



Unified Government of Wyandotte County and Kansas City, Kansas

Planning & Zoning / Board of Commissioners

Commission Chambers

701 N. 7th Street Trafficway, Kansas City, KS 66101

Mayor Tyrone Garner

Commissioner At-Large Dist. 1 Melissa Bynum – Commissioner At-Large Dist. 2 Tom Burroughs –

Commissioner Dist. 1 Gayle E. Townsend – Commissioner Dist. 2 Bill Burns –

Commissioner Dist. 3 Christian Ramirez – Commissioner Dist. 4 Evelyn Hill –

Commissioner Dist. 5 Mike Kane – Commissioner Dist. 6 Phil Lopez –

Commissioner Dist. 7 Chuck Stites – Commissioner Dist. 8 Andrew Davis

ACTION AGENDA

Thursday, February 27, 2025

7:00 PM-9:28 PM

1. CALL TO ORDER/ROLL CALL

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

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. REVISIONS TO AGENDA

AGENDA UPDATE: Adding new item to the Mayor's Agenda

Item No. 5.8 Resolution Declining 2025 Cost of Living Increase

5. MAYOR'S AGENDA

5.1 PRESENTATION: DOTTE PROUD RECOGNITIONS

Synopsis: Mayor's Dotte Proud Initiative to recognize acts of volunteerism by citizens or businesses within Wyandotte County. The mayor will recognize the following individuals: The Big Fish Restaurant, Bonner Springs NAACP, Donnell's Kitchen & Lounge, Fast Fred's Market, Holt's Barbershop, Kansas City Kansas NAACP, James' Lemonade, NPB Companies, Phil's Good Tires and Accessories, Thatcher's Funeral Home, Urban League of Greater Kansas City, Wilson's Pizza, 1930 Classic Kitchen.

For information only

Tracking #: 21171

Presentations completed.

5.2 REQUEST: HONORARY STREET NAME TO HONOR MAYOR JOSEPH E. STEINEGER

Synopsis: This request represents a request to establish an honorary street name and sign(s) for a portion of Riverview from 63rd Street to 65th Street as Mayor Joseph E. Steineger Lane.

Tracking #: 21125

Motion to approve: Lopez

Second: Stites

Approved 10/0

5.3 REQUEST: HONORARY STREET NAME TO HONOR TEAM MACKENZIE WAY

Synopsis: This request represents a request to establish an honorary street name and sign(s) for a portion of 16th and Orville. The honorary name change is intended to honor Ms. Mackenzie Cowan with the name “Team Mackenzie Way”.

Tracking #: 21126

Motion to approve: Burns

Second: Lopez

Approved 10/0

5.4 PROCLAMATION: FRIENDS OF YATES, 45TH ANNUAL BLACK MEN AND WOMEN OF DISTINCTION DAY IN RECOGNITION OF BLACK HISTORY MONTH

Synopsis: A Proclamation proclaiming Monday, February 23, 2025, as Friends of Yates, 45th Annual Black Men and Women of Distinction Day in recognition of Black History Month.

Tracking #: 21172

Proclamation read.

5.5 PROCLAMATION: 74TH ANNUAL NATIONAL ENGINEERS WEEK

Synopsis: A Proclamation proclaiming the week of February 16, 2025, as 74th Annual National Engineers Week.

Tracking #: 21173

Proclamation read.

5.6 ORDINANCE: PROVIDING FOR COUNTY ADMINISTRATOR SUCCESSION

Synopsis: Approval of an ordinance amending the Unified Government Code to provide for county administrator succession during periods where the county administrator has been dismissed or resigned

Tracking #: 21180

Motion to send back to AHS committee meeting for further discussion:

Townsend

Second: Stites

Approved 10/0

5.7 ORDINANCE: PROHIBITING THE COUNTY ADMINISTRATOR FROM TERMINATING OR DISCIPLINING SUBORDINATES DUE TO UNFAVORABLE PERSONNEL ACTION

Synopsis: Approving an ordinance adding a new section to the Unified Government Code to prohibit the County Administrator from terminating or disciplining any subordinate employee when the County Administrator has received an unfavorable personnel action or notice of dismissal when the employee is carrying out directions related to the action or dismissal.

