

Unified Government of Wyandotte County and Kansas City, Kansas



Board of Commissioners

Commission Chambers

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

Mayor Christal E. Watson

*Commissioner At-Large Dist. 1 Melissa Bynum – Commissioner At-Large Dist. 2 Andrew Kump –
Commissioner Dist. 1 Jermaine Howard – Commissioner Dist. 2 Bill Burns –
Commissioner Dist. 3 Christian Ramirez – Commissioner Dist. 4 Evelyn Hill –
Commissioner Dist. 5 Carlos Pacheco III – Commissioner Dist. 6 Phil Lopez –
Commissioner Dist. 7 Chuck Stites – Commissioner Dist. 8 Andrew Davis*

AGENDA

Thursday, December 18, 2025

7:00 PM

- 1. CALL TO ORDER/ROLL CALL**
- 2. INVOCATION**
- 3. PLEDGE OF ALLEGIANCE**
- 4. REVISIONS TO DECEMBER 18, 2025 AGENDA**
- 5. BOARD OF HEALTH REGULAR AGENDA**
- 5.1 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. On the November 6, 2025, Board of Commissioners meeting, this item was voted unanimously to be held over to this meeting.

For Information Only

Tracking #: 211050

6. LAND BANK CONSENT AGENDA

6.1 LAND BANK OPTIONS

Synopsis:

The Land Bank Manager respectfully requests that the Land Bank Board of Trustees review final consideration.

Please visit the site to review the applications below.

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

40 Single Family Homes

2 Multi family

15 Commercials

*On December 8, 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 #: 211313

6.2 LAND BANK PROPERTY TRANSFERS

Synopsis:

The Land Bank Manager respectfully requests that the Land Bank Board of Trustees review final consideration.

Please visit the site to review the applications below.

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

9 Yard Extensions

10 Garden

*On December 8, 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 #: 211314

7. REGULAR CONSENT AGENDA

7.1 RESOLUTION: UPDATED PURCHASING POLICY

Synopsis: Approval of a resolution to adopt the update to the purchasing policy.

*On December 8, 2025, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to the Board of Commissioners meeting.*

Tracking #: 211221

7.2 RESOLUTION: CASH INVESTMENT POLICY ANNUAL UPDATE

Synopsis: Approval of a resolution to adopt the Cash Management Policy regarding the management of Unified Government funds.

*On December 8, 2025, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to the Board of Commissioners meeting.*

Tracking #: 211239

7.3 APPOINTMENT: BOARDS AND COMMISSIONS

Synopsis: **Kansas City Area Transportation Authority Board:** Appointment of Mindy Rocha - Term 12/15/25 to 12/15/27, submitted by Mayor Watson.

Tracking #: 211315

7.4 MINUTES

Synopsis: Minutes from the Regular Session meeting on May 30 and July 25, 2024.

Tracking #: MINUTES

7.5 WEEKLY BUSINESS

Synopsis: Weekly business materials dated December 4, 2025.

Tracking #: WEEKLY BUSINESS

8. STANDING COMMITTEES' AGENDA

8.1 ORDINANCE: AMENDING CHAPTER 15, ARTICLE IV, FIREWORKS

Synopsis: Approval of an ordinance amending date and time for sale of fireworks.

*On December 8, 2025, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted 4 to 1 to approve and forward to the Board of Commissioners meeting.*

Tracking #: 211302

9. ADMINISTRATOR'S AGENDA

9.1 RESOLUTION: SETTING PUBLIC HEARING (BUC-EE'S PROJECT TIF PLAN)

Synopsis: A resolution setting a public hearing on January 29, 2025, regarding the adoption of a Redevelopment Project Plan (TIF) plan for BUC-EE's Family Travel Center.

Tracking #: 211289

9.2 PRESENTATION: SNOW OPERATIONS

Synopsis: Presentation from Public Works on snow operations.

For Information Only

Tracking #: 211292

9.3 PRESENTATION: PUBLIC WORKS ACCREDITATION

Synopsis: Public Works American Public Works Association Accreditation Recognition — Celebrate and formally recognize Public Works for achieving American Public Works Association Accreditation.

Video link: [Public-Works-Accreditation-Announcement-Final-New-Logo-122025.mp4](#)

For Information Only

Tracking #: 211293

10. MAYOR’S AGENDA

10.1 RESOLUTION: ADOPTION OF 2026 STATE LEGISLATIVE PROGRAM

Synopsis: Adoption of a resolution approving the 2026 State Legislative Program.

Tracking #: 211288

10.2 RESOLUTION: APPROVING TWO-YEAR MEETING SCHEDULE

Synopsis: A resolution approving the schedule of meeting times for standing committees and Board of Commissioners meetings of the Unified Government pursuant to Appendix C, Section 107 of the 2008 Code of Ordinances and Resolutions.

Tracking #: 211311

10.3 PROCLAMATION: VERDIS JEUNE ROBINSON DAY

Synopsis: A proclamation proclaiming December 12, 2025, as Verdis Jeune Robinson Day.

Tracking #: 211317

11. PUBLIC HEARING AGENDA

12. COMMISSIONERS’ AGENDA

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.

Join from PC, Mac, iPad, or Android:

<https://wycokck.zoom.us/j/84004637342>

Webinar ID: 840 0463 7342

Phone one-tap:

+13462487799,85339542904# US (Houston)

+16694449171,85339542904# US

Join via audio:

+1 719 359 4580 US, +1 253 205 0468 US, +1 253 215 8782 US (Tacoma), +1 346 248 7799 US (Houston), +1 669 444 9171 US, +1 669 900 9128 US (San Jose), +1 507 473 4847 US, +1 564 217 2000 US, +1 646 558 8656 US (New York), +1 646 931 3860 US, +1 689 278 1000 US, +1 301 715 8592 US (Washington DC), +1 305 224 1968 US, +1 309 205 3325 US, +1 312 626 6799 US (Chicago), +1 360 209 5623 US, +1 386 347 5053 US 888 475 4499 US (Toll Free) 877 853 5257 US (Toll Free)

International numbers available: <https://wycokck.zoom.us/u/kbu1e63DH>

Cell phones may mute and unmute by dialing *6.

Raise and lower your hand to be acknowledged by dialing *9.

To raise your digital hand from your PC or Mac, click the button labeled “Raise Hand” at the bottom of the window on the right side of the screen.



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 2px;">Terrie Garrison, Interim Director</div> tgarrison@wycokck.org x6726	Health Department
AGENDA ITEM #5.1.		
QUARTERLY UPDATE: BOARD OF HEALTH		
BACKGROUND		
A presentation highlighting the Wyandotte County Health Department's Response to Substance Abuse. <i>For Information Only</i>		
RECOMMENDATION		
For information only		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
12.18.2025 Board of Health Updated Slides		

Approved by Mayor/Administrator to add to agenda.

BOARD OF HEALTH

2025, Quarter 4

Wyandotte County Public Health Department



Public Health
Prevent. Promote. Protect.

Agenda

- Brief infectious disease update
- Substance use presentation:
 - Opioid settlement summary
 - Overview of Health Department work related to substance use
 - Report on grant-funded 2024 opioid awareness campaign

Infectious Disease Update



- TB outbreak declared over by Kansas Department of Health and Environment.



- Pertussis (whooping cough) cases on the rise in WyCo and the metro area



- Measles exposure at Kansas City International Airport in November
 - *On November 5 from approximately 2 a.m. until noon, and on November 10, from 2 a.m. until 4 a.m.*

Wyandotte County Public Health Department
Response to

Substance Use



Public Health
Prevent. Promote. Protect.

Opioid Settlement Funds

Proposed Health Department Uses of Settlement Funds:

Purpose	Amount
Narcan for Community Distribution	\$120,000
Opioid Community Education Outreach (including billboards, signage, etc.)	\$67,695
Health Department Total:	\$187,695

Out of \$635,324 for the county proposed in 2024
(\$1,110,118 total proposed for city and county combined)

WyCo HD Response to Substance Use

- Narcan education and distribution
- Harm reduction kits
- WyCo Recovery Collective
- Peer support services

All services are free of charge to Wyandotte county residents.



Image Credit:
www.overdoseaction.org

Harm Reduction at the Health Department

What is harm reduction?

*It is reducing the **harm** associated with drug use through a variety of public health interventions, with the belief that all people deserve safety and dignity.*

Free harm reduction tools from the Health Department:

- Narcan (naloxone)-an opioid overdose reversal medication
- Fentanyl test strips (FTS)-a tool for testing drugs for fentanyl
- Harm reduction kits-backpacks containing harm reduction supplies



Harm Reduction Kits May Contain:

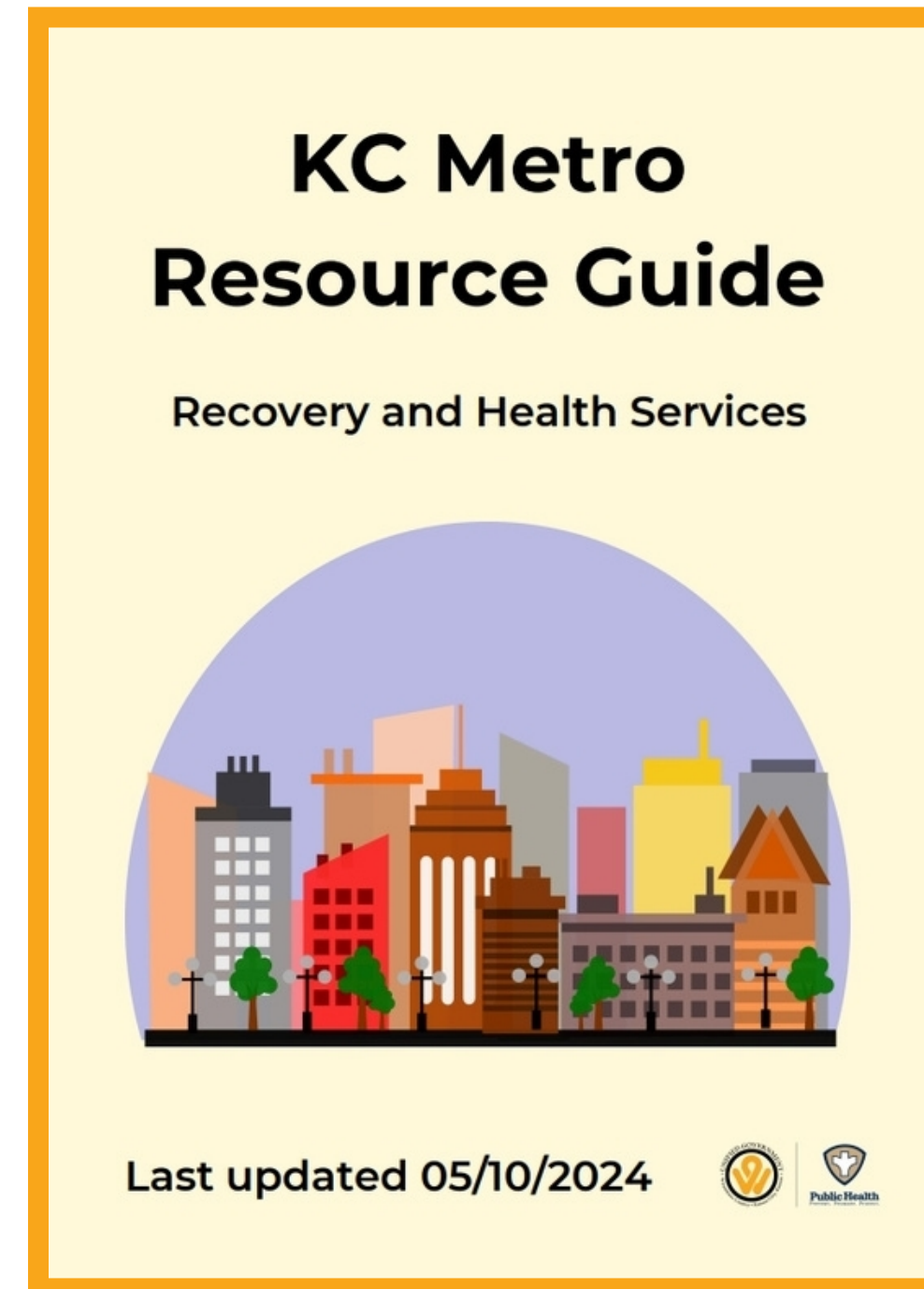
- Fentanyl test strips
- Narcan
- Information on how to use Narcan/FTS
 - in English or Spanish
- Peer Support Specialist contact cards
- Lockable medication bags
- 988 Suicide and Crisis Lifeline magnet
- Gun locks
- Condoms
- First aid items
- Hygiene supplies



WyCo Recovery Collective

The Health Department substance use program meets bi-monthly with other local organizations in the recovery field as the WyCo Recovery Collective.

- Developed and distributes the KC Metro Resource Guide which includes:
 - AA and NA meetings
 - Wyandotte Oxford Houses
 - Treatment centers
 - Employment assistance
 - Domestic violence resources
 - Insurance assistance
 - Narcan sites
- Currently planning a county wide recovery summit event for 2026

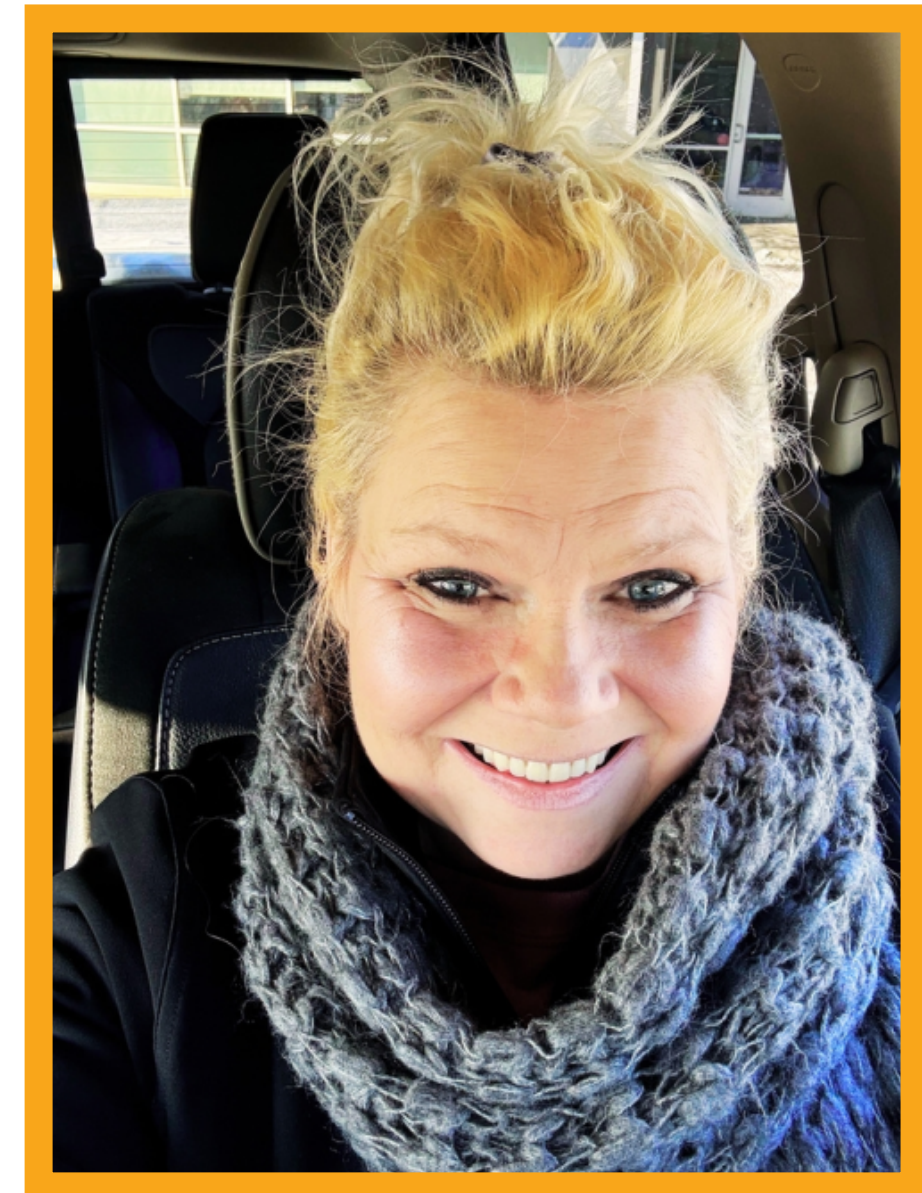


Peer Support Specialists

The Health Department's certified Peer Support Specialists are responsible for helping individuals with substance use disorder (SUD) achieve their own recovery needs, wants and goals.

Peer Support Specialists receive referrals from:

- Wyandotte County Drug and Behavioral Court
- KCKPD and KCKFD
- KU Mental and Behavioral Health
- Local community recovery living houses like Oxford Houses and Shalom House
- Health Department walk-ins
- Cross-lines Outreach for the unhoused



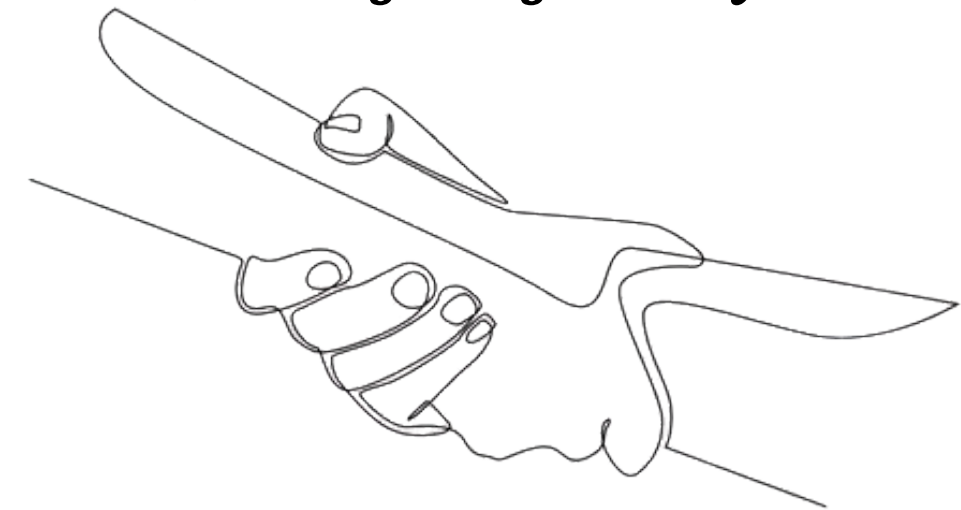
Keather Sharp-Peer Support Specialist

Peer Support Client Quotes

I just need friends that I can rely on, people that I can call if I'm struggling, and talk about things that I can't talk about with family, or they wouldn't understand."

"[Peer Support Specialist] is actually great, she helped me get my job, and she holds meetings herself, and we all still had our kids and they were able to come, and it was very welcoming. She is a blessing."

"Social support aspect of recovery-[Peer Support Specialist] has lived experience, so the mentorship piece is great. I am able to grow my sobriety network with her. I am not court ordered to attend, but I go to grow my community and know my neighbor."



Need services or know someone who does?

Karah Barnes—Substance Misuse Coordinator
kbarnes@wycokck.org

Keather Sharp—Peer Support Specialist
kesharp@wycokck.org

Valentino “Tino” Barajas—Peer Support Specialist
vbarajas@wycokck.org



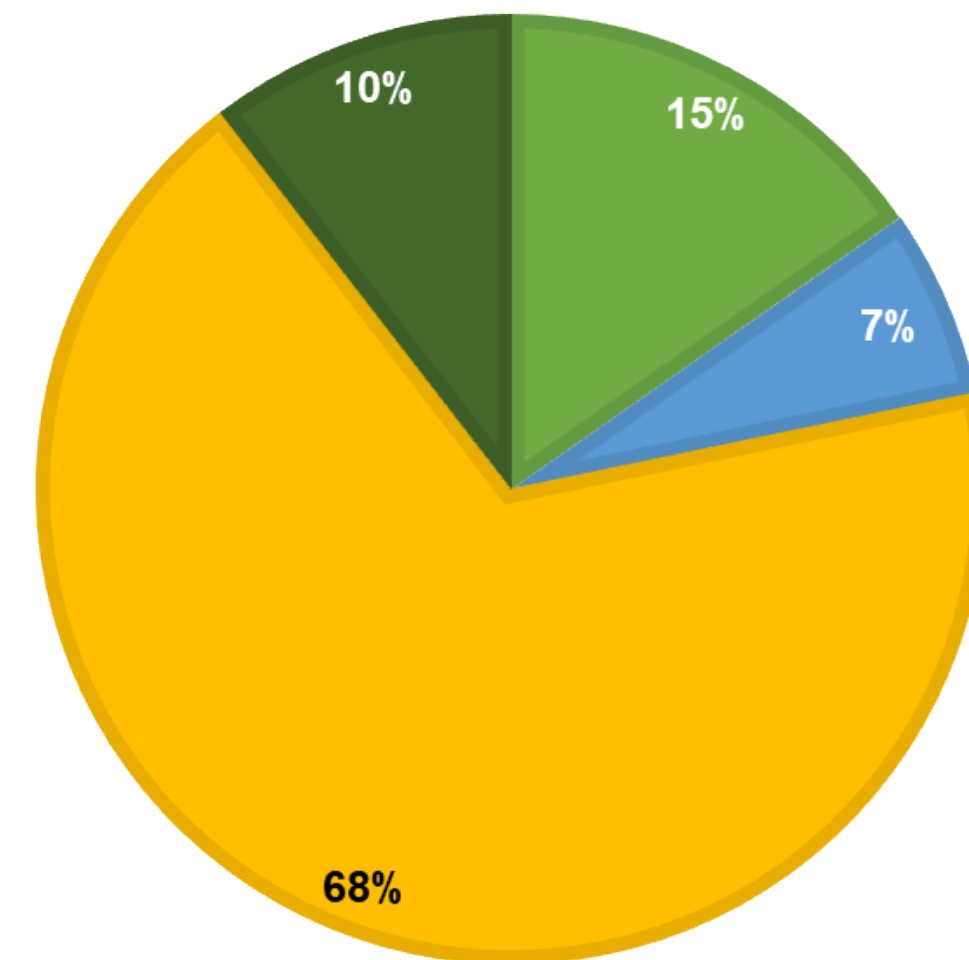
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WyCo HD Response to Substance Use - Financial

- All externally funded
- ARPA funded 1st ever dedicated staff position (Thank you!)
- Leveraged \$1.7M in grants (non-ARPA) since 2022
- Funded through competitive grants; need more stable funding sources
- Annual Program Cost: \$286,350

GRANTS 2022-2025

■ NACCHO ■ ARPA ■ DOJ ■ Sunflower

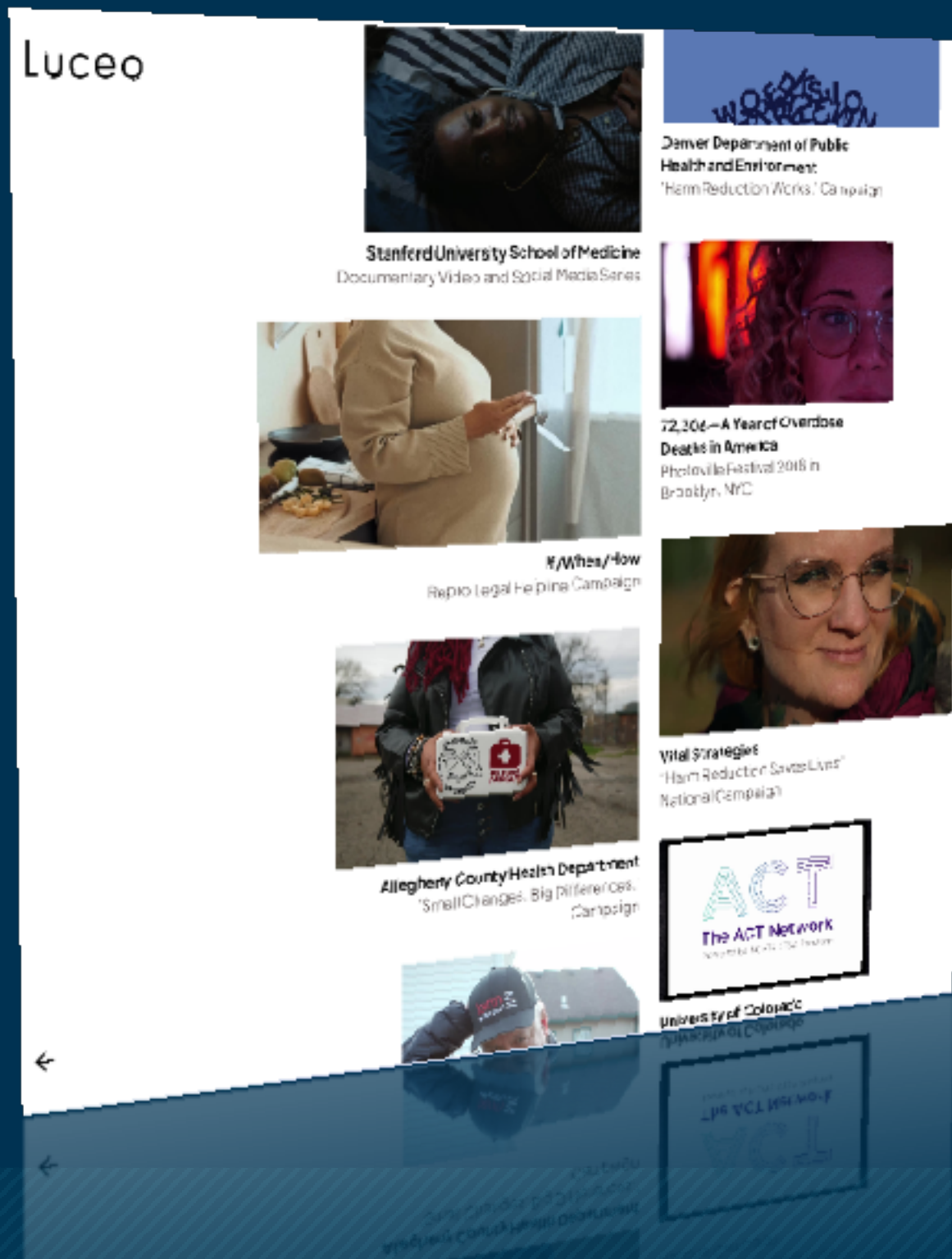




Today's Drugs are Different

Opioid Awareness Campaign 2024

Background



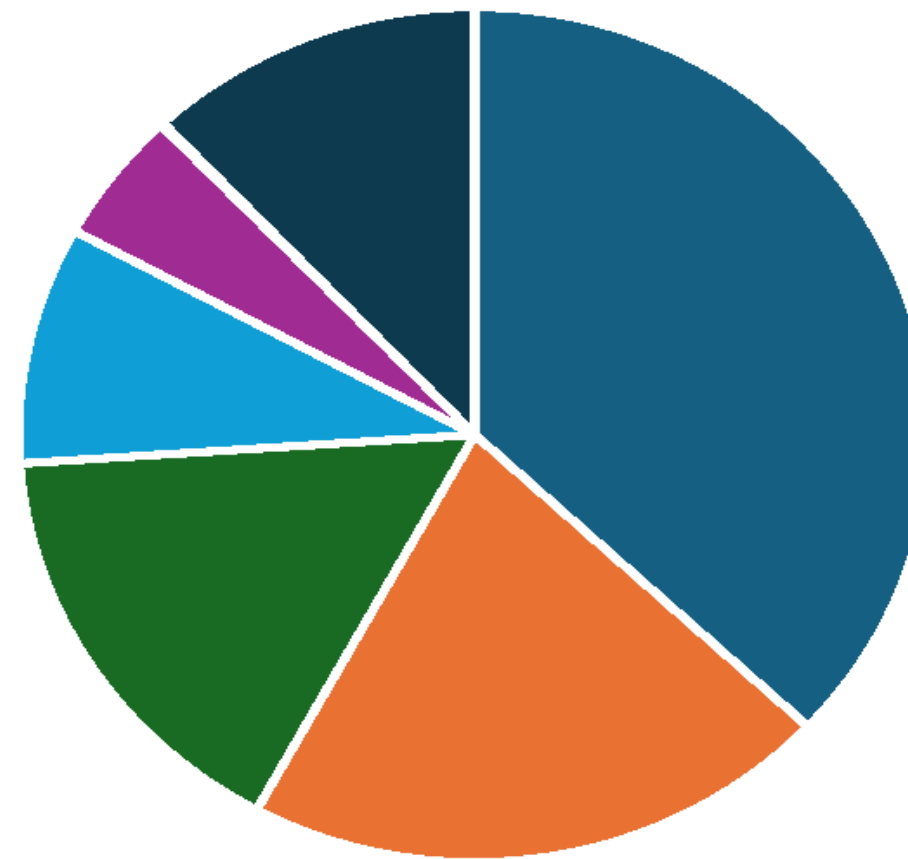
- MARC selected Luceo through RFP
- Overdose data
- Local people with lived experience
- Messages and images
- Regional Health Officials input
- Pilot Campaign November 2023
- UG Public Health Campaign 2024

Target Audience

- Wyandotte County
- People 15-24
- Black people
- Men
- Friends, family and people in their social networks

Budget: \$170,000

Media Mix



- Outdoor
- Audio
- Online
- Commuter
- Social media
- Printed materials
- Staff Support Services

Outdoor | \$63,464

TODAY'S DRUGS ARE DIFFERENT

Test for fentanyl.
Carry naloxone.
Never use alone.

FirstCallKC.org
816-361-5900



TODAY'S DRUGS ARE DIFFERENT

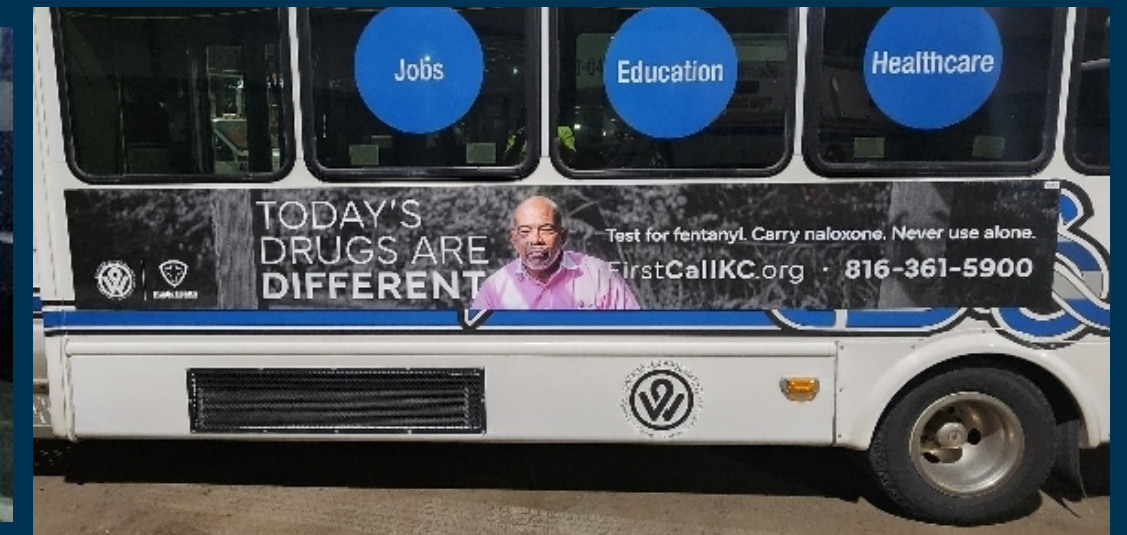
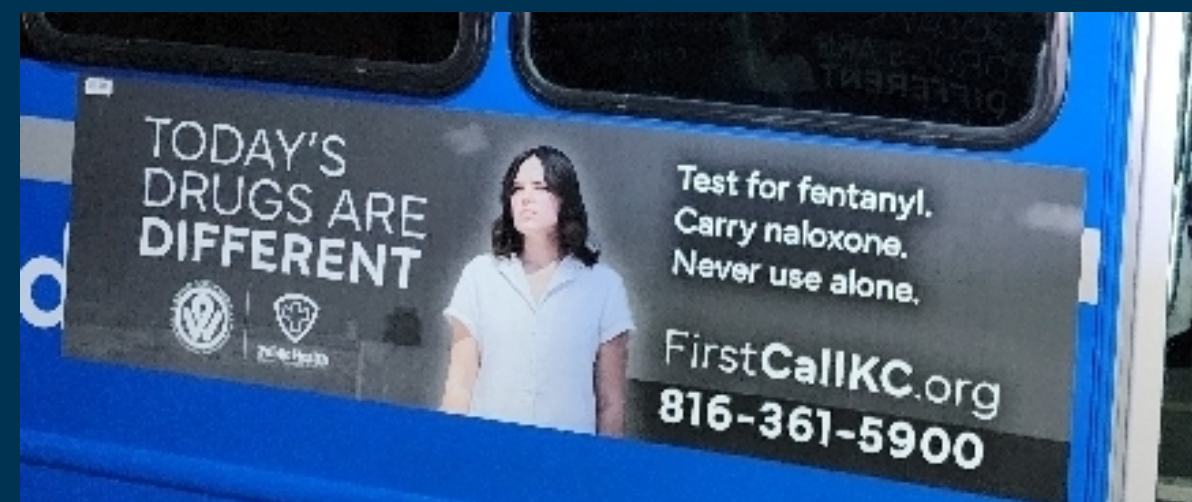
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Outdoor | Bus Signs

- Adspposure
- June to Aug.
- Signs on 31 buses that serve Wyandott County
- \$24,494
- 9.7 million impressions



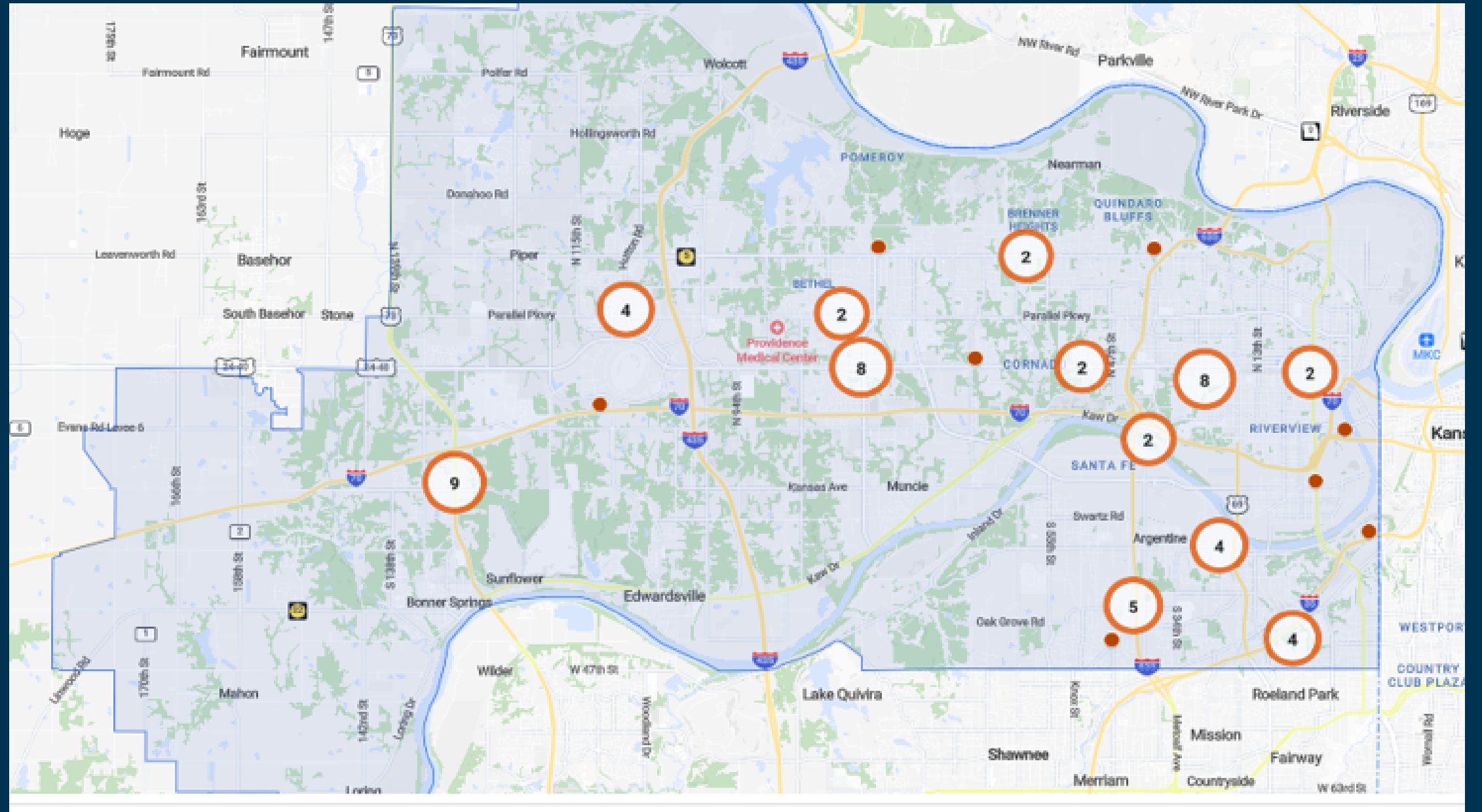
Outdoor | Billboards



- Lamar and Outfront
- Spanish and English
- June to Aug.
- Wyandotte County
- \$30,000
- 8.7 million impressions

Outdoor | Digital Out Of Home

- Steel City
- Spanish and English
- June to Oct.
- Outdoor screens in Wyandotte County
- \$9,000
- 311,000 impressions



Audio | \$36,241



Audio | Script

Today's drugs are different!

