

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*

MINUTES

Thursday, November 6, 2025

7:03 PM – 11:57 PM

Attendance:

Commissioner's Present:

- Mayor Tyrone Garner
- Commissioner Kane
- Commissioner Lopez
- Commissioner Davis
- Commissioner Bynum
- Commissioner Burroughs
- Commissioner Townsend
- Commissioner Burns

Commissioner's Absent:

- Commissioner Ramirez (absence memo provided)
- Commissioner Hill (absence memo provided)
- Commissioner Stites (absence memo provided)

Staff Present:

- David Johnston (County Administrator)
- Monica L. Sparks (Unified Government Clerk)
- Wendy Green (Deputy Chief Counsel)
- SueZanne Bishop (Senior Attorney)
- Irene Caudillo (Mayor's Chief of Staff)

- Dr. Shelley Kneuvean (Chief Financial Officer)
- Angel Ferrara (Director of Parks and Recreation)

1. Call to Order:

Mayor Tyrone Garner called the meeting to order at 7:00 PM. The invocation was led by Apostle Thomas, followed by the Pledge of Allegiance

4. Revisions to Agenda: (Discussion Begins 4:18)

Monica L. Sparks, Unified Government Clerk, announced that the Consent agenda would be heard first before the Mayor's agenda, with any items removed from Consent to be heard after the Mayor's agenda.

6. Consent Agenda: (Discussion Begins 4:34)

Commissioner Bynum requested that item 6.4 (Ordinance Amending Unified Government Code Procedures) be pulled from consent due to discrepancies between the standing committee vote and the packet version.

Item No. 1 – RESOLUTION: INMATE HOUSING AGREEMENTS WITH LINN COUNTY, KANSAS

Item No. 2 – RESOLUTION: COOPERATIVE AGREEMENT BETWEEN THE UNIFIED GOVERNMENT AND LEAVENWORTH COUNTY

Item No. 3 – RESOLUTION/ORDINANCE: MODIFYING ELIGIBILITY PROVISIONS FOR UTILITY/CITY SALES TAX REBATE PROGRAMS

Item No. 5 – APPROVAL: REVISIONS TO HUMAN RESOURCES GUIDE POLICY - TRAVEL, TRAINING & MILEAGE

Item No. 6 – UPDATE: HUMAN RESOURCES GUIDE (PUBLIC SAFETY EMPLOYEES

Item No. 7 – RESOLUTION: RECREATION TRAILS GRANT PROGRAM THROUGH KANSAS DEPARTMENT OF WILDLIFE AND PARKS

Item No. 8 – MINUTES

Item No. 9 – WEEKLY BUSINESS

Commissioner Bynum made a motion to approve all remaining items on the consent agenda. The motion was seconded by Commissioner Davis.

Vote: Motion carries 7/0

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

A request was made by Commissioner Bynum to set aside Item No. 6.4.

Item No. 4 – ORDINANCE: AMENDING UNIFIED GOVERNMENT CODE OF PROCEDURES

This item was addressed separately. Wendy Green, Deputy Chief Counsel, explained that Section 209.B should read "shall" instead of "may" as approved by standing committee.

Commissioner Bynum made a motion to approve item 6.4 with Section 209.B remaining as "shall" as currently written rather than "may". The motion was seconded by Commissioner Davis.

Vote: Motion carries 7/0

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

5. Mayor's Agenda:

Item No. 1 – PRESENTATION: COMMISSIONER'S DOTTE PROUD HONOREES (Discussion Begins 13:44)

Irene Caudillo, Mayor's Chief of Staff, presented the Dotte Proud recognition for community businesses and organizations.

Businesses Recognized by Commissioner Bynum:

- Buzz Muffler (**Discussion Begins 15:34**)
- Mema's Old Fashioned Bakery (**Discussion Begins 20:19**)
- Pizza Stop (**Discussion Begins 24:22**)
- Studio Seven Fine Art and Custom Frame (**Discussion Begins 31:00**)

Business Recognized by Commissioner Lopez:

- Windmill Coffee House (**Discussion Begins 13:44**)

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

Item No. 2 – PRESENTATION: MAYOR GARNER HONORS OUR KANSAS CITY, KANSAS SPORTS TEAM (Discussion Begins 44:06)

Sports Teams Recognized by Mayor:

- Kansas City Monarchs Baseball Club (Discussion Begins 45:06)
- Kansas Speedway (Discussion Begins 48:20)
- Sporting Kansas City (Discussion Begins 52:26)

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

Item No. 3 – Proclamation proclaiming November 1, 2025, as Extra Mile Day. (Discussion Begins 1:05:50)

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

Item No. 4 – Proclamation proclaiming November 23, 2025, as Strangers Rest Baptist Church 100th Anniversary Day (Discussion Begins 1:06:09)

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

Item No. 5 – Proclamation proclaiming November 17, 2025, as Pastor Pearl Pace Day (read in full). (Discussion Begins 1:06:31)

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

Cecile Salon, daughter of Pastor Pearl Pace, accepted the proclamation on behalf of her family.