Tracking #: 21181

Motion to send back to AHS committee meeting for further discussion: Davis

Second: Townsend

Approved 10/0

5.8 RESOLUTION: DECLINING 2025 COST OF LIVING INCREASE (ADDED PER AGENDA UPDATE)

Synopsis: Approval of a resolution declining Cost of Living Increase during the budget year 2025 for the Mayor/CEO and certain members of the Board of Commissioners

Tracking #: 21185

Motion to approve: Townsend

Second: Stites

Approved 10/0

R-13-25 adopted

6. CLERK'S-STATEMENT

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

PLANNING & ZONING COMMISSION

7. PLANNING AND ZONING CONSENT AGENDA

Change of Zone Application(s)

7.1 COZ2024-041 - TYRONE HARRISON

Synopsis: Change of Zone from R-1 Single-Family District to A-G Agriculture District to keep two (2) cows and two (2) goats at 144 North 61st Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0.

Tracking #: 21148

Motion to approve: Bynum

Second: Davis

Approved 7/3 (Lopez, Burroughs and Burns voting no)

Special Use Permit Application(s)

7.1 SP2024-074 - ANDREW BESELICA

Synopsis: Special Use Permit for a short-term rental at 111 South 16th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0 FOR 1 YEAR.

Tracking #: 21149

Motion to approve for 1 year: Kane

Second: Davis

Approved 10/0

7.2 SP2024-107 - DAYTON ELMER

Synopsis: Home Occupation Special Use Permit to operate a brewery at 4609 Haskell Avenue, RECOMMENDED FOR DENIAL BY A VOTE OF 6 TO 0.

Tracking #: 21150

Motion to approve for denial: Kane

Second: Davis

Approved 10/0

7.3 SP2024-113 - MAKSIM KUNAKHOVICH

Synopsis: Special Use Permit for continuation of a Short-Term Rental at 4211 South Thompson Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0 FOR 2 YEARS.

Tracking #: 21144

Motion to approve for 2 years: Kane

Second: Davis

Approved 10/0

7.4 SP2024-114 - BRIAN GLASSER

Synopsis: Special Use Permit for continuation of a Short-Term Rental at 508 Ohio Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0 FOR 2 YEARS.

Tracking #: 21145

Motion to approve for 2 years: Kane

Second: Davis

Approved 10/0

7.5 SP2024-115 - JACOB DOBBS WITH KAW VALLEY ENGINEERING

Synopsis: Special Use Permit (SP2022-099, which expires 3/09/2025) for continuation of an automotive body shop at 3151 Fiberglass Road, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0 FOR 5 YEARS.

Tracking #: 21151

Motion to approve for 5 years: Kane

Second: Davis

Approved 10/0

7.6 SP2024-118 - MICHAEL RHODES

Synopsis: Special Use Permit for continuation of the removal of earthen fill at 10702 Donahoo Road, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0 FOR 2 YEARS.

Tracking #: 21146

Motion to approve for 2 years: Kane

Second: Davis

Approved 10/0

Miscellaneous

7.1 AN ORDINANCE rezoning property at 13303 Parallel Parkway (COZ2024-032) from A-G Agriculture District to R-1 Single-Family District, RECOMMENDED FOR APPROVAL.

Tracking #: 21158

Motion to approve: Kane

Second: Davis

Approved 10/0

O-29-25 approved.

7.2 AN ORDINANCE rezoning property at 8010 Parallel Parkway (COZ2024-037) from C-0 Nonretail Business District to CP-1 Planned Limited Business District, RECOMMENDED FOR APPROVAL.

Tracking #: 21159

Motion to approve: Kane

Second: Davis

Approved 10/0

O-30-25 approved.

- 7.3 **AN ORDINANCE** rezoning property at 4000 Adams Street (COZ2024-038) from R-1(B) Single-Family District to R-2(B) Two-Family District, RECOMMENDED FOR APPROVAL.

Tracking #: 21160

Motion to approve: Kane

Second: Davis

Approved 10/0

O-31-25 approved.

- 7.4 **AN ORDINANCE** rezoning property at 4209, 4211, and 4213 Adams Street (COZ2024-039) from R-1(B) Single-Family District to R-2(B) Two-Family District, RECOMMENDED FOR APPROVAL.

Tracking #: 21161

Motion to approve: Kane

Second: Davis

Approved 10/0

O-32-25 approved.

- 7.5 **AN ORDINANCE** authorizing a Special Use Permit (SP2024-061) for an event space with live entertainment at 735 Minnesota Avenue, RECOMMENDED FOR APPROVAL.

