

ACTION AGENDA
SEPTEMBER 26, 2024 UNIFIED GOVERNMENT BOARD OF
COMMISSIONERS MEETING
ORDER OF BUSINESS
MEETING TO CONVENE AT 7:05 PM – 9:35 PM

Location: Hybrid

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

Please click the link below to join the webinar:

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

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I. CALL TO ORDER

II. ROLL CALL

Present: Lopez, Stites, Kane, Burroughs, Townsend, Bynum, Burns, Hill, Davis, Ramirez, Garner.

III. INVOCATION

IV. PLEDGE OF ALLEGIANCE

V. REVISIONS TO THURSDAY, SEPTEMBER 26, 2024 AGENDA

VI. MAYOR'S AGENDA

VII. CLERK'S STATEMENT

VIII. PLANNING AND ZONING CONSENT AGENDA

IX. PLANNING AND ZONING NON-CONSENT AGENDA

X. REGULAR CONSENT AGENDA

XI. PUBLIC HEARING AGENDA

XII. STANDING COMMITTEES' AGENDA

- XIII. ADMINISTRATOR'S AGENDA
- XIV. COMMISSIONERS' AGENDA
- XV. LAND BANK BOARD OF TRUSTEES' AGENDA
- XVI. PUBLIC ANNOUNCEMENTS
- XVII. ADJOURN

VI. MAYOR'S AGENDA

1. PRESENTATION: DOTTE PROUD RECOGNITION

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

For Information Only

Tracking #: 21389

Presentations completed.

2. PROCLAMATION: ROSEDALE MEMORIAL ARCH 100TH DAY

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

Tracking #: 21401

Proclamation read.

VII. CLERK'S STATEMENT

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

VIII. PLANNING AND ZONING CONSENT AGENDA

A. CHANGE OF ZONE APPLICATIONS

1. COZ2024-019 - JON SIMPSON WITH BHC RHODES

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

Tracking #: 21378

Motion to approve: Kane

Second: Burroughs

Approved 10/0

B. SPECIAL USE PERMIT APPLICATIONS

1. **SP2024-052 - ROBBIN BEEBE**

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

Tracking #: 21379

Motion to approve for 2 years: Kane

Second: Burroughs

Approved 10/0

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

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

Tracking #: 21380

Motion to approve for 2 years: Kane

Second: Burroughs

Approved 10/0

3. **SP2024-056 - JESUS GERARDO-GONZALEZ WITH G + J ENTERTAINMENT**

Synopsis: Renewal of a Special Use Permit (SP2022-069) for live entertainment at an existing restaurant at 4929 State Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 10 TO 0 FOR 5 YEARS.

Tracking #: 21381

Motion to approve for 5 years: Kane

Second: Burroughs

Approved 10/0

4. **SP2024-058 - REGINA COMPERNOLLE WITH SACRED EARTH ARTS LLC**

Synopsis: Renewal of a Special Use Permit (SP2022-042) for the Temporary Use of Land for a commercial farmstead at 4141 Joyce Drive, RECOMMENDED FOR APPROVAL BY A VOTE OF 10 TO 0 FOR 2 YEARS.

Tracking #: 21382

Motion to approve for 2 years: Kane

Second: Burroughs

Approved 10/0

5. **SP2024-060 - TYLER REYNOLDS**

Synopsis: Renewal of a Special Use Permit (SP2023-016) for a Short-Term Rental at 527 Tenny Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 10 TO 0 FOR 2 YEARS.

Tracking #: 21383

Motion to approve for 2 years: Kane

Second: Burroughs

Approved 10/0

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

1. AN ORDINANCE rezoning property at approximately 6111 Leavenworth Road, (COZ2023-021) from C-1 Limited Business District to RP-4 Planned Garden Apartment District, RECOMMENDED FOR APPROVAL.
Tracking #: 21392
Motion to approve: Kane
Second: Burroughs
Approved 10/0
O-110-24 approved.
2. AN ORDINANCE rezoning property at approximately 9400 State Avenue, (COZ2024-024) from A-G Agriculture District to CP-3 Planned Commercial District, RECOMMENDED FOR APPROVAL.
Tracking #: 21393
Motion to approve: Kane
Second: Burroughs
Approved 10/0
O-111-24 approved.
3. AN ORDINANCE authorizing a Special Use Permit (SP2023-058) for ten (10) managed care units for temporary housing and office for Wyandotte County Behavioral Health at 6111 Leavenworth Road, RECOMMENDED FOR APPROVAL.
Tracking #: 21394
Motion to approve: Kane
Second: Burroughs
Approved 10/0
O-112-24 approved.
4. AN ORDINANCE authorizing a Special Use Permit (SP2024-044) for continuation of a Short-Term Rental at 10 South Hallock Street, RECOMMENDED FOR APPROVAL.
Tracking #: 21395
Motion to approve: Kane
Second: Burroughs
Approved 10/0
O-113-24 approved.
5. AN ORDINANCE authorizing a Special Use Permit (SP2024-045) for continuation of a Short-Term Rental at 1945 West Lawrence Court, RECOMMENDED FOR APPROVAL.
Tracking #: 21396
Motion to approve: Kane
Second: Burroughs
Approved 10/0
O-114-24 approved.

