

Unified Government of Wyandotte County and Kansas City, Kansas



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*

AGENDA

Thursday, November 6, 2025

7:00 PM

- 1. CALL TO ORDER/ROLL CALL**
- 2. INVOCATION**
- 3. PLEDGE OF ALLEGIANCE**
- 4. REVISIONS TO AGENDA**
- 5. MAYOR'S AGENDA**

5.1 PRESENTATION: COMMISSIONER'S DOTTE PROUD HONOREES

Synopsis: Commissioner Bynum and Commissioner Lopez will recognize businesses whose talents, leadership, and contributions have shaped and enriched the fabric of our county. Honorees include Buz's Muffler, MeMa's Bakery, Pizza Stop, Studio 7, and The Windmill KC Coffeehouse.

For Information Only

Tracking #: 211222

5.2 PRESENTATION: MAYOR GARNER HONORS OUR KANSAS CITY, KANSAS SPORTS TEAM

Synopsis: Mayor Garner will recognize our Kansas City, Kansas sports teams who play with heart, honor, and carry the proud legacy and spirit of our county forward. Honorees include Kansas Speedway, Kansas City Monarchs, and Sporting Kansas City.

For Information Only

Tracking #: 211223

5.3 PROCLAMATION: EXTRA MILE DAY

Synopsis: Proclamation proclaiming November 1, 2025, as Extra Mile Day.

Tracking #: 211230

5.4 PROCLAMATIONS: PASTOR PEARL PACE DAY

Synopsis: Proclamation proclaiming November 17, 2025, as Pastor Pearl Pace Day.

Tracking #: 211224

5.5 PROCLAMATION: STRANGERS REST BAPTIST CHURCH 100TH ANNIVERSARY DAY

Synopsis: Proclamation proclaiming November 23, 2025, as Strangers Rest Baptist Church 100th Anniversary Day.

Tracking #: 211229

5.6 RESOLUTION: ENSURE THE UNIFIED GOVERNMENT'S FULL COMPLIANCE WITH FEDERAL GRANT REQUIREMENTS

Synopsis: A Resolution of the Unified Government of Wyandotte County/Kansas City, Kansas Suspending Enforcement of Certain Sections of the Unified Government Code of Ordinances, Resolutions, Regulations, Policies, Practices, and Customs to Ensure the Unified Government's full compliance with federal grant requirements.

Tracking #: 211228

5.7 ORDINANCE: AMENDING ORIGINAL SECTIONS 18-61 AND 18-62 OF THE CODE OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

Synopsis: An ordinance amending original sections 18-61 and 18-62 of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas.

Tracking #: 211227

6. REGULAR CONSENT AGENDA

6.1 RESOLUTION: INMATE HOUSING AGREEMENTS WITH LINN COUNTY, KANSAS

Synopsis: A Resolution authorizing the County Administrator to enter into agreements pursuant to K.S.A. 12-2908 with Linn County, Kansas for the housing of inmates to relieve pressure on jail population. This Resolution is similar to and references Resolutions R-19-19 and R-64-19, which allow the County Administrator to sign such agreements with other counties.

*On October 27, 2025, the **Public Works and Safety Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to the Board of Commissioners meeting.*

Tracking #: 211108

6.2 RESOLUTION: COOPERATIVE AGREEMENT BETWEEN THE UNIFIED GOVERNMENT AND LEAVENWORTH COUNTY

Synopsis: A resolution authorizing the approval of a cooperative agreement between the Unified Government of Wyandotte County and Kansas City, Kansas and Leavenworth County for the purpose of planning, coordinating, funding, and advocating for programs for older adults.

*On October 27, 2025, the **Administration and Human Services Standing Committee**, chaired by Commissioner Bynum, voted unanimously to approve and forward to the Board of Commissioners meeting.*

Tracking #: 211135

6.3 RESOLUTION/ORDINANCE: MODIFYING ELIGIBILITY PROVISIONS FOR UTILITY/CITY SALES TAX REBATE PROGRAMS

Synopsis: Adoption of a resolution and approval of an ordinance modifying the provisions regarding eligibility to receive refunds on a portion of the City Sales Tax and a portion of some fees and charges by senior citizens and persons with disabilities (Utility Rebate). The income guidelines will have the same definition as set forth in KSA 79-7502(a) for claimants filing under KSA 79-4508a.