Tracking #: 21168

Motion to approve: Kane

Second: Davis

Approved 10/0

O-33-25 approved.

- 7.6 **AN ORDINANCE** authorizing a Special Use Permit (SP2024-094) for live entertainment at a restaurant at 2724 North 13th Street, RECOMMENDED FOR APPROVAL.

Tracking #: 21164

Motion to approve: Kane

Second: Davis

Approved 10/0

O-34-25 approved.

- 7.7 **AN ORDINANCE** authorizing a Special Use Permit (SP2024-103) for continuation of a used automotive dealership at 1401 Merriam Lane, RECOMMENDED FOR APPROVAL.

Tracking #: 21162

Motion to approve: Kane

Second: Davis

Approved 10/0

O-35-25 approved.

- 7.8 **AN ORDINANCE** authorizing a Special Use Permit (SP2024-109) for the operation of an automotive body shop at 5015 Gibbs Road, RECOMMENDED FOR APPROVAL.

Tracking #: 21165

Motion to approve: Kane

Second: Davis

Approved 10/0

O-36-25 approved.

REGULAR COMMISSION

9. REGULAR CONSENT AGENDA

9.1 RESOLUTION: ADOPTING SUBSTANTIAL AMENDMENT TO 2023 HUD ANNUAL ACTION PLAN

Synopsis: A resolution authorizing substantial amendments to the 2023 annual plan and 2022-2026 consolidated plans submitted to the U.S. Department of Housing and Urban Development.

*On February 3, 2025, the **Neighborhood and Community Development Standing Committee**, chaired by Commissioner Davis, voted unanimously to approve and forward to full commission.*

Tracking #: 21640

Motion to approve: Davis

Second: Ramirez

Approved 10/0

R-15-25 adopted

9.2 ORDINANCE: AMENDING AND RELOCATING THE UNIFIED GOVERNMENT'S COMMUNITY BENEFITS ORDINANCE

Synopsis: An ordinance amending the existing Community Benefits Ordinance, relocating it to a new section, reconfiguring the three acceptable uses for the Community benefits Fund, and repealing the old Community Benefits Ordinance.

*On February 3, 2025, the **Neighborhood and Community Development Standing Committee**, chaired by Commissioner Davis, voted unanimously to approve and forward to full commission.*

Tracking #: 2132

Motion to approve: Davis

Second: Ramirez

Approved 10/0

O-37-25 approved

9.3 ORDINANCE: AUTHORIZING FUNDING FOR UG PARKS AND RECREATION PROJECTS FROM THE COMMUNITY BENEFITS FUND

Synopsis: An ordinance creating a new section in the Unified Government Code to set out eligibility requirements and processes for funding UG Parks and Recreation projects from the Community Benefits Fund.

*On February 3, 2025, the **Neighborhood and Community Development Standing Committee**, chaired by Commissioner Davis, voted unanimously to approve and forward to full commission.*

Tracking #: 2133

Motion to approve: Davis

Second: Ramirez

Approved 10/0

O-38-25 approved

9.4 ORDINANCE: AUTHORIZING THE CREATION OF THE AFFORDABLE HOUSING TRUST FUND

Synopsis: Creating a new section in the Unified Government Code to establish an affordable housing trust fund and to set out eligibility requirements and processes to receive funding from the Community Benefits Fund.

*On February 3, 2025, the **Neighborhood and Community Development Standing Committee**, chaired by Commissioner Davis, voted unanimously to approve and forward to full commission.*

Tracking #: 2134

Motion to approve: Davis

Second: Ramirez

Approved 10/0

O-39-25 approved

9.5 ORDINANCE: AUTHORIZING THE CREATION OF THE CHILD CARE ACCESSIBILITY PROGRAM

Synopsis: Creating a new section in the Unified Government Code to create a new homebased childcare accessibility program to receive funding from the Community Benefits Fund.

*On February 3, 2025, the **Neighborhood and Community Development Standing Committee**, chaired by Commissioner Davis, voted unanimously to approve and forward to full commission.*

Tracking #: 2135

Motion to approve: Davis

Second: Ramirez

Approved 10/0

O-40-25 approved

9.6 PLAT: GARDEN ESTATES

Synopsis: Plat of Garden Estates located at South 8th Terrace and County Line Road and being developed by John and Tyea Gardner.

Tracking #: 21163

Motion to approve: Davis

Second: Ramirez

Approved 10/0

9.7 MINUTES

Synopsis: Minutes from the Regular Session meeting on October 26, 2023, and from the Special meeting on February 6, 2025.