Honest talk about drugs is good...and more important now than ever... to understand the increased risk of overdose.

Whether or not you use drugs, getting the facts can help you—and the people you care about—be safer and healthier.

So, test for fentanyl. Carry naloxone. Never use alone.

And remember, treatment and support are just one call or click away.

Call 816-361-5900 or visit [First Call K-C dot org](http://FirstCallK-C.org).

Audio: Broadcast Radio

Carter Radio: \$4,000

- 220 :30 spots on KPRS.
- 263,700 impressions

Cumulus Radio: \$4,000

- 240 :30 spots on KCJK, KMJK plus streaming.
- 226,500 impressions

Steel City Radio: \$4,000

- 384 :30 spots on Mix 93.
- 250,000 impressions

Union Broadcast: \$6,440

- 229 :30 spots on 810 Sports, streaming spots and live reads by WYCO native Nate Bukaty.

Reyes Media: \$4,000

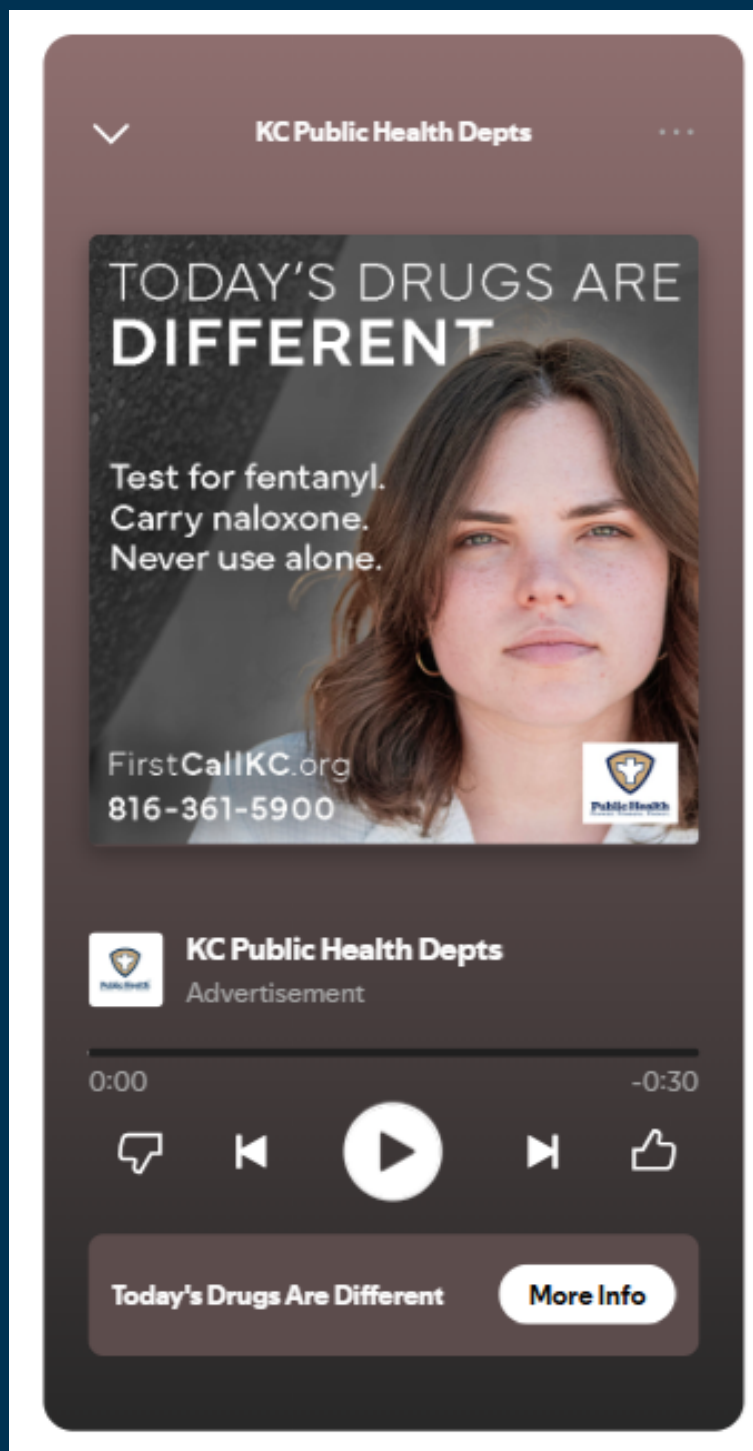
- 360 :30 spots on KYYS and KDTD

La Mega: \$2,000

- 912 :30 spots

2,345 spots, 1.9 million impressions

Audio: Streaming



Streaming audio served to people in Wyandotte County with interests and listening preferences related to our target audience.

Spotify: \$4,000

- 318,018 impressions
- 686 clicks
- 0.22% CTR

Pandora: \$3,806

- 153,165 impressions
- 558 clicks
- 0.36% CTR

Audio: Streaming

Audacy: \$4,000

- Served to people 18-24 in the Wyandotte County.
- 308,375 impressions

Cumulus: \$0

- Across all Cumulus stations in Kansas City: KCFX, KCJK, KMJK, KCMO.
- 320,000 impressions



Online | \$26,600

LAS DROGAS DE HOY SON MAS PELIGROSAS.



Detecta fentanilo con tiras reactivas.
Lleva siempre contigo naloxona.
No uses drogas solo.

FirstCallKC.org/es
816-361-5900



TODAY'S DRUGS ARE DIFFERENT



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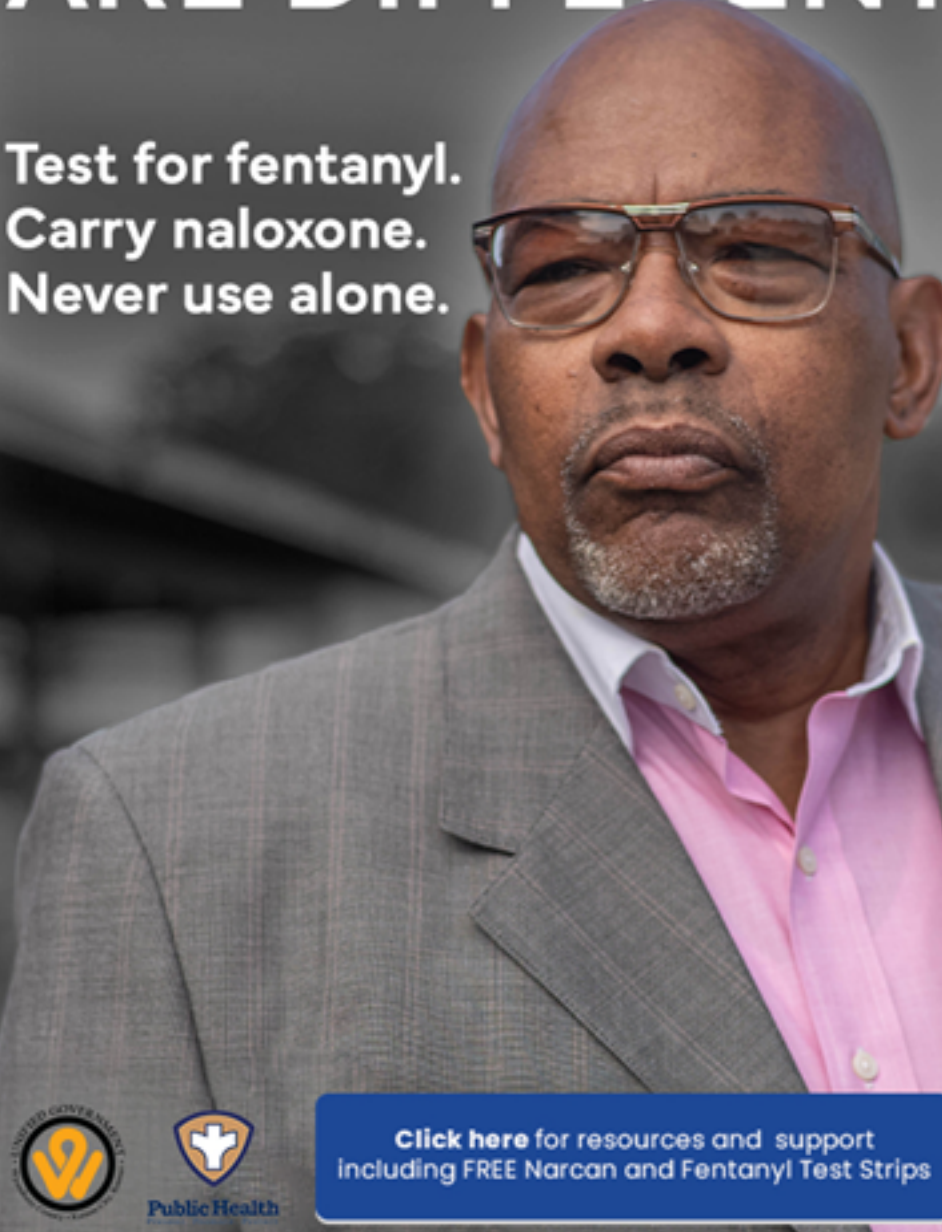


Public Health
Prevent. Promote. Protect.

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Click here for resources and support including FREE Narcan and Fentanyl Test Strips



Carter

- Targeted images
- \$10,000
- 1.3 million impressions
- 2,302 Clicks
- CTR: 0.18%
- Above average of .05%



Cumulus



- Targeted images
 - \$1,600
 - 160,014 impressions
 - 223 Clicks
 - CTR: 0.14%
- Above average of .05%

McClatchy (KC Star)

\$12,000 for 12 sends to 50,000 email addresses.



English

- 150,000 emails
- 27,200 opened
- 3,629 clicks
- **2.42 % CTR**

Spanish

- 150,000 emails
- 22,233 Opened
- 3,027 Clicks
- **2.02% CTR**

Blacks

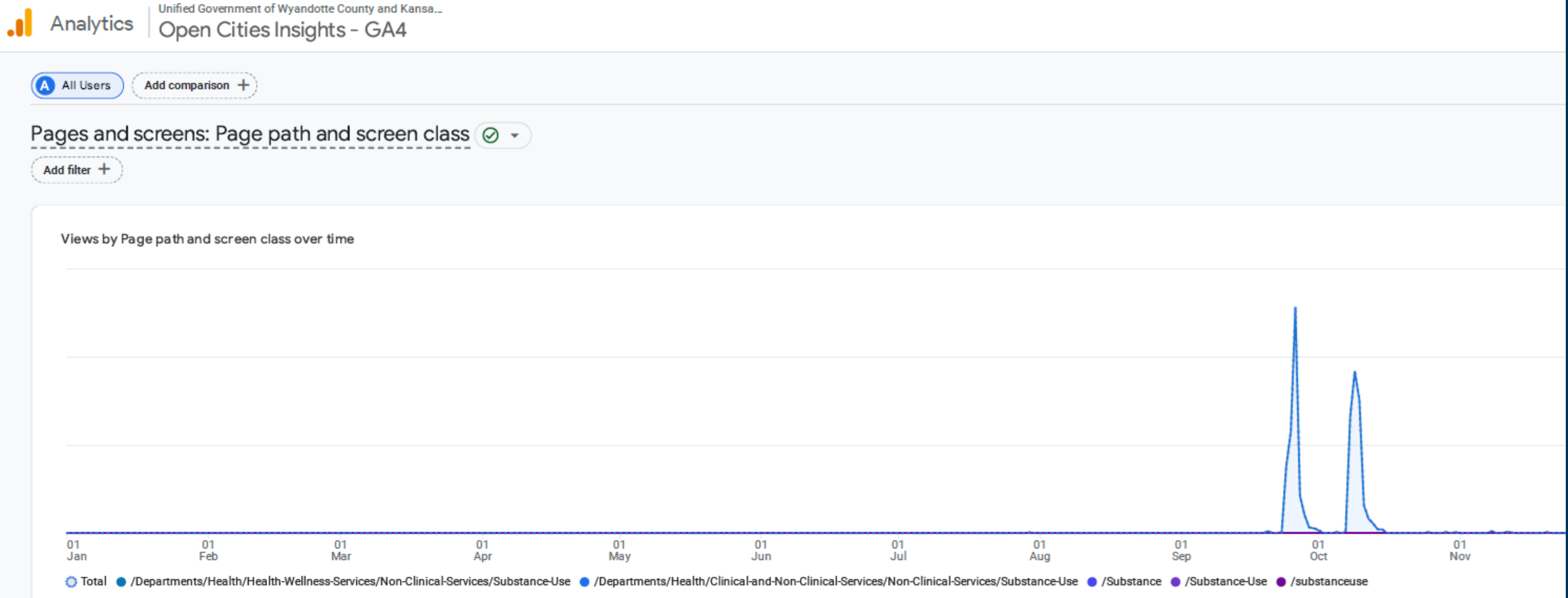
- 150,000 emails
- 28,882 opened
- 3,134 Clicks
- **2.09% CTR**

Age 18-24

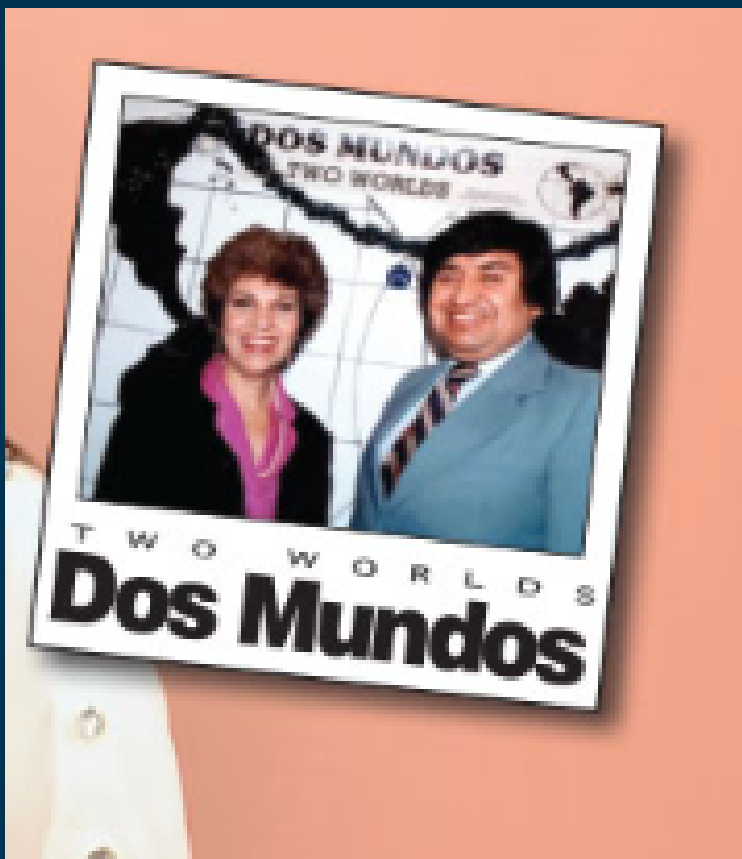
- 150,000 emails
- 23,793 opened
- 3,281 clicks
- **2.19% CTR**

CTR met or exceeded typical results of 1-2%

McClatchy (KC Star)



Reyes



...ing executives Diana Reyes

Inscribiendo Ahora

Head Sta
MID-AMERICA REGIONAL CENTER

LAS DROGAS DE HOY SON MAS PELIGROSAS.

Detecta fentanilo con tiras reactivas.
Lleva siempre contigo naloxona.
No uses drogas solo.

FirstCallKC.org/es
816-361-5900

- Image on DosMundos.com, LaGrande1340.com and X1250.com.
- \$1,000
- 185,333 impressions
- 1,000 Clicks
- CTR: 0.54%
- Above average of .05%

Steel City: \$2,000

- \$2,000
- 150,082 impressions
- 2,287 Clicks
- CTR: 1.52%
- Above average of .05%

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UNITED GOVERNMENT
Public Health

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816-361-5900

UNITED GOVERNMENT
Public Health

Commuter Ads | \$15,000

- June to Oct.
- :15 audio messages on buses serving Wyandotte County
- English and Spanish
- 5.8 million impressions

Today's drugs are different!
Get the facts.

Test for fentanyl. Carry
naloxone. Never use alone.

And remember, treatment and
support are just one call or
click away.

Call 816-361-5900 or visit
First Call K-C dot org.

Social Media | \$8,490

98.9 The Rock! with Wyandotte County Public Health Department. Sponsored

Honest Talk About Drugs Is Good. Whether or not you use drugs, getting the facts can help you—and the people you care about—be safer and healthier. Treatment and support are available. You can make positive changes today. Know the facts. Test for fentanyl. Carry naloxone. Never use alone. Treatment and support are just one call or click away. Call 816-361-5900 or visit FirstCallKC.org.

TODAY'S DRUGS ARE DIFFERENT

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FirstCallKC.org 816-361-5900

firstcallkc.org [Learn more](#)

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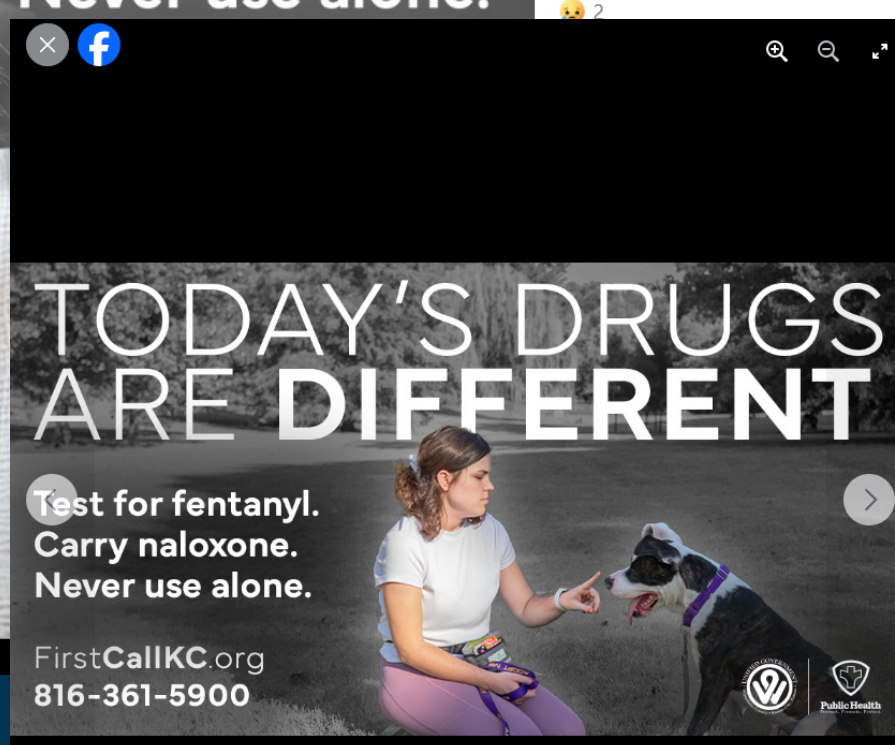


Hot 103 Jamz June 18

Today's Drugs Are Different. The drug supply and patterns of drug use are changing—whether or not you use opioids, stimulants, or other drugs. It's more important than ever to understand the increased risk of overdose. Know the facts. Test for fentanyl. Carry naloxone. Never use alone. Treatment and support are just one call or click away. Call 816-361-5900 or visit https://www.firstcallkc.org/?utm_source=Carter...

TODAY'S DRUGS ARE DIFFERENT

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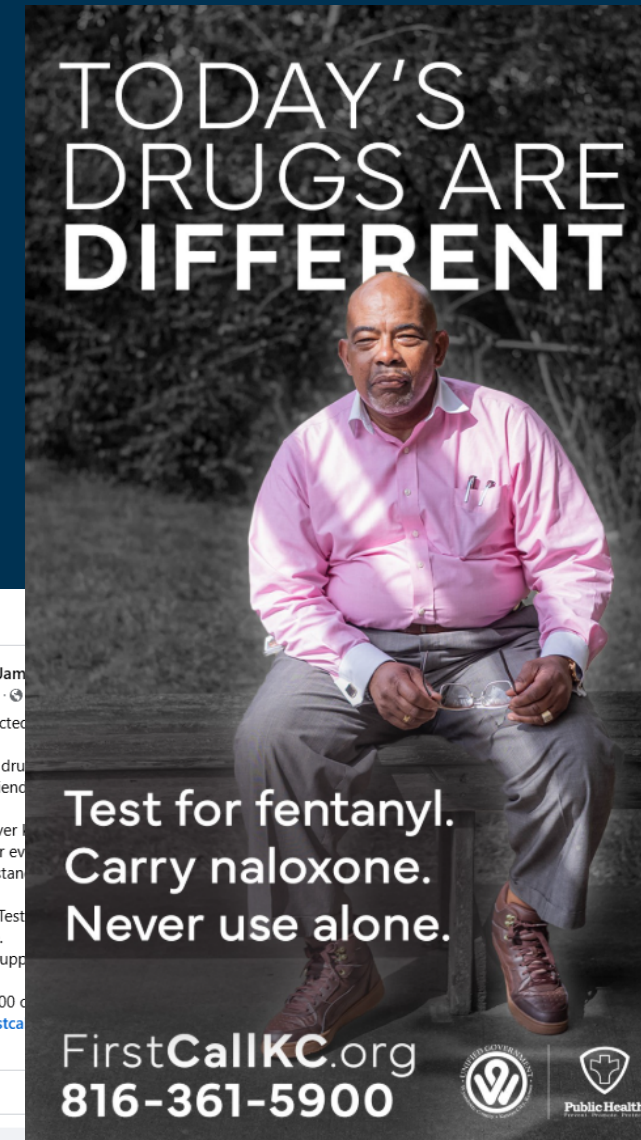
FirstCallKC.org 816-361-5900

Hot 103 Jamz August 19

Everyone Is Affected Overdose. People who use drugs are your friends, family, colleagues, and neighbors. Because you never know who might be at risk, it's important for everyone to understand—and care about—substance use and overdose prevention. Know the facts. Test for fentanyl. Carry naloxone. Never use alone. Treatment and support are just one call or click away. Call 816-361-5900 or visit <https://www.firstcallkc.org>

TODAY'S DRUGS ARE DIFFERENT

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FirstCallKC.org 816-361-5900

hot103jamz

hot103jamz Everyone Is Affected by Substance Use and Overdose. People who use drugs come from all walks of life. They are your friends, family, colleagues, and neighbors. Because you never know who might be at risk, it's important for everyone to understand—and care about—substance use and overdose prevention. Know the facts. Test for fentanyl. Carry naloxone. Never use alone. Treatment and support are just one call or click away. Call 816-361-5900 or visit firstcallkc.org.

9 likes October 18

Add a comment...

Facebook/Instagram

WYCOPHD page

\$3,890
542,173 impression
5,770 clicks
1.06% CTR

Audacy

\$2,000
394,731 impressions
282 clicks
0.07% CTR


Cumulus

\$1,600
236,821 impressions
1,504 clicks
0.64% CTR

Steel City SnapChat


- \$1,000
- 92,629 impressions
- 1,301 Swipe Ups
- Swipe up rate: 1.40%
- Average 0.35 to 1.5%

**TODAY'S
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FirstCallKC.org
816-361-5900



Campaign Overview

Medium	Impressions	Cost	CPM
Outdoor	18,706,212	\$63,494	\$3.39
Audio	1,939,258	\$36,241	\$18.69
Online	2,551,728	\$26,600	\$10.42
Commuter	5,840,079	\$15,000	\$2.57
Social Media	1,266,354	\$8,490	\$6.70
Printed materials	n/a	\$175	n/a
Staff support services	n/a	\$20,000	n/a
Total	30,303,631	\$170,000	\$4.94

Measure Success



30.2 million Impressions

Number of times the messages were seen or heard.



29,118 clicks

Number of clicks on digital ads.



19,000 web visits
12,000 new visitors

Number of visits to FirstCallKC.org and UG Substance Use webpage during campaign.

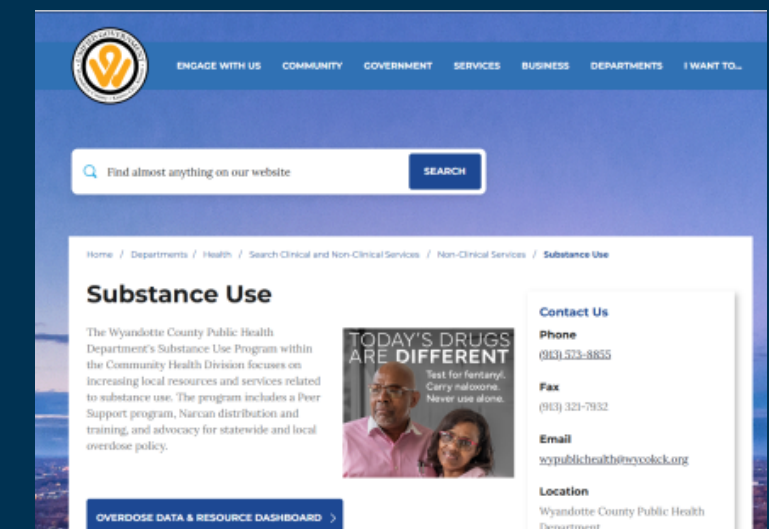
(Twice as much as same time the year before for FirstCallKC.org)



17,021 Calls

Number of calls to 816-361-5900 June to October

(Previous year not available)



Questions?

Nordia Epps
nepps@marc.org



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 5px;"> Michael Sutton, Redevelopment Coordinator </div> mjsutton@wycokck.org X5749	Land Bank Approvals
AGENDA ITEM #6.1.		
LAND BANK OPTIONS		
BACKGROUND		
<p>The Land Bank Manager respectfully requests that the Land Bank Board of Trustees review final consideration.</p> <p>Please visit the site to review the applications below.</p> <p>https://gisapp.wycokck.org/Landbank.html</p> <p>40 Single Family Homes 2 Multi family 15 Commercials</p>		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
N/A		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
FC Memo Land Bank Options 12.18.25		

Approved by Mayor/Administrator to add to agenda.



Wyandotte County Land Bank
 Economic Development Department
 Jud Knapp, Manager

701 North 7th St., 4th Floor
 Kansas City, Kansas 66101

Phone: (913) 573-5472
 Fax: (913) 573-5745
 Email: jknapp@wycokck.org

M E M O R A N D U M

TO: Full Commission

FROM: Jud Knapp, Land Bank Manager

DATE: December 15, 2025

SUBJECT: Land Bank Options - No Opposition (Grouped for Approval)

This item includes all Land Bank applications that have been reviewed by staff and shared with neighborhood groups, and for which no opposition or concerns have been received. These applications will be grouped together and presented as a single agenda item for approval. Commissioners will have the opportunity to request that any application be removed from this item and discussed separately, if needed.

Please visit the site to review the applications below
<https://gisapp.wycokck.org/Landbank.html>

Item	Name	Type	Address	Parcel
A 1	Keith Lott	Single Family Home	3025 N 43 rd ST	17280 5
A 3	Shane Meuschke	Single Family Home	1212 N 63 rd TER	01611 5
A 4	Shane Meuschke	Single Family Home	1608 N 61 st TER	00452 0
A 5	Shane Meuschke	Single Family Home	6214 TROUP AVE	00404 2
A 6	Shane Meuschke	Single Family Home	2921 N 56 th ST	03750 8
A 7	Spencer Klaus	Single Family Home	2539 S 13 th TER	12951 0
A 8	RA Engineering CORP	Single Family Home	3505 ORVILLE AVE	06010 0
A 9	Ryan Barr	Single Family Home	1600 S 86 th ST	14565 6
A 10	Ryan Barr	Single Family Home	3111 S 33 rd ST	15031 7

Item	Name	Type	Address	Parcel
A 13	Colin Gardner	Single Family Home	52 N 9 th ST	09352 5
			56 N 9 th ST	09352 4
			60 N 9 th ST	09352 3
			64 N 9 th ST	09352 1
			68 N 9 th ST	09352 0
			70 N 9 th ST	09351 9
			74 N 9 th ST	09351 7
A 14	Paul McAnany	Single Family Home	910 S FERREE ST	07277 5
A 15	Lora Diallo	Single Family Home	3052 HUTCHINGS ST	06357 0
A 16	Taylor Miller	Single Family Home	3530 LUST DR	07943 9
A 17	Daniel Bryant Hill	Single Family Home	2730 N ALLIS ST	13210 1
A 18	Taylor Miller	Single Family Home	734 GILMORE AVE	12211 3
			264 BUCKEYE ST	12210 0
A19	Peregrine Falcon RFP	Single Family Home	2610 N 6TH ST	29241 6
			2608 N 6TH ST	29241 7
			2606 N 6TH ST	29241 8
			2604 N 6TH ST	29241 9
			2600 N 6TH ST	29242 0
			2530 N 6TH ST	29242 1
			2528 N 6TH ST	29242 2
			2527 N 6TH ST	29242 5
			2605 N HALLOCK ST	29241 1
			2609 N HALLOCK ST	29240 9

Item	Name	Type	Address	Parcel
			2608 N HALLOCK ST	292408
			2705 N HALLOCK ST	292407
			2707 N HALLOCK ST	131209
			2731 N HALLOCK ST	131208
			2720 N HALLOCK ST	131407
			2718 N HALLOCK ST	131408
			2702 N HALLOCK ST	292405
			2610 N HALLOCK ST	292404
B1	Millennial Money Solutions	Multi Family	1739 S 35TH ST	170221
			1745 S 35TH ST	170220
C 1	Guinn Group Properties	Commercial	1414 STEWART AVE	158019
			1412 STEWART AVE	158018
			1410 STEWART AVE	158017
			1408 STEWART AVE	158016
			1406 STEWART AVE	158015
			1404 STEWART AVE	158014
			1326 STEWART AVE	158012
			1324 STEWART AVE	158011
			1322 STEWART AVE	158010
			1318 STEWART AVE	158008
			1314 STEWART AVE	158007
			1500 STEWART AVE	158020
			1502 STEWART AVE	158021
C 2	First Wave Investments	Commercial	1604 MINNESOTA AVE	907522

Item	Name	Type	Address	Parcel
C 3	Jason A Bowman	Commercial	236 SANTA FE RD	96042 8



Report to
Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="586 386 1036 478" style="border: 1px solid black; padding: 5px;"> Michael Sutton, Redevelopment Coordinator </div> mjsutton@wycokck.org X5749	Land Bank Approvals
AGENDA ITEM #6.2.		
LAND BANK PROPERTY TRANSFERS		
BACKGROUND		
<p>The Land Bank Manager respectfully requests that the Land Bank Board of Trustees review final consideration.</p> <p>Please visit the site to review the applications below.</p> <p>https://gisapp.wycokck.org/Landbank.html</p> <p>9 Yard Extensions</p> <p>10 Garden</p>		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
N/A		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
FC Memo Land Bank Property Transfers 12.18.25 No Opposition		

Approved by Mayor/Administrator to add to agenda.



Wyandotte County Land Bank
Economic Development Department
Jud Knapp, Manager

701 North 7th St., 4th Floor
Kansas City, Kansas 66101

Phone: (913) 573-5472
Fax: (913) 573-5745
Email: jknapp@wycokck.org

MEMORANDUM

TO: Full Commission

FROM: Jud Knapp, Land Bank Manager

DATE: December 15, 2025

SUBJECT: Land Bank Property Transfers - No Opposition (Grouped for Approval)

This item includes all Land Bank applications that have been reviewed by staff and shared with neighborhood groups, and for which no opposition or concerns have been received. These applications will be grouped together and presented as a single agenda item for approval. Commissioners will have the opportunity to request that any application be removed from this item and discussed separately, if needed.

Please visit the site to review the applications below <https://gisapp.wycokck.org/Landbank.html>

Item	Name	Type	Address	Parcel
PT 1	Horacio Guerra	Garden	15 N MILL ST	121196
PT 2	The Stock Spot KC LLC	Garden	1923 S 38TH ST	168301
PT 4	Bryan Torres	Garden	829 S 10TH ST	72850
PT 5	Joshua Yoakum	Garden	1837 S 35TH ST	170215
PT 6	Yuniel Ramos	Garden	1709 N 26TH ST	68552
PT 7	Ulises Jimenez Lopez	Garden	1009 ANN AVE	80475
PT 8	Tonya Love	Garden	2278 RUSSELL AVE	161803
PT 9	Noel Nunez Jr	Garden	1021 TENNY AVE	93809
PT1 0	Jose I Majano	Garden	2926 N ALLIS ST	131500
PT1 1	Jeffrey Lysinger	Garden	1700 STINSON AVE	126704
PT1 2	Antonio Cervantes	Yard Extension	1137 ANN AVE	80823

Item	Name	Type	Address	Parcel
PT1 3	Pompilio Valenzuela	Yard Extension	1055 ARMSTRONG AVE	80450
PT1 4	Audrey Pierre	Yard Extension	949 NEW JERSEY AVE	81143
PT1 6	Pamela Guess	Yard Extension	830 GARFIELD AVE	95283
PT1 8	Morris Sanders	Yard Extension	2712 WAVERLY AVE	101009
PT1 9	Mario Santillan	Yard Extension	918 WALKER AVE	81081
PT 20	Laura Sanchez	Yard Extension	3800 SEWELL AVE	167000
			3451 R N 39 th St.	167037
			3509 R N 39 th St.	913318



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 5px;">Shelley Kneuvean, Chief Financial Officer</div> skneuvean@wycokck.org x5849	Finance
AGENDA ITEM #7.1.		
RESOLUTION: UPDATED PURCHASING POLICY		
BACKGROUND		
<p>In November 2020, the thresholds for types of purchasing were changed by memo approved by the County Administrator (attached). Because the purchasing policy also specified dollar thresholds, it has been a bit confusing. To simplify and clarify the policy, the thresholds memo is being incorporated into the existing purchasing policy to be adopted by the Commission (strike through version and clean draft attached). The purchasing department has evaluated purchasing thresholds of surrounding communities and the thresholds used by the Unified Government are consistent. As a result, no changes are being recommended. This action is to simply make the policy more clear.</p>		
RECOMMENDATION		
Approve Approve Resolution Adopting the Updated Purchasing Policy		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
none		
LEGAL/ POLICY CONSIDERATIONS		
Legal has reviewed and provided input into the draft policy.		
ATTACHMENTS		
Reso approving procurement and purchasing policy, Procurement threshold memo, Purchasing Policy Updated 2025 FINAL DRAFT 10-30-25, Purchasing Policy Updated 2025 FINAL DRAFT CLEAN		

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. _____

A RESOLUTION APPROVING THE PROCUREMENT AND PURCHASING POLICY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

WHEREAS, budgetary and financial policies contain high-level principles and requirements that an organization must follow, as formally agreed upon by management and a governing body, in order to direct the strategic vision of an organization; and

WHEREAS, budgetary and financial policies inform organizational processes by providing insight into standard functions and key risk and control points needing monitoring; take into consideration risk assessments, mitigations, and audit efforts to achieve operational efficiencies; and help to shape strategic direction, so an organization can move to a mindset that recognizes cost and risk avoidance as a critical public policy discipline; and

WHEREAS, formal adoption of budgetary and financial policies by a governmental organization is a recommended practice of the International City Management Association (ICMA) and the Government Finance Officers Association (GFOA).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS:

Section 1. The Unified Government Board of Commissioners hereby adopts the following budgetary and financial policy included in Exhibit A and listed below:

- Procurement and Purchasing Policy

Section 2. Further Action. The County Administrator and other officers, agents, and employees of the Unified Government are hereby authorized and directed to take such further action as may be appropriate or desirable to accomplish the purpose of this Resolution.