*On October 27, 2025, the **Administration and Human Services Standing Committee**, chaired by Commissioner Bynum, voted unanimously to approve and forward to the Board of Commissioners meeting.*

Tracking #: 211110

6.4 ORDINANCE: AMENDING UNIFIED GOVERNMENT CODE OF PROCEDURES

Synopsis: Appendix C, Unified Government Commission Rules of Procedure, Article I, of the Code of Ordinances for the Unified Government of Wyandotte County/Kansas City, Kansas, is proposed to be amended to embrace current practices, as well as provide consistency throughout the Rules.

On October 27, 2025, the Administration and Human Services Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to the Board of Commissioners meeting.

Tracking #: 211111

6.5 APPROVAL: REVISIONS TO HUMAN RESOURCES GUIDE POLICY - TRAVEL, TRAINING & MILEAGE

Synopsis: Approval for revisions to HR Guide Policies, 3.6 - Travel, Training and Mileage Reimbursement.

On October 27, 2025, the Administration and Human Services Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to the Board of Commissioners meeting.

Tracking #: 211137

6.6 UPDATE: HUMAN RESOURCES GUIDE (PUBLIC SAFETY EMPLOYEES)

Synopsis: Approval of revisions to HR Guide 2.6A, Selection of Public Safety Employees. Revised policy to reflect updates in current practices as well as process in Workday.

On October 27, 2025, the Administration and Human Services Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to the Board of Commissioners meeting.

Tracking #: 211144

6.7 RESOLUTION: RECREATION TRAILS GRANT PROGRAM THROUGH KANSAS DEPARTMENT OF WILDLIFE AND PARKS

Synopsis: A resolution authorizing the Parks and Recreation department to apply for and accept a grant from the Recreation Trails Program through the Kansas Department of Wildlife and Parks. The grant requires a 20% match, or \$82,837. Funds have been allocated in the 2026 CIP budget.

This item was scheduled to appear before the **Neighborhood & Community Development Standing Committee**, chaired by Commissioner Davis, on November 3, 2025. It was voted unanimously to approve and to fast-track this item to the November 6, 2025, Board of Commissioners meeting.

Tracking #: 211159

6.8 MINUTES

Synopsis: Minutes from the Regular Session meeting on March 28, 2024.

Tracking #: MINUTES

6.9 WEEKLY BUSINESS

Synopsis: Weekly business materials dated October 9 and 16, 2025.

Tracking #: 211226

7. PUBLIC HEARING AGENDA

7.1 PUBLIC HEARING/ORDINANCE: MIES WHOLESALE MEATS 6036 SPEAKER ROAD LLC PROJECT

Synopsis: 1. A public hearing was held in 2024, but notice was provided to the incorrect school district; this hearing cured that. Approval of a public hearing on Thursday, November 6, 2025, at 7:00 p.m., regarding the proposed issuance by the Unified Government of its industrial revenue bonds in a principal amount not to exceed \$17,450,000 (the “Bonds”) and in regard to an exemption from ad valorem taxation for property constructed or purchased with the proceeds of the Bonds.

2. Approval of an ordinance to issue taxable industrial revenue bonds, series 2025, in a principal amount not to exceed \$17,450,000, for the purpose of providing funds to finance certain costs relating to the Mies Real Estate 6036 Road LLC Project.

Resolution No. R-39-24 was approved by the Board of Commissioners on July 25, 2024, authorizing issuance of the industrial revenue bonds.

Tracking #: 211164

7.2 PUBLIC HEARING: COMMUNITY IMPROVEMENT DISTRICT FOR THE HOMEFIELD PROJECT #2

Synopsis: There are two items to be heard:

1. Public Hearing establishing the community improvement district and imposing the 2% community improvement district sales tax at K1 Racing and the Hilton Hotel.

2. An ordinance establishing the community improvement district and imposing the 2% community improvement district sales tax at K1 Racing and the Hilton Hotel.

Tracking #: 211170

8. STANDING COMMITTEES' AGENDA

8.1 ORDINANCE: AMENDING LEVY OF TRANSIENT GUEST TAX

Synopsis: A Charter Ordinance exempting the Unified Government of Wyandotte County/Kansas City, Kansas, from the provisions of K.S.A. 12-1697(a) relating to the levy of a transient guest tax, to the minimum rate thereof, and to the purposes for which such transient guest tax monies may be spent; providing substitute and additional provisions on the same subject; and superseding Sections 2, 3, and 4 of Charter Ordinance No. CO-01-18.

On August 25, 2025, the Administration and Human Services Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to the Board of Commissioners meeting. At the Board of Commissioners meeting on September 4, 2025, a motioned was made and voted unanimously to return this item back to the Administration and Human Services Standing Committee. On September 22, 2025, the Administration and Human Services Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to the Board of Commissioners meeting. On October 2, 2025, this item was held over from the Board of Commissioners meeting.

