

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 Dr. Evelyn Hill –

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

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

MINUTES

Thursday, May 2, 2024

7:02 PM-10:05 PM

Attendance:

Commissioner's Present:

- Mayor Tyrone Garner
- Commissioner Burroughs
- Commissioner Bynum
- Commissioner Burns
- Commissioner Ramirez
- Commissioner Hill
- Commissioner Kane
- Commissioner Lopez
- Commissioner Stites
- Commissioner Davis

Commissioner's Absent:

- Commissioner Townsend (absence memo provided)

Staff Present:

- Monica L. Sparks (Interim Unified Government Clerk)
- David Johnston (County Administrator)
- Angela Lawson (Acting Chief Counsel)
- Brittnie MacDonald (Clerk's Office)
- Rose Morris (Clerk's Office)
- Stevie Wakes (BPU Board Member)

Call to Order:

Mayor Tyrone Garner called the meeting to order at 7:02 PM. The invocation was led by Pastor Wakes of the Olivet Institutional Baptist Church, followed by the Pledge of Allegiance.

Revisions to Agenda:

No revisions to the agenda were reported.

Commissioner Burns made a motion to rescind the Lanier project agreement and have the Legal Department to show the Unified Government commission has withdrawn and canceled support for this project. The motion was seconded by Commissioner Kane. **(Discussion Begins 4:12)**

The Commission went into recess at 7:12 PM.

The meeting was reconvened at 7:28 PM.

Commissioner Burns rescinded his previous motion. Commissioner Lopez rescinded his second to the motion.

Commissioner Burns made a motion to have Mr. Lanier return to a future meeting for future discussion with the commission. The motion was seconded by Commissioner Lopez.

Vote: Motion fails 3/6

- Ayes: Burroughs, Burns, Lopez
- Nays: Kane, Stites, Davis, Bynum, Ramirez, Hill (Commissioner Davis not voting)
- Absent: Townsend

Item No. 1 – PRESENTATION: STEVIE WAKES BPU BOARD MEMBER (Discussion Begins 15:05)

Stevie Wakes, BPU board member, presented the BPU update during the meeting. He discussed the relationship between BPU and the Unified Government (UG), concerns about the pilot fee, and goals for improving communication and efficiency.

Key points:

- BPU's current pilot fee is 11.9%, almost double the national average of 6%
- Pilot fee concerns: Significantly increased after city and county governments unified, UG promised to lower it later, but never did, BPU gets blamed for pilot increases, though UG sets the rate.
- Suggested actions: Separate BPU billing from UG charges, consider lowering pilot cap from 15% to 10%, avoid taking windfall increases when BPU raises rates, hold quarterly joint meetings between UG and BPU.
- BPU contributions to community: Offers utility assistance programs, provides most flexible bill payment options, donates to United Way and children's charities, supports economic development.

This item was for information only, and no action was required.

Item No. 2 – Proclamation proclaiming May 10, 2024, as Provider Appreciation Day. (Discussion Begins 1:02:26)

This item was read into the record of the meeting, and no commission action was required.

Item No. 3 – COMMUNITY INPUT AND RECOMMENDATIONS (Discussion Begins 1:02:47)

Multiple residents spoke during the public forum. Public Comments:

- Patrick McGuire (Kansas City, KS) (**Comment Begins 1:03:44**)
- Sophia Charles (No residency stated) (**Comment Begins 1:05:11**)
- Joyce Jones (Kansas City, KS) (**Comment Begins 1:06:25**)
- Karen Daniels (Kansas City, KS) (**Comment Begins 1:10:26**)
- David Adams (Kansas City, KS) (**Comment Begins 1:12:47**)
- Sarah Flores (No residency stated) (**Comment Begins 1:15:14**)
- Al Bradford (Kansas City, KS) (**Comment Begins 1:16:16**)
- Major Brooks Jr. (Edwardsville, KS) (**Comment Begins 1:20:03**)

- Dr. Alma Rosas Hall (Kansas City, KS) **(Comment Begins 1:22:09)**
- Erik Andersen (Wyandotte County) **(Comment Begins 1:25:35)**
- Willie Brantley Jr. (Kansas City, KS) **(Comment Begins 1:28:49)**
- Sarah Lynch (Wyandotte County) **(Comment Begins 1:30:29)**
- Leonardo Nolavasquez (No residency stated) (Taco Truck Owner) **(Comment Begins 1:33:46)**
- Francisco Valencia and Jason Wright (Kansas City, KS) **(Comment Begins 1:36:56)**
- Jose Flores (No residency stated) (Food Truck Owner) **(Comment Begins 1:39:56)**
- Irma Morataya (No residency stated) (Food Truck Owner) **(Comment Begins 1:42:04)**
- Byron Juarez and Lisa Juarez (No residency stated) (Food Truck Owner) **(Comment Begins 1:44:17)**
- Louise Lynch (Kansas City, KS) **(Comment Begins 1:48:05)**
- Yaquelin Ramos (Wyandotte County) **(Comment Begins 1:51:37)**
- Carolyn Wyatt (Kansas City, KS) **(Comment Begins 1:54:24)**
- Thomas Barnes (No residency stated) **(Comment Begins 1:57:46)**
- Pamela Penn-Hicks (Wyandotte County) **(Comment Begins 2:01:06)**
- Marchita Butler (Kansas City, KS) **(Comment Begins 2:04:34)**
- Andrew Johnson (President of Elevating Men) **(Comment Begins 2:07:56)**
- Ty Gorman (Wyandotte County) **(Comment Begins 2:09:43)**
- Fanny Hill (Wyandotte County) **(Comment Begins 2:13:02)**
- Maria Hall (No residency stated) **(Comment Begins 2:17:21)**
- Robert Ewing (Wyandotte County) **(Comment Begins 2:20:16)**
- Cece Manck (Wyandotte County) **(Comment Begins 2:22:14)**
- Mania Taylor (Wyandotte County) **(Comment Begins 2:25:55)**

