

**JULY 25, 2024 UNIFIED GOVERNMENT BOARD OF
COMMISSIONERS MEETING
ACTION AGENDA
MEETING TO CONVENE AT 7:15 – 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/82316972252>

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I. CALL TO ORDER

II. ROLL CALL

Present: Davis, Bynum, Burroughs, Townsend, Burns, Ramirez, Lopez, Garner

Absent: Stites, Hill, Kane

III. INVOCATION

IV. PLEDGE OF ALLEGIANCE

V. REVISIONS TO THURSDAY, JULY 25, 2024, AGENDA

**Update: Adding Item Nos. 3 and 4 to the Mayor's Agenda
And Presentation to Public Hearing Agenda Item.**

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. LAND BANK BOARD OF TRUSTEES' NON-CONSENT AGENDA
- XVII. PUBLIC ANNOUNCEMENTS
- XVIII. ADJOURN

VI. MAYOR'S AGENDA

1. **PRESENTATION/PROCLAMATION: MR. EDWARD DWIGHT JR.**
Synopsis: Proclamation and presentation of the Key to the City to Mr. Edward Dwight Jr.
Tracking #: 21276
Video presentation complete and proclamation read.
2. **PRESENTATION: RECOGNITION OF DOTTE PROUD RECIPIENTS**
Synopsis: A presentation for Dotte Proud recognition to 2 individuals and 15 organizations.
Tracking #: 21275
PowerPoint presentation complete.
3. **RECOGNITION: CHESTER AND LILLIE OWENS/ STRUGGLERS' HILL-ROOTS NEIGHBORHOOD CELEBRATION (ADDED PER AGENDA UPDATE)**
Synopsis: Recognition of the celebration held July 19 and 20, 2024 renaming the Chester and Lillie Owens Street and neighborhood celebration.

For Information Only
Tracking #: 21294
Recognition announced.
4. **RECOGNITION: COLUMBIAN AMERICAN/ NATIONAL HISPANIC CHAMBER OF COMMERCE ANNUAL FESTIVAL (ADDED PER AGENDA UPDATE)**
Synopsis: Recognition of the Columbian American/National Chamber of Commerce Annual Festival held July 20, 2024, in Kansas City, Kansas.

For Information Only
Tracking #: 21295
Recognition announced.

The meeting recess at 8:14 pm.

The meeting was reconvened at 8:22 pm.

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. COZ2023-035 - RYAN DENK

Synopsis: Change of Zone from MP-1 Planned Light Industrial and Industrial Park District to MP-2 Planned General Industrial District to construct a lay down yard at 1625 South 86th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0.

Tracking #: 21258

Motion to approve: Davis

Second: Ramirez

Approved 7/0

2. COZ2024-018 - CESAR GONZALEZ

Synopsis: Change of Zone from R-1 Single Family District to A-G Agriculture District to keep animals on the property with multiple accessory structures at 4110 North 55th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0.

Tracking #: 21261

Motion to approve: Davis

Second: Ramirez

Approved 7/0

B. SPECIAL USE PERMIT APPLICATIONS

1. SP2023-117 - STEVE SHORT WITH WESTHILLS INDUSTRIAL PARK

Synopsis: Renewal of a Special Use Permit (SP-2019-20) to continue on-site grading and dirt removal at 1625 South 86th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR 5 YEARS.