Section 3. Effective Date. This Resolution shall take effect and be in full force immediately after its adoption by the Governing Body of the Unified Government.

APPROVED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS THIS ____ DAY OF _____, 2025.

Tyrone Garner, Mayor/CEO

Attest:

Unified Government Clerk

Approved as to Form:



Procurement & Contract Compliance Department

Sharon Reed, Manager

Municipal Office Building
701 North 7th Street, 6th Floor
Kansas City, Kansas 66101-3064

Phone: (913) 573-5440
Fax: (913) 573-5444

MEMORANDUM

TO: Department Heads
FROM: Sharon Reed
SUBJECT: Changes to Procurement Threshold
DATE: November 5, 2020

In an effort to create greater efficiency as well as operational effectiveness, the Unified Government Procurement Thresholds have been updated. Please review the attached changes. These changes will become effective November 6, 2020.

- 1) Small purchases:**
New threshold for small purchases has increased to **\$5,000.00**. Purchase orders will no longer be processed for minor purchases. Departments will pay for small purchases with their purchasing card. If vendors do not accept P-cards, please contact Teresa Houchins. This new policy will eliminate well over 6,000 annual purchase orders and reduce the transaction cycle time by over 8 days.
- 2) Good/Supplies \$5001.00 to \$50,000.00:**
The increase in this threshold will still require departments to acquire three (3) competitive "quotes." At least one of the three quotes must be from an LBE, MBE or/WBE, that provides the goods and supplies you require. Greater emphasis will be placed on completing the quote form found in the Purchasing public folder.
- 3) Formal Bid/RFPs: \$50,001.00**
Procurements over \$50,001.00 for goods and supplies and professional services will require a competitive process. Please take note of the increased thresholds and additional details that pertain to construction as set out in the attached table.

These changes are intended to streamline the procurement process at the department level while still maintaining an acceptable level of accountability. Upon receipt of this memo, the appropriate individuals will be contacted in your department by their respective buyers in order to schedule training sessions covering the revised threshold.

Should you have any questions or comments regarding this matter do not hesitate to contact me.

Sharon Reed

Procurement Manager

Unified Government Procurement Thresholds

Goods/Supplies	
\$1.00 to \$5,000.00	Departments responsible for acquiring competitive pricing
\$5,001.00 to \$50,000.00	3 documented quotes or a piggyback
\$50,001.00 & up	Formal bid process
Construction	
\$1.00 to \$50,000.00	Departments responsible for acquiring competitive pricing
\$50,001.00 to \$150,000.00	Three documented quotes or a piggyback
\$150,001.00 & up	Formal bid process
Professional Services	
\$1.00 to \$50,000.00	Three documented quotes or piggyback w/ Admin approval
\$50,001.00 & up	Formal solicitation process

Note: Construction Contracts for County Jails County Building, Bridges, Highway, Road, Dam, Turnpike, or related structures or stand-alone parking lots over \$25,000.00 are generally required to be awarded by competitive bid per by K.S.A. 19-214



Unified Government Bond/Insurance Requirements

Bond Requirements

- i. Bid security in the form of a bid bond, cashier's check or certified check shall be required for all formal construction solicitations. The acceptable form and amount will be detailed in the bid documents.
- ii. Performance bonds in an amount equal to 100 percent of the contract price shall be required in all construction procurements over \$50,000.00 and all formal construction solicitations.
- iii. As required by state law, statutory bonds in an amount equal to 100 percent of the contract shall be required in all construction procurements over \$50,000 and all formal construction solicitations.
- iv. Bid security and performance and statutory bonds for all purchases other than those listed above may be required at the discretion of the Purchasing Director. Bonds shall be provided by a surety company authorized to do business in the State of Kansas and shall include the appointment of a Kansas resident agent.

Insurance Requirements

- i. Insurance certificates for the appropriate insurance coverages naming the Unified Government as an additional insured shall be required. The Purchasing Director and the User Department, in consultation with the Risk Manager, shall determine the appropriate insurance coverage.
- ii. The amounts and types of insurance required shall be detailed in the Bid/RFP document.



Unified Government of Wyandotte County
and Kansas City, Kansas

Commission Resolution:

Adopted: _

Procurement and Purchasing Policy

Authority:

The Mayor and the Board of Commissioners are responsible for legislation, policy formulation, and overall direction setting of the government. This includes the approval of financial policies which establish and direct the operations of Unified Government (UG). The County Administrator is responsible for carrying out the policy directives of the UG Board of Commissioners and managing the day-to-day operations of the executive departments, including the Finance Department. This policy shall be administered on behalf of the County Administrator by the General Services Director/Chief Financial Officer and the Procurement Director.

I. Purpose:

The purchase of goods or services made by or on behalf of the Unified Government, its agencies, departments officials, and authorized agents shall be made in accordance with the Unified Government Procurement Code ~~and Regulations;~~ ~~and The Code and Regulations shall provide in a manner which provides~~ for the most effective expenditure of the Unified Government funds ~~and the ; provides for the prevention of prevention of~~ misappropriation of funds ~~and;~~ excessive spending of taxpayer resources; ~~provide for for the Code and Regulations shall also provide for~~ the use of generally accepted accounting practices and generally accepted auditable documentation. ~~Finally, the Code and Regulations shall ensure; and provides suppliers with~~ equal access and opportunity ~~for suppliers;~~ in an open and competitive market environment, without regard to factors unrelated to quality, cost, ~~and or~~ availability of goods or services ~~and complies fully in full compliance~~ with all applicable federal, state, and local laws, rules, and regulations. If there is a conflict between the Procurement Code and Regulations and this Purchasing Policy, the Procurement Code and Regulations shall prevail.

II. Applicability and Scope:

This policy shall apply uniformly to all employees, authorized agents, officials, departments, boards, commissions, and representatives of the Unified Government for the expenditure of all Unified Government funds or under authority of any budget approved by the Unified Government Commissioners. This policy shall not apply to the Board of Public Utilities of Kansas City, Kansas. This policy shall apply to the purchase of goods or services regardless of purpose or necessity unless that purchase is specifically exempted by the Procurement Code and Regulations or the Unified Government Commissioners by ordinance or resolution.

III. Responsible Unified Government Officials:

The Unified Government Commission authorizes the Unified Government Administrator to establish procedures as necessary to effectively and fairly carry out this policy.

IV. Preference Policy:

Preference will be given to Wyandotte County vendors if evaluation of the bid indicates that all aspects are equal, including but not limited to the following: product, make model, warranty, shipping and handling price. Pursuant to K.S.A. 75-3740a to the extent permitted by law, whenever the Unified Government awards contracts for the erection, construction, alteration, or repair of any public building or structure or any purchase of goods, merchandise, materials, supplies, or equipment of any kind, the contractor domiciled outside the state of Kansas, to be successful, shall submit a bid the same percent less than the lowest bid submitted by a responsible Kansas contractor as would be required of such Kansas domiciled contractor to succeed over the bidding contractor domiciled outside of Kansas on a like contract let in such contractor's domiciliary state.

V. Purchase of Goods and Services

- a. **Unauthorized Purchases** – The purchase of goods or services including those by lease, lease/purchase, or rental shall be made in accordance with the Unified Government Procurement Code and Regulations. Any purchases of goods or services which ~~does~~ do not comply with these procedures shall be considered unauthorized. Unauthorized purchases shall not be processed for payment and the goods or services shall be rejected or returned. Circumvention of these procedures, including splitting purchases ~~to avoid meeting certain thresholds~~, is not allowed.
- b. **Purchases up to ~~\$1,999.99~~ 5,000** – The User department may authorize purchases of \$1.00 up to ~~\$1,999.99~~ 5,000 ~~if the expense is budgeted in the departmental budget if purchasing practices shall be retained in the User Department file.~~ The User Department will make every effort to satisfy the intent of the Procurement Code Regulations ~~and to obtain the best price available for the purchase.~~ ~~The User may pay for purchases up to \$1,999.99 with a SPUD document of Unified Purchasing card.~~
- c. **Purchases from ~~\$2,000~~ 5,000 to ~~\$19,999.99~~ 50,000** – The User Department shall ~~request~~ ~~obtain~~ a minimum of three (3) competitive quotes and shall purchase based on the best ~~and lowest~~ quote ~~if the expense is budgeted in the departmental budget.~~ Users are required to complete the "Documentation for Purchases from ~~\$2,000.00~~ up to ~~\$50,000~~ 19,999.99" form. This form can be obtained in Purchasing ~~or on the Intranet.~~
- d. **Purchases of ~~\$20,000~~ ~~\$50,001~~ and greater** – ~~Non--construction related purchases (goods and services)~~ - For purchases ~~\$50,001~~ 20,000 and greater, the User Department shall submit a written request to the Purchasing Director ~~and/or~~ ~~the Purchasing Director's~~ designee ~~if the expense is budgeted in the departmental budget.~~ ~~The request shall that~~ includes recommended specifications, qualifications, justification and recommended date for receipt of bids. The Purchasing Director ~~and/or~~ ~~or the Purchasing Director's~~ designee will direct preparation of all necessary documentation, advertisements, review, or other details necessary for formal solicitation.

e. Professional Services – Professional services include services for engineering, architecture, real estate appraisal, land surveying, accountants, lawyers, and consultants. Professionals services up to ~~\$19,999.99~~ \$50,000 may be procured by a User Department with prior written approval from the department head and Purchasing Director if the expense is budgeted in the departmental budget. Procurement of up to \$50,000 shall require minimum of three (3) competitive proposals and shall purchase be made based on the best quote from the most qualified respondent.

Professional services over \$50,001 and more shall be procured by formal solicitation managed by the Unified Government Purchasing Department.

Attorneys may only be hired by the Chief Counsel but shall follow the RFP process or sole source process coordinated with purchasing outlined in this section as set forth in the Code Sec. 29-71. - Approval of contracts for legal services. No contract for the services of legal counsel may be awarded without the approval of the unified government attorney.

d.

e.f. Construction Purchases from \$5,000 to \$150,000
Construction related purchases

Construction – ~~For A User Department may authorize C~~construction purchases- up to ~~\$1,999.99~~ 150,000 can be procured by obtaining at least three competitive quotes if the expenses is budgeted in the departmental budget. Documentation of competitive purchasing practices shall be retained in the Purchasing Department and attached to the purchase order for public record. User Department files. At minimum, wWritten quotations shall be solicited from local, women and minority business enterprises when available. A ~~User~~ Department shall request a minimum of three (3) written quotes for purchases between ~~\$52,000~~ and ~~\$150,000~~ 49,999.99 and use the “Documentation for Purchases” form. For each “no bid” received, one (1) additional potential contractor must be contacted with a minimum of three (3) quotes and up to ~~a maximum of~~ five (5) vendor contacts.

f.

g. Purchases governed by K.S.A. 19-214 and other Construction Purchases over \$150,001
Purchases governed by K.S.A. 19-214 (County building, county jails and county bridges of \$50,000 or greater) shall be made by formal solicitation managed by the Unified Government Purchasing Department if the expenses are budgeted in the departmental budget. For other construction-related services that are more than \$150,001, formal solicitation is also required and managed by the Unified Government Purchasing Department.

~~Construction purchases of \$50,000~~ 150,000 and greater shall be by formal solicitation unless covered by K.S.A. 19-214. Those purchases governed by K.S.A. 19-214 (County building, county jails and county bridges of \$50,000 or greater) shall be formal solicitation.

The Department shall submit a written request to the Purchasing Director ~~and/or~~ or the Purchasing Director's designee that includes recommended specifications, qualifications, justification, and ~~recommended~~ date for receipt of bids. The Purchasing Director ~~and/or~~ the Purchasing Director's designee will direct preparation of all necessary documentation, advertisements, review, or other details necessary for formal solicitation.

Applicability of the Davis-Bacon Act: ~~All Bids utilizing federal funds may in excess of \$15,000 shall~~ be subject to the Davis-Bacon Act (Prevailing Wage Rate). The User Department shall coordinate with the Purchasing Department and Grants Administration, if applicable, on these any such projects to determine applicability and ensure compliance.

h. **Change Orders**– Change orders are issued to cover costs or address changes in terms and conditions associated with unforeseen problems not addressed in the bidding or contract documents, or changes or modifications that may be recommended after contract award. Change orders must be reviewed by the Legal Department and approved by the Department Director and the County Administrator.

g.i. **Formal Competitive Purchasing Practices**

Competitive Sealed Bidding: This procurement method is used when the nature of the procurement permits award to the lowest responsible-responsive and responsible bidder, ~~which who~~ agrees by its bid to perform without condition or reservation in accordance with the purchase description, delivery or performance schedule, and all other terms and conditions of the Invitation to Bid.

Competitive Sealed Proposals: This method may be used under the following circumstance: ~~If~~ a contract can be awarded solely on the basis of information that would be submitted by bidders at the time of opening, ~~competitive sealed bidding is the method which should be used.~~

h.j. **The Formal Solicitation Process (Bids and RFP's)** -The formal solicitation process shall be used for: (1) All purchases of \$20,000 or greater, including construction purchases over 50,000.00 covered by K.S.A. 19-214 (county jails, county buildings, and county bridges); and (2) All construction purchases not covered by K.S.A. 19-214 of \$150,000 or greater.

i.k. **Emergency Purchase** – An emergency purchase may be made when it is determined by the User Department that ~~the~~ Unified Government operations ~~shall~~ will be adversely affected by delay or due to a disaster that creates an immediate threat to public health, welfare, or safety. Emergency purchases shall use such competitive processes and shall require a contract and purchase order as are allowed by the urgency of the situation. Purchases requiring immediate authorization by County Administration with notice to the Purchasing Department such as equipment or building repairs will be expedited by the Department Head.

j.l. **Sole Source Purchases** – A purchase may be considered sole source if it is determined by the Purchasing Director that there is only one supplier that can provided the required

goods or services. A sole source purchase shall not require competitive bid for its acquisition but shall still require the Purchasing Director's approval if the purchases exceeds \$~~20,000.00~~5,000. Documentation shall be required for sole source determination to be approved by Purchasing.

~~k. **Change Orders (REMOVED, since it has been moved to Construction)**—Change orders are issued to cover costs or address changes in terms and conditions associated with unforeseen problems not addressed in the bidding or contract documents, or changes or modifications that may be recommended after contract award.~~

~~l.m. **Term & Supply Contracts** – A term and supply contract is the result of a negotiated purchase or Bid/RFP for the purchase of similar goods or services from one or more vendors over a specific time period. The term and supply contract may provide for pricing in one of the following ways: (1-) Vendors will submit unit prices that will remain in effect for the duration of the contract for specific goods or services, with approved annual increases if applicable; or (2-) Vendors may submit a catalog or price list and bid a percentage discount to be deducted from the current or fixed list prices for the duration of the contract.~~

~~m.n. **Standard Specifications** – Standard specifications will be developed to provide flexibility and consistency in Unified Government owned property. The User Departments, at the direction of the Purchasing Director and/or the Purchasing Director's designee, will be responsible for working with each other in developing standard specifications for commonly used goods or services.~~

~~n. **Exemptions** – The following are exempted from the Unified Government Procurement Code: (1-) Temporary notes; (2-) Sales of bonds; and (3) Investments of idle funds. The Unified Government will follow the procedures for such items as required by the laws of the State of Kansas Statutes. ~~However, selection of professional services providers such as financial advisor, bond counsel and underwriters/investors and bankers will follow the purchasing policies for professional services.~~~~

~~o.~~

~~IV-VI. **Quality Control and Quality Assurance:**~~

~~It is the responsibility of the General Services Director and County Administrator and the Procurement Director to ensure the presence enactment of procedures that provide sufficient guidance to affected Unified Government personnel to fulfill the intent of this policy. These policies will be reviewed at least annually and updated on an as-needed basis.~~

~~V. **Metrics:**~~

~~To be developed and managed accordingly.~~

~~VI. **Definitions and Acronyms:**~~

~~To be provided upon request.~~

~~**Related Documents and References:**~~

~~VII. _____~~

~~A. County Administrator policies as applicable.~~



Unified Government of Wyandotte County
and Kansas City, Kansas

Commission Resolution:

Adopted: _

Procurement and Purchasing Policy

Authority:

The Mayor and the Board of Commissioners are responsible for legislation, policy formulation, and overall direction setting of the government. This includes the approval of financial policies which establish and direct the operations of Unified Government (UG). The County Administrator is responsible for carrying out the policy directives of the UG Board of Commissioners and managing the day-to-day operations of the executive departments, including the Finance Department. This policy shall be administered on behalf of the County Administrator by the Chief Financial Officer and the Procurement Director.

I. Purpose:

The purchase of goods or services made by or on behalf of the Unified Government, its agencies, department officials, and authorized agents shall be made in accordance with the Unified Government Procurement Code. The Code shall provide for the most effective expenditure of Unified Government funds and the prevention of misappropriation of funds and excessive spending of taxpayer resources. The Code shall also provide for the use of generally accepted accounting practices and generally accepted auditable documentation. Finally, the Code shall ensure equal access and opportunity for suppliers, in an open and competitive market environment, without regard to factors unrelated to quality, cost, or availability of goods or services in full compliance with all applicable federal, state, and local laws, rules, and regulations. If there is a conflict between the Procurement Code and Regulations and this Purchasing Policy, the Procurement Code and Regulations shall prevail.

II. Applicability and Scope:

This policy shall apply uniformly to all employees, authorized agents, officials, departments, boards, commissions, and representatives of the Unified Government for the expenditure of all Unified Government funds or under authority of any budget approved by the Unified Government Commissioners. This policy shall not apply to the Board of Public Utilities of Kansas City, Kansas. This policy shall apply to the purchase of goods or services regardless of purpose or necessity unless that purchase is specifically exempted by the Procurement Code and Regulations or the Unified Government Commissioners by ordinance or resolution.

III. Responsible Unified Government Officials:

The Unified Government Commission authorizes the Unified Government Administrator to establish procedures as necessary to effectively and fairly carry out this policy.

IV. Preference Policy:

Preference will be given to Wyandotte County vendors if evaluation of the bid indicates that all aspects are equal, including but not limited to the following: product, make, model, warranty, shipping and handling price. Pursuant to K.S.A. 75-3740a to the extent permitted by law, whenever the Unified Government awards contracts for the erection, construction, alteration, or repair of any public building or structure or any purchase of goods, merchandise, materials, supplies, or equipment of any kind, the contractor domiciled outside the state of Kansas, to be successful, shall submit a bid the same percent less than the lowest bid submitted by a responsible Kansas contractor as would be required of such Kansas domiciled contractor to succeed over the bidding contractor domiciled outside of Kansas on a like contract let in such contractor's domiciliary state.

V. Purchase of Goods and Services

- a. **Unauthorized Purchases** – The purchase of goods or services including those by lease, lease/purchase, or rental shall be made in accordance with the Unified Government Procurement Code and Regulations. Any purchases of goods or services which do not comply with these procedures shall be considered unauthorized. Unauthorized purchases shall not be processed for payment, and the goods or services shall be rejected or returned. Circumvention of these procedures, including splitting purchases to avoid meeting certain thresholds, is not allowed.
- b. **Purchases up to \$5,000**– The User department may authorize purchases of \$1.00 up to \$5,000 if the expense is budgeted in the departmental budget. The User Department will make every effort to satisfy the intent of the Procurement Code Regulations and to obtain the best price available for the purchase.
- c. **Purchases from \$5,000 to \$50,000**– The User Department shall obtain a minimum of three (3) competitive quotes and shall purchase based on the best and lowest quote if the expense is budgeted in the departmental budget. Users are required to complete the “Documentation for Purchases from \$5,000.00 up to \$50,000” form. This form can be obtained in Purchasing.
- d. **Purchases of \$50,001 and greater** –
Non-construction related purchases (goods and services)-- For purchases of \$50,001 and greater, the User Department shall submit a written request to the Purchasing Director or the Purchasing Director's designee if the expense is budgeted in the departmental budget. The request shall include recommended specifications, qualifications, justification and recommended date for receipt of bids. The Purchasing Director or the Purchasing Director's designee will direct preparation of all necessary documentation, advertisement, review, or other details necessary for formal solicitation.
- e. **Professional Services** – Professional services include services for engineering, architecture, real estate appraisal, land surveying, accountants, and consultants. Professional services up to \$50,000 may be procured by a User Department with prior written approval from the department head and Purchasing Director if the expense is budgeted in the departmental budget. Procurement of up to \$50,000 shall require a

minimum of three (3) competitive proposals and shall be made based on the best quote from the most qualified respondent.

Professional services over \$50,001 and more shall be procured by formal solicitation managed by the Unified Government Purchasing Department.

Attorneys may only be hired by the Chief Counsel and County Administrator but shall follow the RFP process or sole source process coordinated with purchasing outlined in this section and as set forth in UG Code Sec. 29-71.

f. ***Construction Purchases from \$5,000 to \$150,000***

Construction purchases up to \$150,000 can be procured by obtaining at least three competitive quotes if the expenses are budgeted in the departmental budget. Documentation of competitive purchasing practices shall be retained in the Purchasing Department and attached to the purchase order for public record. A Department shall request a minimum of three (3) written quotes for purchases between \$5,000 and \$150,000 and use the "Documentation for Purchases" form. For each "no bid" received, one (1) additional potential contractor must be contacted with a minimum of three (3) quotes and up to five (5) vendor contacts.

g. ***Purchases governed by K.S.A. 19-214 and other Construction Purchases over \$150,001***

Purchases governed by K.S.A. 19-214 (County building, county jails and county bridges of \$50,000 or greater) shall be made by formal solicitation managed by the Unified Government Purchasing Department if the expenses are budgeted in the departmental budget. For other construction-related services that are more than \$150,001, formal solicitation is also required and managed by the Unified Government Purchasing Department.

The Department shall submit a written request to the Purchasing Director or the Purchasing Director's designee that includes recommended specifications, qualifications, justification, and date for receipt of bids. The Purchasing Director or the Purchasing Director's designee will direct preparation of all necessary documentation, advertisement, review, or other details necessary for formal solicitation.

Applicability of the Davis-Bacon Act: Bids utilizing federal funds may be subject to the Davis-Bacon Act (Prevailing Wage Rate). The User Department shall coordinate with the Purchasing Department and Grants Administration on any such projects to determine applicability and ensure compliance.

h. ***Change Orders***– Change orders are issued to cover costs or address changes in terms and conditions associated with unforeseen problems not addressed in the bidding or contract documents, or changes or modifications that may be recommended after contract award. Change orders must be reviewed by the Legal Department and approved by the Department Director and the County Administrator.

i. ***Formal Competitive Purchasing Practices***

Competitive Sealed Bidding: This procurement method is used when the nature of the procurement permits award to the lowest responsive and responsible bidder, which agrees by its bid to perform without condition or reservation in accordance with the purchase description, delivery or performance schedule, and all other terms and conditions of the Invitation to Bid.

Competitive Sealed Proposals: This method may be used if a contract can be awarded solely on the basis of information that would be submitted by bidders at the time of opening.

- j. **The Formal Solicitation Process (Bids and RFP's)*** -The formal solicitation process shall be used for: (1) All purchases of \$50,001 or greater, including construction purchases over 50,000.00 covered by K.S.A. 19-214 (county jails, county buildings, and county bridges); and (2) All construction purchases not covered by K.S.A. 19-214 of \$150,000 or greater.
- k. **Emergency Purchase*** – An emergency purchase may be made when it is determined by the User Department that Unified Government operations will be adversely affected by delay or due to a disaster that creates an immediate threat to public health, welfare, or safety. Emergency purchases shall use such competitive processes and shall require a contract and purchase order as are allowed by the urgency of the situation. Purchases requiring immediate authorization by County Administration with notice to the Purchasing Department such as equipment or building repairs will be expedited by the Department Head.
- l. **Sole Source Purchases*** – A purchase may be considered sole source if it is determined by the Purchasing Director that there is only one supplier that can provide the required goods or services. A sole source purchase shall not require competitive bids for its acquisition but shall still require the Purchasing Director's approval if the purchases exceed \$5,000. Documentation shall be required for sole source determination to be approved by Purchasing.
- m. **Term & Supply Contracts*** – A term and supply contract is the result of a negotiated purchase or Bid/RFP for the purchase of similar goods or services from one or more vendors over a specific time period. The term and supply contract may provide for pricing in one of the following ways: (1) Vendors will submit unit prices that will remain in effect for the duration of the contract for specific goods or services, with approved annual increases if applicable; or (2) Vendors may submit a catalog or price list and bid a percentage discount to be deducted from the current or fixed list prices for the duration of the contract.
- n. **Standard Specifications*** – Standard specifications will be developed to provide flexibility and consistency in Unified Government-owned property. The User Departments, at the direction of the Purchasing Director or the Purchasing Director's designee, will be responsible for working with each other in developing standard specifications for commonly used goods or services.

- o. Exemptions* – The following are exempted from the Unified Government Procurement Code: (1) Temporary notes; (2) Sales of bonds; and (3) Investments of idle funds. The Unified Government will follow the procedures for such items as required by the laws of the State of Kansas.

VI. Quality Control and Quality Assurance:

It is the responsibility of the County Administrator and the Procurement Director to ensure the enactment of procedures that provide sufficient guidance to affected Unified Government personnel to fulfill the intent of this policy. These policies will be reviewed at least annually and updated on an as-needed basis.



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="586 384 1036 478" style="border: 1px solid black; padding: 2px;">Andrea Vinyard, Director of Revenue/County Treasurer</div> <div data-bbox="586 478 1036 573" style="border: 1px solid black; padding: 2px;">Michelle Wooten, Deputy Treasurer</div> <p data-bbox="586 615 899 720">avinyard@wycokck.org, mwooten@wycokck.org x8226, x8176</p>	Treasurer
AGENDA ITEM #7.2.		
RESOLUTION: CASH INVESTMENT POLICY ANNUAL UPDATE		
BACKGROUND		
<ul style="list-style-type: none"> • Cash Management Resolution regarding the management of UG funds • Policy to become effective by 2026 		
RECOMMENDATION		
<p>Fast Track Approve</p> <ul style="list-style-type: none"> • Annual review is required for the submission of the State of Kansas' Expanded Powers application. 		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
Zero cost, report		
LEGAL/ POLICY CONSIDERATIONS		
No issues to be aware of		
ATTACHMENTS		
Resolution to adopt Cash and Investment Policy 2025, Cash Investment Policy 2025-2026 FINAL, Cash-Invest Policy Presentation ED&F 12.1.25 FOR ED&F		

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. R-____-25

A RESOLUTION ADOPTING THE CASH AND INVESTMENT POLICY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS FOR 2025-2026

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas generally has the authority under state law to invest temporarily idle funds;

WHEREAS, the Unified Government has maintained its expanded investment authority through an annual review of its Cash and Investment Policy by the Kansas Pooled Money Investment Board's (PMIB);

WHEREAS, in the 2025 legislative session, the Kansas Legislature significantly amended state investment law by passing HB 2152, which adopted the "public moneys pooled method"; and

WHEREAS, the Unified Government's Cash Management Committee reviewed the previous Policy approved by the Board of Commissioners November 21, 2024, and is recommending changes for 2025-2026 to reflect upcoming changes to Kansas law made by the passage of HB2152, which was signed into law by Governor Laura Kelly on April 3, 2025, and with substantive sections made effective January 1, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. The Board of Commissioners of the Unified Government hereby approves and adopts the Cash and Investment Policy, as set forth in Exhibit A, attached hereto. The Board of Commissioners finds that the attached Policy sets forth procedures which will allow the Unified Government to invest funds in a manner that will meet daily cash flow demands while providing a reasonable rate of return with the maximum security in conformity with all Kansas statutes governing the investment of public funds.

Section 2. The County Administrator and all other employees and agents of the Unified Government are authorized to take all actions and to approve all instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 3. This Resolution shall be effective upon adoption by the Unified Government Board of Commissioners.

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**ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED
GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS
THIS ____ DAY OF _____, 2025.**

Tyrone Garner, Mayor/CEO

Attest:

Monica Sparks, Unified Government Clerk

Approved as to Form:

Angela J. Lawson, Acting Chief Counsel



Unified Government of Wyandotte County
and Kansas City, Kansas

Cash and Investment Policy

Commission Resolution:

Last Adopted:

Section 1. General Purpose Statement

The Board of Commissioners has authority to invest all funds held by or belonging to Wyandotte County/Kansas City, Kansas (“Unified Government” or “UG”). The purpose of this Cash Management and Investment Policy is to identify the policies and statements of the Unified Government regarding the safe and responsible management of the Unified Government funds; and to authorize and establish procedures for the management and investment of Unified Government funds to achieve the Policy objectives.

Section 2. Legal Authority

The Unified Government Board of Commissioners is granted the authority to invest temporarily idle funds, i.e. those funds which are not immediately required for the purposes for which the moneys were collected or received and the investment of which is not subject to or regulated by any other statute, under K.S.A. 12-1675 and 12-1677b which also identifies the types of investments the Unified Government may purchase.

Section 3. Policy Statement

The policy of the Unified Government is to invest its funds in a manner which will provide a reasonable rate of return with the maximum security while meeting the daily cash flow demands of the Unified Government and conforming to all statutes governing the investment of such funds.

Section 4. Scope

This Cash Management and Investment Policy shall apply uniformly to all officials, employees, departments, agencies, representatives and authorized agents in the performance of their official duties and to the processing and management of all investment transactions of the Unified Government’s idle funds. All participants in the investment process shall act responsibly as custodians of the public trust. Investment officials will conduct themselves as good stewards of public funds that will promote public confidence in the Unified Government’s ability to govern effectively.

This Cash Management and Investment Policy applies to the Unified Government’s cash management and investment activities primarily focused on idle funds and general obligation bond proceeds held by or under the control of the Unified Government. Debt service funds, reserve funds, and other financial assets held by various fiscal agents and trustees as provided under various bond ordinances are invested at the direction of the Unified Government but are not held by the UG nor under the direct control of the Unified Government Treasurer

Section 5. Adoption and Annual Review

This Cash Management and Investment Policy shall be adopted by resolution of the Board of Commissioners. The Policy shall be reviewed on an annual basis by the Cash Management Committee

and shall be reviewed and approved annually by the Board of Commissioners. If it deems it necessary, the Cash Management Committee will recommend changes to this Policy to the Board of Commissioners. Any recommended modifications to the Policy must be reviewed and approved by the Board of Commissioners.

Section 6. Cash Management Committee; Delegation of Authority

A Cash Management Committee shall be established. The Cash Management Committee (CMC) shall consist of the following voting members: Unified Government’s Chief Financial Officer, the Clerk, the Unified Government Treasurer the Chief Counsel or designee and the following non-voting members: the Legislative Auditor or designee, Accounting Manager, Cash Manager and one member from the municipal advisory firm of the Unified Government. The Chief Financial Officer shall serve as the Chairperson of the CMC.

Responsibility for the operation of the investment program is delegated to the CMC which shall establish procedures and internal controls for the operation of the investment program consistent with this Policy.

Daily and routine investments of Unified Government idle funds will be made by the Chief Financial Officer or designee, under the guidelines set forth in this Policy and as recommended by the CMC.

Section 7. Investment Procedures

This Policy is administered through a separate set of written Investment Procedures, which should be referred to in conjunction with this Policy. The Cash Management Committee is hereby authorized to adopt written Investment Procedures consistent with this Cash Management and Investment Policy. Such Procedures shall include explicit delegation of authority to persons responsible for investment transactions. No person may engage in an investment transaction except as provided under the terms of this Policy and the Procedures adopted by the Cash Management Committee. The Unified Government Treasurer shall be responsible for all transactions undertaken and shall establish a system of internal controls to regulate the activities of subordinate officials.

In the development of the system of internal controls, consideration shall be given to documentation of strategies and transactions, techniques for avoiding collusion, separation of functions, delegation of authority, limitations of authority, and custodial safekeeping.

Section 8. Staff Qualifications

- A. The Unified Government shall hire a Cash Manager or shall retain an outside manager to manage investments. The Cash Manager will have the necessary qualifications to perform investment duties as outlined in the Cash Management and Investment Policy and the Cash Management and Investment Procedures and will be supervised by the Chief Financial Officer or designee.

- B. Duties of the Cash Manager position include the following:
 - 1. Management of the short-term and long-term investment portfolios in accordance with K.S.A. 12-1675 and 12-1677b and amendments thereto, with any other applicable statutes or ordinances or resolutions, and with this Cash Management and Investment Policy and the Cash Management and Investment Procedures and amendments thereto;
 - 2. Tracking investment transactions; ensuring accuracy and security of investments, monitoring record keeping of investments;

3. Performing inspections on safekeeping receipts held as collateral to cover investments; alerting banks regarding insufficient collateral;
 4. Prepare cash flow forecasts;
 5. Generate investment performance statistics and activity reports; and
 6. Other duties as assigned by the Chief Financial Officer or the Unified Government Treasurer.
- C. Specific qualifications include a bachelor’s degree in Finance, Accounting, Economics, Business, or Public Administration and two years of progressively responsible investing or accounting experience, or any equivalent combination of education and experience sufficient to successfully perform the essential duties of the job. If the individual appointed to the Cash Manager position does not possess the requisite investment experience, the individual will attend government investment training approved by the Chief Financial Officer within one year of appointment.

Section 9. Investment Advisor

The Chief Financial Officer, with the approval of the Cash Management Committee, may appoint, as needed and determined by CFO, an independent Investment Advisor registered with the Securities and Exchange Commission pursuant to the Investment Advisers Act of 1940 and the rules adopted thereunder, or a “Municipal Advisor” as defined by Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act, amending Section 15B of the Securities Exchange Act of 1934, and interpreted by the Securities and Exchange Commission in its final rules adopted September 10, 2013, to advise the Unified Government on investment activities. The Investment Advisor will be selected through a competitive process under the Unified Government’s Procurement Code. The terms and conditions of such relationship shall be set out in a contract. The duties and responsibilities of the Investment Advisor at a minimum shall include the following.