7. Consent Agenda: (Discussion Begins 2:38:13)

Item No. 1 – RESOLUTION: AUTHORIZING TRANSFER OF TITLE OF REAL ESTATE TO KANSAS CITY HOUSING AUTHORITY

Item No. 2 – RESOLUTION: CERTIFYING COSTS OF 2024 PRESIDENTIAL PREFERENCE PRIMARY

Item No. 3 – NOMINATIONS: BOARDS AND COMMISSIONS

Item No. 4 – MINUTES

Item No. 5 – WEEKLY BUSINESS

Commissioner Ramirez made a motion to approve the Consent Agenda. The motion was seconded by Commissioner Kane.

Vote: Motion carries 9/0

- Ayes: Kane, Lopez, Stites, Davis, Bynum, Burroughs, Burns, Ramirez, Hill
- Nays: None
- Absent: Townsend

9. Standing Committee's Agenda:

Item No. 1 – RESOLUTION: SECOND AMENDMENT TO ASSIGNMENT, ASSUMPTION AND RESTATED DEVELOPMENT AGREEMENT (Discussion Begins 2:38:52)

Commissioner Burroughs presented the Second Amendment to the Homefield Project. He noted that the developer appeared before the Economic Development & Finance Standing Committee, and the committee unanimously approved fast-tracking the amendment to the full commission meeting.

Commissioner Burns made a motion to approve. The motion was seconded by Commissioner Kane.

Vote: Motion carries 9/0

- Ayes: Kane, Lopez, Stites, Davis, Bynum, Burroughs, Burns, Ramirez, Hill
- Nays: None
- Absent: Townsend

Item No. 2 – ORDINANCE: AUTHORIZING COMMUNITY IMPROVEMENT DISTRICT, SERIES 2024A (Discussion Begins 2:40:21)

Commissioner Tom Burroughs presented the Community Improvement District Series 2024A. He explained that the CID bonds were for \$15 million, with the city having no repayment responsibility. The item was heard by the economic development and finance standing committee, unanimously approved, and fast-tracked to the full commission meeting.

Commissioner Burroughs made a motion to approve. The motion was seconded by Commissioner Davis.

Vote: Motion carries 9/0

- Ayes: Kane, Lopez, Stites, Davis, Bynum, Burroughs, Burns, Ramirez, Hill
- Nays: None
- Absent: Townsend

Item No. 3 – ORDINANCE: AUTHORIZING COMMUNITY IMPROVEMENT DISTRICT, SERIES 2024B (Discussion Begins 2:44:03)

Commissioner Burroughs presented the Community Improvement District Series 2024B. He explained that the bonds were for \$25 million, with revenue covered by increased fees from room nights and additional fees. The item was heard by the economic development and finance standing committee, unanimously approved, and fast-tracked to the full commission meeting.

Commissioner Kane made a motion to approve. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 9/0

- Ayes: Kane, Lopez, Stites, Davis, Bynum, Burroughs, Burns, Ramirez, Hill
- Nays: None
- Absent: Townsend

Item No. 4 – RESOLUTION: ATLAS 9 INDUSTRIAL REVENUE BONDS (Discussion Begins 2:44:52)

Commissioner Burroughs presented the Atlas 9 industrial revenue bonds. He described it as a standard procedure to eliminate sales tax on construction goods and materials used for the construction site. The item was heard by the economic development and finance standing committee and approved to be fast-tracked to the full commission meeting.

Commissioner Burroughs made a motion to adopt the resolution. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 9/0

- Ayes: Kane, Lopez, Stites, Davis, Bynum, Burroughs, Burns, Ramirez, Hill
- Nays: None
- Absent: Townsend

13. Adjournment: (Discussion Begins 2:46:03)

Commissioner Burroughs made a motion to adjourn. The motion was seconded by Commissioner Davis.

Vote: Motion carries 9/0

- Ayes: Kane, Lopez, Stites, Davis, Bynum, Burroughs, Burns, Ramirez, Hill
- Nays: None
- Absent: Townsend

The meeting was adjourned at 10:05 PM.

MLS