Tracking #: 21877

9. ADMINISTRATOR'S AGENDA

9.1 RESOLUTION: BONNER SPRINGS NEIGHBORHOOD REVITALIZATION PLAN

Synopsis: Adopting a resolution approving the City of Bonner Springs and Unified Government Interlocal agreement for the administration of the Bonner Springs Neighborhood Revitalization Plan No. 7.

Tracking #: 211125

9.2 ORDINANCE: AUTHORIZING ISSUANCE OF INDUSTRIAL REVENUE BONDS FOR MARSHALLTOWN COMPANY PROJECT

Synopsis: Approval of an ordinance to issue taxable industrial revenue bonds, series 2025, in a principal amount not to exceed \$27,000,000, for the purpose of providing funds to finance certain costs relating to the Marshalltown Company Project. Located at 9400 Leavenworth Road.

Tracking #: 211098

9.3 ORDINANCE: AUTHORIZING ISSUANCE OF INDUSTRIAL REVENUE BONDS FOR INFINITY WINDOWS/MARVIN LUMBER PROJECT

Synopsis: Approval of an ordinance to issue taxable industrial revenue bonds, series 2025, in a principal amount not to exceed \$65,000,000, for the purpose of providing funds to finance certain costs relating to the Marvin Lumber and Cedar Company, LLC Project, located at 9820 Leavenworth Road.

Tracking #: 211099

9.4 ORDINANCE: TO TERMINATE SPECIAL ASSESSMENTS IN A HOMEFIELD COMMUNITY IMPROVEMENT DISTRICT IN COMPLIANCE WITH A PETITION

Synopsis: To adopt an ordinance to repeal O-127-23 and to amend O-101-23, thereby removing special assessments from the Homefield Community Improvement District on Margaritaville, Live Nation, and Atlas 9, to comply with a petition signed by the property owners in the district.

Tracking #: 211220

9.5 ORDINANCE: REZONING PROPERTY (COZ2025-005)

Synopsis: AN ORDINANCE rezoning property at 13000, 12504, and 12340 Parallel Parkway (COZ2025-005) from A-G Agriculture District (WYCO) to B-P Planned Business Park District, RECOMMENDED FOR APPROVAL.

This item was previously heard before the Board of Commissioners on July 31, August 28, and September 25, 2025. This item was previously heard again before the Board of Commissioners on October 30, 2025, and voted unanimously to be heard at the November 6, 2025, Board of Commissioners meeting.

Tracking #: 21779

10. COMMISSIONERS' AGENDA

11. LAND BANK BOARD OF TRUSTEES CONSENT AGENDA

11.1 LAND BANK OPTIONS

Synopsis: The following **option application(s)** were presented at the 09/29/25 Neighborhood & Community Development standing committee meetings:

Please visit the new site to review the applications below:

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

19 Single Family Homes

4 Multi-Family

1 Commercial

*On September 29, 2025, the **Neighborhood and Community Development Standing Committee**, chaired by Commissioner Davis, voted unanimously to approve and forward to the Land Bank Board of Trustees.*

Tracking #: 211231

11.2 LAND BANK PROPERTY TRANSFERS

Synopsis: The following **property transfer application(s)** were presented at the 09/29/25 Neighborhood & Community Development standing committee meetings:

Please visit the new site to review the applications below

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

15 Property Transfers

*On September 29, 2025, the **Neighborhood and Community Development Standing Committee**, chaired by Commissioner Davis, voted unanimously to approve and forward to the Land Bank Board of Trustees.*

Tracking #: 211232

12. BOARD OF HEALTH REGULAR AGENDA

12.1 QUARTERLY UPDATE: BOARD OF HEALTH

Synopsis: A presentation highlighting the Wyandotte County Health Department's Response to Substance Abuse.

On October 2, 2025, this item was held over from the Board of Commissioners meeting.

For Information Only

Tracking #: 211050

13. ADJOURN

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. Disruptive comments and behavior are not permitted and may result in removal from the meeting.

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.

El Gobierno Unificado del Condado de Wyandotte y Kansas City, Kansas, proporcionará ayudas y servicios auxiliares necesarios y razonables, como traductores de ASL, copias legibles por máquina de los materiales de la reunión o interpretación de idiomas en el lugar. Las personas que requieran ayuda o servicios auxiliares deben comunicarse con la Oficina del Secretario del Gobierno Unificado enviando un correo electrónico o llamando al UGclerkrequest@wycokck.org o al 913-573-5260 al menos 48 horas antes de la reunión.

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International numbers available: [https://wycokck.zoom.us/u/kbu1e63DH](https://wycokck.zoom.us/j/84004637342)

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