Item No. 6 – RESOLUTION: ENSURE THE UNIFIED GOVERNMENT'S FULL COMPLIANCE WITH FEDERAL GRANT REQUIREMENTS (Discussion Begins 1:10:40)

Zee Bishop, Legal Department, presented a resolution to suspend certain code provisions to ensure compliance with federal grant requirements and the current federal interpretation of anti-discrimination and immigration law. She also explained the potential risks of losing approximately \$81 million in federal funds and outlined the potential consequences of non-compliance.

Key points:

- \$28 million in federal funds spent in 2023, with \$81 million projected for 2024-2025
- Programs at risk include: senior meal services, WIC benefits, housing assistance
- False Claims Act enforcement concerns
- Two instances where UG received federal compliance notices

- The Supreme Court case (Students for Fair Admissions v. Harvard) was mentioned
- Federal government using quote: "eliminating racial discrimination means eliminating all of it"
- Over 210 executive orders related to DEI and immigration issues

Commissioner Burns made a motion to approve the resolution. The motion was seconded by Commissioner Burroughs.

Vote: Motion carries 6/2

- Ayes: Kane, Lopez, Burroughs, Townsend, Burns, Garner
- Nays: Davis, Bynum
- Absent: Ramirez, Hill, Stites

Item No. 7 – ORDINANCE: AMENDING ORIGINAL SECTIONS 18-61 AND 18-62 OF THE CODE OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS (Discussion Begins 2:02:33)

Zee Bishop from the Unified Government Legal Department presented the ordinance to amend sections 18-61 and 18-62 of the Unified Government Code. She explained the proposed change was to modify the mandatory language from "shall" to "may" in provisions related to discrimination prosecution, to provide the legal department more prosecutorial discretion.

Key point:

- Provide prosecutorial discretion
- Align with Kansas Rules of Professional Conduct
- Allow independent legal judgment
- Covers discrimination in private sector, not within Unified Government
- Relates to Chapter 18, Article Three on discrimination

Mayor Garner made a motion to table the item. The motion was seconded by Commissioner Burroughs.

Mayor Garner amended his motion to create a task force with Commissioner Davis and the Legal Department to review the code sections. Commissioner Burroughs declines to second the amended motion.

Mayor Garner rescinded his motion to create a task force. Mayor Garner motioned to table item until Administration and Legal have reviewed the matter. The motion was seconded by Commissioner Davis.

Vote: Motion carries 6/1

- Ayes: Kane, Lopez, Burroughs, Davis, Bynum, Townsend
- Nays: Burns
- Absent: Ramirez, Hill, Stites

Mayor left meeting at 9:50 PM; Burroughs Acting Mayor Pro Tem. Mayor returned to meeting at 10:30 PM.

7. Public Hearing Agenda:

Item No. 1 - PUBLIC HEARING/ORDINANCE: MIES WHOLESALE MEATS 6036 SPEAKER ROAD LLC PROJECT (Discussion Begins 2:39:59)

Dr. Shelley Kneuvean, Chief Financial Officer, presented a public hearing for industrial revenue bonds for Mies Wholesale Meats at 6036 Leavenworth Road in the amount not to exceed \$17,450,000. She provided a detailed explanation of the private pay bonds structure. Kevin Wempe, Bond Counsel, clarified legal and procedural aspects.

Key Points:

- Company moving from Kansas City, Missouri due to expansion needs
- \$17.4 million private investment by Mies Wholesale Meats
 - A. Bonds purchased by company
 - B. No financial risk to Unified Government
 - C. Tax exemption incentives
- The original 2024 public hearing had incorrect school district notice
- Current hearing corrects notification issue

Public Comments:

- **Monica Brady** (Kansas City, Kansas, Wyandotte Economic Development Council) **(Discussion Begins 2:49:46)**
- **Steve Sessions** (Kansas City, Kansas) **(Discussion Begins 2:52:50)**
- **Eva Garcia** (Kansas City, Kansas) **(Discussion Begins 2:55:26)**

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

Vote: Motion carries 7/0

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

Item No. 2 - PUBLIC HEARING: COMMUNITY IMPROVEMENT DISTRICT FOR THE HOMEFIELD PROJECT #2 (Discussion Begins: 3:33:50)

Kevin Wempe, the bond counsel from Gilmore and Bell, presented the item for the Community Improvement District (CID) for the Home Field Project #2. He explained details about the K1 Speed facility and Hilton Hotel, noting it involves a 2% CID sales tax with a \$6.5 million aggregate cap, and will begin in July 2026 with a 22-year maximum term, pay-as-you-go structure.