Tracking #: 21259

Motion to approve for 5 years: Davis

Second: Ramirez

Approved 7/0

2. **SP2024-009 - ALYSSA PRASIL WITH BANK OF LABOR**
Synopsis: Special Use Permit to keep a temporary building on site while the primary structure is renovated at 1120 North 8th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR 2 YEARS.
Tracking #: 21262
Motion to approve for 2 years: Davis
Second: Ramirez
Approved 7/0
3. **SP2024-035 - ANDREW BESELICA**
Synopsis: Renewal of a Special Use Permit (SP2023-052) to continue to operate a non-owner-occupied Short-Term Rental at 2504 West 47th Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 to 0 FOR 2 YEARS.
Tracking #: 21255
Motion to approve for 2 years: Davis
Second: Ramirez
Approved 7/0
4. **SP2024-036 - JORDAN PETER WITH KANSAS GAS SERVICE**
Synopsis: Renewal of a Special Use Permit (SP-2022-004) to continue operating a pipeline maintenance and digging training facility at 8535 Riverview Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR 5 YEARS.
Tracking #: 21256
Motion to approve for 5 years: Davis
Second: Ramirez
Approved 7/0
5. **SP2024-037 - SYLVIA KING WITH TURTLE HILL COMMUNITY ASSOCIATION**
Synopsis: Special Use Permit for a private pocket park with small-scale events at 600 Washington Boulevard and 1308 North 6th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 (INDEFINITE).
Tracking #: 21263
Motion to approve for indefinite: Davis
Second: Ramirez
Approved 7/0
6. **SP2024-038 - RIAD BAGHDADI WITH RB ARCHITECTURE ENGINEERING AND CONSTRUCTION**
Synopsis: Special Use Permit for the expansion of an automotive/heavy truck repair operation at 919 South 26th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR 2 YEARS.
Tracking #: 21264
Motion to approve for 2 years: Davis
Second: Ramirez
Approved 7/0

7. **SP2024-039 - PATRICK LEMOREUX**

Synopsis: Home Occupation Special Use Permit to produce bath products at 49 South 64th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR 2 YEARS.

Tracking #: 21265

Motion to approve for 2 years: Davis

Second: Ramirez

Approved 7/0

8. **SP2024-041 - VENKATESWARA CHADALAWADA**

Synopsis: Special Use Permit to operate a liquor store at 9801 Parallel Parkway, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR 1 YEAR.

Tracking #: 21266

Motion to approve for 1 year: Davis

Second: Ramirez

Approved 7/0

C. ORDINANCE AMENDMENT

1. **AN ORDINANCE** (Streets for People Ordinance) setting the permissible time and place for mobile vending vehicles and for their operation within private property, **RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0.**

Tracking #: 21267

Motion to approve: Davis

Second: Ramirez

Approved 7/0

O-77-24 Approved

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

1. AN ORDINANCE rezoning property located at approximately 3612 Emmons Drive (COZ2024-004), from R-1(B) Single Family District to A-G Agriculture District, RECOMMENDED FOR APPROVAL.

Tracking #: 21257

Motion to approve: Davis

Second: Ramirez

Approved 7/0

O-78-24 Approved

2. AN ORDINANCE rezoning property at approximately 4140 North 60th Street (COZ2024-008), from R-1 Single Family District to A-G Agriculture District, RECOMMENDED FOR APPROVAL.

Tracking #: 21260

Motion to approve: Davis

Second: Ramirez

Approved 7/0

O-79-24 Approved

3. AN ORDINANCE rezoning property at 3354-3356 North 60th Terrace (COZ2024-009) from R-1 Single Family District to R-2 Two Family District, RECOMMENDED FOR APPROVAL.
Tracking #: 21277
Motion to approve: Davis
Second: Ramirez
Approved 7/0
O-80-24 Approved
4. AN ORDINANCE authorizing a Special Use Permit (SP2024-020), for continuation of extracting material/fill with State approved rubble and recycling and adding the production and stockpiling of sand at 8205 and 8251R Kaw Drive and 2103 South 84th Street, RECOMMENDED FOR APPROVAL.
Tracking #: 21269
Motion to approve: Davis
Second: Ramirez
Approved 7/0
O-81-24 Approved
5. AN ORDINANCE authorizing a Special Use Permit (SP2024-022), for continuation of a sand plant and dredging operation and adding the production and stockpiling of sand at 2400 South 78th Street, RECOMMENDED FOR APPROVAL.
Tracking #: 21270
Motion to approve: Davis
Second: Ramirez
Approved 7/0
O-82-24 Approved
6. AN ORDINANCE authorizing a Special Use Permit (SP2024-026), for continuation of a drinking establishment with live entertainment at 403 North 5th Street, RECOMMENDED FOR APPROVAL.
Tracking #: 21271
Motion to approve: Davis
Second: Ramirez
Approved 7/0
O-83-24 Approved
7. AN ORDINANCE authorizing a Special Use Permit (SP2024-029), for continuation of a Short-Term Rental at 4443 Eaton Street, RECOMMENDED FOR APPROVAL.
Tracking #: 21272
Motion to approve: Davis
Second: Ramirez
Approved 7/0
O-84-24 Approved