1. Providing advice and analysis on the Unified Government’s Investment Policy, portfolio management techniques, portfolio structures, and new investment securities and products;
2. Assistance in developing or improving and implementing cash flow modeling;
3. Providing advice on investment benchmarking and performance reporting;
4. Evaluation of the capabilities and usage of software utilized in management of and accounting for the investments;
5. Assisting in any investment related presentations to the Cash Management Committee or Board of Commissioners; and
6. Providing analysis, advice, and assistance on other investment-related matters, including investment of bond proceeds.

Section 10. Standards of Care

A. Prudence

The standard of prudence to be used by investment officials shall be the “prudent person standard” and shall be applied in the context of managing an overall portfolio. Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence would exercise in the management of their own affairs, not for speculation, but for investment, considering first the safety and liquidity of their capital

and next the probable income to be derived. If outside investment professionals are retained, they shall be held to the “prudent expert standard,” that is, they shall exercise the judgment, care, skill, prudence and diligence, under the circumstances then prevailing, which persons of prudence, discretion and intelligence acting in a like capacity and familiar with such matters would use in the conduct of an enterprise of like character and with like aims by diversifying the investments so as to minimize the risk of large losses, unless, under the circumstances, it is clearly prudent not to do so, and not in regard to speculation but in regard to the permanent disposition of similar funds, considering the probable income as well as the probable safety of their capital.

The Chief Financial Officer, other investment officials, and the members of the CMC, when acting in accordance with the written Investment Procedures and the Cash Management and Investment Policy, and when exercising due diligence, shall be relieved of personal responsibility for an individual security’s credit risk or market price changes, provided deviations from expectations are reported in a timely fashion and appropriate action is taken to control adverse developments.

B. *Ethics and Conflict of Interest*

Unified Government officers and employees authorized to perform investment duties shall refrain from personal business activity that could conflict with proper execution and management of the investment program, or that could impair their ability to make impartial decisions. For purposes of this Policy, “officers and employees” means voting members of the Cash Management Committee and the Cash Manager; it shall not mean elected officials.

No officer or employee shall use his or her official position or office to obtain direct or indirect personal financial gain for himself or herself, his or her family, or any business in which the officer or employee has a financial interest. Officers and employees are governed by this Policy, the Unified Government Code of Ethics, and any applicable laws.

Investment staff shall refrain from undertaking personal investment transactions with the same individual with whom business is conducted on behalf of the Unified Government.

Officers and employees shall disclose annually to the Legislative Auditor and to the Ethics Administrator any financial interest in financial institutions with which the Unified Government conducts business or any benefit which the officer or employee obtains from any Unified Government contract or from placement of an investment of Unified Government funds. For purposes of this Policy, “financial institution” means banks, savings banks, or savings and loan associations as defined in K.S.A. 12-1675a and amendments thereto. For purposes of this Policy, “financial interest” means (a) ownership or any interest or involvement in any relationship from which, or as a result of which, a person within the past year has received, or is presently or in the future entitled to receive, more than \$5,000 per year, or its equivalent; (b) ownership of such interest in any property or any business as may be specified by the Ethics Commission; or (c) holding a position in a business such as an officer, director, trustee, partner, employee, or the like or holding any position of management. Financial interest does not include household operating accounts or a depository relationship with a financial institution.

Each financial institution in which the Unified Government deposits funds and each investment manager and each consultant retained by the Unified Government shall be notified of this

section of the Policy and shall conform to its provisions and shall not participate in any violation of this section or in any effort to influence any officer or employee to breach the standards of ethical conduct set forth in this section.

Section 11. Objectives

The primary objectives of the Unified Government investment activities, in priority order, shall be:

A. *Safety.* Safety of principal is the foremost objective of the investment program. Investments shall be undertaken in a manner that seeks to ensure the preservation of principal in the overall portfolio. The objective will be to mitigate credit and interest rate risk.

1. Credit Risk

Credit risk, the risk of loss due to the failure of the security issuer or backer, will be minimized by:

- a. Limiting investment to the safest types of securities;
- b. Pre-qualifying financial institutions, broker/dealers, intermediaries, and advisors with whom the UG will do business; and
- c. Diversifying the investment portfolio so that potential loss on individual securities will be minimized.

2. Interest Rate Risk

Interest rate risk, the risk that the market value of securities in the portfolio will fall due to changes in general interest rates, will be minimized by:

- a. Structuring the investment portfolio so that the securities mature to meet cash requirements of the general operating fund, thereby avoiding the need to sell securities prior to maturity; and
- b. Investing general operating funds primarily in shorter-term securities.

B. *Diversification.*

1. In General

It is the policy of the Unified Government to diversify its investment portfolio so as to protect its funds from material losses due to issuer defaults, market price changes, technical complications leading to temporary lack of liquidity, or other risks resulting from an over-concentration of assets in a specific maturity, a specific issuer, or a specific class of securities.

2. By Institution

Investments will be diversified so that reliance on any one issuer or financial institution will not place an undue financial burden on the Unified Government in the event of default. Accordingly, no more than 25% of the total investment portfolio shall be with the same financial institution or issuer, except US treasuries, unless it would be prudent to do so under prevailing circumstances. If the above limit is exceeded, the Chief Financial Officer will notify the CMC.

3. *By Instrument Type*

Market and credit risk will be minimized by diversification among investment types. The following are maximum limits for the percentage of Unified Government investable funds to be invested in each investment type.

a.	Certificates of deposit	100%
b.	U. S. Treasury bills, notes or bonds	100%
c.	U. S. Government agency obligations	50%
d.	Kansas Municipal Investment Pool	50%
e.	Repurchase agreements	25/100%*
f.	Bank trust department municipal pools	25%
g.	Temporary notes or no-fund warrants	10%

Because of distortion created by deposit of proceeds from the sale of temporary notes issued by the Unified Government, measurement of the maximum limits on investments by institution and by instrument type for purposes of this subsection 11.B. shall occur at least one week after the deposit of such proceeds.

* NOTE: Investments in short term securities shall be limited to 10% of investable funds, and investments in repurchase agreements shall be limited to 25% of investable funds, except as set out below. While it is not the goal to invest 100% of investable funds in either short term securities or repurchase agreements, the ability to invest the maximum limit in these two investment types is recognized as an option in certain market circumstances when these investments offer higher returns than other investment types at minimal risk. The option to invest more than the 10% or 25% limit respectively will be used only when the Cash Manager determines, with the concurrence of the Chief Financial Officer and the Unified Government's municipal advisory firm, that it is advantageous and prudent to do so.

C. *Liquidity.*

1. The Unified Government's investment portfolio will remain sufficiently liquid to enable it to meet all operating requirements that might be reasonably anticipated without incurring material losses by structuring the portfolio so that securities mature concurrent with anticipated cash needs. Since all possible cash demands cannot be anticipated, the portfolio should consist largely of securities with active secondary or resale markets.
2. The Unified Government understands the importance of having sufficient funds invested in overnight sweep accounts to meet weekly payrolls, accounts payable, scheduled debt service, and extraordinary expenses that may occur, which may range from 10% to 25% of available investment funds.
3. It is important for a county government to have the necessary funds for the scheduled tax distributions to other governmental entities. In particular, liquidity is essential for the January and June tax distributions. Therefore, it is the policy of the Unified Government that such funds be held liquid to provide assurance as to the availability and

safety of these funds held on behalf of the other governmental entities under the Unified Government's trust.

D. Maturity.

1. All investments shall be made to mature in accordance with cash needs identified in regularly prepared and updated cash flow forecasts. The Unified Government recognizes that the laddering of investments is a sound approach to mitigate short-term interest rate fluctuations. Additional considerations in the structuring of investments shall include:
 - a. Review of economic and financial indicators, such as Federal Reserve monetary policy position statements and the U.S. Treasury yield curve; and
 - b. Input from the Unified Government's municipal advisory firm.
2. The Unified Government has adopted the following maturity target ranges for its core investment portfolio. Core investments include all operating funds of the Unified Government excluding active funds or bond proceed funds held by a bond trustee for the purpose of project construction, debt service payments, debt reserves or other escrow requirements.

a.	0 – 12 months	30% to 60%
b.	12 – 24 months	20% to 40%
c.	24 – 36 months	15% to 30%
d.	36 – 48 months	10% to 20%

The maturity targets are provided as a guideline. Notwithstanding the above maturity target ranges, cash flow requirements and existing interest rate markets may dictate the need to adjust the timing of investment maturities.

4. The sale of securities before maturity shall require the prior approval of the Chief Financial Officer based on the following reasons:
 - a. A security with declining credit quality may be sold early to minimize loss of principal.
 - b. Liquidity needs require a security to be sold.
 - c. It is advantageous to the portfolio to sell such securities.
 - d. Financial failure of the issuer is likely.
5. As long as this Policy continues to be approved by the State Pooled Money Investment Board, the maximum maturity for investments shall be four years. Otherwise the maximum maturity for investments shall be two years.

E. Return on Investment. The investment portfolio shall be designed to attain a market-average rate of return throughout budgetary and economic cycles, taking into account the UG's investment risk constraints, state statutes, cash flow characteristics of the portfolio, and

prudent investment principles. As a benchmark for risk-free investment transactions, the U.S. Treasury Bill rate for the Unified Government's total portfolio weighted average maturity term will be the minimum standard for the portfolio's rate of return. Return on investment is the last in importance compared to the safety, diversification, liquidity and maturity objectives described above.

Section 12. Performance Evaluation and Reporting

Investment performance shall be continually monitored and evaluated by the CMC. Investment performance statistics and activity reports will be generated by the Cash Manager. Summary investment reports will be provided quarterly to the Economic Development and Finance Standing Committee of the Unified Government Board of Commissioners, with copies to the County Administrator, the Unified Government Commission, and the Cash Management Committee.

Reports shall include but not be limited to information on interest received, interest earned, investment yield, types of investments, distribution by type of investments, maturity schedule by month, weighted average days to maturity, evaluation of portfolio to selected benchmark, and any other information deemed necessary by the Chief Financial Officer or requested by the County Administrator or the Board of Commissioners.

Section 13: Eligible Financial Institutions

A. *Minimum Qualifications for Depositories*

1. In order to ensure the safety of principal, the Unified Government shall deposit funds, including those designated for investment purposes, only in eligible financial institutions which meet the minimum criteria set forth below. Financial institutions failing to meet the minimum criteria shall not be considered eligible.
2. Financial institutions must meet the following minimum qualifications:
 - a. The deposits of the financial institution are insured by the Federal Deposit Insurance Corporation (FDIC).
 - b. The financial institution meets the criteria for eligibility under state law for active or idle funds as appropriate.
3. If a financial institution loses its eligibility under state law after Unified Government funds are deposited or invested, no additional funds shall be deposited in such institution. Funds shall be removed as quickly as is prudent under the circumstances, but funds invested with a prescribed time for maturity need not be withdrawn before such maturity.

B. *Depositories for Active Funds*

1. *Security Required.* If a financial institution is designated as an official depository for active funds, before any Unified Government funds are deposited, satisfactory security must be obtained for such deposits. Satisfactory security is as described in K.S.A. 9-1402, as amended, and this Policy.

2. *Selection Criteria.* In addition to the required criteria listed above, the Unified Government may also consider the following when selecting a financial institution as a depository for active funds:
 - a. Full service capabilities
 - b. Submission of financial statements and availability schedules
 - c. Acceptable staff experience
 - d. Statement of equal opportunity employment practices
 - e. Extent of reinvestment of deposits in Wyandotte County.
3. *Competitive Selection.* The Chief Financial Officer shall solicit proposals prior to the designation of one or more depositories. The Unified Government's purchasing policies shall be followed when obtaining proposals on the Unified Government's depository specifications. Selection of the depositories shall be based on the capacity of an institution to perform the services required and on the most favorable terms and conditions for handling of Unified Government funds.
4. *Governing Body Designation.* K.S.A. 9-1401, as amended, requires the governing body of the Unified Government to designate by official action the financial institution or institutions, which shall serve as depositories of its active funds.

C. Idle Funds

1. *In General.* Idle funds shall be invested only in the manner set out in K.S.A. 12-1675 and 12-1677b, and amendments thereto, and in this Policy. Investment transactions shall only be conducted with:
 - a. Qualified financial institutions which meet the minimum requirements contained in this Section 13 and the criteria for eligibility under state law; or
 - b. Qualified primary government security dealers and broker/dealers as set out below.
2. *Certification.* In order to be qualified for investment of Unified Government idle funds, a financial institution, securities dealer, or broker/dealer must certify in writing that the person responsible for the investment has read and understood and agreed to comply with this Policy.
3. *Competitive Selection.* Investments of idle funds will be offered to all approved institutions and dealers who have requested to be on the list of interested bidders. Investments will be awarded through a competitive process involving solicitation of bids from qualified institutions and dealers.

A list will be maintained of financial institutions authorized to provide investment services. In addition, a list will be maintained of approved primary government security dealers and broker/ dealers.

4. *Primary Government Securities Dealers and Broker/Dealers.*

Investment transactions may be conducted with primary government securities dealers which report to the market report division of the Federal Reserve Bank of New York or any broker-dealer which is registered in compliance with the requirements of Section 15 or 15C of the Securities Exchange Act of 1934 and registered pursuant to K.S.A. 17-12a401, and amendments thereto.

In order to be qualified to conduct investment transactions with the Unified Government, broker/dealers must meet the minimum requirements for credit worthiness established by the Kansas Pooled Money Investment Board, including minimum capital requirements and years of operation, and must be approved by the Cash Management Committee.

All broker/dealers who wish to become qualified for investment transactions must supply to the Chief Financial Officer on an annual basis the following items as appropriate:

- a. A copy of the most recent audited annual financial statement;
- b. If requested by the Unified Government, a copy of the most recent, unaudited annual financial statement;
- c. Proof of Financial Industry Regulatory Authority (FINRA) certification;
- d. Proof of state registration with the Kansas Securities Commission;
- e. Completed broker/dealer questionnaire (non-primary dealers only);
- f. Business resume of individual assigned to UG account; and
- g. Notice of any regulatory action taken against the broker/dealer.

5. *Safekeeping and Custody.*

All security transactions, including collateral for repurchase agreements, shall occur on a delivery versus payment basis. This ensures that securities are deposited in the eligible financial institutions prior to the release of funds. Safekeeping and custody agreements will be maintained with third-party financial institutions. All securities, including those acquired by repurchase agreements, shall be perfected in the name of the Unified Government and shall be delivered to a third-party custodian designated by the Unified Government and evidenced by safekeeping receipts.

Section 14. Authorized Investments

A. *Idle Funds*

The investments authorized for the idle funds (those funds not immediately required for the purposes for which the moneys were collected) under this Policy shall be in conformance with K.S.A. 12-1675, K.S.A. 12-1677b, and amendments thereto, and any other applicable statutes or ordinances or resolutions and amendments thereto. As long as this Policy continues to be approved by the Kansas Pooled Money Investment Board, the investments permitted by K.S.A. 12-1677b shall be authorized investments under this Policy. For purposes of this Policy, "investment rate" means a rate which is the equivalent yield for United States government securities having a maturity date as published in the Wall Street Journal, nearest the maturity date for equivalent maturities. The 0-90 day rate shall be computed on the average effective federal funds rate as published by the Federal Reserve system for the previous week.

If for any reason this Policy is not approved by the Kansas Pooled Money Investment Board, the investments permitted by K.S.A. 12-1675 shall be the only authorized investments under this Policy until such time as this Policy obtains the approval of the Kansas Pooled Money Investment Board.

As long as this policy continues to be approved by the Kansas Pooled Money Investment Board, the following are authorized investments, pursuant to K.S.A. 12-1675 and 12-1677b. The maximum maturity for investments under this subsection shall be four years.

1. *United States Treasury and Agency Securities.* Direct obligations of, or obligations that are insured as to principal and interest by, the United States of America or any agency thereof and obligations and securities of United States government-sponsored enterprises that under federal law may be accepted as security for public funds, except that such investments shall not be in mortgage-backed securities. Investments under this paragraph shall be limited to securities that do not have any more interest rate risk than do direct United States government obligations of similar maturities. For purposes of this subsection, "interest rate risk" means market value changes due to changes in current interest rates.
2. *Interest-bearing Time Deposits.* In any banks, savings and loan associations, and savings banks that have a main or branch office in Kansas.
3. *Repurchase Agreements.* With banks, savings and loan associations, and savings banks which have a main or branch office in Kansas or with a primary government securities dealer that reports to the market reports division of the Federal Reserve Bank of New York for direct obligations of, or obligations that are insured as to principal and interest by, the United States government or any agency thereof and obligations and securities of United States government-sponsored enterprises that under federal law may be accepted as security for public funds.
4. *Temporary Notes Issued by the Unified Government.*
5. *Municipal Investment Pool Fund.* The fund established in K.S.A. 12-1677a and amendments thereto and managed by the Kansas Pooled Money Investment Board.
6. *Multiple Municipal Client Investment Pools.* Managed by the trust departments of banks which have offices located in Wyandotte County or with trust companies incorporated under the laws of Kansas which have contracted to provide trust services under K.S.A. 9-2107, and amendments thereto. Moneys invested under this paragraph shall be secured as provided in K.S.A. 9-1402, and amendments thereto, and this Policy.

B. *Local Emphasis*

1. Subject to the other requirements of this Policy, funds available for investment under this section will be offered first to eligible financial institutions with a main or branch office located in Wyandotte County. If such financial institutions cannot or will not make the investments available at interest rates equal to or greater than the investment rate as defined in K.S.A. 12-1675a, and amendments thereto, or if such financial institutions are limited from bidding on the investment by the diversification requirements of this Policy,

then the funds may be offered to other eligible financial institutions or entities permitted under this Policy.

2. Notwithstanding any other requirements of this Policy, the Unified Government will offer \$235,000 to every financial institution with a main or branch office located in Wyandotte County if such financial institutions will make the investment at interest rates equal to or greater than the investment rate as defined in K.S.A. 12-1675a, and amendments thereto, at a maturity term to be determined by the Unified Government.

C. *Investment of Bond Proceeds*

The Unified Government will invest proceeds of bonds (other than industrial revenue bonds for which the Unified Government is merely a conduit issuer) and temporary notes in conformance with K.S.A.10-131, and amendments thereto. The following lists the investments, which the Unified Government will consider, and which shall be authorized for the investment of bond proceeds:

1. Investments authorized for idle funds by K.S.A. 12-1675 and this Policy.
2. The municipal investment pool established pursuant to K.S.A. 12-1677a.
3. Direct obligations of the United States government or any agency thereof;
4. Temporary notes issued by the Unified Government.
5. Interest-bearing time deposits in commercial banks located in Wyandotte County.
6. Obligations of the Federal National Mortgage Association, Federal Home Loan banks and Federal Home Loan Mortgage Corporation.
7. Repurchase agreements collateralized by direct obligations of the United States government or any agency thereof or obligations of the Federal National Mortgage Association, Federal Home Loan Banks or the Federal Home Loan Mortgage Corporation.
8. Investment agreements with or other obligations of a financial institution, the obligations of which at the time of investment are rated in either of the three highest rating categories by Moody's Investors Service or Standard and Poor's Corporation;
9. Investments in shares of units of a money market fund or trust, the portfolio of which is comprised entirely of direct obligations of the U.S. government or any agency thereof or obligations of the Federal National Mortgage Association, Federal Home Loan Banks or Federal Home Loan Mortgage Corporation.
10. Receipts evidencing ownership interest in securities or portions thereof in direct obligations of the United States government or any agency thereof or obligations of the Federal National Mortgage Association, Federal Home Loan Banks or Federal Home Loan Mortgage Corporation.

11. Municipal bonds or other obligations issued by any municipality of the State of Kansas as defined in K.S.A. 10-1101, and amendments thereto, which are general obligations of the municipality issuing the same.
12. Bonds of any municipality of the State of Kansas as defined in K.S.A. 10-1101, and amendments thereto, which have been refunded in advance of their maturity and are fully secured as to payment of principal and interest thereon by deposit in trust, under escrow agreement with a bank, of direct obligations of the United States government or any agency thereof or obligations of the Federal National Mortgage Association, Federal Home Loan Banks or Federal Home Loan Mortgage Corporation.
13. No moneys shall be invested in a derivative as that term is defined in K.S.A. 10-131, and amendments thereto.

D. Arbitrage

The Internal Revenue Code provides that on a periodic basis the Unified Government is required to compute rebate on each bond issue. Rebate is the calculated dollar amount representing the difference between what the issuer actually earned from the investment of certain funds related to the bond issue and the amount the issuer would have earned had those same funds been invested at an interest rate equal to the yield on the bond issue. Absent an exception to rebate, the Unified Government is required to pay or “rebate” to the United States the dollar amount representing these excess earnings.

For each bond issue, rebate must be calculated and paid at least once every five years and within 60 days after the last bond of the issue is paid. Payment of rebate is a condition to maintaining the tax-exempt status of each bond issue, and failure by the Unified Government to comply with the rebate requirements may cause the interest on an issue of bonds to become taxable, retroactive to their date of issuance.

The Unified Government’s investment position is to pursue the maximum yield on investments without jeopardizing the tax-exempt status of the bonds. To the extent possible, the Unified Government will seek to comply with applicable exceptions to rebate and when necessary rebate any excess earnings to the United States. The potential rebate of excess earnings will not influence the Unified Government’s investment policies.

Section 15. Collateral Requirements

- A. Full Collateralization Required.** All Unified Government deposits shall be fully insured or collateralized at all times.
- B. Initial Placement.** Moneys to be deposited in financial institutions shall not be released until the financial institution has executed and adopted a security agreement and required custodial agreements.

C. Allowable Collateral. Acceptable collateral for Unified Government deposits, including idle fund investments, as permitted by K.S.A. 9-1402, and amendments thereto, shall be limited to:

1. Except as otherwise set out in this subsection C.1., the financial institution may pledge or assign securities owned directly or indirectly by it, the market value of which is equal to 102% of the total deposits at any given time. The following are allowable securities:
 - a. Direct obligations of or obligations that are insured as to principal and interest by, the United States or any agency thereof.
 - b. Obligations including letters of credit and securities of United States-sponsored corporations which under federal law may be accepted as security for public funds, subject to the following restrictions:
 - (1) The letter of credit must be in the format acceptable to the Unified Government Treasurer.
 - (2) The Unified Government must be designated as the irrevocable and unconditional beneficiary of the letter of credit.
 - (3) The issuer and the depository bank must notify the Unified Government Treasurer by certified or registered mail at least 45 days prior to the cancellation or the non-renewal of a letter of credit.
 - (4) The issuer may not provide letters of credit for any one depository bank in an amount which exceeds ten percent of the issuer's capital and surplus.
 - (5) If a letter of credit issued by the Federal Home Loan Bank is to be pledged as collateral, the amount of the letter of credit shall be equal to 100% of the deposits to be collateralized plus the interest expected to be received by the Unified Government upon maturity of the investment.
2. The following securities may be used as collateral only if the financial institution pledges or assigns them in an amount, the market value of which is equal to 102% of the Unified Government deposits. Not more than 5% of the Unified Government's total idle funds portfolio may be collateralized by the following securities.
 - a. Bonds of any Kansas municipality which have been refunded in advance of their maturity and are fully secured as to payment of principal and interest thereon by deposit in trust, under escrow agreement with a

bank, of direct obligations of, or obligations the principal of and the interest on which are unconditionally guaranteed by the United States.

- b. Bonds of the State of Kansas.
 - c. General obligation bonds of any Kansas municipality.
 - d. Revenue bonds of any Kansas municipality if approved by the state bank (or savings and loan) commissioner and which are rated at least Aa by Moody's Investors Service or AA by Standard and Poor's Corporation. Bonds secured by revenues of a utility which has been in operation for less than three years will not be accepted as collateral.
 - e. Temporary notes of any Kansas municipality which are general obligations of the municipality issuing the same.
 - f. Warrants of any Kansas municipality, the issuance of which is authorized by the State Court of Tax Appeals and which are payable from the proceeds of a mandatory tax levy.
 - g. Commercial paper that does not exceed 270 days to maturity and which has received one of the two highest commercial paper credit ratings by a nationally recognized investment rating firm.
3. For overnight repurchase agreements in which the Unified Government is the buyer, the seller shall deliver the following securities to the custodian for the Unified Government in the amount of 102% of the market value of the securities on the purchase date:
- a. Direct obligations of or obligations that are insured as to principal and interest by the United States or any agency thereof, or
 - b. Obligations and securities of U.S. government-sponsored enterprises which under federal law may be accepted as security for public funds, subject to any restrictions contained in Section C.1.b. above.
- D. *Peak Period Agreements.*** Peak-period agreements permitted under K.S.A. 9-1403 are not permitted under this Policy.
- E. *Collateral Substitution.*** Collateralized investments often require substitution, additions and/or deletions of collateral. Any financial institution requesting these actions must contact the Chief Financial Officer or the Unified Government Treasurer. Substitution of collateral shall be required whenever, in the opinion of the Unified Government Chief Financial Officer, the collateral no longer satisfies or complies with the security requirements established under this Policy.
- F. *Valuation of Collateral.*** For purposes of compliance with this section, all collateral shall be priced on a market value basis no less than monthly. Collateral requirement is

defined as the outstanding amount of Unified Government funds deposited plus accrued interest thereon less federal deposit insurance coverage.

- G. *Collateral Compliance Report.*** Each financial institution with Unified Government deposits shall submit monthly to the Chief Financial Officer or the Unified Government Treasurer, or more frequently if requested, a report documenting the institution's compliance with the collateral requirements of this Policy.
- H. *Custodial Agreement.*** Each depository bank depositing securities with a custodial bank shall enter into a written custodial agreement with the custodial bank and the Unified Government for the safekeeping of the securities.
- I. *Failure to Meet Collateral Requirements.*** If a depository bank fails to meet requirements established by this Policy, the depository bank shall be offered the following options:

 - 1. Close the account and return to the Unified Government all principal and accrued interest without penalty; or
 - 2. Convert the deposit to a repurchase agreement under terms acceptable to the Unified Government.

UG Cash and Investment Policy Annually Required Update

Economic
Development &
Finance Standing
Committee
December 1, 2025

Presented by:

Dr. Shelley Kneuvean, Chief Financial Officer

Debbie Jonscher, Deputy Chief Financial Officer

Andrea Vinyard, Unified Government Treasurer

Michelle Wooten, Deputy Unified Government Treasurer

Here is why we are bringing this to you

The Cash and Investment Policy includes the policies and procedures for responsible management of UG Funds

The Cash and Investment Policy is formally adopted by the Board of Commissioners.

Annual review required for submission of State of Kansas' Expanded Powers Application

This year, the Cash Management Committee has made updates to the policy, reflecting minor language revisions as well as changes required by the new House Bill 2152, which takes effect on January 1, 2026.

Minimal Language Changes

1. All references to the “Director of Revenue/County Treasurer” have been standardized to ‘Unified Government Treasurer’ to ensure consistent labeling across all documents.
2. Section 9. Investment Advisor – added the following language “as needed and determined by CFO”
3. Section 14. Authorized Investments (A.1, 2, and 3)
 - “which” changed to “that”
 - “United States sponsored enterprises” changed to “United States government-sponsored enterprises”
4. Section 15. Collateral Requirements (C.3) – “corporations” changed to “enterprises”

Maturity Target Range

Section 11. Objectives (D.) *Maturity.*

Current Language:

Core investments include all operating funds of the Unified Government exclude bond proceed funds held by a bond trustee for the purpose of project construction, debt service payments, debt reserves or other escrow requirements.

New Language:

Core investments include all operating funds of the Unified Government excluding active funds or bond proceed funds held by a bond trustee for the purpose of project construction, debt service payments, debt reserves or other escrow requirements.

We are excluding active funds from the definition of core investments.

House Bill 2152 related changes

Section 15. Collateral Requirements (C. 1.) *Allowable Collateral.*

Current Language:

Financial institutions may pledge or assign securities owned directly or indirectly by it, the market value of which is equal to 105% of the total deposits at any given time.

New Language:

Financial institutions may pledge or assign securities owned directly or indirectly by it, the market value of which is equal to 102% of the total deposits at any given time.

House Bill 2152 related changes cont.

Section 15. Collateral Requirements (C. 2.) *Allowable Collateral.*

Current Language:

The following securities may be used as collateral only if the financial institution pledges or assigns them in an amount, the market value of which is equal to 125% of the Unified Government deposits.

New Language:

The following securities may be used as collateral only if the financial institution pledges or assigns them in an amount, the market value of which is equal to 102% of the Unified Government deposits.

Key Take Away Policy items

1. Purpose of Cash and Investment Policy
2. Annual Review Requirement
3. Cash Management Committee Members
4. Diversification Rule
5. Local Emphasis
6. Collateral Requirements
7. Expanded Investment Authority



Questions or Comments



**Unified Government of Wyandotte
County/Kansas City, Kansas**

Christal E. Watson, Mayor/CEO

701 North Seventh Street, Ste. 926
Kansas City, Kansas 66101
(913) 573-5010

NOTICE OF PENDING APPOINTMENT

December 15, 2025

BOARD POSITION: Kansas City Area Transportation Authority

INCUMBENT REPLACED: Daniel Silva

APPOINTING COMMISSIONER: Mayor Watson

REQUEST FOR APPOINTMENT

NAME OF NEW APPOINTMENT: Mindy Rocha

TERM OF OFFICE: 2 years 12-15-25/12-15-27

SIGNATURE OF APPOINTING COMMISSION MEMBER

* NOTICE: IF THERE ARE NO CONCERNS RAISED IN THE INITIAL 7 BUSINESS DAYS REVIEW PROCESS DATE, THEN THE NOMINATION WILL BE AUTOMATICALLY PROCESSED AS AN ITEM FOR THE NEXT AGENDA REVIEW PROVIDED NO OTHER APPLICATIONS WERE SUBMITTED.

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 30, 2024
7:36 PM-10:04 PM**

Attendance:

Commissioners Present:

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

Commissioners Absent:

- Commissioner Burroughs (Absence memo provided)
- Commissioner Townsend (Absence memo provided)

Staff Present:

- Monica L. Sparks (Unified Government Clerk)
- David Johnston (County Administrator)

- Angela Lawson (Acting Chief Counsel)
- James Molloy (Urban Planning & Design)
- Jeff Conway (Senior Counsel)
- Ross Stewart (Legal Counsel)

I. Call to Order

Mayor Pro Tem Burroughs called the meeting to order at 7:36 PM. Reverend Fannie Hill led the invocation, followed by the Pledge of Allegiance.

V. Revisions to Agenda (Discussion Begins 5:55)

The Clerk reported there was an agenda update issued removing Item No. 2 and adding Item No. 10 to the Mayor's Agenda.

VII. Mayor's Agenda (Discussion Begins 6:14)

Item No. 1 – Presentation: Week of Kindness – Contributions to Park Foundation

Mayor Garner presented a check for \$410 to the Wyandotte County Parks Foundation from proceeds of the candy gram sales during the Seven Days of Kindness initiative. Angel Ferrara, Director of Unified Government Parks and Recreation, Dr. Jane Philbrook, Vice Chair of the Parks Foundation, and Pat Gates, Secretary of the Parks Foundation, accepted the check.

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

Item No. 2 – Presentation: Dotte Card Introduction (Removed Per Agenda Update)

The item was removed from the agenda per the Agenda Update

Item No. 3 – Proclamation proclaiming May 4, 2024, as J.R. Hoodstar Day (Discussion Begins 11:55)

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

Item No.4 – Proclamation proclaiming May 5-11, 2024, as National Correctional Officers and Employees Week (Discussion Begins 21:42)

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

Item No. 5 – Proclamation proclaiming May 10, 2024, as Alpha Kappa Alpha Sorority Day (Discussion Begins 22:05)

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

Item No. 6 – Proclamation proclaiming May 12-18, 2024, as Kansas City, Kansas Police Department Week (Discussion Begins 22:24)

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

Item No. 7 – Proclamation proclaiming May 19, 2024, as Saturnino Family Educational Equity Day (Discussion Begins 22:46)

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

Item No. 8 – Proclamation proclaiming May 21-27, 2024, as Emergency Medical Services Week (Discussion Begins 15:35)

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

Item No. 9 – Proclamation proclaiming the month of May 2024, as Older Americans Month (Discussion Begins 23:03)

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

The Commission went into recess at 8:00 PM.

The meeting was reconvened at 8:02 PM.

Item No. 10 – Resolution: First Amendment to the Downtown Campus Development Agreement (Added Per Agenda Update)(Discussion Begins 25:10)

Angela Lawson, Acting Chief Counsel, and Jeff Conway, legal department, presented the First Amendment to the Downtown Campus Development Agreement. Todd LaSala, Stinson LLP, was also present and provided additional context about the agreement's negotiation process.

Key Points

- The amendment changes how pursuit costs and pre-development costs can be accessed by the developer.
- Previously, 37% of costs were accessible upon closing, with additional percentages accessible at different construction milestones, and the rest of the balance later in the construction cycle.
- The new amendment would push all pursuit costs to be accessible only upon project completion.

- There are conforming amendments to sections 4.1, 4.2, 4.5, 4.7, and 4.8 of the original development agreement.
- The amendment adds a provision that the developer can use no more than 50% of Unified Government funds for demolition costs.
- Todd LaSala noted this was unusual, as typically both parties would negotiate and agree before bringing the amendment forward.
- The developer (Mr. Lanier) had not yet seen or reviewed this proposed amendment at the time of the meeting.

Commissioner Burns made a motion to adopt the resolution. The motion was seconded by Commissioner Lopez.

Vote: Motion fails 2/6

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

VI. Clerk's Statement (Statement Read 59:35)

VIII. Planning and Zoning Consent Agenda (Discussion Begins 1:13:29)

A. CHANGE OF ZONE APPLICATIONS

2. COZ2024-003 - DANA BLAY WITH DBL ARCHITECTURE
3. COZ2024-007 - JAKE YOUNG
4. COZ2024-008 - JOSE PEREZ CARDENAS
6. COZ2024-011 - CASSANDRA PATRICK WITH SMH CONSULTANTS

B. SPECIAL USE PERMIT APPLICATIONS

2. SP2024-002 - ANDY JARRETT (DENIAL)
3. SP2024-015 - GEOFFREY KIGENYI
5. SP2024-017 - CHAD WOLFE
6. SP2024-019 - ARIN J. WOODSON
7. SP2024-020 - AARON MARCH
8. SP2024-022 - AARON MARCH

C. VACATION APPLICATION

1. VAC2024-002 - GARY CALVERT SR. WITH CALVERT EXPRESS REAL ESTATE

D. PLAN REVIEW APPLICATION

1. PR2024-005 - WILLIE BRANTLEY JR.

E. MASTER PLAN AMENDMENTS

1. MPL2024-002 - DANA BLAY WITH DBL ARCHITECTURE
2. MPL2024-003 - HOUSTON DEFOE WITH BLUE PALM LLC
4. MPL2024-006 - CASSANDRA PATRICK WITH SMH CONSULTANTS

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

1. AN ORDINANCE rezoning property at 1198 -1200 North 134th Street
2. AN ORDINANCE rezoning property at 9400 State Avenue
3. AN ORDINANCE authorizing a Special Use Permit (SP2024-003) to continue operation of transitional housing for youth at 3535 Wood Avenue
4. AN ORDINANCE authorizing a Special Use Permit (SP2024-008) for a group dwelling for up to 14 veterans at 1026 Ann Avenue
5. AN ORDINANCE authorizing a Special Use Permit (SP2024-010) for a Short-Term Rental at 2614 South 27th Street
6. AN ORDINANCE rezoning property at 804 South 89th Street (COZ2024-005) from A-G Agriculture District to R-1 Single Family District
7. AN ORDINANCE authorizing a Special Use Permit (SP2024-011) to operate an automotive dealership at 401 Kansas Avenue

Commissioner Stites recused himself from voting on Planning & Zoning Consent items not set aside due to a conflict of interest.