6. AN ORDINANCE authorizing a Special Use Permit (SP2024-046) for a private club with live entertainment at a smoking lounge at 407 North 6th Street, RECOMMENDED FOR APPROVAL.

Tracking #: 21397

Motion to approve: Kane

Second: Burroughs

Approved 10/0

O-115-24 approved.

7. AN ORDINANCE vacating street right-of-way (VAC2024-006) at 534 Garnett Avenue, RECOMMENDED FOR APPROVAL.

Tracking #: 21398

Motion to approve: Kane

Second: Burroughs

Approved 10/0

O-116-24 approved.

8. AN ORDINANCE vacating utility easement (VAC2024-002) repealing ordinance 0-76-24 passed by the Board of Commissioners on July 11, 2024, and published in THE WYANDOTTE ECHO on July 25, 2024, and enacting a new ordinance vacating 7908 State Avenue, RECOMMENDED FOR APPROVAL.

Tracking #: 21399

Motion to approve: Kane

Second: Burroughs

Approved 10/0

O-117-24 approved.

9. AN ORDINANCE vacating a portion of right-of-way (VAC2024-007) at 7161 State Avenue, RECOMMENDED FOR APPROVAL.

Tracking #: 21400

Motion to approve: Kane

Second: Burroughs

Approved 10/0

O-118-24 approved.

TAX STATUS REPORT

BOARD OF COMMISSIONERS AGENDA FOR SEPTEMBER 26, 2024

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

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

IX. REGULAR CONSENT AGENDA

1. RESOLUTION: 2023 RECREATION TRAILS PROJECT GRANT AWARD

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

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

Tracking #: 21315

Motion to approve: Ramirez

Second: Davis

Approved 10/0

R-57-24 adopted.

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

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

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

Tracking #: 21307

Motion to approve: Ramirez

Second: Davis

Approved 10/0

O-119-24 approved.

3. PLAT: DOVER RIDGE

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

Tracking #: 21399

Motion to approve: Ramirez

Second: Davis

Approved 10/0

4. PLAT: WOLCOTT MEADOWS

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

Tracking #: 21384

Motion to approve: Ramirez

Second: Davis

Approved 10/0

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

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

Tracking #: 21385

Motion to approve: Ramirez

Second: Davis

Approved 10/0

6. PLAT: MILES LEASING

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

Tracking #: 21386

Motion to approve: Ramirez

Second: Davis

Approved 10/0

7. MINUTES

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

Tracking #: MINUTES

Motion to approve: Ramirez

Second: Davis

Approved 10/0

8. WEEKLY BUSINESS

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

Tracking #: WEEKLY BUSINESS

Motion to approve: Ramirez

Second: Davis

Approved 10/0

X. PUBLIC HEARING AGENDA

XI. STANDING COMMITTEES' AGENDA

1. RESOLUTION: APPROVING ARPA ALLOCATION FOR NEIGHBORHOOD GRANTS

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

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

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

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

Tracking #: 21369

Motion to approve: Bynum

Second: Davis

Approved 10/0

R-58-24 adopted.

Motion to reconsider Item: Lopez

Second: Stites

Motion failed 3/7 (Bynum, Townsend, Burns, Ramirez, Hill, Kane, Davis voting no)

2. RESOLUTION: APPROVING ARPA ALLOCATIONS ALL ACCESS PARK BENCHES

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

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

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

Tracking #: 21402

Motion to approve: Bynum

Second: Davis

Motion retracted.

After further discussion, no action taken.

XII. ADMINISTRATOR'S AGENDA

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

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

Tracking #: 21388

Motion to approve ordinance in non-support of financing: Burroughs

Second: Lopez

Approved 7/3 (Bynum, Ramirez, Davis voting no)

Upon conclusion of Land Bank items a motion was made by Mayor Garner, seconded by Commissioner Davis, to adjourn as Land Bank Board of Trustees and reconvene as Board of Commission.

Approved 6/4 (Burroughs, Kane, Lopez, Stites voting no)

Motion to reconsider Item: Townsend

Second: Hill

Approved 6/5 (Burroughs, Burns, Kane, Lopez, Stites voting no; Garner voting yes.)

After further discussion, no action taken.

XIII. COMMISSIONERS' AGENDA

Motion to adjourn and reconvene as Land Bank Board of Trustees: Davis

Second: Ramirez

Approved 10/0

XIV. LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

1. LAND BANK OPTIONS

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

Please visit the new site to review the applications below

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

A. Single Family Homes 10 Homes

B. Multi Family - 14 Units

Tracking #: 21348

Motion to approve: Davis

Second: Ramirez

Approved 10/0

2. LAND BANK PROPERTY TRANSFERS

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

Please visit the new site to review the applications below.

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

2 Yard Extensions

Tracking #: 21349

Motion to approve: Davis

Second: Ramirez

Approved 10/0

XV. PUBLIC ANNOUNCEMENTS

XVI. ADJOURN

Motion to adjourn: Burroughs

Second: Ramirez

Approved 10/0

The meeting adjourned at 9:35 PM.