Key Points:

- K1 Speed: \$21 million investment, 55,000 square foot indoor go-kart facility
- Hilton Hotel: \$20 million investment

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

Vote: Motion carries 6/1

- Ayes: Kane, Burroughs, Davis, Bynum, Townsend, Burns
- Nays: Lopez
- Absent: Ramirez, Hill, Stites

8. Standing Committee's Agenda:

Item No. 1 - ORDINANCE: AMENDING LEVY OF TRANSIENT GUEST TAX (Discussion Begins: 3:40:07)

Commissioner Bynum presented the item on the ordinance amending the levy of transient guest tax. As the chair of the standing committee, she explained the committee's discussions and recommendations.

Alan Carr from Visit Kansas City, Kansas was also invited to speak and provide detailed information about the proposed tax increase. The County Administrator provided context on graduated payment structures. Angel Ferrara, Parks Director, discussed potential capital improvement projects on park systems.

Key Points:

- Current rate: 8% generating \$4.76 million projected for 2025
- Four hotels in Kansas City Kansas would have highest rates in region at 2% increase
- Regional competitiveness concerns with hotels already at high tax rates
- Parks as integral part of tourism infrastructure
- World Cup preparation funding needs
- Balance between tourism promotion and community improvements
- Highlighted potential negative impacts on hotel tax rates

Commissioner Davis motioned to increase to 10% and fund 3% to Parks and 3% to Kansas City, Kansas Convention and Visitors Bureau with a two year sunset. The motion was seconded by Commissioner Bynum.

Commissioner Davis substituted his motion to table the item for 30 days to allow the committee of Administration & Human Services to review the language and terms. The motion was seconded by Commissioner Townsend.

Vote: Motion carries 6/0

- Ayes: Burroughs, Davis, Bynum, Townsend, Burns, Lopez
- Nays: None
- Absent: Ramirez, Hill, Stites, Kane (left at 11:25 PM)

9. Administrator's Agenda:

Item No. 1 - RESOLUTION: BONNER SPRINGS NEIGHBORHOOD REVITALIZATION PLAN (Discussion Begins: 4:32:46)

Resolution approving interlocal agreement for administration of Bonner Springs Neighborhood Revitalization Plan. The County Administrator introduced the item. Megan Gilliland, the Economic Development Manager for the City of Bonner Springs, presented the item for the Bonner Springs Neighborhood Revitalization Plan. She explained the details of their neighborhood revitalization program, which has been in place since 1997 and was seeking a 5-year continuation with the taxing entities. Mayor Tom Stevens of Bonner Springs was present in the audience.

Key Points:

- Bonner Springs has operated NRP since 1997, current plan expires December 2025
- New 5-year program continuation with slight parameter changes

- 75% property tax rebate for residential improvements on incremental value only
- 16 residential and 3 commercial properties participated
- Estimated \$3,456 impact to Wyandotte County budget
- Enhanced incentives for 55+ single family homes, decreased incentives for apartments
- Taxing entities involved:
 - A. Wyandotte County: 33 mills
 - B. Bonner Springs: 38 mills
 - C. USD 500: 52 mills
 - D. KCKCC: 23 mills

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

Vote: Motion carries 6/0

- Ayes: Burroughs, Davis, Bynum, Townsend, Burns, Lopez
- Nays: None
- Absent: Ramirez, Hill, Stites, Kane (left at 11:25 PM)

Item No. 2 - ORDINANCE: AUTHORIZING ISSUANCE OF INDUSTRIAL REVENUE BONDS FOR MARSHALLTOWN COMPANY PROJECT (Discussion Begins: 4:37:52)

The County Administrator presented the item for the Marshall Company Industrial Revenue Bonds. He briefly explained that this was a cleanup item following a previously approved development agreement, noting that the company has opened and is operating successfully, and is considering possible future investment in the community. Project Location: 9400 Leavenworth Road

Mayor Garner made a motion for approval with a recommendation to coincide with item 5.6 approved earlier. The motion was seconded by Commissioner Burroughs.

Vote: Motion carries 6/0

- Ayes: Burroughs, Davis, Bynum, Townsend, Burns, Lopez
- Nays: None
- Absent: Ramirez, Hill, Stites, Kane (left at 11:25 PM)

Item No. 3 - ORDINANCE: AUTHORIZING ISSUANCE OF INDUSTRIAL REVENUE BONDS FOR INFINITY WINDOWS/MARVIN LUMBER PROJECT (Discussion Begins: 4:39:51)

The County Administrator presented the item for the Marvin Lumber and Cedar Company LLC Industrial Revenue Bonds. He briefly described it as a cleanup item following a development agreement approved over a year ago, mentioning that the company recently held a ribbon cutting ceremony and is reported to be enjoying its location at 9820 Leavenworth Road in Kansas City, Kansas.