Commissioner Kane made a motion to approve all items on the Planning and Zoning Consent Agenda as submitted, except Item A.1, A.5, B.1, B.4, and E.3. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 7/0

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

A request was made by Ryan Denk to set aside Item A.1 and Item B.1 (Discussion Begins 1:15:02)

A.1 COZ2023-035 – RYAN DENK

B.1 SP2023-117- RYAN DENK

Staff and the Applicant presented opening comments.

The Mayor opened the public hearing. No comments were received. The public hearing was closed.

Commissioner Kane made a motion to return item A.1 back to the July Planning Commission for further clarification. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 8/0

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

Commissioner Kane made a motion to return item B.1 back to the July Planning Commission for further clarification. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 8/0

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

A request was made by staff to set aside Item A.5, Item E.3 and Item B.4 (Discussion Begins 1:22:12)

A.5 COZ2024-010 ALICIA VANN WITH ALTAR SUPPORT

E.3 MPL 2024-005 ALICIA VANN WITH ALTAR SUPPORT

B.4 SP2024-016 - ALICIA VANN WITH ALTAR SUPPORT

Staff and the Applicant presented opening comments.

The Mayor opened the public hearing. No comments were received. The public hearing was closed.

Commissioner Bynum made a motion to approve item A.5. The motion was seconded by Commissioner Kane.

Vote: Motion carries 8/0

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

Commissioner Bynum made a motion to approve item E.3. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 8/0

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

Applicant withdrew Item B.4 SP2024-016.

IX. Planning and Zoning Non-Consent Agenda

A. CHANGE OF ZONE APPLICATIONS

COZ2024-004 – FRED DEL TORO (**Discussion Begins 1:33:27**)

Applicant requested that the matter be held over to the next meeting.

The Mayor opened the public hearing. No comments were received. The public hearing was closed.

Commissioner Bynum made a motion to set the matter over for 30 days to the next Planning & Zoning meeting in June. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 8/0

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

B. SPECIAL USE PERMIT APPLICATIONS

SP2023-122 – ANDREW MALL (Discussion Begins 1:35:34)

Staff and the Applicant presented opening comments.

The Mayor opened the public hearing. No comments were received. The public hearing was closed.

Commissioner Bynum made a motion to approve item B.1 for a period of one year. The motion was seconded by Commissioner Kane.

Vote: Motion carries 6/3

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

SP2024-013 – MYLES MCMILLON WITH THE AUTOMOTIVE GAME CHANGERS (Discussion Begins 1:47:28)

Staff presented opening comments. The applicant failed to appear.

The Mayor opened the public hearing. No comments were received. The public hearing was closed.

Commissioner Kane made a motion to approve item B.2 with the staff recommendations. The motion was seconded by Commissioner Davis.

Vote: Motion carries 8/1

2. Ayes: Stites, Davis, Lopez, Bynum, Ramirez, Hill, Kane, Garner
3. Nays: Burns
4. Absent: Burroughs, Townsend

X. Regular Consent Agenda (Discussion Begins 1:54:44)

Item No. 1 – RESOLUTION: KAW RIVER BRIDGE COOPERATIVE AND DEVELOPMENT AGREEMENT THIRD AMENDMENT

Item No. 2 - RESOLUTION: KAW RIVER BRIDGE COMMUNITY DEVELOPMENT IMPROVEMENT DISTRICT

Item No. 3 - RESOLUTION: ROCK ISLAND BRIDGE IRB AMENDMENT

Item No. 4 - RESOLUTION/ORDINANCE: ROCK ISLAND BRIDGE COMMON CONSUMPTION AREA

Commissioner Ramirez made a motion to approve all items on the Consent Agenda. The motion was seconded by Commissioner Burns.

Vote: Motion carries 8/0

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

XII. Standing Committees' Agenda (Discussion Begins 1:55:24)

Item No. 1 – ORDINANCE: APPROVING CHANGES RELATED TO MOBILE VENDING OPERATIONS

Commissioner Davis emphasized that the mobile vending ordinance changes were a compromise and not an ideal legislative process. He noted they spent about three hours trying to hammer out a policy that could get a majority's support. Commissioner Davis stressed that everyone tried to find a compromise, and this was just a beginning, not necessarily the final version of the ordinance. He viewed it as a starting point that expands mobile vendors' hours of operation with potential for future refinements.

Ross Stewart from the Legal Department presented the changes to mobile vending operations.

Key Points:

- Extended Hours of Operation:
 - A. 8am to 11pm Sunday through Thursday
 - B. 8am to midnight on Friday and Saturday
- Proximity Restrictions:
 - A. 100-foot ban from brick-and-mortar establishment parcel lines
 - B. No vending within 100 feet of existing food establishments
- Parking and Location Restrictions:
 - A. Cannot park in fire lanes
 - B. Cannot park in electrical charging stations (unless charging an electric vehicle)
 - C. Maximum 8-hour parking in one spot
 - D. Cannot leave vehicle overnight in public right-of-way
- Sound and Noise Restrictions:

- A. Initially proposed complete ban on amplified sound/music
- B. Ultimately removed the music ban, relying on existing noise ordinances
- Additional Regulations:
 - A. Must display fire inspection approval
 - B. Increased fines for illegal dumping of food waste/cooking oil
 - C. Raised potential jail time for violations

Commissioner Lopez stated I want to be on the record that I'm for these food trucks, as long as they play by the rules. I'm a small business owner. I get it. I know what it's like to earn and keep. I started out with nothing. I used to be an electro-lineman for Power Electric. I started out with a lineman paycheck. I asked the bank for 20 grand, and wouldn't give it to me. So I said, "Screw it. I'm gonna do it myself", and I've built something really big that I've done by myself. So I know where you're at now. I think the reason why we're here tonight is because some others has ruined it, playing music till three o'clock in the morning, being open. I've gotten emails from, just like Commissioner Burns has gotten emails from, people that are like, "dude, what is going on? We are trying to sleep." There's crazy. They're up until three o'clock in the morning, sometimes later. And then there's nothing good going on at three o'clock in the morning at all, but crime at that late. But I understand, you know, we got to, we got to have different hours. Because the hours is like, Okay, this doesn't make sense. You know, these guys need to make some money. I get it. You guys are working hard. I've been there. I'm still there. I know where you guys are at, but as long as they play by the rules. But we need, you know, I agree. We need to know the hours, is what I was reading is. I think it's respectable, but not no three, four o'clock in the morning, that's out of line. You know, there's people trying to sleep. But again, I think the reason why we're here is they were, I mean, there's music being played. Boom, boom, boom, boom, and people are trying to sleep. And if it wasn't for that, I don't think we'd even be here about the whole spiel, and then all the grease being dumped, and then I'm sure there's food owners here that are respectful, that they're just like, hey, we're playing by the rules. We're just doing what we need to do. And I get that. But, yeah, I'm all for, you know, these hours, they're actually respectable. That's, you know. But at the same time, are you paying? You know, pay your sales tax and pay your business license fees, and whatever fees you got to pay. I got to pay them in my business, I have to pay them. So that's all I want to say. Thanks.

Commissioner Davis made a motion to adopt the ordinance with strikeout of Section 4-J for the music/sound from mobile vehicle. The motion was seconded by Commissioner Bynum.

Vote: Motion carries 7/1

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

Commissioner Bynum made a motion to adjourn and reconvene as the Land Bank Board of Trustees. The motion was seconded by Commissioner Davis. (Discussion Begins 2:28:59)

Vote: Motion carries 8/0

2. Ayes: Stites, Davis, Bynum, Ramirez, Burns, Hill, Kane, Lopez
3. Nays: None
4. Absent: Burroughs, Townsend

XV. Land Bank Board of Trustee's Consent Agenda (Discussion Begins 2:29:36)

Item No. 1 - LAND BANK OPTIONS

Item No. 2 - LAND BANK PROPERTY TRANSFERS

Commissioner Davis made a motion to approve all items on the Consent Agenda. The motion was seconded by Commissioner Kane.

Vote: Motion carries 8/0

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

Adjournment: (Discussion Begins 2:30:12)

Commissioner Kane moved to adjourn the meeting. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 8/0

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

MAYOR GARNER

ADJOURNED THE MEETING AT 10:04 P.M.

May 30, 2024

Monica L. Sparks, CMC

Unified Government Clerk

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, July 25, 2024
7:15 PM – 9:35 PM**

Attendance:

Commissioners Present:

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

Commissioners Absent:

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

Staff Present:

- David Johnston (County Administrator)
- Wendy Green (Deputy Chief Counsel)

- Irene Caudillo (Chief of Staff in Mayor’s Office)
- Jeff Conway (Senior Counsel)
- Monica L. Sparks (Interim Unified Government Clerk)
- James Molloy (Urban Planning & Design)
- Jud Knapp (Land Bank Administrator)

I. Call to Order

Mayor Garner called the meeting to order at 7:15 PM. Chaplain Therese Bangert led the invocation, followed by the Pledge of Allegiance.

V. Revisions to Agenda (Discussion Begins 6:45)

The Clerk reported there was an agenda update issued, adding Item No. 3 and Item No. 4 to the Mayor’s Agenda, and adding a presentation to the Public Hearing Item No. 1.

VI. Mayor’s Agenda

Item No. 1 - PRESENTATION/PROCLAMATION: MR. EDWARD DWIGHT JR. (Discussion Begins 7:01)

Proclamation proclaiming July 25, 2024, as Edward Dwight Jr. Day and presentation of the Key to the City to Mr. Edward Dwight Jr.

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

Item No. 2 - PRESENTATION: RECOGNITION OF DOTTE PROUD RECIPIENTS (Discussion Begins 9:15)

Two community members and fifteen organizations were recognized:

- Mr. Robert Lee Milan Sr. (**Discussion Begins 36:19**)
- Representative Louis Ruiz (**Discussion Begins 40:07**)
- Bethel Neighborhood Center (**Discussion Begins 42:46**)
- Catholic Charities of Northeast Kansas (**Discussion Begins 43:54**)
- Community Housing of Wyandotte County (**Discussion Begins 45:04**)
- El Centro, Inc. (**Discussion Begins 46:03**)
- Friends of Yates (**Discussion Begins 47:16**)
- Giving Hope Kansas City (**Discussion Begins 48:50**)
- Jerry Lee Jarrett Life Center (**Discussion Begins 50:05**)
- The Salvation Army of Kansas City, Kansas (**Discussion Begins 51:25**)

- K-State Research and Extension Wyandotte County (**Discussion Begins 52:25**)
- Mt. Carmel Redevelopment Corporation, Inc. (**Discussion Begins 53:22**)
- Oak Ridge Youth Development School (**Discussion Begins 54:39**)
- Vaughn-Trent Community Services, Inc. (**Discussion Begins 55:55**)
- Vernon Multipurpose Center (**Discussion Begins 56:58**)
- Wyandotte Countians Against Crime (WCAC) (**Discussion Begins 57:58**)
- Youthfront (**Discussion Begins 59:01**)

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

The Commission went into recess at 8:14 PM.

The meeting reconvened at 8:22 PM.

Item No. 3 - RECOGNITION: CHESTER AND LILLIE OWENS/ STRUGGLERS’ HILL-ROOTS NEIGHBORHOOD CELEBRATION (ADDED PER AGENDA UPDATE) (Discussion Begins 1:07:38)

Chester and Lillie Owens were honored during a street renaming celebration in the Strugglers Hill Neighborhood. Rochelle Donald, the new President of Strugglers’ Hill-Roots Neighborhood Group, and Mr. Owens spoke about the event, which took place on July 19, 2024.

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

Item No. 4 - RECOGNITION: COLUMBIAN AMERICAN/ NATIONAL HISPANIC CHAMBER OF COMMERCE ANNUAL FESTIVAL (ADDED PER AGENDA UPDATE) (Discussion Begins 1:13:28)

Orlando Gutierrez, President of the Colombian Cultural Association, presented the annual festival held on July 20, 2024, and expressed hope of making Kansas City, Kansas, a long-term home for their celebration.

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

VII. Clerk’s Statement (Statement Read 1:17:11)

VIII. Planning and Zoning Consent Agenda (Discussion Begins 1:29:10)

A. CHANGE OF ZONE APPLICATIONS

1. COZ2023-035 - RYAN DENK
2. COZ2024-018 - CESAR GONZALEZ

B. SPECIAL USE PERMIT APPLICATIONS

1. SP2023-117 - STEVE SHORT WITH WESTHILLS INDUSTRIAL PARK
2. SP2024-009 - ALYSSA PRASIL WITH BANK OF LABOR
3. SP2024-035 - ANDREW BESELICA
4. SP2024-036 - JORDAN PETER WITH KANSAS GAS SERVICE
5. SP2024-037 - SYLVIA KING WITH TURTLE HILL COMMUNITY ASSOCIATION
6. SP2024-038 - RIAD BAGHDADI WITH RB ARCHITECTURE ENGINEERING AND CONSTRUCTION
7. SP2024-039 - PATRICK LEMOREUX
8. SP2024-041 - VENKATESWARA CHADALAWADA

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

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

1. AN ORDINANCE rezoning property located at approximately 3612 Emmons Drive
2. AN ORDINANCE rezoning property at approximately 4140 North 60th Street
3. AN ORDINANCE rezoning property at 3354-3356 North 60th Terrace
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
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
6. AN ORDINANCE authorizing a Special Use Permit (SP2024-026), for continuation of a drinking establishment with live entertainment at 403 North 5th Street
7. AN ORDINANCE authorizing a Special Use Permit (SP2024-029), for continuation of a Short-Term Rental at 4443 Eaton Street
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
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
11. AN ORDINANCE authorizing a Home Occupation Special Use Permit (SP2024-032) to assemble jewelry at 5814 Parkview Avenue

12. AN ORDINANCE authorizing a Special Use Permit (SP2024-034) for continuation of a Short-Term Rental at 4101 Fisher Street
13. AN ORDINANCE vacating an utility easement (VAC2024-003) at 5222 and 5228 North 130th Terrace
14. AN ORDINANCE vacating a sanitary sewer easement (VAC2024-004) at 1491 North 98th Terrace
15. AN ORDINANCE vacating a sanitary sewer easement (VAC2024-005) at 9700 State Avenue

Commissioner Davis made a motion to approve all items on the Planning and Zoning Consent Agenda as submitted, except for item D9. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 7/0

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

Set Aside Items:

D. MISCELLANEOUS - ORDINANCES (The following ordinances formalize previous Commission approval.) (Discussion Begins 1:29:41)

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

James Molloy, Planning and Urban Design, presented that the facility would handle potentially hazardous products like antifreeze and oily waters from cars and equipment, which would be sealed and shipped for disposal, and that multiple agencies (state, fire department) would closely monitor the types and quantities of chemicals stored.

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

Vote: Motion fails 4/3

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

IX. Regular Consent Agenda (Discussion Begins 1:46:01)

Item No. 1 – RESOLUTION: THIRD AMENDMENT TO ASSIGNMENT, ASSUMPTION AND SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT

Item No. 2 – RESOLUTION: FIRST AMENDMENT TO TAX DISTRIBUTION AGREEMENT WITHIN CERTAIN AREAS OF THE VILLAGE EAST STAR BOND DISTRICT

Item No. 3 – ORDINANCE: AMENDING COMMUNITY BENEFITS ORDINANCE

Item No. 4 – MINUTES

Item No. 5 – WEEKLY BUSINESS

Commissioner Ramirez made a motion to approve all items on the Consent Agenda. The motion was seconded by Commissioner Davis.

Vote: Motion carries 7/0

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

The Commission went into recess at 9:08 PM.

The meeting reconvened at 9:16 PM.

X. Public Hearing Agenda

Item No. 1 – RESOLUTION: MIES WHOLESALE MEATS INDUSTRIAL REVENUE BONDS (Discussion Begins 1:46:54)

Jeff Conway, with the Legal department, introduced the item and handed it off to the proponents to present. Todd Fender, CFO of Mies Family Foods, and Paul Mies, owner of Mies Family Foods, presented the Mies Wholesale project.

Key points:

- Wholesale distributor of fresh and frozen food products and a wide variety of food products
- Serving Kansas City and surrounding areas since 1968
- Projected sales growth of 8%-12% annually
- Purchasing 9 acres of land
- Planning to build a 78,000 square foot building
- Construction to begin late summer, completed in 2nd Quarter 2025
- Current employment of 37 people and projecting 15 new jobs over next three years
- Median wage of \$58,000

Public Hearing Comment:

- Greg Kindle (Wyandotte Economic Development Council) **(Comment Begins 1:52:58)**

Commissioner Bynum made a motion to adopt the resolution. The motion was seconded by Commissioner Burns.

Vote: Motion carries 7/0

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

Commissioner Bynum made a motion to adjourn and reconvene as the Land Bank Board of Trustees. The motion was seconded by Commissioner Ramirez. (Discussion Begins 2:02:26)

Vote: Motion carries 7/0

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

XIV. Land Bank Board of Trustee’s Consent Agenda (Discussion Begins 2:02:56)

Item No. 1 - LAND BANK OPTIONS

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

Vote: Motion carries 7/0

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

XV. Land Bank Board of Trustee’s Non-Consent Agenda (Discussion Begins 2:03:29)

Item No. 1 - LAND BANK OPTIONS

1. Katherine Dodd – 1 home
2528 N. Hallock St. – 292427
2. Terri Walker – 1 home
2526 N. Hallock St. – 292426

Jud Knapp, Land Bank Administrator, presented the Land Bank Options and corrections to the addresses. He noted that the item was previously held at the standing committee because there was no neighborhood meeting. After the neighborhood meeting took place, the neighborhood sent an email approving the items.

Commissioner Bynum made a motion to approve. The motion was seconded by Commissioner Townsend.

Vote: Motion carries 6/1

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

XVII. Adjournment: (Discussion Begins 2:06:48)

Commissioner Bynum moved to adjourn the meeting. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 7/0

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

MAYOR GARNER
ADJOURNED THE MEETING AT 9:35 P.M.
July 25, 2024

Monica L. Sparks, CMC
Interim Unified Government Clerk



Unified Government Clerk's Office
Monica Sparks, CMC
Unified Government Clerk

701 North 7th Street, Suite 323
Kansas City, Kansas 66101-3070

Phone: 913-573-5260
Fax: 913-573-5299
<http://www.wycokck.org>

Memorandum

To: David Johnston
County Administrator

From: Monica L. Sparks
UG Clerk

Date: December 4, 2025

Re: Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

Attachments

BJS

1. CLAIM FOR DAMAGES:

- Isaiah Allen, Kansas City, KS, alleging damage to personal vehicle on 12/01/2025.
- Hiedi Boan, Kansas City, MO, alleging damage to personal vehicle on 07/09/2025.
- Yolanda Wiley-Winston, Shawnee, KS, alleging personal injury on 05/18/2024.

Action: Received and filed. Copies previously forwarded to Legal

2. TRAVEL REQUESTS:

- Kressa Anderson, Public Works Department/Water Pollution Control Division, travel to Miami, FL, from 02/01/2026 through 02/06/2026, to attend NACWA Essential Role of Local Leadership, Sewer System Enterprise Fund.
- Adam Brewster, Alejandra Brown, Chad Cook, Madison Touchstone, and Hallee Zeller, District Attorney's Office, travel to Topeka, KS, from 11/20/2025 through 11/22/2025, to attend NITA (Kansas Public Service Program), Employee Training & Travel.
- Andriane Kline, KCKPD/Narcotics VCTF/DEA KCITF, travel to Phoenix, AZ, from 11/18/2025 through 11/21/2025, for controlled pick-up of illegal narcotics, paid by DEA.
- Dennis Rubin, Fire Department, travel to Milwaukee, WI, from 06/07/2026 to 06/12/2026, to attend 2026 Metropolitan Fire Chiefs Conference, Employee Training and Travel.
- Matt Willard, Unified Government Appraiser, travel to Wichita, KS, from 12/08/2025 to 12/11/2025, to attend KAC (Kansas Association of Counties), Employee Training & Travel.

Action: Approved by Administrator's Office and received and filed.

3. APPLICATION FOR CMB LICENSE (PKG):

- Aldi Inc (Kansas), Brandi Sossi, d/b/a Aldi #13, 1945 N 110th St, Kansas City, KS 66111.
- Aldi Inc (Kansas), Brandi Sossi, d/b/a/Aldi #84, 4805 State Ave, Kansas City, KS 66102.
- B & N Petroleum Inc, Binay Sharma, d/b/a Fairfax 66, 2701 Fairfax Tfwy, Kansas City, KS 66115.
- B & N Petroleum Inc, Binay Sharma, d/b/a Fillup, 616 S 7th St, Kansas City, KS 66105.
- Family Dollar LLC, Amy Burroughs, d/b/a Family Dollar #26153, 1251 Central Ave, Kansas City, KS 66102.
- Family Dollar LLC, Wendy Flores, d/b/a Family Dollar #30758, 8049 Leavenworth Rd, Kansas City, KS 66109.
- Family Dollar LLC, Amy Burroughs, d/b/a Family Dollar #31511, 4601 Parallel Pkwy, Kansas City, KS 66104.
- Four B Corp, Mariela Dominguez, d/b/a/ Hen House #27, 8120 Parallel Pkwy, Kansas City, KS 66112.
- Four B Corp, Mariela Dominguez, d/b/a Price Chopper #6, 7600 State Ave, Kansas City, KS 66112.
- Four B Corp, Mariela Dominguez, d/b/a Sun Fresh #41, 2803 S 47th St, Kansas City, KS 66106.

- Four B Corp, Mariela Dominguez, d/b/a Sun Fresh #44, 241 S 18th St, Kansas City, KS 66102.
- Hariom Corporation, William Hutton, d/b/a 7-Eleven Store #35783A, 10950 Parallel Pkwy, Kansas City, KS 66109.
- S & S Commercial LLC, William Hutton, d/b/a KC Mart, 2859 State Ave, Kansas City, KS 66102.
- Stop and Shop LLC, Raj Khadka, d/b/a Stop and Shop LLC, 1406 Minnesota Ave, Kansas City, KS 66102.
- Victor Investment LLC, Perry Haden, d/b/a Super Store, 13815 Polfer Rd, Kansas City, KS 66109.
- Walgreens Co, Kao Chang, d/b/a Walgreens #07750, 7739 State Ave, Kansas City, KS 66112.
- Walgreens Co, Satyn McFadden, d/b/a Walgreens #10125, 2850 State Ave, Kansas City, KS 66102.

Action: Referred to License.

4. APPLICATION FOR DRINK. EST./PUBLIC VENUE:

- Wyandotte Nation Gaming Enterprises, Marilyn Young, d/b/a 7th Street Casino, 777 N 7th St, Kansas City, KS 66101.

Action: Referred to License.

5. APPLICATION FOR CATERER/DRINK. EST/HOTEL:

- AMC ITD LLC, Michael J Turner, d/b/a AMC Theatres The Legends 14, 1841 Village West Pkwy, Kansas City, KS 66111.

Action: Referred to License.

6. APPLICATIONS FOR PRIVATE SECURITY:

- Prosegur Services Group, Inc., d/b/a Prosegur Services Group, Inc., 12345 W 95th St., 2nd Floor, Ste. 201, Lenexa, KS 66215.

Action: Referred to License.



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="586 386 1036 478" style="border: 1px solid black; padding: 5px;"> Dilini Lankachandra, Assistant Counsel </div> dlankachandra@wycokck.org x5077	Legal
AGENDA ITEM #8.1.		
ORDINANCE: AMENDING CHAPTER 15, ARTICLE IV, FIREWORKS		
BACKGROUND		
Approval of an ordinance amending Chapter 15, Article IV related to date and time for sale of fireworks.		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
None		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Fireworks Ordinance Amendment 12.3.25		

Approved by Mayor/Administrator to add to agenda.

Published: _____

ORDINANCE NO. _____

An ordinance relating to Chapter 15, article IV – Fireworks, of the Code of Ordinances for the Unified Government of Wyandotte County / Kansas City, Kansas.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY / KANSAS CITY, KANSAS:

Section 1. That Chapter 15 – Fire Prevention and Protection, article IV – Fireworks, Section 92 – Storage, sale, and handling, of the Code of Ordinances for the Unified Government of Wyandotte County / Kansas City, Kansas, is amended to read as follows:

Article IV. Sec. 15-92. – Storage, sale, and handling.

(a) *In general.*

(1) Fireworks shall not be sold or kept for sale in a place of business where paints, oils, varnishes, turpentine, gasoline, or other flammable substances are kept.

(2) Fireworks shall not be stored, kept, sold, or discharged within 100 feet of any gasoline pump, gasoline filling station, gasoline bulk station, or any building in which gasoline or volatile liquids are sold or stored.

(3) Four approved and fully charged fire extinguishers must be provided and kept in close proximity to the stock of fireworks in all buildings and temporary retail establishments where fireworks are sold or stored. All fire extinguishers shall be at least of type A standards and have not less than a two and one-half pound capacity. Two of the fire extinguishers shall be a 2-A water type extinguisher. Failure to maintain the required number of fire extinguishers as set out in this subsection or maintaining nonoperational or partially discharged extinguishers shall be considered grounds for immediate suspension of any operation in the interest of public health, safety and welfare.

(4) The possession of more than 125 pounds of consumer grade fireworks shall:

- a. Be reported to the fire marshal's office;
- b. Require a permit be issued by the fire marshal's office; and
- c. Be stored in compliance with section 5609 of the International Fire Code.

(b) *Wholesale sales or retail sales for public display.*

(1) Fireworks to be sold at wholesale or at retail for public displays shall be stored in a room set aside for the storage of fireworks only. Construction shall be of brick, block, concrete, or five-eighths-inch drywall interior and a brick, block, or concrete exterior wall.

(2) All structures shall have metal bars over doors and windows. A sign must be posted over the entrance reading "FIREWORKS—NO SMOKING."

(c) *Retail sales.*

(1) Retail sale of fireworks or storage of fireworks shall be from brick, block, concrete, metal, or frame, temporarily erected to be used as a place for storing and selling fireworks only. No tents, awnings, or other fabric enclosure shall be used unless the tents, awnings, or other fabric enclosure, and all auxiliary tents, curtains, drops, awnings and all decorative materials, are made from a nonflammable material or are treated and maintained in a flame retardant condition. No fireworks stand shall hang, drape, display, or use plastic or plastic canvas for any purpose unless the plastic or plastic canvas is made from a nonflammable material or is treated and maintained in a flame-retardant condition. A sign must be posted over all the entrances reading "FIREWORKS-NO SMOKING." All tents, awnings, or other fabric enclosure shall be adequately roped, braced and anchored to withstand the elements of the weather and prevent against collapsing. Documentation of structural stability shall be furnished to the unified government upon request, and there shall be a minimum of ten feet between the stake lines. Where ten feet between stake lines is not sufficient for means of egress, the distance necessary for means of egress shall govern. All adjacent tents, awnings, parking areas, lot lines, buildings, or other fabric enclosures shall be no closer than 20 feet from each other (as measured from the end of the tent stake line) in order to provide an area to be used as a means of emergency egress. Exit openings from all tents, awnings, or other fabric enclosure shall be clearly marked.

(2) No person shall offer for sale or sell fireworks at temporary retail locations before June ~~29~~ 27 ~~and-or~~ after July 4.

(3) No person shall offer for sale or sell fireworks at temporary retail locations before 9:00 a.m. or after 10:00 p.m., except that a person may offer for sale or sell fireworks to a customer at such location for a reasonable time after 10:00 p.m. if the customer entered the location before 10:00 p.m. For the purposes of this Section, a reasonable time shall be no longer than the time needed for customers who have entered the location before 10:00 p.m. to complete their sale at checkout.

(4) No person shall sell the fireworks listed in section 15-90(1)—(4) to any person under the age of 16.

- (5) All temporary fireworks retail locations must have their fireworks inventory orders delivered from the distributor directly to their approved temporary stand location.
- (6) Single sale purchases in excess of 125 pounds shall be reported to the fire marshal's office in accordance with subsection (a)(4) above, and such notice shall be submitted prior to end of the sales period on July 4th.
- (7) All pre-ordered fireworks shall be distributed to the purchaser from a licensed Kansas retailer. The purchaser shall pick up his/her pre-ordered purchase directly from the retailer's retail location.
- (8) No person shall expose fireworks where sun shines through glass on the merchandise displayed, except where such fireworks are in the original package. All fireworks kept for sale on front counters must remain in original packages, except where an attendant is on duty at all times.
- (9) All retail locations shall post "No Smoking" signs inside the structure.
- (10) No temporary authorized structures used for the sale or storage of fireworks shall be erected before June 24, and no materials associated with such structures shall be placed on the site before June 24. All temporary authorized and erected structures used for the sale or storage of fireworks shall be removed no later than July 7. Any remaining structures, debris, litter, or materials shall be removed by the unified government and the cost taxed against the owner of the property, the lessee of the property, or the holder of the retail fireworks permit.
- (11) It shall be the duty of the fire prevention bureau to inspect all locations where fireworks are sold at retail.
- (12) Permits shall be required subject to the following:
- a. All persons desiring to sell fireworks in the city shall secure each year a permit from the license administrator upon payment of a fee in an amount set by the county administrator.
 - b. All applicants for a permit must be residents of the city and at least 18 years of age. Each applicant shall provide reasonable proof of residency and age.
 - c. A permit must be obtained for each stand and each location proposed. In this context, a stand shall be defined as each individual unit not connected by an enclosed walkway.
 - d. Every permit recipient shall sign and submit a statement to the license department indicating the recipient has received, reviewed, and understood the ordinances of the unified government pertaining to fireworks and will accept full responsibility for compliance with such ordinances.

e. Every permit recipient shall maintain a detailed, legible, and current inventory list of consumer firework items held on the premises, indicating the Kansas licensed distributor from whom those items were purchased. This list shall be provided to law enforcement, the fire department, or local authority upon request. Every permit recipient must submit a legible copy of the fireworks distributor's order form and delivery manifest, including but not limited to the following: detailed quantities ordered, delivered, and line item cost. At the end of the retail fireworks season, applicant will provide a remaining inventory report on the distributor's order form detailing the remaining fireworks on each line item.

f. No permit for retail sale shall be issued unless the proposed location is on property zoned at a minimum for retail-commercial use or can be shown to be a legal nonconforming retail-commercial use.

g. No permit shall be issued for any location within 100 feet of any structure used in whole or in part as a residence.

h. No permit will be issued after 5:00 p.m. on June 27.

i. No permit will be issued unless the applicant files with the unified government a cash bond, in a form approved by the chief counsel or his designated representative, in the amount of \$1,000.00, conditioned upon the permit holder's removal of all temporarily authorized and erected structures used for the sale or storage of fireworks on or before July 7, together with any debris, litter, and material remaining at the site.

j. No permit will be issued unless the applicant files with the unified government a current year tax clearance letter from the state department of revenue stating that the applicant owes no back taxes.

k. No permit will be issued to an applicant delinquent on any unified government ad valorem tax assessments, interest, or penalties.

l. No permit will be issued for the sale of fireworks upon any property with any delinquent unified government ad valorem tax assessments, interest, or penalties.

m. No permit will be issued to an applicant who has not submitted the "Leftover Inventory" form from the previous year's sales to the fire marshal's office by the specified date.

n. All firework stand owners shall be present for the initial inspection of the stand by the fire department.

(13) All permit holders shall cause to be posted in each stand, in a conspicuous location, and shall cause to be distributed with each sale a copy of sections 15-91 and 15-93, governing discharge of fireworks, in both English and Spanish.

(14) Revocation of a permit shall be subject to the following:

- a. The license administrator may revoke any permit issued under this section, without refund of the permit fee, in the event of a violation of any of the requirements of this article.
- b. Any permit holder whose permit is revoked may appeal the decision to the county administrator by filing a written request with the license administrator and will be afforded a hearing before the county administrator or his designated representative within 24 hours of filing such request. The county administrator may uphold or overrule the decision of the license administrator.
- c. Any revocation of a permit shall bar the permit holder from obtaining unified government permits and licenses relating to fireworks for a period of two years.

(15) Any person or agency convicted of the violation of this section or for failure to obtain a permit for the retail sale of fireworks, as stated in this section, shall bar that individual and/or agency from obtaining unified government permits and licenses relating to fireworks for a period of two years.

Section 2. That said, original Article IV. Sec. 15-92. – Storage, sale, and handling, of the Code of Ordinances for the Unified Government of Wyandotte County / Kansas City Kansas is hereby amended.

Section 3. This ordinance shall take effect and be in full force from and after its passage, approval, and publication in the official Unified Government newspaper.

PASSED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY / KANSAS CITY, KANSAS,

THIS _____ DAY OF _____, 2025.

Tyrone Garner, Mayor/CEO

Attest:

Unified Government Clerk

Approved As To Form:

Angela J. Lawson, Acting Chief Counsel



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> Jeffrey Conway, Assistant Counsel </div> jconway@wycokck.org x5075	Legal
AGENDA ITEM #9.1.		
RESOLUTION: SETTING PUBLIC HEARING (BUC-EE'S PROJECT TIF PLAN)		
BACKGROUND		
A resolution setting a public hearing on January 29, 2025, regarding the adoption of a Redevelopment Project Plan (TIF) plan for BUC-EE's Family Travel Center.		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Resolution - TIF Plan PH - Buc-ee's (UG), REDLINE - TIF Plan, Buc-ee's - Redevelopment Project Plan (UG)		

Approved by Mayor/Administrator to add to agenda.

(Published in the *Wyandotte Echo* on January 15, 2026)

RESOLUTION NO. R-____-25

A RESOLUTION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS ESTABLISHING THE DATE AND TIME OF A PUBLIC HEARING REGARDING THE ADOPTION OF A REDEVELOPMENT PROJECT PLAN PURSUANT TO K.S.A. 12-1770 *ET SEQ.* (BUC-EE'S FAMILY TRAVEL CENTER)

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the “Unified Government”), by the passage of Ordinance No. O-____-25 on October 30, 2025, created a redevelopment district (the “Redevelopment District”) consisting of one redevelopment project area (the “Project Area”), all pursuant to K.S.A. 12-1770 *et seq.*, as amended (the “Act”); and

WHEREAS, the Unified Government is considering the adoption of a redevelopment project plan entitled Redevelopment Project Plan for Buc-ee’s Family Travel Center Redevelopment District (the “Project Plan”) which provides for the redevelopment of the Project Area within the Redevelopment District; and

WHEREAS, on December 8, 2025, the Planning Commission of the Unified Government made a finding that the Project Plan is consistent with the intent of the Unified Government’s comprehensive plan for the development of the Unified Government; and

WHEREAS, on [REDACTED], 2025, a copy of the Project Plan was delivered by the Unified Government to the Board of Commissioners of the Unified Government and to the Board of Education of Unified School District No. 204.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. Notice is hereby given that a public hearing will be held by the Unified Government to consider the adoption of the Project Plan at **7:00 p.m. on January 29, 2026**, or as soon thereafter as the matter can be heard, at the Municipal Office Building, 701 N. 7th Street, Kansas City, Kansas, 66101. The public hearing may also be accessed virtually via Zoom web conference or toll free via telephone by dialing (877) 853-5257 or (888) 475-4499. Public hearing access information is available at www.wycokck.org/Departments/Clerks-Office/Engage-in-Public-Commission-Meeting or by contacting the Clerk’s office via phone at (913) 573-5206 or via email at clerkwest@wycokck.org. Public comment may also be submitted in advance of the public hearing by email to clerkwest@wycokck.org, fax to (913) 573-5299, or mail to Unified Government Clerk’s Office, 701 N. 7th Street, Suite 323, Kansas City, Kansas 66101.