8. AN ORDINANCE authorizing a Special Use Permit (SP2024-024) for continuation of live entertainment in conjunction with Tanner's Bar and Grill at 3900 Rainbow Boulevard, RECOMMENDED FOR APPROVAL.

Tracking #: 21273

Motion to approve: Davis

Second: Ramirez

Approved 7/0

O-85-24 Approved

9. AN ORDINANCE authorizing a Special Use Permit (SP2024-030) for a 10-day hazardous material/waste transfer station at 5510 Kansas Avenue, RECOMMENDED FOR APPROVAL.

Tracking #: 21278

Motion to approve: Davis

Second: Townsend

Motion failed 4/3 (Burroughs, Burns, and Lopez, voting No.)

10. AN ORDINANCE authorizing a Special Use Permit (SP2024-031) for continuation of a non-owner-occupied Short-Term Rental at 2737 South 53rd Terrace, RECOMMENDED FOR APPROVAL.

Tracking #: 21279

Motion to approve: Davis

Second: Ramirez

Approved 7/0

O-86-24 Approved

11. AN ORDINANCE authorizing a Home Occupation Special Use Permit (SP2024-032) to assemble jewelry at 5814 Parkview Avenue, RECOMMENDED FOR APPROVAL.

Tracking #: 21282

Motion to approve: Davis

Second: Ramirez

Approved 7/0

O-87-24 Approved

12. AN ORDINANCE authorizing a Special Use Permit (SP2024-034) for continuation of a Short-Term Rental at 4101 Fisher Street, RECOMMENDED FOR APPROVAL.

Tracking #: 21283

Motion to approve: Davis

Second: Ramirez

Approved 7/0

O-88-24 Approved

13. AN ORDINANCE vacating an utility easement (VAC2024-003) at 5222 and 5228 North 130th Terrace, RECOMMENDED FOR APPROVAL.

Tracking #: 21286

Motion to approve: Davis

Second: Ramirez

Approved 7/0

O-89-24 Approved

14. AN ORDINANCE vacating a sanitary sewer easement (VAC2024-004) at 1491 North 98th Terrace, RECOMMENDED FOR APPROVAL.

Tracking #: 21284

Motion to approve: Davis

Second: Ramirez

Approved 7/0

O-90-24 Approved

15. AN ORDINANCE vacating a sanitary sewer easement (VAC2024-005) at 9700 State Avenue, RECOMMENDED FOR APPROVAL.

Tracking #: 21285

Motion to approve: Davis

Second: Ramirez

Approved 7/0

O-91-24 Approved

TAX STATUS REPORT

BOARD OF COMMISSIONERS AGENDA FOR JULY 25, 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: THIRD AMENDMENT TO ASSIGNMENT, ASSUMPTION AND SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT**

Synopsis: Adopt the Third Amendment to the Assignment, Assumption and Second Amended and Restated Development Agreement for the Homefield project.

*On July 8, 2024, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 21213

Motion to approve: Ramirez

Second: Davis

Approved 7/0

R-37-24 Adopted

2. **RESOLUTION: FIRST AMENDMENT TO TAX DISTRIBUTION AGREEMENT WITHIN CERTAIN AREAS OF THE VILLAGE EAST STAR BOND DISTRICT**

Synopsis: Adopt a resolution authorizing a First Amendment to the Tax Distribution Agreement involving the Series 2022 Bonds in certain project areas of the Village East STAR Bond District.

