussions also lead into how can BPU make additional inroads into the Hispanic community and work toward a goal of increasing BPU awareness among residents and businesses and also entice them to continue to make investment in our community. We exchanged a few ideas and agreed to continue to have this dialogue as we both saw the potential for BPU to help out in the area.

In summary, I believe that this could potentially be an investment opportunity where BPU's name may be more prominently displayed in this part of town. It could also serve as a place where we may sometimes visit to meet with the community and offer them suggestions on how to better engage our utility on program activities that we would like to discuss. Finally, I have been working with HR on shoring up our efforts with regards to minority job recruiting and this may help with building a bridge into making progress with some of those efforts as well.

Section 2

Utility Services' Evaluation

TO: William Johnson

FROM: Patrice Townsend Via Carlos Quijas

DATE: October 20, 2022

**SUBJECT: Request for
Economic Development Assistance
From Central Avenue Betterment Association
Purchase of the Stables Building 1303 Central
Avenue, Kansas City Kansas 66102**

REPORT

Mr. Edger Galicia, Executive Director of Central Avenue Betterment Association (CABA), has submitted this request for economic development assistance for \$60,000.00 to purchase the Stables Building located at 1303 Central Avenue, Kansas City, Kansas 66102,

For 45 years CABA has been serving the Central Avenue Area of Kansas City Kansas. CABA's mission is to own their own space that will accelerate and increase their backing to other nonprofits and will help partnership with other community-oriented organizations. The delivery of their leadership programs, entrepreneurial activities and events, business excellence incentives, community pride projects as well as, healthy living programs from their own facility will uplift the socially responsible work they do.

In order to promote and deliver on their Mission, "To better the quality of life in our community" CABA works on 5 areas of human development,

- 1.- Community Pride,
- 2.- Leadership,
- 3.- Entrepreneurship,
- 4.- Business Excellence &

5.- Healthy Living.

For each of these 5 areas they produce programs or events that generate and reinforce the practices in the members of their community lives.

Programs:

- ✦ La Placita, Business Incubator
- ✦ Summer Start Up, Youth Leadership Summer Mentoring Program
- ✦ Free Wheels for Kids, Elementary, Middle and High Schools as well as Adult Cycling activities to promote active living

Events:

- ✦ Earth Day Celebration. Community Pride, Leadership
- ✦ 5 de Mayo Horse Ride. Community Pride, Entrepreneurship
- ✦ The Flavors of Central Tour. Business Excellence, Entrepreneurship
- ✦ Central Avenue Dotteversity Parade. Community Pride, Entrepreneurship
- ✦ Day of the Dead Celebration. Community Pride, Entrepreneurship

Partnerships:

- ✦ The Toolbox, Small Business Resource Center. Entrepreneurship, Business Excellence.
- ✦ Third Fridays Art Walk. Community Pride, Entrepreneurship

Future use of the facility includes:

Small Event Space, Classroom Education Programming, Low Income/no cost Office Shared Space for new project owners and entrepreneurs, Community Bicycle Shop, Special projects production area, New Nonprofit Organizations No Cost Safe Space and much more.

EQUAL OPPORTUNITY EMPLOYER

CBA is an equal opportunity employer as stated in the Business Development Questionnaire. And, a full DE&I statement is listed on their website at CABAKCK.org.

ELECTRIC AND WATER REVENUE FORECAST

The electric and water consumption and billing for the current 12-months is following:

Electric: (3,365 kWh)	\$ 2,723.00
Water (16 CCF's)	\$ 300.00

Total electric and water annual revenue is \$ 3,023.00

Total electric and water annual revenue is \$3,023.00 (before taxes and PILOT)

The building currently has gas. The CABA offices will also have mini split water heaters, secondary space and backroom electric heating, electric washers and electric A/C cooling.

ECONOMIC DEVELOPMENT ASSISTANCE RECEIVED FROM OTHER AGENCIES

CABA received a Capacity Building Grant from Kauffman Foundation.

BUSINESS DESCRIPTION

CABA was established in 1977 and is a Non-Profit Corporation 501(C) 3

ENGINEERING LOAD ESTIMATES

There are no engineering loads for this project as it is an existing building for resale.

FINANCIAL STATEMENTS, RECORDS, ETC.

CABA has submitted their 990-EZ Tax Form for 2020

NEW OR EXPANDING BUSINESS FOR THE COMMUNITY AND MONETARY AMOUNT OF IMPROVEMENT

PILOT at 11.9% on electric and water sales (annually commercial):	\$ 633.00
Sales taxes @ 8.9525% on electric and water sale (annual commercial)	\$ 271.00
Total Annual Additional Revenue to the Community:	\$ 904.00

NUMBER, NATURE AND TYPE OF NEW JOBS, PROJECTED SALARIES, RECRUITMENT FOR AFFIRMATIVE ACTION HIRING FROM KCK LABOR MARKET

This is an established organization with a DE&I mission. They currently have 2-FTE and plan to hire eight FTE in the next five years.

BUSINESS DEVELOPMENT QUESTIONNAIRE

The Business Development Questionnaire follows this report.

Address of Record: Central Avenue Betterment Association
1301 Central Avenue
Kansas City, Kansas 66102
913-281-9222

STAFF RECOMMENDATION

Staff recommends the following:

- 1) Staff acknowledges that the Stables building has gas heating in portions of the building. The Economic Development Fund Policy states that the project must be electrically heated.
- 2) The Owner stated that the building also has electric HVAC equipment in the area of the CABA offices.
- 3) Current utilities at the location is \$3,023.00 in Electric and Water annual revenues.
- 4) All other provisions of BPU Policies and Practices apply.