Section 2. The boundaries of the Redevelopment District and Project Area are shown on **Exhibit A** attached hereto and incorporated herein. The Project Plan is for the redevelopment of the Project Area, which is coterminous with the boundaries of the Redevelopment District, shown on **Exhibit A** and legally described on **Exhibit B** attached hereto and incorporated herein.

Section 3. Copies of the Project Plan, including a summary of the feasibility study, relocation assistance plan and financial guarantees of the developer, and a description and map of the Redevelopment District and the Project Area are available for inspection during regular office hours in the Unified Government Clerk’s office located in Suite 323 on the third floor of the Municipal Office Building, 701 N.

7th Street, Kansas City, Kansas 66101, from 8:00 am to 5:00 pm, Monday through Friday, or upon request via email at clerkwest@wycokck.org.

Section 4. The Clerk shall send a copy of this Resolution via certified mail, return receipt requested, to the Board of Commissioners of the Unified Government, to the Board of Education of Unified School District No. 204, and to each owner and occupant of land within the Project Area. Such copies shall be sent not more than 10 days following the date of adoption of this Resolution. The Clerk shall also cause this Resolution and all exhibits hereto, to be published once in the official Unified Government newspaper not less than one week nor more than two weeks preceding the date fixed for the public hearing.

Section 5. This Resolution shall become effective upon its adoption by the governing body of the Unified Government.

ADOPTED by the governing body of the Unified Government on December 18, 2025.

[SEAL]

Mayor/CEO

Attest:

Clerk

Approved as to form:

Chief Counsel

EXHIBIT A

MAP OF REDEVELOPMENT DISTRICT AND PROJECT AREA



EXHIBIT B

LEGAL DESCRIPTION OF REDEVELOPMENT DISTRICT AND PROJECT AREA

The following property located in Wyandotte County, Kansas City, Kansas:

TRACT 1:

A Tract of land being part of Lot 1, KANSAS SPEEDWAY CORPORATION, a subdivision of land recorded October 29, 1999, file as Document Number 1312407, in Plat Book 39 at Page 6, a subdivision in Kansas City, Wyandotte County, Kansas, said Tract as surveyed by William C. Anderson, LS-1527 of BHC, CLS 175, prepared on June 18, 2024, and being more particular described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the West line of the Southwest Quarter of Section 11, Township 11 South, Range 23 East, having a bearing of South 02° 06' 17" East, referenced to the Kansas State Plane Coordinate System, North Zone, NAD83.)

COMMENCING at the Northwest corner, of the Southwest Quarter, Section 11, Township 11 South, Range 23 East, monumented by a found 1/2-inch reinforcing rod with no cap;

Thence South 02° 06' 17" East, 272.23 feet, on the West line of said Southwest Quarter;

Thence North 87° 53' 43" East, 63.31 feet, to its intersection with the South Right-of-Way line of Village West Parkway, as established by a Deed in Book 4469, Page 329, and the POINT OF BEGINNING of the Tract of land herein described;

Thence North 79° 46' 40" East, 123.41 feet, on said South Right-of-Way line;

Thence Northeasterly on a tangent curve, having a radius of 1557.02 feet, to the right, an arc length of 536.69 feet, on said South Right-of-Way line, said curve having a chord bearing of North 89° 39' 09" East, and a chord length of 534.04 feet;

Thence South 80° 28' 22" East, 751.04 feet, on said South Right-of-Way line;

Thence Southeasterly on a tangent curve, having a radius of 2371.83 feet, to the left, an arc length of 342.73 feet, on said South Right-of-Way line, said curve having a chord bearing of South 84° 36' 45" East, and a chord length of 342.43 feet;

Thence departing said South Right-of-Way line, South 02° 28' 12" East, 325.57 feet, to a point on the North Right-of-Way line of Interstate 70;

Thence South 85° 25' 40" West, 1027.78 feet, on said North Right-of-Way line;

Thence South 89° 22' 59" West, 352.53 feet, on said North Right-of-Way line;

Thence North 01° 59' 49" West, 69.95 feet, on said North Right-of-Way line;

Thence South 87° 37' 36" West, 310.78 feet, on said North Right-of-Way line, to its intersection with the East Right-of-Way line of Speedway Boulevard;

Thence North 10° 57' 02" West, 213.42 feet, on said East Right-of-Way line;

Thence South 87° 53' 47" West, 7.54 feet, on said East Right-of-Way line;

Thence North 02° 42' 33" West, 276.32 feet, to the POINT OF BEGINNING.

AND

TRACT 2:

A Tract of land being part of Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, a subdivision of land recorded August 1, 2011 in Plat Book 43, Page 59 and filed as Document Number 2011R-09133, in the City of Kansas City, Wyandotte County, Kansas said Tract being more particularly described by William C. Anderson, LS-1527, with BHC, KS CLS 175, by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the North Right-of-Way line of Village West Parkway having a bearing of North 80° 28' 22" West as shown on recorded plat of KANSAS ENTERTAINMENT, LLC -LOT 1.)

BEGINNING at the Southwest corner of said Lot 1, KANSAS ENTERTAINMENT, LLC- LOT 1, monumented by a found 5/8-inch reinforcing rod; Thence North 02° 10' 50" West, 155.13 feet, on the West line of said Lot 1, to the beginning of a non-tangent curve, concave to the Southwest, having a radius of 680.00 feet; Thence Southeasterly, on said curve, to the right, an arc length of 64.43 feet, said curve having a chord bearing of South 53° 23' 36" East, and a chord distance of 64.41 feet; Thence South 50° 40' 44" East, 85.62 feet, to the beginning of a tangent curve, concave to the Northeast, having a radius of 520.00 feet; Thence Southeasterly, on said curve, to the left, an arc length of 330.54 feet, said curve having a chord bearing of South 68° 53' 20" East, and a chord length of 325.00 feet, to a point on the North Right-of-Way line of Village West Parkway, and the beginning of a non-tangent curve, concave to the North, having a radius of 2211.83 feet; Thence Westerly on said North Right-of-Way line, and said curve, to the right, an arc length of 255.79 feet, to a found 5/8-inch bar with cap marked CLS-175, said curve having a chord bearing North 83° 47' 09" West, and a chord distance of 255.64 feet; Thence North 80° 28' 22" West, continuing on said North Right-of-Way line, 163.34 feet to the POINT OF BEGINNING.

AND

TRACT 3:

A Tract of land being a part of Lot 1, KANSAS SPEEDWAY CORPORATION, a subdivision of land recorded October 29, 1999, in Plat Book 39, Page 10, and filed as Document Number 1312407, said Tract of land as surveyed by William C. Anderson, PS 1527, with BHC, CLS 175, being more particularly described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the North Right-of-Way line of Village West Parkway having a bearing of North 80° 28' 22" West as shown on recorded plat of KANSAS ENTERTAINMENT, LLC -LOT 1.)

BEGINNING at the Southwest corner of Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, a subdivision of land recorded August 1, 2011, in Plat Book 43, Page 59, and filed as Document Number 2011R-09133, monumented by a found 5/8-inch reinforcing rod; Thence North 80° 28' 22" West, 587.70 feet, on the North Right-of-Way line of Village West Parkway, to the beginning of a tangent curve, concave to the South, having a radius of 1717.02 feet; Thence Northwesterly, on said curve, to the left, and arc length of 591.84 feet, continuing on said North Right-of-Way line, said curve having a chord bearing North 89° 39' 09" West, and a chord distance of 588.91 feet; Thence South 79° 46' 40" West, 102.31 feet, on said North Right-of-Way Line, to its intersection with the East Right-of-Way line of 110th Street; Thence North 02° 42' 35" West, 86.13 feet, on said East Right-of-Way line; Thence North 65° 49' 33" East, 74.20 feet, to the beginning of a tangent curve, concave to the Southeast, having a radius of 680.00 feet; Thence, Northeasterly on said curve, to the right, an arc length of 263.13 feet, said curve having a chord bearing North 76° 54' 40" East, and a chord distance of 261.49 feet; Thence North 87° 59' 48" East, 279.72 feet; Thence North 60° 58' 54" East, 97.97 feet; Thence North 87° 59' 48" East, 40.00 feet; Thence South 64° 59' 18" East, 97.97 feet; Thence North 87° 59' 48" East, 48.05 feet, to the beginning of a tangent curve, concave to the Southwest, having a radius of 680.00 feet; Thence Southeasterly, on said curve, to the right, an arc length of 426.02 feet, said curve having a chord bearing South 74° 03' 20" East, and a chord distance of 419.08 feet, to the West of line of said Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1; Thence South 02° 10' 50" East, 155.13 feet, on said West line, to the POINT OF BEGINNING.

AND

ADDITIONAL ROW:

A TRACT OF LAND LOCATED IN THE NW QUARTER OF SECTION 11, TOWNSHIP 11 S, RANGE 23 E OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF KANSAS CITY, KANSAS, WYANDOTTE COUNTY, KANSAS BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE NW QUARTER OF SAID SECTION 11; THENCE N87° 25' 44"E ALONG THE SOUTH LINE OF SAID NW QUARTER, 582.73 FEET; THENCE N02° 34' 16"W, 47.89 FEET TO THE POINT OF BEGINNING; THENCE N69° 47' 18"E, 106.91 FEET; THENCE N39° 22' 48"E, 62.10 FEET; THENCE N87° 59' 48"E, 117.50 FEET; THENCE S28° 16' 50"E, 89.22 FEET; THENCE N64° 59' 18"W, 97.97 FEET; THENCE S87° 59' 48"W, 40.00; THENCE S60° 58' 54"W, 97.97 FEET; THENCE S87° 59' 48"W, 83.55 FEET TO THE POINT OF BEGINNING SAID TRACT CONTAINING 7975.62 SQUARE FEET (0. 18 AC) MORE OR LESS.

Subject to all easements and restrictions of record.

AND

TRACT 4:

A Tract of land, being part of Village West Parkway, lying and situated in Southwest Quarter of Section 11, Township 11 South, Range 23 East, said Tract as surveyed by William C. Anderson, LS-1527 with BHC CLS 175, being more particularly described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the North Right-of-Way line of Village West Parkway having a bearing of North 80° 28' 22" West as shown on the recorded plat of KANSAS ENTERTAINMENT, LLC -LOT 1.)

BEGINNING at the Southwest corner of Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, a subdivision of land recorded August 1, 2011, in Plat Book 43, Page 59, and filed as Document Number 2011R-09133, monumented by a found 5/8-inch reinforcing rod.; Thence South 80° 28' 22" East, 163.34 feet, on the North Right-of-Way line of Village West Parkway, to a found 5/8-inch reinforcing rod, with a cap stamped CLS 175, and the beginning of a tangent curve, concave to the Northeast, having a radius of 2211.83 feet; Thence Southeasterly on said curve, to the left, and said North Right-of-Way line, an arc length of 255.79 feet, said curve having a chord bearing of South 83° 47' 09" East, and a chord distance of 255.64 feet; Thence South 02° 54' 05" West 160.00 feet, to a point on the South Right-of-Way line of said Village West Parkway, and the beginning of a non-tangent curve, concave to the Northeast, having a radius of 2371.83 feet; Thence Northwesterly on said South Right-of-Way line, on a curve to the right, an arc length of 274.29 feet, said curve having a chord bearing of North 83° 47' 09" West, and a chord distance of 274.14 feet; Thence North 80° 28' 22" West, 751.04 feet, continuing on said South Right-of-Way line, to the beginning of a tangent curve, concave to the Southeast, having a radius of 1557.02 feet; Thence Southwesterly on said curve, to the left, and said South line, an arc distance of 536.69 feet, said curve having a chord bearing of South 89° 39' 09" West, and a chord distance of 534.04 feet; Thence South 79° 46' 40" West, 123.41 feet, continuing on said South Right-of-Way line, to its intersection with the East Right-of-Way line of 110th Street; Thence North 02° 42' 33" West, 161.39 feet, on said East line, to its intersection with the North Right-of-Way line of Village West Parkway; Thence North 79° 46' 40" East, 102.31 feet, on said North Right-of-Way line, to the beginning of a tangent curve, concave to the Southeast, having a radius of 1717.02 feet; Thence Northeasterly on said curve, to the right, and said North Right-of-Way line, an arc length of 591.84 feet, said curve having a chord bearing of North 89° 39' 09" East, and a chord distance of 588.91 feet; Thence South 80° 28' 22" East, 587.70 feet, on said North Right-of-Way line, to the POINT OF BEGINNING.

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**REDEVELOPMENT PROJECT PLAN
FOR BUC-EE'S FAMILY TRAVEL CENTER REDEVELOPMENT DISTRICT**

**SUBMITTED PURSUANT TO
K.S.A. 12-1770 *et seq.*, as amended**

Submitted: November 11, 2025

This Redevelopment Project Plan was prepared in consultation with the Unified Government of Wyandotte County/Kansas City, Kansas and the Planning Commission thereof.

TABLE OF CONTENTS

Page

I.	INTRODUCTION.....	1
	A) Redevelopment District	1
	B) Redevelopment Project.....	1
II.	PROJECT DEVELOPMENT TEAM	2
III.	REDEVELOPMENT PROJECT PLAN.....	2
	A) The Property	2
	B) Established Redevelopment District.....	2
	C) Description of the Proposed Project	2
	D) Feasibility Study	3
	E) Relocation Assistance Plan.....	5
IV.	CONCLUSION	5
V.	EXHIBITS.....	5
	A. Redevelopment District Ordinance No. O-____-25	
	B-1. Map of District/Project Area	
	B-2. Legal Description of District/Project Area	
	C. Proposed Site Plan	
	D. TIF Revenue Projections	
	E. Estimated Project Costs	

I. INTRODUCTION

A) Redevelopment District

Pursuant to the Kansas Tax Increment Financing Act, K.S.A. 12-1770 *et seq.*, as amended (“**TIF Act**”), Kansas municipalities are authorized to establish a redevelopment district and Tax Increment Financing (“**TIF**”) redevelopment project plans for property within their jurisdiction. Redevelopment districts may be created based upon certain findings by the municipality, including that property is located within a designated enterprise zone (as defined by the TIF Act).

On October 30, 2025, the Unified Government of Wyandotte County/Kansas City, Kansas (the “**UG**”), passed Ordinance No. O-___-25 (the “**Ordinance**”, a copy of which is attached hereto as **Exhibit A**), which created the Buc-ee’s Family Travel Center Redevelopment District within Kansas City, Kansas, the boundaries of which were defined in said Ordinance and are generally shown on the map attached hereto as **Exhibit B-1** and legally described on **Exhibit B-2** (the “**District**”). The District consists of one (1) redevelopment project area, which is identical with the boundaries of the District (the “**Project Area**”) as generally depicted on **Exhibit B-1** and legally described on **Exhibit B-2**.

B) Redevelopment Project

If approved, this Redevelopment Project Plan for the Buc-ee’s Family Travel Center Redevelopment District (the “**Redevelopment Plan**”) shall not exceed fifteen (15) years and shall commence upon the effective date of the ordinance passed by the UG’s governing body approving the same (the “**TIF Collection Period**”).

This Redevelopment Plan contemplates the redevelopment of the District, which is comprised of approximately 25 acres of real property generally located at 601 Village West Parkway in Kansas City, Kansas. The redevelopment project contemplates the redevelopment of the District to become a prototypical Buc-ee’s Family Travel Center comprised of an approximately 74,000 square-foot building, approximately one hundred twenty (120) gas pumps, approximately twelve (12) electric charging stations, site amenities and other related infrastructure (collectively, the “**Project**”). A site plan depicting the general development concept of the Project is attached hereto as **Exhibit C**.

It is important to note, however, that this description of uses contained in the Redevelopment Plan is not intended to be inflexible. This Redevelopment Plan contemplates reasonable variations from the descriptions above. The intent is to develop the District to promote the general and economic welfare of the UG. This Redevelopment Plan is premised on the need for a combination of public and private financing to reach the mutual goals of the UG and the Developer (as defined in Section II below) in developing the Project.

This Redevelopment Plan proposes to reimburse the Developer for TIF Eligible Expenses (as defined in Section III.D.2 below) by capturing a portion of the allowable sales taxes generated within the District in the amount of (i) 50% of the “**Incremental City Sales Tax**” (as defined in the Agreement, defined below), which includes sales and use taxes generated within the District which are imposed pursuant to K.S.A. 12-187 *et seq.*, limited to 1% of the current City of Kansas City sales tax rate of 1.625% (excluding the 0.25% UG EMS sales tax and the 0.375% UG public

safety and neighborhood infrastructure tax) collected in excess of the amount of such sales taxes collected for the preceding 12 months before the publication of the Ordinance; and (ii) 25% of the “**Incremental County Sales Tax**” (as defined in the Agreement), which includes UG’s share of the current Wyandotte County 1% sales tax, which is currently 93.84%, collected in excess of the amount of such sales taxes collected for the preceding 12 months before the publication of the Ordinance (collectively, the “**TIF Revenues**”).

For the avoidance of doubt, no ad valorem taxes will be captured by the District.

As shown on **Exhibit D**, based on projections of real property values within the Project Area over the TIF Collection Period, it is estimated that the Project Area will generate gross TIF Revenues of approximately \$[~~_____~~].\$3,347,127. As permitted by the TIF Act, such TIF Revenues may be utilized to pay for TIF Eligible Expenses (including interest on TIF Eligible Expenses). Any ad valorem property taxes not captured by the District will be distributed to all taxing jurisdictions in accordance with their respective mill levies pursuant to State law.

II. PROJECT DEVELOPMENT TEAM

- The UG
- ~~CSMS MANAGEMENT~~Buc-ee’s Kansas City, LLC (the “**Developer**”)

III. REDEVELOPMENT PROJECT PLAN

A) The Property

The Project Area and the District are comprised of approximately 25 acres of real property generally located at 601 Village West Parkway in Kansas City, Kansas, the boundaries of which are generally shown on the map attached hereto as **Exhibit B-1** and legally described on **Exhibit B-2**.

B) Established Redevelopment District

The Project Area is entirely within an established District approved by the UG on October 30, 2025, pursuant to the Ordinance. The proposed Redevelopment Plan is consistent with the stated purpose and intent of the approved District.

C) Description of the Proposed Project

The Redevelopment Plan provides for the redevelopment of the District/Project Area to include a prototypical Buc-ee’s Family Travel Center comprising of an approximately 74,000 square-foot building, approximately one hundred twenty (120) gas pumps, approximately twelve (12) electric charging stations, site amenities and other related infrastructure, all as set forth in Section I.B and generally depicted on **Exhibit C**.

D) Feasibility Study

As required by the TIF Act, a study has been prepared to determine whether the Project’s

estimated benefits and tax increment revenues are expected to exceed or be sufficient to pay for the Project’s estimated costs. This effort involved utilization of consultants with experience and expertise in the actual design, development, financing, management, and leasing of projects of similar scope and nature. Further, outside resources were consulted to compare and verify cost and revenue projections including outside industry sources and actual taxing jurisdiction data where available. The results of this study are as follows:

1. **Project Costs**

As set out on **Exhibit E**, total estimated cost to complete the Project, including land acquisition, site development, building construction and soft costs (not including financing costs), is approximately \$94,753,438.

2. **Eligible Costs**

“**TIF Eligible Expenses**” shall consist of all costs eligible for TIF financing and reimbursement under the TIF Act, including the costs of public infrastructure within the District. The Redevelopment Plan contemplates that, to the full extent permissible under the TIF Act and as further set forth in the Development Agreement dated as of March 27, 2025 between the UG and the Developer (collectively, as may be supplemented and amended, the “**Agreement**”), 50% of the Incremental City Sales Tax and 25% of the Incremental County Sales Tax will be made available to reimburse TIF Eligible Expenses previously paid by the Developer.

3. **Financing Method**

It is anticipated that TIF Eligible Expenses will be reimbursed to the Developer under this Redevelopment Plan on a “pay-as-you-go” method. There will be no bonds or other obligations issued by the UG in order to reimburse any TIF Eligible Expenses or other costs of the Project.

4. **Project Revenues**

- a) No Ad Valorem Property Tax Increment Captured

No ad valorem property taxes will be captured by the District.

- b) Sales Tax Revenues Captured

50% of the Incremental City Sales Tax and 25% of the Incremental County Sales Tax will be made available to reimburse TIF Eligible Expenses previously paid by the Developer.

- c) Estimated Total TIF Revenues

TIF Eligible Expenses will be funded with certain sales tax revenue generated within the Project Area as detailed above, *i.e.*, the TIF Revenues. The TIF Revenues generated over the TIF Collection Period are estimated to be \$[_____], \$3,347,127, based on the assumptions described in **Exhibit D**.

5. **Significant Contribution to Economic Development of the City**

The development contemplated in this Redevelopment Plan will provide significant economic development for the UG by, among other things, providing increased tax revenues to the UG, creating a development that will draw additional consumers from both inside and outside the UG, and increasing employment opportunities and general commerce for area residents. The feasibility study demonstrates that the benefits and tax increment revenue and other available revenues derived from the development contemplated in this Redevelopment Plan will exceed the costs and be sufficient to pay the costs of the Project.

6. **Sufficiency of TIF Revenues Compared to Projects Costs**

The total of the TIF Eligible Expenses that can be financed under the TIF Act are limited by the amount of TIF Revenues actually generated and subject to the TIF Cap (as defined in the Agreement). Based on the Redevelopment Plan's estimates of (1) TIF Eligible Expenses and (2) TIF Revenues, the TIF Revenues are expected to be sufficient to pay for the TIF Eligible Expenses as contemplated under the TIF Act when combined with private debt and equity and other incentive revenues (e.g., community improvement district financing).

<u>Sources of Funds</u>	<u>Amount</u>
TIF Revenues	\$3,347,127
Community Improvement District Revenues	\$10,041,382
Developer Debt/Equity	\$81,364,928
ESTIMATED PROJECT COSTS	\$94,753,438*

*Does not include interest or finance costs.

There is no anticipated effect on special obligation bonds payable from revenues described in K.S.A. 12-1774(a)(1)(D) because no such special obligation bonds are outstanding or planned to be issued to finance the Project.

E) **Relocation Assistance Plan**

The UG and Developer have determined pursuant to K.S.A. 12-1777 that no relocation assistance plan is required for the Project.

IV. CONCLUSION

Based on the foregoing, this Redevelopment Plan proposes to utilize portions of the ad valorem tax increment, certain sales tax revenue, and certain other funds described herein to finance the costs of the Project. The UG hereby submits this Redevelopment Plan for public hearing and due consideration.

V. EXHIBITS

[Exhibits Follow]

Exhibit A

Redevelopment District Ordinance No. O-__-25

[To be attached.]

Exhibit B-1

Map of Redevelopment District/Project Area



Exhibit B-2

Legal Description of Redevelopment District/Project Area

The following property located in Wyandotte County, Kansas City, Kansas:

TRACT 1:

A Tract of land being part of Lot 1, KANSAS SPEEDWAY CORPORATION, a subdivision of land recorded October 29, 1999, file as Document Number 1312407, in Plat Book 39 at Page 6, a subdivision in Kansas City, Wyandotte County, Kansas, said Tract as surveyed by William C. Anderson, LS-1527 of BHC, CLS 175, prepared on June 18, 2024, and being more particular described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the West line of the Southwest Quarter of Section 11, Township 11 South, Range 23 East, having a bearing of South 02° 06' 17" East, referenced to the Kansas State Plane Coordinate System, North Zone, NAD83.)

COMMENCING at the Northwest corner, of the Southwest Quarter, Section 11, Township 11 South, Range 23 East, monumented by a found 1/2-inch reinforcing rod with no cap;

Thence South 02° 06' 17" East, 272.23 feet, on the West line of said Southwest Quarter;

Thence North 87° 53' 43" East, 63.31 feet, to its intersection with the South Right-of-Way line of Village West Parkway, as established by a Deed in Book 4469, Page 329, and the POINT OF BEGINNING of the Tract of land herein described;

Thence North 79° 46' 40" East, 123.41 feet, on said South Right-of-Way line;

Thence Northeasterly on a tangent curve, having a radius of 1557.02 feet, to the right, an arc length of 536.69 feet, on said South Right-of-Way line, said curve having a chord bearing of North 89° 39' 09" East, and a chord length of 534.04 feet;

Thence South 80° 28' 22" East, 751.04 feet, on said South Right-of-Way line;

Thence Southeasterly on a tangent curve, having a radius of 2371.83 feet, to the left, an arc length of 342.73 feet, on said South Right-of-Way line, said curve having a chord bearing of South 84° 36' 45" East, and a chord length of 342.43 feet;

Thence departing said South Right-of-Way line, South 02° 28' 12" East, 325.57 feet, to a point on the North Right-of-Way line of Interstate 70;

Thence South 85° 25' 40" West, 1027.78 feet, on said North Right-of-Way line;

Thence South 89° 22' 59" West, 352.53 feet, on said North Right-of-Way line;

Thence North 01° 59' 49" West, 69.95 feet, on said North Right-of-Way line;

Thence South 87° 37' 36" West, 310.78 feet, on said North Right-of-Way line, to its intersection with the East Right-of-Way line of Speedway Boulevard.

Thence North 10° 57' 02" West, 213.42 feet, on said East Right-of-Way line;

Thence South 87° 53' 47" West, 7.54 feet, on said East Right-of-Way line;

Thence North 02° 42' 33" West, 276.32 feet, to the POINT OF BEGINNING.

AND

TRACT 2:

A Tract of land being part of Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, a subdivision of land recorded August 1, 2011 in Plat Book 43, Page 59 and filed as Document Number 2011R-09133, in the City of Kansas City, Wyandotte County, Kansas said Tract being more particularly described by William C. Anderson, LS-1527, with BHC, KS CLS 175, by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the North Right-of-Way line of Village West Parkway having a bearing of North 80° 28' 22" West as shown on recorded plat of KANSAS ENTERTAINMENT, LLC -LOT 1.)

BEGINNING at the Southwest corner of said Lot 1, KANSAS ENTERTAINMENT, LLC- LOT 1, monumented by a found 5/8-inch reinforcing rod; Thence North 02° 10' 50" West, 155.13 feet, on the West line of said Lot 1, to the beginning of a non-tangent curve, concave to the Southwest, having a radius of 680.00 feet; Thence Southeasterly, on said curve, to the right, an arc length of 64.43 feet, said curve having a chord bearing of South 53° 23' 36" East, and a chord distance of 64.41 feet; Thence South 50° 40' 44" East, 85.62 feet, to the beginning of a tangent curve, concave to the Northeast, having a radius of 520.00 feet; Thence Southeasterly, on said curve, to the left, an arc length of 330.54 feet, said curve having a chord bearing of South 68° 53' 20" East, and a chord length of 325.00 feet, to a point on the North Right-of-Way line of Village West Parkway, and the beginning of a non-tangent curve, concave to the North, having a radius of 2211.83 feet; Thence Westerly on said North Right-of-Way line, and said curve, to the right, an arc length of 255.79 feet, to a found 5/8-inch bar with cap marked CLS-175, said curve having a chord bearing North 83° 47' 09" West, and a chord distance of 255.64 feet; Thence North 80° 28' 22" West, continuing on said North Right-of-Way line, 163.34 feet to the POINT OF BEGINNING.

AND

TRACT 3:

A Tract of land being a part of Lot 1, KANSAS SPEEDWAY CORPORATION, a subdivision of land recorded October 29, 1999, in Plat Book 39, Page 10, and filed as Document Number 1312407, said Tract of land as surveyed by William C. Anderson, PS 1527, with BHC, CLS 175, being more particularly described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the North Right-of-Way line of Village West Parkway having a bearing of North 80° 28' 22" West as shown on recorded plat of KANSAS ENTERTAINMENT, LLC -LOT 1.)

BEGINNING at the Southwest corner of Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, a

subdivision of land recorded August 1, 2011, in Plat Book 43, Page 59, and filed as Document Number 2011R-09133, monumented by a found 5/8-inch reinforcing rod; Thence North 80° 28' 22" West, 587.70 feet, on the North Right-of-Way line of Village West Parkway, to the beginning of a tangent curve, concave to the South, having a radius of 1717.02 feet; Thence Northwesterly, on said curve, to the left, and arc length of 591.84 feet, continuing on said North Right-of-Way line, said curve having a chord bearing North 89° 39' 09" West, and a chord distance of 588.91 feet; Thence South 79° 46' 40" West, 102.31 feet, on said North Right-of-Way Line, to its intersection with the East Right-of-Way line of 110th Street; Thence North 02° 42' 35" West, 86.13 feet, on said East Right-of-Way line; Thence North 65° 49' 33" East, 74.20 feet, to the beginning of a tangent curve, concave to the Southeast, having a radius of 680.00 feet; Thence, Northeasterly on said curve, to the right, an arc length of 263.13 feet, said curve having a chord bearing North 76° 54' 40" East, and a chord distance of 261.49 feet; Thence North 87° 59' 48" East, 279.72 feet; Thence North 60° 58' 54" East, 97.97 feet; Thence North 87° 59' 48" East, 40.00 feet; Thence South 64° 59' 18" East, 97.97 feet; Thence North 87° 59' 48" East, 48.05 feet, to the beginning of a tangent curve, concave to the Southwest, having a radius of 680.00 feet; Thence Southeasterly, on said curve, to the right, an arc length of 426.02 feet, said curve having a chord bearing South 74° 03' 20" East, and a chord distance of 419.08 feet, to the West of line of said Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1; Thence South 02° 10' 50" East, 155.13 feet, on said West line, to the POINT OF BEGINNING.

AND

ADDITIONAL ROW:

A TRACT OF LAND LOCATED IN THE NW QUARTER OF SECTION 11, TOWNSHIP 11 S, RANGE 23 E OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF KANSAS CITY, KANSAS, WYANDOTTE COUNTY, KANSAS BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE NW QUARTER OF SAID SECTION 11; THENCE N87° 25' 44"E ALONG THE SOUTH LINE OF SAID NW QUARTER, 582.73 FEET; THENCE N02° 34' 16"W, 47.89 FEET TO THE POINT OF BEGINNING; THENCE N69° 47' 18"E, 106.91 FEET; THENCE N39° 22' 48"E, 62.10 FEET; THENCE N87° 59' 48"E, 117.50 FEET; THENCE S28° 16' 50"E, 89.22 FEET; THENCE N64° 59' 18"W, 97.97 FEET; THENCE S87° 59' 48"W, 40.00; THENCE S60° 58' 54"W, 97.97 FEET; THENCE S87° 59' 48"W, 83.55 FEET TO THE POINT OF BEGINNING SAID TRACT CONTAINING 7975.62 SQUARE FEET (0. 18 AC) MORE OR LESS.

Subject to all easements and restrictions of record.

AND

TRACT 4:

A Tract of land, being part of Village West Parkway, lying and situated in Southwest Quarter of Section 11, Township 11 South, Range 23 East, said Tract as surveyed by William C. Anderson, LS-1527 with BHC CLS 175, being more particularly described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the North Right-of-Way line of Village West Parkway having a bearing of North 80° 28' 22" West as shown on the recorded

plat of KANSAS ENTERTAINMENT, LLC -LOT 1.)

BEGINNING at the Southwest corner of Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, a subdivision of land recorded August 1, 2011, in Plat Book 43, Page 59, and filed as Document Number 2011R-09133, monumented by a found 5/8-inch reinforcing rod.; Thence South 80° 28' 22" East, 163.34 feet, on the North Right-of-Way line of Village West Parkway, to a found 5/8-inch reinforcing rod, with a cap stamped CLS 175, and the beginning of a tangent curve, concave to the Northeast, having a radius of 2211.83 feet; Thence Southeasterly on said curve, to the left, and said North Right-of-Way line, an arc length of 255.79 feet, said curve having a chord bearing of South 83° 47' 09" East, and a chord distance of 255.64 feet; Thence South 02° 54' 05" West 160.00 feet, to a point on the South Right-of-Way line of said Village West Parkway, and the beginning of a non-tangent curve, concave to the Northeast, having a radius of 2371.83 feet; Thence Northwesterly on said South Right-of-Way line, on a curve to the right, an arc length of 274.29 feet, said curve having a chord bearing of North 83° 47' 09" West, and a chord distance of 274.14 feet; Thence North 80° 28' 22" West, 751.04 feet, continuing on said South Right-of-Way line, to the beginning of a tangent curve, concave to the Southeast, having a radius of 1557.02 feet; Thence Southwesterly on said curve, to the left, and said South line, an arc distance of 536.69 feet, said curve having a chord bearing of South 89° 39' 09" West, and a chord distance of 534.04 feet; Thence South 79° 46' 40" West, 123.41 feet, continuing on said South Right-of-Way line, to its intersection with the East Right-of-Way line of 110th Street; Thence North 02° 42' 33" West, 161.39 feet, on said East line, to its intersection with the North Right-of-Way line of Village West Parkway; Thence North 79° 46' 40" East, 102.31 feet, on said North Right-of-Way line, to the beginning of a tangent curve, concave to the Southeast, having a radius of 1717.02 feet; Thence Northeasterly on said curve, to the right, and said North Right-of-Way line, an arc length of 591.84 feet, said curve having a chord bearing of North 89° 39' 09" East, and a chord distance of 588.91 feet; Thence South 80° 28' 22" East, 587.70 feet, on said North Right-of-Way line, to the POINT OF BEGINNING.