*On July 8, 2024, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 21218

Motion to approve: Ramirez

Second: Davis

Approved 7/0

R-38-24 Adopted

3. **ORDINANCE: AMENDING COMMUNITY BENEFITS ORDINANCE**

Synopsis: Approval of an amended Section 27-801 of the Municipal Code (Community Benefits Fund) to identify the minor home repair program administered through Livable Neighborhoods as an eligible expenditure.

On December 7, 2023, The Board of Commission previously approved O-160-23 establishing the Community Benefits Fund and permitted expenses.

*On July 8, 2024, the **Neighborhood and Community Development Standing Committee**, chaired by Commissioner Davis, voted unanimously to approve and forward to full commission.*

Tracking #: 21227

Motion to approve: Ramirez

Second: Davis

Approved 7/0

O-92-24 Approved

4. **MINUTES**

Synopsis: Minutes from the Regular Session meeting on May 25, 2023, and the Special Session meeting on June 27 and July 11, 2024.

Tracking #: MINUTES

Motion to approve: Ramirez

Second: Davis

Approved 7/0

5. **WEEKLY BUSINESS**

Synopsis: Weekly business materials dated June 13 and 20, 2024.

Tracking #: WEEKLY BUSINESS

Motion to approve: Ramirez

Second: Davis

Approved 7/0

The meeting recess at 9:08 pm.

The meeting was reconvened at 9:16pm.

X. PUBLIC HEARING AGENDA

1. **RESOLUTION: MIES WHOLESALE MEATS INDUSTRIAL REVENUE BONDS**

Synopsis: There are two items to be addressed:

1. A public hearing to receive comments regarding the intent to issue Industrial Revenue Bonds for Mies Wholesale Meats;
2. Resolution of intent to issue Industrial Revenue Bonds for Mies Wholesale Meats in the amount of \$17,450,000 for property located at 6036 Speaker Road.

*On July 8, 2024, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted 5-1 to approve and forward to the full commission.*

Tracking #: 21214

Motion to approve: Bynum

Second: Burns

Approved 7/0

R-39-24 Adopted

XI. STANDING COMMITTEES' AGENDA

XII. ADMINISTRATOR'S AGENDA

XIII. COMMISSIONERS' AGENDA

Motion to adjourn and reconvene as Land Bank Board of Trustees: Bynum
Second: Ramirez
Approved 7/0

XIV. LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

1. LAND BANK OPTIONS

Synopsis: The Land Bank Manager respectfully requests that the Neighborhood and Community Development Committee review the proposed items and forward it to the Land Bank Board of Trustees for final consideration.

Please visit the site to review the applications below.

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

11 Single Family Homes
6 Multi-Family Units
1 Commercial

*On July 8, 2024, 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 #: 21210

Motion to approve: Davis

Second: Ramirez

Approved 7/0

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

1. LAND BANK OPTIONS

Synopsis: The following option applications were presented at the July 8, 2024, Neighborhood & Community Development Standing Committee:

Please visit the new site to review the applications below

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

1. Katherine Dodd – 1 home
2828 N. Hallock St. – 292427
2. Terri Walker – 1 home
2526 N Hallock St. – 292426

*On July 8, 2024, the **Neighborhood and Community Development Standing Committee**, chaired by Commissioner Davis, voted unanimously to set these items over the next standing committee hearing date (July 29, 2024). These items have been requested to be heard on the July 25, 2024, Land Bank Board of Trustees Non-Consent Agenda.*

Tracking #: 21292

Motion to approve: Bynum

Second: Townsend

Approved 6/1 (Lopez voting no)

XVI. PUBLIC ANNOUNCEMENTS

XVII. ADJOURN

Motion to adjourn: Bynum

Second: Ramirez

Approved 7/0

The meeting adjourned at 9:35 pm.