Tracking #: 21170

Motion to approve: Davis

Second: Ramirez

Approved 10/0

10. PUBLIC HEARING AGENDA

11. STANDING COMMITTEES' AGENDA

12. ADMINISTRATOR'S AGENDA

12.1 RESOLUTION: GENERAL MOTORS ON MAIN STREET GRANT PROGRAM: CONNECTING COMMUNITY & CREATIVITY

Synopsis: The Transportation Department seeks approval to apply to General Motors (GM) on Main Street 2025 Grant Program. Approved recipients will receive \$60k for transit-focused projects, and the grant is a zero-match requirement.

Tracking #: 21130

Motion to approve: Stites

Second: Davis

Approved 10/0

R-14-25 adopted

12.2 ORDINANCE/RESOLUTION: SALE AND ISSUANCE OF GENERAL OBLIGATION 2025-A BONDS

Synopsis: An ordinance authorizing and providing for the issuance of General Obligation Improvement Bonds, Series 2025-A and a resolution authorizing and directing the sale and delivery of General Obligation Improvement Bonds, Series 2025-A.

The sale of bonds was approved at the Board of Commissioners meeting held January 9, 2025.

Tracking #: 21136

Motion to approve: Stites

Second: Kane

Approved 9/1 (Burroughs voting no)

O-41-25 approved

R-16-25 adopted

12.3 ORDINANCE: APPROVING ISSUANCE OF INDUSTRIAL REVENUE BONDS FOR HUDSON APARTMENTS LLC

Synopsis: Approval of an Ordinance authorizing the Unified Government of Wyandotte County/Kansas City, Kansas to issue taxable Industrial Revenue Bonds (Hudson Apartments, LLC Project) series 2025, in a principal amount not to exceed \$64,000,000.

Resolution R-91-21 was adopted by the governing body on December 2, 2021, determining the body's intent to issue bonds not to exceed \$48,000,000. Resolution R-18-23 was subsequently adopted by the governing body on March 30, 2023, determining the body's intent to issue bonds not to exceed \$64,000,000.

Tracking #: 21157

Motion to approve: Ramirez

Second: Kane

Approved 10/0

O-42-25 approved

12.4 ORDINANCE: ISSUANCE OF BONDS BY KANSAS DEVELOPMENT FINANCE AUTHORITY FOR THE CHELSEA PLAZA PROJECT

Synopsis: An ordinance expressing approval/disapproval of the issuance of multifamily housing revenue bonds by the Kansas Development Finance Authority for the Chelsea Plaza project located at 566 Freeman Court in Kansas City, Kansas.

Tracking #: 21169

Motion to approve: Bynum

Second: Townsend

Approved 10/0

O-43-25 approved

13. COMMISSIONERS' AGENDA

LAND BANK BOARD OF TRUSTEE

14. LAND BANK BOARD OF TRUSTEES' AGENDA

15. LAND BANK BOARD OF TRUSTEES' NON-CONSENT AGENDA

16. PUBLIC ANNOUNCEMENTS

17. ADJOURN

Motion to adjourn: Bynum

Second: Ramirez

Approved 10/0

The meeting adjourned at 9:28 PM

The Unified Government of Wyandotte County and Kansas City, Kansas will provide necessary, reasonable auxiliary aids and services, such as ASL translators, machine-readable copies of meeting materials, or on-site language interpretation. Individuals requiring any auxiliary aids or services should contact the Unified Government Office of the Clerk by emailing or calling UGclerkrequest@wycokck.org or 913-573-5260 at least 48 hours in advance of the meeting.

Persons may address the Commission during the time set aside for Public Comment on each item scheduled or at any time by suspension of the rules. All persons must address the commission and state their name and address for the record. Comments shall be limited to three (3) minutes for each participant. Per the Commission Rules of Procedure, comments should not include any rude or derogatory remarks, reflections as to integrity, abusive comments, and statements as to motives and personalities.

Some commissioners, staff, and the public may attend remotely via Zoom or by phone. All participants joining by phone should mute their phones when not speaking to avoid background noise. During the meeting, all speakers are asked to please announce yourself by name and title every time you speak so the public that is observing knows who is speaking. This is critical given the number of remote participants and is current guidance from the Kansas Attorney General.

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.

Join from PC, Mac, iPad, or Android:

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