Exhibit C

Proposed Site Plan

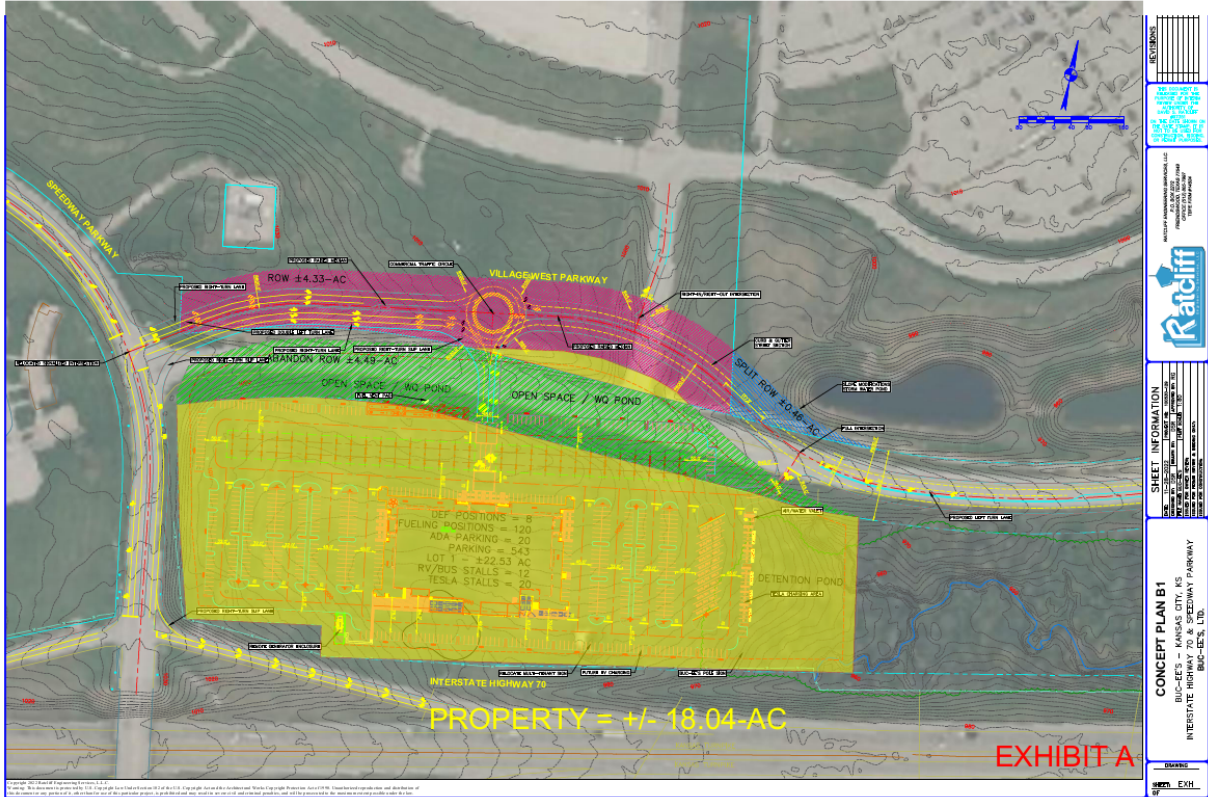


Exhibit D

TIF Revenue Projections



ESTIMATED SALES TAX AND TIF PROCEEDS FOR REPAYMENT																
INCREMENTAL SALES TAX	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
Taxable Sales	30,000,000	30,600,000	31,212,000	31,836,240	32,472,965	33,122,424	33,784,673	34,460,570	35,149,781	35,852,777	36,569,833	37,301,229	38,047,254	38,808,199	39,584,363	
Gross Incremental Sales Tax Revenue																
State Tax	0.065000	1,950,000	1,989,000	2,028,780	2,069,356	2,110,743	2,152,958	2,196,017	2,239,937	2,284,736	2,330,431	2,377,039	2,424,580	2,473,071	2,522,533	2,572,984
UG Combined	0.026250	787,500	803,250	819,315	835,701	852,415	869,404	886,853	904,560	922,682	941,135	959,958	979,157	998,740	1,018,715	1,039,090
GROSS TAX REVENUE	0.091250	2,737,500	2,792,250	2,848,095	2,905,057	2,963,158	3,022,421	3,082,870	3,144,527	3,207,418	3,271,566	3,336,997	3,403,737	3,471,812	3,541,248	3,612,073
Retained Incremental Sales Tax Revenue																
State Tax	0.065000	1,950,000	1,989,000	2,028,780	2,069,356	2,110,743	2,152,958	2,196,017	2,239,937	2,284,736	2,330,431	2,377,039	2,424,580	2,473,071	2,522,533	2,572,984
UG Combined (1)	0.018904	567,120	578,462	590,032	601,832	613,869	626,146	638,669	651,443	664,471	677,761	691,316	705,142	719,245	733,630	748,303
RETAINED TAX REVENUE	0.083904	2,517,120	2,567,462	2,618,812	2,671,188	2,724,612	2,779,104	2,834,686	2,891,380	2,949,207	3,008,191	3,068,355	3,129,722	3,192,317	3,256,163	3,321,286
TIF Reimbursement Revenue																
Net Incremental City Tax (2)	0.005000															
Net Incremental County Tax (3)	0.002346															
NET TIF REVENUE	0.007346	220,380	224,788	229,283	233,869	238,546	243,317	248,184	253,147	258,210	263,375	268,642	274,015	279,495	285,085	290,787
TIF Eligible Expenses (4)	3,347,127															
Annual Payment		(3,347,127)	(3,126,747)	(2,901,960)	(2,672,676)	(2,438,807)	(2,200,261)	(1,956,944)	(1,708,760)	(1,455,613)	(1,197,402)	(934,028)	(665,386)	(391,371)	(111,876)	-
Outstanding Balance		(3,126,747)	(2,901,960)	(2,672,676)	(2,438,807)	(2,200,261)	(1,956,944)	(1,708,760)	(1,455,613)	(1,197,402)	(934,028)	(665,386)	(391,371)	(111,876)	-	-
TOTAL PAYMENTS		220,380	445,168	674,451	908,320	1,146,866	1,390,184	1,638,367	1,891,515	2,149,725	2,413,100	2,681,742	2,955,756	3,235,251	3,517,127	-
NOTES:																
1) City/County sales tax after TIF reimbursement																
2) As defined in the Agreement: 1/2 of 1% of the City sales tax																
3) As defined in the Agreement: 1/4 of the UG's share (93.84%) of 1% Wyandotte County sales tax																
4) As defined in the Agreement, Exhibit E																

Exhibit E

Estimated Project Costs

BUC-EE'S KCK

ESTIMATED PROJECT COSTS

PRELIM SUMMARY SHEET

ITEM/DESCRIPTION	TOTAL BUDGET	TIF REIMBURSED	CID REIMBURSED	NON REIMBURSED
	100%	3.53%	10.60%	85.87%
Land Purchase	5,888,000	-	-	5,888,000
Closing Costs	58,880	-	-	58,880
Subtotal	5,946,880	-	-	5,946,880
 Hard Costs - Site Development				
Village West Parkway (VWP) Relocation	6,393,799	1,598,450	4,795,349	-
VWP Waterline Relocation	700,500	175,125	525,375	-
VWP Electrical Relocation	4,145,880	1,036,470	3,109,410	-
Sanitary Sewer Extension	536,820	134,205	402,615	-
I-70 Interchange Improvements	1,611,510	402,878	1,208,633	-
Site Subtotal	13,388,509	3,347,127	10,041,382	-
 Hard Costs - Building				
GC Contract	62,537,493	-	-	62,537,493
Buc-ee's Provided	7,317,556	-	-	7,317,556
Bldg Subtotal	69,855,048	-	-	69,855,048
Hard Costs Site and Building	83,243,558	3,347,127	10,041,382	69,855,048
 Soft Costs				
Architecture and Engineering	1,500,000	-	-	1,500,000
Legal, Accounting, Insurance	253,000	-	-	253,000
Third Party Reports	140,000	-	-	140,000
Construction Loan Fees	285,000	-	-	285,000
Impact/Service Fees	760,000	-	-	760,000
Community Benefit Contribution	250,000	-	-	250,000
UG Administrative Fees	375,000	-	-	375,000
Project Contingency	2,000,000	-	-	2,000,000
Soft Costs Subtotal	5,563,000	-	-	5,563,000
 TOTAL PROJECT COST	 94,753,438	 3,347,127	 10,041,382	 81,364,928
	100%	3.53%	10.60%	85.87%

**REDEVELOPMENT PROJECT PLAN
FOR BUC-EE'S FAMILY TRAVEL CENTER REDEVELOPMENT DISTRICT**

**SUBMITTED PURSUANT TO
K.S.A. 12-1770 *et seq.*, as amended**

Submitted: November 2025

This Redevelopment Project Plan was prepared in consultation with the Unified Government of Wyandotte County/Kansas City, Kansas and the Planning Commission thereof.

TABLE OF CONTENTS

Page

I.	INTRODUCTION.....	1
	A) Redevelopment District	1
	B) Redevelopment Project.....	1
II.	PROJECT DEVELOPMENT TEAM	2
III.	REDEVELOPMENT PROJECT PLAN.....	2
	A) The Property	2
	B) Established Redevelopment District.....	2
	C) Description of the Proposed Project	2
	D) Feasibility Study	3
	E) Relocation Assistance Plan.....	5
IV.	CONCLUSION	5
V.	EXHIBITS.....	5
	A. Redevelopment District Ordinance No. O-____-25	
	B-1. Map of District/Project Area	
	B-2. Legal Description of District/Project Area	
	C. Proposed Site Plan	
	D. TIF Revenue Projections	
	E. Estimated Project Costs	

I. INTRODUCTION

A) Redevelopment District

Pursuant to the Kansas Tax Increment Financing Act, K.S.A. 12-1770 *et seq.*, as amended (“**TIF Act**”), Kansas municipalities are authorized to establish a redevelopment district and Tax Increment Financing (“**TIF**”) redevelopment project plans for property within their jurisdiction. Redevelopment districts may be created based upon certain findings by the municipality, including that property is located within a designated enterprise zone (as defined by the TIF Act).

On October 30, 2025, the Unified Government of Wyandotte County/Kansas City, Kansas (the “**UG**”), passed Ordinance No. O-___-25 (the “**Ordinance**”, a copy of which is attached hereto as **Exhibit A**), which created the Buc-ee’s Family Travel Center Redevelopment District within Kansas City, Kansas, the boundaries of which were defined in said Ordinance and are generally shown on the map attached hereto as **Exhibit B-1** and legally described on **Exhibit B-2** (the “**District**”). The District consists of one (1) redevelopment project area, which is identical with the boundaries of the District (the “**Project Area**”) as generally depicted on **Exhibit B-1** and legally described on **Exhibit B-2**.

B) Redevelopment Project

If approved, this Redevelopment Project Plan for the Buc-ee’s Family Travel Center Redevelopment District (the “**Redevelopment Plan**”) shall not exceed fifteen (15) years and shall commence upon the effective date of the ordinance passed by the UG’s governing body approving the same (the “**TIF Collection Period**”).

This Redevelopment Plan contemplates the redevelopment of the District, which is comprised of approximately 25 acres of real property generally located at 601 Village West Parkway in Kansas City, Kansas. The redevelopment project contemplates the redevelopment of the District to become a prototypical Buc-ee’s Family Travel Center comprised of an approximately 74,000 square-foot building, approximately one hundred twenty (120) gas pumps, approximately twelve (12) electric charging stations, site amenities and other related infrastructure (collectively, the “**Project**”). A site plan depicting the general development concept of the Project is attached hereto as **Exhibit C**.

It is important to note, however, that this description of uses contained in the Redevelopment Plan is not intended to be inflexible. This Redevelopment Plan contemplates reasonable variations from the descriptions above. The intent is to develop the District to promote the general and economic welfare of the UG. This Redevelopment Plan is premised on the need for a combination of public and private financing to reach the mutual goals of the UG and the Developer (as defined in Section II below) in developing the Project.

This Redevelopment Plan proposes to reimburse the Developer for TIF Eligible Expenses (as defined in Section III.D.2 below) by capturing a portion of the allowable sales taxes generated within the District in the amount of (i) 50% of the “**Incremental City Sales Tax**” (as defined in the Agreement, defined below), which includes sales and use taxes generated within the District which are imposed pursuant to K.S.A. 12-187 *et seq.*, limited to 1% of the current City of Kansas City sales tax rate of 1.625% (excluding the 0.25% UG EMS sales tax and the 0.375% UG public

safety and neighborhood infrastructure tax) collected in excess of the amount of such sales taxes collected for the preceding 12 months before the publication of the Ordinance; and (ii) 25% of the “**Incremental County Sales Tax**” (as defined in the Agreement), which includes UG’s share of the current Wyandotte County 1% sales tax, which is currently 93.84%, collected in excess of the amount of such sales taxes collected for the preceding 12 months before the publication of the Ordinance (collectively, the “**TIF Revenues**”).

For the avoidance of doubt, no ad valorem taxes will be captured by the District.

As shown on **Exhibit D**, based on projections of real property values within the Project Area over the TIF Collection Period, it is estimated that the Project Area will generate gross TIF Revenues of approximately \$3,347,127. As permitted by the TIF Act, such TIF Revenues may be utilized to pay for TIF Eligible Expenses (including interest on TIF Eligible Expenses). Any ad valorem property taxes not captured by the District will be distributed to all taxing jurisdictions in accordance with their respective mill levies pursuant to State law.

II. PROJECT DEVELOPMENT TEAM

- The UG
- Buc-ee’s Kansas City, LLC (the “**Developer**”)

III. REDEVELOPMENT PROJECT PLAN

A) The Property

The Project Area and the District are comprised of approximately 25 acres of real property generally located at 601 Village West Parkway in Kansas City, Kansas, the boundaries of which are generally shown on the map attached hereto as **Exhibit B-1** and legally described on **Exhibit B-2**.

B) Established Redevelopment District

The Project Area is entirely within an established District approved by the UG on October 30, 2025, pursuant to the Ordinance. The proposed Redevelopment Plan is consistent with the stated purpose and intent of the approved District.

C) Description of the Proposed Project

The Redevelopment Plan provides for the redevelopment of the District/Project Area to include a prototypical Buc-ee’s Family Travel Center comprising of an approximately 74,000 square-foot building, approximately one hundred twenty (120) gas pumps, approximately twelve (12) electric charging stations, site amenities and other related infrastructure, all as set forth in Section I.B and generally depicted on **Exhibit C**.

D) Feasibility Study

As required by the TIF Act, a study has been prepared to determine whether the Project’s

estimated benefits and tax increment revenues are expected to exceed or be sufficient to pay for the Project’s estimated costs. This effort involved utilization of consultants with experience and expertise in the actual design, development, financing, management, and leasing of projects of similar scope and nature. Further, outside resources were consulted to compare and verify cost and revenue projections including outside industry sources and actual taxing jurisdiction data where available. The results of this study are as follows:

1. **Project Costs**

As set out on **Exhibit E**, total estimated cost to complete the Project, including land acquisition, site development, building construction and soft costs (not including financing costs), is approximately \$94,753,438.

2. **Eligible Costs**

“**TIF Eligible Expenses**” shall consist of all costs eligible for TIF financing and reimbursement under the TIF Act, including the costs of public infrastructure within the District. The Redevelopment Plan contemplates that, to the full extent permissible under the TIF Act and as further set forth in the Development Agreement dated as of March 27, 2025 between the UG and the Developer (collectively, as may be supplemented and amended, the “**Agreement**”), 50% of the Incremental City Sales Tax and 25% of the Incremental County Sales Tax will be made available to reimburse TIF Eligible Expenses previously paid by the Developer.

3. **Financing Method**

It is anticipated that TIF Eligible Expenses will be reimbursed to the Developer under this Redevelopment Plan on a “pay-as-you-go” method. There will be no bonds or other obligations issued by the UG in order to reimburse any TIF Eligible Expenses or other costs of the Project.

4. **Project Revenues**

a) No Ad Valorem Property Tax Increment Captured

No ad valorem property taxes will be captured by the District.

b) Sales Tax Revenues Captured

50% of the Incremental City Sales Tax and 25% of the Incremental County Sales Tax will be made available to reimburse TIF Eligible Expenses previously paid by the Developer.

c) Estimated Total TIF Revenues

TIF Eligible Expenses will be funded with certain sales tax revenue generated within the Project Area as detailed above, *i.e.*, the TIF Revenues. The TIF Revenues generated over the TIF Collection Period are estimated to be \$3,347,127, based on the assumptions described in **Exhibit D**.

5. **Significant Contribution to Economic Development of the City**

The development contemplated in this Redevelopment Plan will provide significant economic development for the UG by, among other things, providing increased tax revenues to the UG, creating a development that will draw additional consumers from both inside and outside the UG, and increasing employment opportunities and general commerce for area residents. The feasibility study demonstrates that the benefits and tax increment revenue and other available revenues derived from the development contemplated in this Redevelopment Plan will exceed the costs and be sufficient to pay the costs of the Project.

6. **Sufficiency of TIF Revenues Compared to Projects Costs**

The total of the TIF Eligible Expenses that can be financed under the TIF Act are limited by the amount of TIF Revenues actually generated and subject to the TIF Cap (as defined in the Agreement). Based on the Redevelopment Plan's estimates of (1) TIF Eligible Expenses and (2) TIF Revenues, the TIF Revenues are expected to be sufficient to pay for the TIF Eligible Expenses as contemplated under the TIF Act when combined with private debt and equity and other incentive revenues (e.g., community improvement district financing).

<u>Sources of Funds</u>	<u>Amount</u>
TIF Revenues	\$3,347,127
Community Improvement District Revenues	\$10,041,382
Developer Debt/Equity	\$81,364,928
ESTIMATED PROJECT COSTS	\$94,753,438*

*Does not include interest or finance costs.

There is no anticipated effect on special obligation bonds payable from revenues described in K.S.A. 12-1774(a)(1)(D) because no such special obligation bonds are outstanding or planned to be issued to finance the Project.

E) **Relocation Assistance Plan**

The UG and Developer have determined pursuant to K.S.A. 12-1777 that no relocation assistance plan is required for the Project.

IV. CONCLUSION

Based on the foregoing, this Redevelopment Plan proposes to utilize portions of the ad valorem tax increment, certain sales tax revenue, and certain other funds described herein to finance the costs of the Project. The UG hereby submits this Redevelopment Plan for public hearing and due consideration.

V. EXHIBITS

[Exhibits Follow]

Exhibit A

Redevelopment District Ordinance No. O-__-25

[To be attached.]

Exhibit B-1

Map of Redevelopment District/Project Area



Exhibit B-2

Legal Description of Redevelopment District/Project Area

The following property located in Wyandotte County, Kansas City, Kansas:

TRACT 1:

A Tract of land being part of Lot 1, KANSAS SPEEDWAY CORPORATION, a subdivision of land recorded October 29, 1999, file as Document Number 1312407, in Plat Book 39 at Page 6, a subdivision in Kansas City, Wyandotte County, Kansas, said Tract as surveyed by William C. Anderson, LS-1527 of BHC, CLS 175, prepared on June 18, 2024, and being more particular described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the West line of the Southwest Quarter of Section 11, Township 11 South, Range 23 East, having a bearing of South 02° 06' 17" East, referenced to the Kansas State Plane Coordinate System, North Zone, NAD83.)

COMMENCING at the Northwest corner, of the Southwest Quarter, Section 11, Township 11 South, Range 23 East, monumented by a found 1/2-inch reinforcing rod with no cap;

Thence South 02° 06' 17" East, 272.23 feet, on the West line of said Southwest Quarter;

Thence North 87° 53' 43" East, 63.31 feet, to its intersection with the South Right-of-Way line of Village West Parkway, as established by a Deed in Book 4469, Page 329, and the POINT OF BEGINNING of the Tract of land herein described;

Thence North 79° 46' 40" East, 123.41 feet, on said South Right-of-Way line;

Thence Northeasterly on a tangent curve, having a radius of 1557.02 feet, to the right, an arc length of 536.69 feet, on said South Right-of-Way line, said curve having a chord bearing of North 89° 39' 09" East, and a chord length of 534.04 feet;

Thence South 80° 28' 22" East, 751.04 feet, on said South Right-of-Way line;

Thence Southeasterly on a tangent curve, having a radius of 2371.83 feet, to the left, an arc length of 342.73 feet, on said South Right-of-Way line, said curve having a chord bearing of South 84° 36' 45" East, and a chord length of 342.43 feet;

Thence departing said South Right-of-Way line, South 02° 28' 12" East, 325.57 feet, to a point on the North Right-of-Way line of Interstate 70;

Thence South 85° 25' 40" West, 1027.78 feet, on said North Right-of-Way line;

Thence South 89° 22' 59" West, 352.53 feet, on said North Right-of-Way line;

Thence North 01° 59' 49" West, 69.95 feet, on said North Right-of-Way line;

Thence South 87° 37' 36" West, 310.78 feet, on said North Right-of-Way line, to its intersection with the East Right-of-Way line of Speedway Boulevard.

Thence North 10° 57' 02" West, 213.42 feet, on said East Right-of-Way line;

Thence South 87° 53' 47" West, 7.54 feet, on said East Right-of-Way line;

Thence North 02° 42' 33" West, 276.32 feet, to the POINT OF BEGINNING.

AND

TRACT 2:

A Tract of land being part of Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, a subdivision of land recorded August 1, 2011 in Plat Book 43, Page 59 and filed as Document Number 2011R-09133, in the City of Kansas City, Wyandotte County, Kansas said Tract being more particularly described by William C. Anderson, LS-1527, with BHC, KS CLS 175, by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the North Right-of-Way line of Village West Parkway having a bearing of North 80° 28' 22" West as shown on recorded plat of KANSAS ENTERTAINMENT, LLC -LOT 1.)

BEGINNING at the Southwest corner of said Lot 1, KANSAS ENTERTAINMENT, LLC- LOT 1, monumented by a found 5/8-inch reinforcing rod; Thence North 02° 10' 50" West, 155.13 feet, on the West line of said Lot 1, to the beginning of a non-tangent curve, concave to the Southwest, having a radius of 680.00 feet; Thence Southeasterly, on said curve, to the right, an arc length of 64.43 feet, said curve having a chord bearing of South 53° 23' 36" East, and a chord distance of 64.41 feet; Thence South 50° 40' 44" East, 85.62 feet, to the beginning of a tangent curve, concave to the Northeast, having a radius of 520.00 feet; Thence Southeasterly, on said curve, to the left, an arc length of 330.54 feet, said curve having a chord bearing of South 68° 53' 20" East, and a chord length of 325.00 feet, to a point on the North Right-of-Way line of Village West Parkway, and the beginning of a non-tangent curve, concave to the North, having a radius of 2211.83 feet; Thence Westerly on said North Right-of-Way line, and said curve, to the right, an arc length of 255.79 feet, to a found 5/8-inch bar with cap marked CLS-175, said curve having a chord bearing North 83° 47' 09" West, and a chord distance of 255.64 feet; Thence North 80° 28' 22" West, continuing on said North Right-of-Way line, 163.34 feet to the POINT OF BEGINNING.

AND

TRACT 3:

A Tract of land being a part of Lot 1, KANSAS SPEEDWAY CORPORATION, a subdivision of land recorded October 29, 1999, in Plat Book 39, Page 10, and filed as Document Number 1312407, said Tract of land as surveyed by William C. Anderson, PS 1527, with BHC, CLS 175, being more particularly described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the North Right-of-Way line of Village West Parkway having a bearing of North 80° 28' 22" West as shown on recorded plat of KANSAS ENTERTAINMENT, LLC -LOT 1.)

BEGINNING at the Southwest corner of Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, a

subdivision of land recorded August 1, 2011, in Plat Book 43, Page 59, and filed as Document Number 2011R-09133, monumented by a found 5/8-inch reinforcing rod; Thence North 80° 28' 22" West, 587.70 feet, on the North Right-of-Way line of Village West Parkway, to the beginning of a tangent curve, concave to the South, having a radius of 1717.02 feet; Thence Northwesterly, on said curve, to the left, and arc length of 591.84 feet, continuing on said North Right-of-Way line, said curve having a chord bearing North 89° 39' 09" West, and a chord distance of 588.91 feet; Thence South 79° 46' 40" West, 102.31 feet, on said North Right-of-Way Line, to its intersection with the East Right-of-Way line of 110th Street; Thence North 02° 42' 35" West, 86.13 feet, on said East Right-of-Way line; Thence North 65° 49' 33" East, 74.20 feet, to the beginning of a tangent curve, concave to the Southeast, having a radius of 680.00 feet; Thence, Northeasterly on said curve, to the right, an arc length of 263.13 feet, said curve having a chord bearing North 76° 54' 40" East, and a chord distance of 261.49 feet; Thence North 87° 59' 48" East, 279.72 feet; Thence North 60° 58' 54" East, 97.97 feet; Thence North 87° 59' 48" East, 40.00 feet; Thence South 64° 59' 18" East, 97.97 feet; Thence North 87° 59' 48" East, 48.05 feet, to the beginning of a tangent curve, concave to the Southwest, having a radius of 680.00 feet; Thence Southeasterly, on said curve, to the right, an arc length of 426.02 feet, said curve having a chord bearing South 74° 03' 20" East, and a chord distance of 419.08 feet, to the West of line of said Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1; Thence South 02° 10' 50" East, 155.13 feet, on said West line, to the POINT OF BEGINNING.

AND

ADDITIONAL ROW:

A TRACT OF LAND LOCATED IN THE NW QUARTER OF SECTION 11, TOWNSHIP 11 S, RANGE 23 E OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF KANSAS CITY, KANSAS, WYANDOTTE COUNTY, KANSAS BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE NW QUARTER OF SAID SECTION 11; THENCE N87° 25' 44"E ALONG THE SOUTH LINE OF SAID NW QUARTER, 582.73 FEET; THENCE N02° 34' 16"W, 47.89 FEET TO THE POINT OF BEGINNING; THENCE N69° 47' 18"E, 106.91 FEET; THENCE N39° 22' 48"E, 62.10 FEET; THENCE N87° 59' 48"E, 117.50 FEET; THENCE S28° 16' 50"E, 89.22 FEET; THENCE N64° 59' 18"W, 97.97 FEET; THENCE S87° 59' 48"W, 40.00; THENCE S60° 58' 54"W, 97.97 FEET; THENCE S87° 59' 48"W, 83.55 FEET TO THE POINT OF BEGINNING SAID TRACT CONTAINING 7975.62 SQUARE FEET (0. 18 AC) MORE OR LESS.

Subject to all easements and restrictions of record.

AND

TRACT 4:

A Tract of land, being part of Village West Parkway, lying and situated in Southwest Quarter of Section 11, Township 11 South, Range 23 East, said Tract as surveyed by William C. Anderson, LS-1527 with BHC CLS 175, being more particularly described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the North Right-of-Way line of Village West Parkway having a bearing of North 80° 28' 22" West as shown on the recorded

plat of KANSAS ENTERTAINMENT, LLC -LOT 1.)

BEGINNING at the Southwest corner of Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, a subdivision of land recorded August 1, 2011, in Plat Book 43, Page 59, and filed as Document Number 2011R-09133, monumented by a found 5/8-inch reinforcing rod.; Thence South 80° 28' 22" East, 163.34 feet, on the North Right-of-Way line of Village West Parkway, to a found 5/8-inch reinforcing rod, with a cap stamped CLS 175, and the beginning of a tangent curve, concave to the Northeast, having a radius of 2211.83 feet; Thence Southeasterly on said curve, to the left, and said North Right-of-Way line, an arc length of 255.79 feet, said curve having a chord bearing of South 83° 47' 09" East, and a chord distance of 255.64 feet; Thence South 02° 54' 05" West 160.00 feet, to a point on the South Right-of-Way line of said Village West Parkway, and the beginning of a non-tangent curve, concave to the Northeast, having a radius of 2371.83 feet; Thence Northwesterly on said South Right-of-Way line, on a curve to the right, an arc length of 274.29 feet, said curve having a chord bearing of North 83° 47' 09" West, and a chord distance of 274.14 feet; Thence North 80° 28' 22" West, 751.04 feet, continuing on said South Right-of-Way line, to the beginning of a tangent curve, concave to the Southeast, having a radius of 1557.02 feet; Thence Southwesterly on said curve, to the left, and said South line, an arc distance of 536.69 feet, said curve having a chord bearing of South 89° 39' 09" West, and a chord distance of 534.04 feet; Thence South 79° 46' 40" West, 123.41 feet, continuing on said South Right-of-Way line, to its intersection with the East Right-of-Way line of 110th Street; Thence North 02° 42' 33" West, 161.39 feet, on said East line, to its intersection with the North Right-of-Way line of Village West Parkway; Thence North 79° 46' 40" East, 102.31 feet, on said North Right-of-Way line, to the beginning of a tangent curve, concave to the Southeast, having a radius of 1717.02 feet; Thence Northeasterly on said curve, to the right, and said North Right-of-Way line, an arc length of 591.84 feet, said curve having a chord bearing of North 89° 39' 09" East, and a chord distance of 588.91 feet; Thence South 80° 28' 22" East, 587.70 feet, on said North Right-of-Way line, to the POINT OF BEGINNING.

Exhibit C

Proposed Site Plan

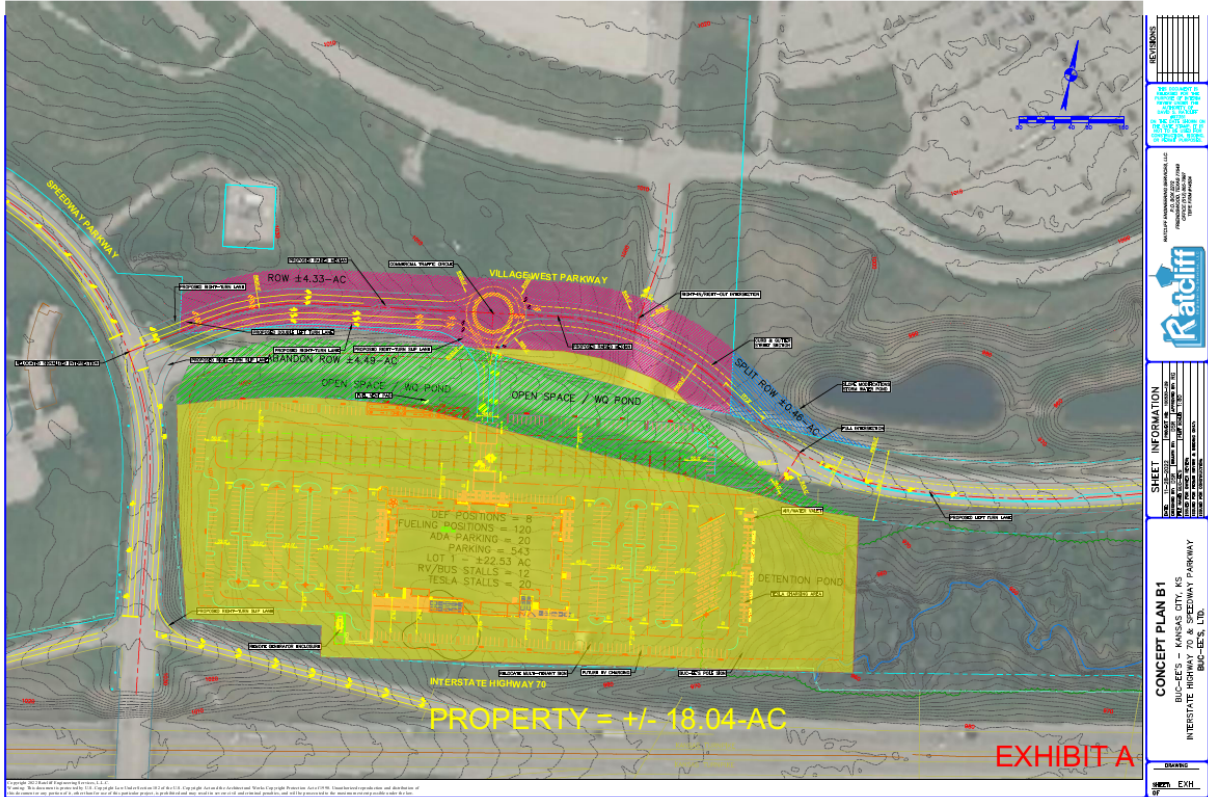


Exhibit D

TIF Revenue Projections

ESTIMATED SALES TAX AND TIF PROCEEDS FOR REPAYMENT																
INCREMENTAL SALES TAX	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
Taxable Sales	30,000,000	30,600,000	31,212,000	31,836,240	32,472,965	33,122,424	33,784,873	34,460,570	35,149,781	35,852,777	36,569,833	37,301,229	38,047,254	38,808,199	39,584,363	
Gross Incremental Sales Tax Revenue																
State Tax	0.065000	1,950,000	1,989,000	2,028,780	2,069,356	2,110,743	2,152,958	2,196,017	2,239,937	2,284,736	2,330,431	2,377,039	2,424,580	2,473,071	2,522,533	2,572,984
UG Combined	0.026250	787,500	803,250	819,315	835,701	852,415	869,464	886,853	904,560	922,682	941,135	959,958	979,157	998,740	1,018,715	1,039,090
GROSS TAX REVENUE	0.091250	2,737,500	2,792,250	2,848,095	2,905,057	2,963,158	3,022,421	3,082,870	3,144,527	3,207,418	3,271,566	3,336,997	3,403,737	3,471,812	3,541,248	3,612,073
Retained Incremental Sales Tax Revenue																
State Tax	0.065000	1,950,000	1,989,000	2,028,780	2,069,356	2,110,743	2,152,958	2,196,017	2,239,937	2,284,736	2,330,431	2,377,039	2,424,580	2,473,071	2,522,533	2,572,984
UG Combined (1)	0.018904	567,120	578,462	590,032	601,832	613,869	626,146	638,669	651,443	664,471	677,761	691,316	705,142	719,245	733,630	748,303
RETAINED TAX REVENUE	0.083904	2,517,120	2,567,462	2,618,812	2,671,188	2,724,612	2,779,104	2,834,686	2,891,380	2,949,207	3,008,191	3,068,355	3,129,722	3,192,317	3,256,163	3,321,286
TIF Reimbursement Revenue																
Net Incremental City Tax (2)	0.005000															
Net Incremental County Tax (3)	0.002346															
NET TIF REVENUE	0.007346	220,380	224,788	229,283	233,869	238,546	243,317	248,184	253,147	258,210	263,375	268,642	274,015	279,495	285,085	290,787
TIF Eligible Expenses (4)	3,347,127	(3,347,127)	(3,126,747)	(2,901,990)	(2,672,676)	(2,438,807)	(2,200,281)	(1,956,944)	(1,708,780)	(1,455,613)	(1,197,402)	(934,028)	(665,386)	(391,371)	(111,876)	-
Annual Payment		220,380	224,788	229,283	233,869	238,546	243,317	248,184	253,147	258,210	263,375	268,642	274,015	279,495	285,085	290,787
Outstanding Balance		(3,126,747)	(2,901,960)	(2,672,676)	(2,438,807)	(2,200,261)	(1,956,944)	(1,708,760)	(1,455,613)	(1,197,402)	(934,028)	(665,386)	(391,371)	(111,876)	-	-
TOTAL PAYMENTS		220,380	445,168	674,451	908,320	1,146,866	1,390,184	1,638,367	1,891,515	2,149,725	2,413,100	2,681,742	2,955,756	3,235,251	3,520,127	-

NOTES:
1) City/County sales tax after TIF reimbursement
2) As defined in the Agreement: 1/2 of 1% of the City sales tax
3) As defined in the Agreement: 1/4 of the UG's share (93.84%) of 1% Wyandotte County sales tax
4) As defined in the Agreement, Exhibit E

Exhibit E

Estimated Project Costs

BUC-EE'S KCK

ESTIMATED PROJECT COSTS

PRELIM SUMMARY SHEET

ITEM/DESCRIPTION	TOTAL BUDGET	TIF REIMBURSED	CID REIMBURSED	NON REIMBURSED
	100%	3.53%	10.60%	85.87%
Land Purchase	5,888,000	-	-	5,888,000
Closing Costs	58,880	-	-	58,880
Subtotal	5,946,880	-	-	5,946,880
 Hard Costs - Site Development				
Village West Parkway (VWP) Relocation	6,393,799	1,598,450	4,795,349	-
VWP Waterline Relocation	700,500	175,125	525,375	-
VWP Electrical Relocation	4,145,880	1,036,470	3,109,410	-
Sanitary Sewer Extension	536,820	134,205	402,615	-
I-70 Interchange Improvements	1,611,510	402,878	1,208,633	-
Site Subtotal	13,388,509	3,347,127	10,041,382	-
 Hard Costs - Building				
GC Contract	62,537,493	-	-	62,537,493
Buc-ee's Provided	7,317,556	-	-	7,317,556
Bldg Subtotal	69,855,048	-	-	69,855,048
Hard Costs Site and Building	83,243,558	3,347,127	10,041,382	69,855,048
 Soft Costs				
Architecture and Engineering	1,500,000	-	-	1,500,000
Legal, Accounting, Insurance	253,000	-	-	253,000
Third Party Reports	140,000	-	-	140,000
Construction Loan Fees	285,000	-	-	285,000
Impact/Service Fees	760,000	-	-	760,000
Community Benefit Contribution	250,000	-	-	250,000
UG Administrative Fees	375,000	-	-	375,000
Project Contingency	2,000,000	-	-	2,000,000
Soft Costs Subtotal	5,563,000	-	-	5,563,000
 TOTAL PROJECT COST	 94,753,438	 3,347,127	 10,041,382	 81,364,928
	100%	3.53%	10.60%	85.87%



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 5px;">Troy Shaw, County Engineer/ Director of Public Works</div> tshaw@wycokck.org x5416	Public Works
AGENDA ITEM #9.2.		
PRESENTATION: SNOW OPERATIONS		
BACKGROUND		
Presentation from Public Works on snow operations.		
RECOMMENDATION		
For information only		
No Action. Information Only		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
None		
LEGAL/ POLICY CONSIDERATIONS		
None		
ATTACHMENTS		
2025-Snow-Removal-Operations		

Approved by Mayor/Administrator to add to agenda.

2025

SNOW OPERATIONS

LEARN MORE ONLINE!