Mayor Garner made a motion for approval to coincide with item 5.6 approved earlier. The motion was seconded by Commissioner Davis.

Vote: Motion carries 6/0

- Ayes: Burroughs, Davis, Bynum, Townsend, Burns, Lopez
- Nays: None
- Absent: Ramirez, Hill, Stites, Kane (left at 11:25 PM)

Item No. 4 - ORDINANCE: TO TERMINATE SPECIAL ASSESSMENTS IN A HOMEFIELD COMMUNITY IMPROVEMENT DISTRICT IN COMPLIANCE WITH A PETITION (Discussion Begins: 4:41:22)

Dr. Shelley Kneuvean, Chief Financial Officer, presented the item to terminate special assessments in the Home Field Community Improvement District. She explained that this was an administrative cleanup item to remove previously approved special assessment authority for Margaritaville, Live Nation, and Atlas Nine, as these venues do not plan to implement.

Mayor Garner made a motion for approval of the ordinance. The motion was seconded by Commissioner Burns.

Vote: Motion carries 6/0

- Ayes: Burroughs, Davis, Bynum, Townsend, Burns, Lopez
- Nays: None
- Absent: Ramirez, Hill, Stites, Kane (left at 11:25 PM)

Item No. 5 - ORDINANCE: REZONING PROPERTY (COZ2025-005) (Discussion Begins: 4:42:48)

The County Administrator presented the item for rezoning property located at 13001, 12504, and 12340 Parallel Parkway in Kansas City, Kansas. He noted that the item had been before the commission for three months, and the applicant requested a continuance to the December 4 commission meeting.

Mayor Garner made a motion to accept applicant's request for continuance to December 4, 2025 Board of Commissioners meeting. The motion was seconded by Commissioner Burroughs.

Vote: Motion carries 6/0

- Ayes: Burroughs, Davis, Bynum, Townsend, Burns, Lopez
- Nays: None
- Absent: Ramirez, Hill, Stites, Kane (left at 11:25 PM)

Commissioner Bynum made a motion to adjourn and reconvene as the Land Bank Board of Trustees. The motion was seconded by Commissioner Burns. (Discussion Begins 4:44:25)

Vote: Motion carries 6/0

- Ayes: Burroughs, Davis, Bynum, Townsend, Burns, Lopez
- Nays: None
- Absent: Ramirez, Hill, Stites, Kane (left at 11:25 PM)

11. Land Bank Board of Trustees Consent Agenda:

Consent Agenda (Discussion Begins: 4:44:25)

Item No. 1: LAND BANK OPTIONS

Item No. 2: LAND BANK PROPERTY TRANSFERS

Commissioner Davis made a motion to approve the consent agenda. The motion was seconded by Commissioner Burns.

Vote: Motion carries 6/0

- Ayes: Burroughs, Davis, Bynum, Townsend, Burns, Lopez
- Nays: None
- Absent: Ramirez, Hill, Stites, Kane (left at 11:25 PM)

Commissioner Bynum made a motion to adjourn and reconvene as the Board of Health. The motion was seconded by Commissioner Davis. (Discussion Begins 4:54:40)

Vote: Motion carries 6/0

- Ayes: Burroughs, Davis, Bynum, Townsend, Burns, Lopez
- Nays: None
- Absent: Ramirez, Hill, Stites, Kane (left at 11:25 PM)

Commissioner Bynum made a motion to suspend rules to proceed past midnight, Rule 517. The motion was seconded by Commissioner Davis.

Vote: Motion carries 6/0

- Ayes: Burroughs, Davis, Bynum, Townsend, Burns, Lopez
- Nays: None
- Absent: Ramirez, Hill, Stites, Kane (left at 11:25 PM)

The Commission went into recess at 11:50 PM.

The meeting was reconvened at 11:55 PM.

12. Board of Health Agenda

Item No. 1: **QUARTERLY UPDATE: BOARD OF HEALTH (Discussion Begins 4:54:40)**

13. Adjournment: (Discussion Begins 4:54:40)

Commissioner Burroughs moved to adjourn the meeting and made a motion to move the Board of Health presentation to December 4, 2025, Board of Commissioners Meeting. The motion was seconded by Commissioner Burns.

Vote: Motion carries 6/0

- Ayes: Burroughs, Davis, Bynum, Garner, Burns, Lopez
- Nays: None
- Absent: Ramirez, Hill, Stites, Kane (left at 11:25 PM), Townsend (did not vote, ZOOM audio was unavailable)

MAYOR GARNER
ADJOURNED THE MEETING AT 11:57 P.M.
November 06, 2025

Monica L. Sparks, CMC
Unified Government Clerk