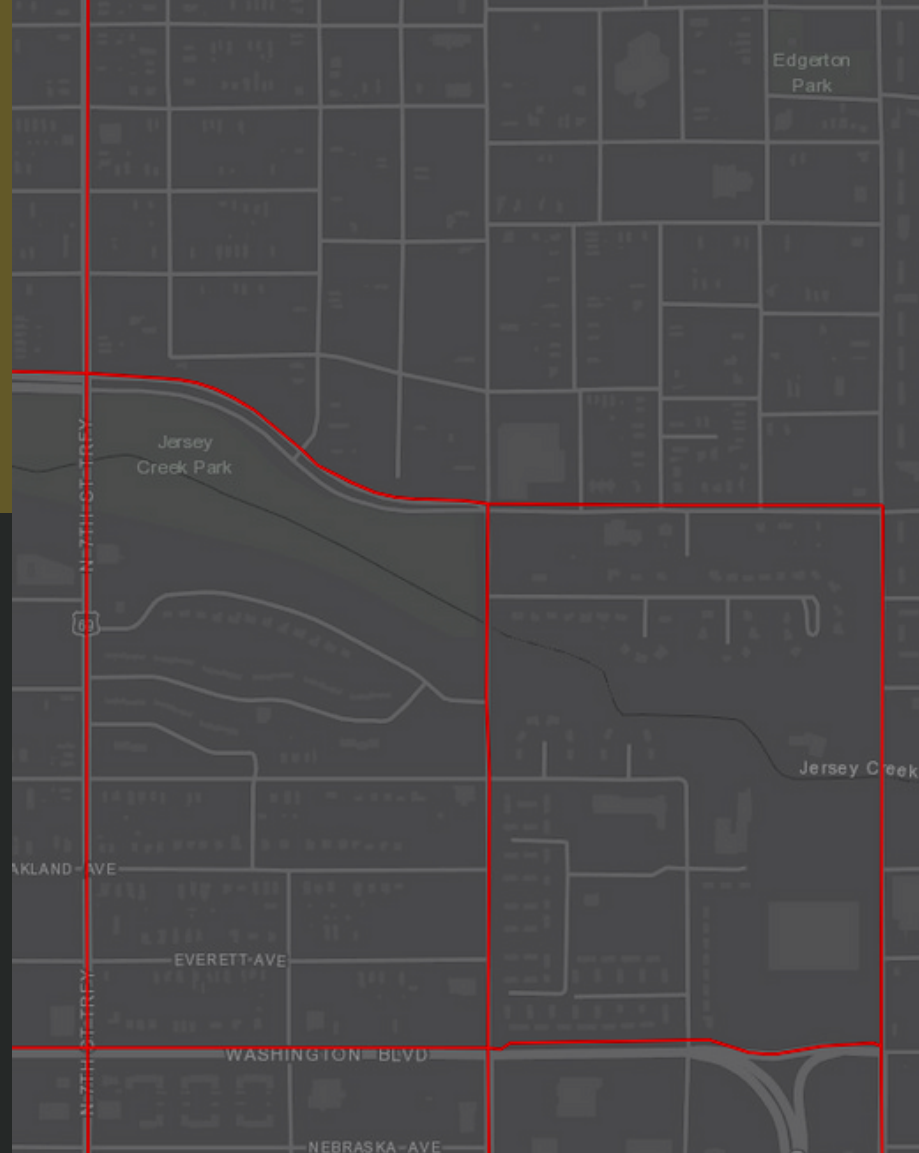
WYCOKCK.ORG/SNOW

QUICK FACTS



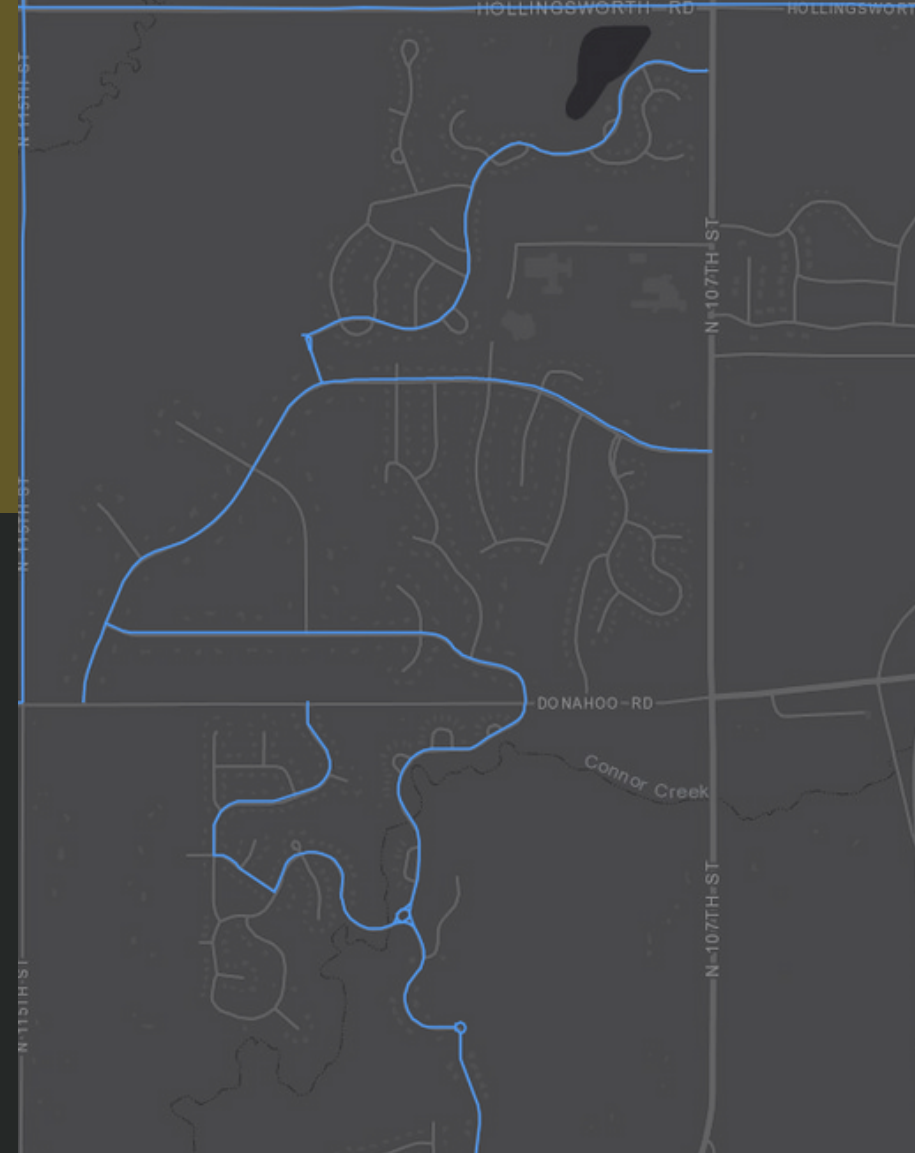
WE WORK QUICKLY

- Safety is our primary concern, and that's why we act quickly to return traction to roads following a snow storm.
- Our target is to clear Hot and Secondary Routes 12 hours after snow stops falling. Neighborhood routes are usually cleared within 24-48 hours after the snow stops.



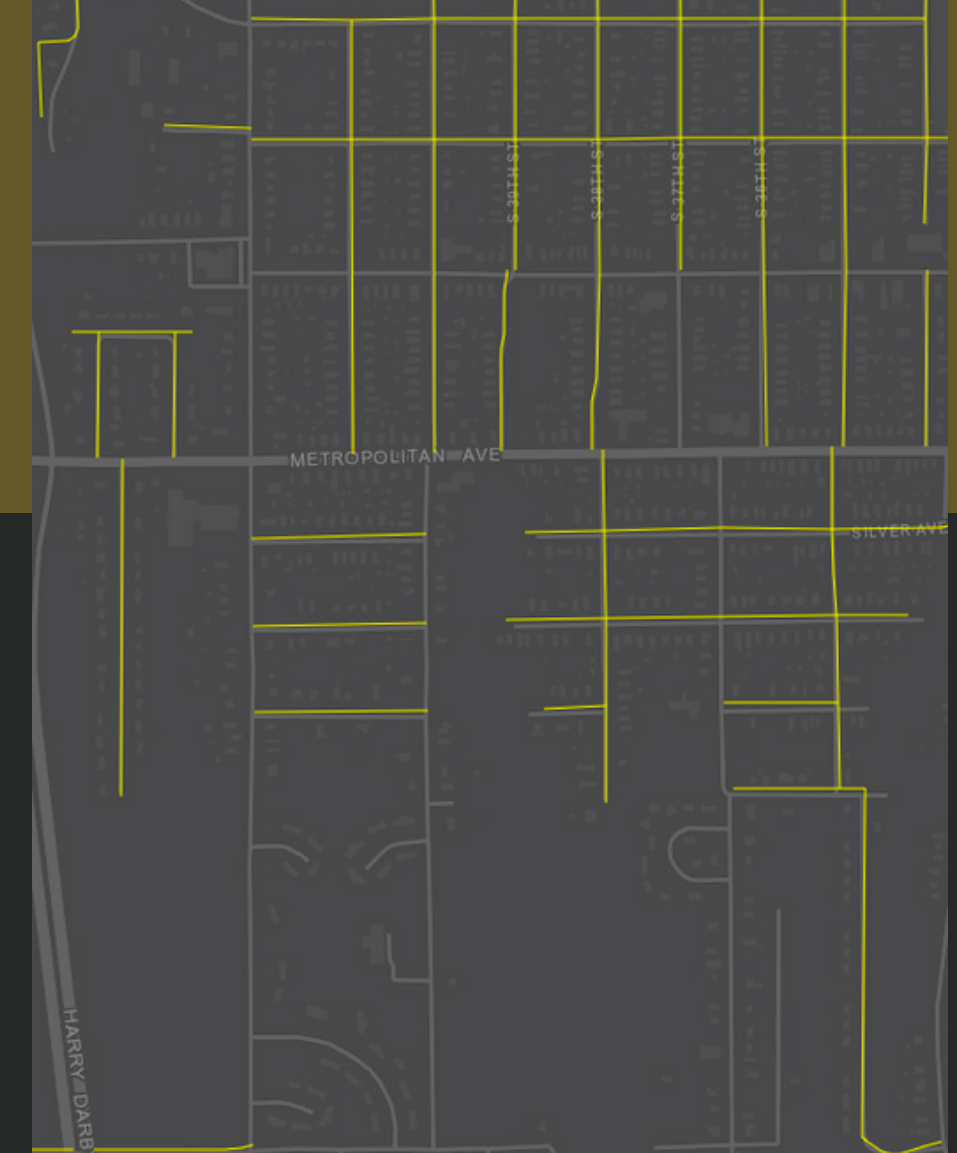
HOT ROUTES

Major Streets like Leavenworth Road and Emergency facilities like hospitals, fire stations, and police stations.



SECONDARY ROUTES

Streets serving schools and major roads



NEIGHBORHOOD ROUTES

All local routes, residential streets, and cul-de-sacs

STORM INTENSITY

Intensity Influences Operations

MINOR

Trace to 1" of snow accumulation.

MODERATE

1" to 3" of snow accumulation.

HEAVY

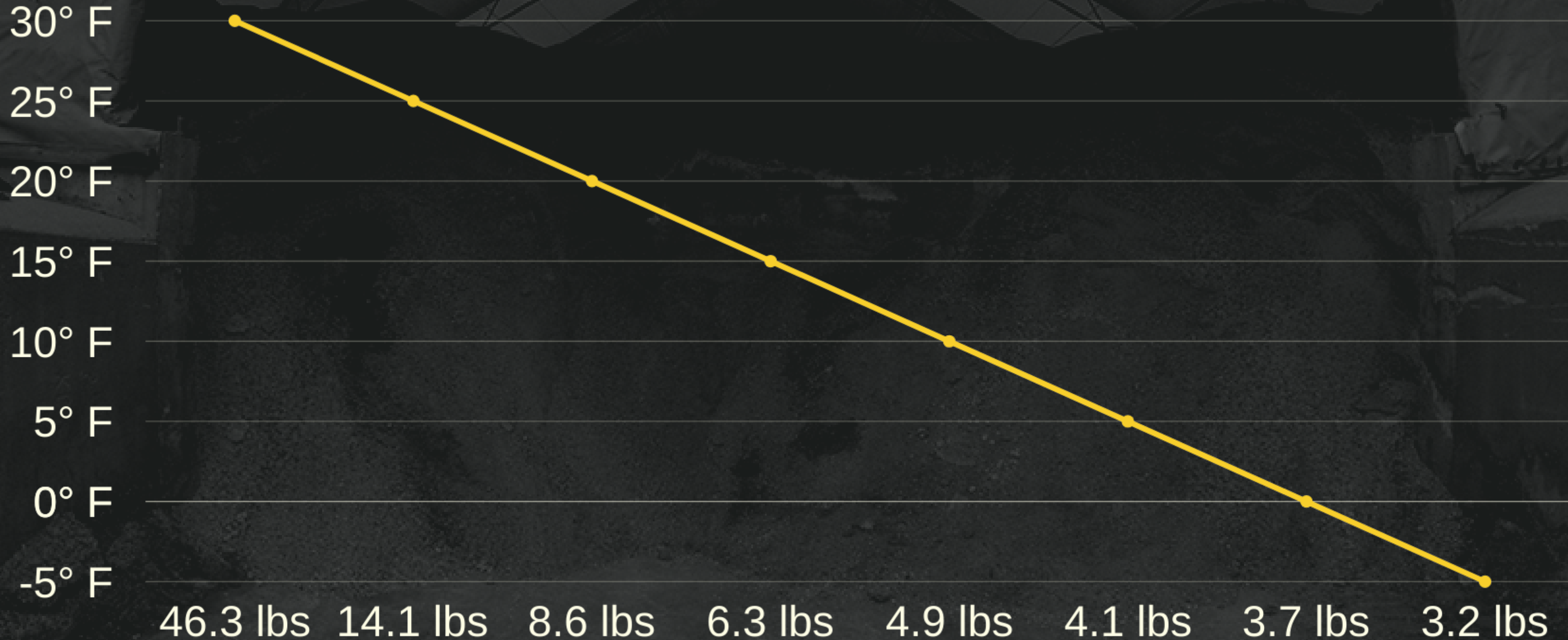
3" to 6" of snow accumulation.

EMERGENCY

6" or more of snow accumulation.

HOW MUCH ICE CAN 1 POUND OF SALT MELT?

TEMPERATURE



POUNDS OF ICE MELTED

WHY IS THIS IMPORTANT?

Salt Isn't Always the Answer



NOT EFFECTIVE

At roughly 15° F and below, the benefits of salt wear off



SAND HELPS

When salt isn't as effective, crews may use sand to provide some traction



WASTE OF RESOURCES

If it won't help, we conserve the salt for subsequent storms



LONG-TERM SAVINGS

Efficient use of resources helps keep long-term costs to taxpayers low

OPERATIONAL CHALLENGES

The Pressures Behind Every Storm Response

INFRASTRUCTURE STRAIN

- Older streets take harder hits from heavy plows
- Salt accelerates deterioration

GROWING WORKLOAD

- 2,400+ lane miles maintained
- Compare to Overland Park's 2,000 and 139 staff

LIMITED WORKFORCE

- 39 total in Street
- Most are new with under a year of experience
- Losing two veterans this year

TOOLS & TECH

- New PreCise fleet tracking system
- Still optimizing data use and integration

HOW YOU CAN HELP



Avoid driving during a storm



Avoid parking on the street



Secure your mailbox



Push snow to the right side of your driveway



Don't play in large snow piles or sled in the street

CALL 9-1-1 IN AN EMERGENCY
REPORT NON-EMERGENCY ISSUES TO 3-1-1 AT (913) 573-5311

FREQUENTLY ASKED QUESTIONS



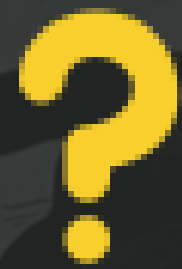
WHY ISN'T THAT SNOW TRUCK PLOWING THE STREET?

Depending on the storm, trucks may not always start plowing right away. Sometimes they're waiting for a new storm system to pass through before beginning or travelling to their assigned route.



WHY IS SNOW BLOCKING MY DRIVEWAY?

Pushing snow to the right side of your driveway can help prevent it from becoming blocked. Waiting to clear your driveway until after snowplows have been through your area also helps.



WHAT KNOCKED MY MAILBOX OVER?

Mailboxes should be able to withstand the force of snow rolling off a plow. Remember to double check that your mailbox is secure before and during the winter season.



WHY IS THAT SNOW PLOW NOT APPLYING SALT TO THE ROAD?

Depending on the storm, trucks may not always apply salt to roads. Sometimes they're travelling to their assigned route.



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">Troy Shaw, County Engineer/ Director of Public Works</div> tshaw@wycokck.org x5416	Public Works
AGENDA ITEM #9.3.		
PRESENTATION: PUBLIC WORKS ACCREDITATION		
BACKGROUND		
<p>Public Works American Public Works Association Accreditation Recognition — Celebrate and formally recognize Public Works for achieving American Public Works Association Accreditation.</p> <ul style="list-style-type: none"> • Collaboration across Solid Waste, Street Maintenance, Fleet, Engineering, Environmental Services, and Administrative teams. • Recognize Samantha Merritt for continuing to lead this initiative. • Recognize the team for managing timelines, documentation, and on-site evaluations. • Focus on continuous improvement and keeping practices updated. • Thank all Public Works employees for their dedication and hard work. • Celebrate this milestone as a reflection of the professionalism and pride within Public Works. <p>Video link: Public-Works-Accreditation-Announcement-Final-New-Logo-122025.mp4</p>		
RECOMMENDATION		
<p>For information only</p> <p>Information Only</p>		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
None		
LEGAL/ POLICY CONSIDERATIONS		
None		
ATTACHMENTS		

Approved by Mayor/Administrator to add to agenda.



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="581 384 1037 478" style="border: 1px solid black; padding: 5px;"> Alan Howze, Assistant County Administrator </div> ahowze@wycokck.org x8951	Administrator's Office
AGENDA ITEM #10.1.		
RESOLUTION: ADOPTION OF 2026 STATE LEGISLATIVE PROGRAM		
BACKGROUND		
Adoption of a resolution approving the 2026 State Legislative Programs.		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
none		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Resolution adopting the 2026 State Legislative Agenda, 2026 State Legislative Agenda - Unified Government, Revenue Summary_Demand Transfers-M&E-MortReg_11.19.25		

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. R-__-25

**A RESOLUTION TO ADOPT THE 2026 STATE LEGISLATIVE AGENDA WHICH
LISTS THE PRIORITIES OF THE BOARD OF COMMISSIONERS OF THE
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS
FOR THE 2026 LEGISLATIVE SESSION OF THE KANSAS LEGISLATURE**

WHEREAS, each year the Kansas Legislature meets to consider legislation on behalf of the citizens of Kansas;

WHEREAS, many issues that come before the Kansas Legislature are of great concern to the people of Wyandotte County and Kansas City, Kansas;

WHEREAS, it is imperative that the Unified Government Board of Commissioners proactively identify and articulate legislative priorities for the upcoming legislative session to the Wyandotte County legislative delegation, the Kansas Legislature, the Governor, and to the state government as a whole; and

WHEREAS, after consultation and public deliberation, the Board of Commissioners has shaped a legislative agenda for the 2026 legislative session that reflects the needs and desires of the citizens of Wyandotte County and Kansas City, Kansas.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. That the 2026 State Legislative Agenda, in substantially the form attached hereto, be and the same is hereby approved and adopted.

Section 2. This resolution shall take effect and be in full force upon passage.

**ADOPTED BY THE BOARD OF COMMISSIONERS OF THE
UNIFIED GOVERNMENT OF WYANDOTTE
COUNTY/KANSAS CITY, KANSAS, THIS 18th DAY OF
DECEMBER, 2025.**

[Balance of this page left intentionally blank. Signature page to follow.]

Approved:

Christal Watson, Mayor/CEO

Attest:

Monica Sparks, Unified Government Clerk

Approved as to Form:

Angela J. Lawson, Unified Government Acting Chief Counsel



Unified Government 2026 State Legislative Agenda

Protect Medicaid

Legislation

Medicaid is vital to allowing the vulnerable in Wyandotte County to access health care. With federal cuts to the program, the State of Kansas will be asked to shoulder more of the funding burden. The Unified Government urges the State to not make any further cuts to Medicaid and the waiver programs. Additionally, the Unified Government continues to support expanding Medicaid.

Allow Flexibility for Revenue Sources

Legislation

Cities should be authorized to approve revenue sources which best suit the individual community in order to maintain appropriate levels of funding for the health, safety, and welfare of our citizens. This includes a land-value tax, local earnings/income taxes, special highway funds, property tax, e-commerce delivery fees, and other local taxes and fees. Sales tax exemptions should only be applicable to the state portion of sales taxes.

Address rising property taxes

Legislation

The Unified Government supports meaningful property tax relief at the state level that does not infringe upon local control. We oppose efforts to amend the Kansas Constitution to place arbitrary cap on valuation increases that would lead to unfair valuations. We urge the State to undertake a comprehensive evaluation of the appraisal and valuation system. The UG encourages the State to identify ways to reduce the burden on residential homeowners such as raising the threshold for the Homestead Exemption, increasing the amount of base exemption, adjusting the percentage of residential appraised value that is taxed, a land value tax, or fee on property tax exempt entities.

Support Infrastructure Funding

Appropriation

The Unified Government strongly supports state funding for infrastructure needs, including repairing or replacing the Central Avenue Bridge and Kansas Avenue Bridge.

Expand Child Care Access

Appropriation

Enhance the child care subsidy program to expand access to more families. Reduce regulatory friction that impedes opening licensed child care centers.

Pay Prevailing Wage

Legislation

The Unified Government supports paying prevailing wage on public works projects and economic development projects where tax incentives are given, and strongly urges the repeal of the law banning the use of prevailing wage on these projects.



Unified Government 2026 State Legislative Agenda

Increase Funding for Mental Health and Substance Abuse treatment

Appropriation

The Unified Government supports full state funding for mental health services, including additional bed space for patients. The Unified Government supports increasing state funding for substance abuse in-patient and out-patient treatment. This will reduce the number of people with behavioral or substance abuse issues who are inappropriately incarcerated in county jails or who end up unhoused.

Expand Housing Availability and Funding for Unhoused

Appropriation

The Unified Government supports efforts to make housing more affordable and accessible. This includes funding for permanent supportive housing, supportive housing for youth that age out of foster care, and shelter funding; as well as examining the state zoning laws to identify ways to reduce regulatory complexity and cost burden on builders.

Reauthorize STAR Bonds

Legislation

STAR Bonds have proven to be one of the most effective economic development and job creation tools in the State of Kansas. The Unified Government urges the State to reauthorize the current STAR bond program and not let it expire in 2026. The Unified Government also supports the requirement of a master plan for Star Bond districts.

Support Public Education Funding

Appropriation

The Unified Government supports full funding of public education (including special education) and retaining the current funding formula. We oppose efforts to change the funding formula that would be detrimental to Wyandotte County public schools. We also support restoring a higher state funding share for capital projects to help modernize school facilities.

Legalize Cannabis

Legislation

The Unified Government supports de-criminalizing marijuana, removing the felony charge for a third possession, and lifting the ban on sale. Marijuana sales should be subject to existing state and local sales tax and cities should be able to levy their own excise fees and receive a portion of any state funds. Cities should have the ability to opt-in to allowing dispensaries in their city, and the cultivation and processing of marijuana and THC should be limited to licensed facilities.



Unified Government 2026 State Legislative Agenda

Funding for Combined Sewer and Stormwater

Legislation

Explore funding mechanisms to share the cost burden for addressing combined sewer and stormwater systems in older communities. Kansas' original cities created economic engines that drove growth that continues today. Yet, through no fault of their own, their original cities are being forced to carry the entire cost to updating old infrastructure to meet current standards. Kansas needs strong, vibrant cities whose residents are not unduly cost-burdened.

Funding for Motor Vehicle Services

Legislation

Increase funding mechanisms to support Motor Vehicle operations. Counties are carrying the cost burden of the State responsibility for licensing Motor Vehicles. The state needs to increase funding.

Protect Supplemental Nutrition Assistance Program (SNAP)

Legislation

The UG opposes making it more difficult for Wyandotte County residents to access SNAP. Approximately 19,000 people in Wyandotte County experience food insecurity. Research demonstrates that greater access to SNAP results in reducing hunger and poverty; and improving dietary intake, academic performance, mental health, economic self-sufficiency, and local job growth.

Illegal Tire Dumping Enforcement

Legislation and
Appropriation

Wyandotte County is plagued by illegal dumping, with dumping of batches of tires being a particular problem. Tire haulers are required to register with the State of Kansas and currently all rules and regulations on tire haulers are at the State level with KDHE. KDHE lacks the personnel to effectively enforce tire hauling requirements. Additional state enforcement resources and/or the ability for local governments to assume enforcement powers could help reduce illegal tire dumping.

Estimate of Wyandotte County & Kansas City, KS Revenue Reductions Due to Kansas Legislation

1) Machinery & Equipment (M&E)

Summary:

In 2006 the Kansas Legislature exempted commercial and industrial machinery and equipment from all Kansas property and ad valorem taxes. Realizing the impact of these losses, the Legislature was to provide "slider" payments to help local governments adjust to the loss of the M&E tax revenues. Further, the slider payments were a partial reinstatement of LAVTR funds. Five years of slider payments were to occur. Only one and a half years of payments occurred. Over the past 19 years, Wyandotte Co. & Kansas City, KS has lost an estimated \$133.9 Million or an average of \$7 Million annually in personal property taxes.

	Estimated Revenues				
	2020	2021	2022	2023	2024
Wyandotte Co. M&E Ad Valorem Tax	\$1,718,000	\$1,531,000	\$1,226,000	\$1,151,000	\$947,000
Kansas City, KS M&E Ad Valorem Tax*	\$1,531,000	\$1,355,000	\$1,127,000	\$1,068,000	\$871,000
Total Unified Govt. M&E Ad Valorem Tax	\$3,249,000	\$2,886,000	\$2,353,000	\$2,219,000	\$1,818,000

*Estimate based on Kansas City, KS total personal property assessed value as a percent of Wyandotte County.

Note: Loss of M&E revenue based on annual /yearly data and base year of 2006 which was the last year of M&E full valuation.

2) Local Ad Valorem Tax Reduction (LAVTR)

Summary:

Local Ad Valorem Tax Reduction (LAVTR) was enacted by the Kansas Legislature in 1937 with the most recent legislative structure from 1965 (KSA 79-2959). Designed to provide local ad valorem reduction by transferring a percentage (3.63%) of State General Fund sales & use tax receipts. Distribution to counties formula was of 65% based on population and 35% on assessed value. Over the years the Kansas Legislature has chosen not to fund the LAVTR fund or fund at a reduced / capped amount. Kansas counties have not received LAVTR distributions since 2003. In July 2024 the Kansas Legislature repealed this law (SB 1).

	Estimated Revenues				
	2020	2021	2022	2023	2024
LAVTR Funding Amount to Wyan. Co.	\$5,067,000	\$5,201,000	\$5,699,000	\$6,469,000	\$6,656,000

Note: Amounts reflect fund transfers not received by local governments as the law was originally written / intended.

3) City & County Revenue Sharing (CCRS)

Summary:

City and County Revenue Sharing was created by the Kansas Legislature in 1978 (KSA 79-2964). Designed to provide local ad valorem reduction by transferring a percentage (2.823%) of State General Fund sales & use tax receipts. Distribution to counties formula is 65% based on population and 35% on assessed value. County's entitlement is 50% and 50% to cities within the county. City's allocation further split based on population (pro rata). CCRS funding has not been received by local governments since 2003. In July 2024 the Kansas Legislature repealed this law (SB 1).

	Estimated Revenues				
	2020	2021	2022	2023	2024
CCRS Funding Amount to Wyandotte Co. & Cities	\$3,941,000	\$4,045,000	\$4,432,000	\$5,031,000	\$5,176,000

Note: Amounts reflect fund transfers not received by local governments as the law was originally written / intended.

Estimate of Wyandotte County & Kansas City, KS Revenue Reductions Due to Kansas Legislation

4) Mortgage Registration Tax

Summary: Per KSA 79-3102, the mortgage registration tax phased out over a four-year period (2015 to 2018).

	Estimated Revenues (based on 2018 revenue; see note)				
	2020	2021	2022	2023	2024
Mortgage Registration Tax	\$2,200,000	\$2,200,000	\$2,200,000	\$2,200,000	\$2,200,000

Note: Amounts above are based on mortgage registration tax rate of 0.26% which was the rate in 2014 before it started to decrease / phase out. In 2018 (first year of complete phase out/0.0% tax) mortgage registration tax lost was \$2.2 million).

Total Estimated Revenue Loss & Mill Levy Impact					
	2020	2021	2022	2023	2024
Estimated Loss of Revenues	\$14,457,000	\$14,332,000	\$14,684,000	\$15,919,000	\$15,850,000
Value of One Mill*	1,365,265	1,415,494	1,612,206	1,856,124	2,070,580
Mill Equivalent of Revenue Loss	10.589	10.125	9.108	8.576	7.655

*Value per mill is average of Wyan. Co. and Kansas City, KS values due to revenues discussed in this summary being dedicated to county and/or city.

[\\ug.unifiedgov.org\ugcommon\Research\\$\Tax Rate and Valuation\Demand Transfers LAVTR CCRSF MortReg\Revenue Summary Demand Transfers-M&E-MortReg 11.19.25.xlsx](\\ug.unifiedgov.org\ugcommon\Research$\Tax Rate and Valuation\Demand Transfers LAVTR CCRSF MortReg\Revenue Summary Demand Transfers-M&E-MortReg 11.19.25.xlsx)



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> Jeffrey Conway, Assistant Counsel </div> jconway@wycokck.org x5075	Legal
AGENDA ITEM #10.2.		
RESOLUTION: APPROVING TWO-YEAR MEETING SCHEDULE		
BACKGROUND		
<p>A resolution approving the schedule of meeting times for standing committees and Board of Commissioners meetings of the Unified Government pursuant to Appendix C, Section 107 of the 2008 Code of Ordinances and Resolutions. Two options are presented:</p> <p>Option A provides two commission meetings monthly, with a proposed start time for Board of Commissioners meetings of 5:30 p.m.. (This option will require an ordinance amendment.)</p> <p>Option B provides three commission meetings monthly, with a proposed start time for Board of Commissioners meetings of 5:30 p.m..</p> <p>Please note certain dates have been moved from a Monday or Thursday to account for holiday scheduling and to ensure a quorum will be present.</p>		
RECOMMENDATION		
Approve Approve resolution		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
none		
LEGAL/ POLICY CONSIDERATIONS		
none		
ATTACHMENTS		
Meeting Time resolution 2026-28, Full Commission schedule 2026-28 Option A (2), Full Commission schedule 2026-28 Option B (3)		

Approved by Mayor/Administrator to add to agenda.

(Published _____)

RESOLUTION NO. _____

A RESOLUTION SETTING THE SCHEDULES OF MEETING TIMES FOR THE STANDING COMMITTEES OF THE UNIFIED GOVERNMENT COMMISSION AND FOR THE UNIFIED GOVERNMENT COMMISSION THROUGH JANUARY 2028.

WHEREAS, pursuant to the provisions of Appendix C, Section 107 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, the Commission is authorized to set the time for regular meetings of the Commission as well as meetings that include planning and zoning matters and to do so for a two-year period;

WHEREAS, pursuant to the provisions of Appendix C, Section 202 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, the neighborhood and community development (N/CD) and the economic development and finance (ED/F) standing committees of the Commission are required to meet on the Monday preceding the first full commission meeting of each month; and

WHEREAS, pursuant to the provisions of Appendix C, Section 202 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, the public works and safety (PW/S) and the administration and human services (A/HS) standing committees of the Commission are required to meet on the Monday preceding the second full commission meeting of each month.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. The attached schedule of meeting times of the Unified Government Commission, established pursuant to the provisions of Appendix C, Section 107 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby set.

Section 2. The attached schedule of meeting times of the standing committees of the Unified Government Commission, established pursuant to the provisions of Appendix C, Section 202 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby set.

Section 3. This resolution shall take effect and be in full force from and after its passage, approval, and publication in the official Unified Government newspaper.

**ADOPTED BY THE BOARD OF COMMISSIONERS OF THE
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS
CITY, KANSAS, THIS 18th DAY OF DECEMBER, 2025.**

Approved:

Christal Watson, Mayor/CEO

Attest:

Monica Sparks, Unified Government Clerk

Approved as to Form:

Angela J. Lawson, Unified Government Acting Chief Counsel

OPTION A

2 meetings per month (ordinance change)

FEBRUARY 2026- JANUARY 2028 COMMISSION MEETING SCHEDULE

Thursdays at 7:00 p.m. (unless otherwise specified)

Location: Commission Chambers (or as otherwise provided by notice of the UG Clerk)

BOC=Full Commission
PZ=Planning & Zoning

2026

February	5	BOC
	26	PZ
March	5	BOC
	26	PZ
April	2	BOC
	30	PZ
May	7	BOC
	28	PZ
June	4	BOC
	24	PZ
July	2	BOC
	30	PZ
August	6	BOC
	27	PZ
September	3	BOC
	24	PZ
October	1	BOC
	29	PZ
November	5	BOC
	19	PZ
December	3	BOC
	17	PZ

2-meetings per month (ordinance change)

FEBRUARY 2026-JANUARY 2028 COMMISSION MEETING SCHEDULE

Thursdays 7:00 p.m. (unless otherwise specified)

Location: Commission Chambers (or as otherwise provided by notice of the UG Clerk)

BOC=Full Commission
PZ=Planning & Zoning

2027

January	7 28	BOC PZ
February	4 25	BOC PZ
March	4 25	BOC PZ
April	1 29	BOC PZ
May	6 27	BOC PZ
June	3 24	BOC PZ
July	1 29	BOC PZ
August	5 26	BOC PZ
September	2 30	BOC PZ
October	7 28	BOC PZ
November	4 18	BOC PZ
December	2 16	BOC PZ

2028

January	6 27	BOC PZ
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PROPOSED STANDING COMMITTEE MEETINGS
February 2026 - January 2028 (Based on 2 meetings per month)

All Standing Committee meetings are scheduled the Monday prior to a full Commission meeting unless changed by the Chairperson of a committee, holiday, or for some other unforeseen reason. The meetings are held in the 5th Floor Conference Room of the Municipal Office Building (or as otherwise provided by notice of the UG Clerk).

NCD - Neighborhood and Community Development
EDF - Economic Development and Finance
PWS - Public Works and Safety
AHS - Administration and Human Services

Schedule for 2026 Standing Committees:

Date	5:00 PM	Immediately following
February 2	EDF	NCD
February 23	PWS	AHS
March 2	EDF	NCD
March 23	PWS	AHS
March 30	EDF	NCD
April 27	PWS	AHS
May 4	EDF	NCD
May 26	PWS	AHS
June 1	EDF	NCD
June 22	PWS	AHS
June 30	EDF	NCD
July 27	PWS	AHS
August 3	EDF	NCD
August 24	PWS	AHS
August 31	EDF	NCD
September 21	PWS	AHS
September 28	EDF	NCD
October 26	PWS	AHS
November 2	EDF	NCD
November 16	PWS	AHS
November 30	EDF	NCD
December 14	PWS	AHS

Schedule for 2027 Standing Committees:

Date	5:00 PM	Immediately following
January 4	EDF	NCD
January 25	PWS	AHS
February 1	EDF	NCD
February 22	PWS	AHS
March 1	EDF	NCD
March 22	PWS	AHS
March 29	EDF	NCD
April 26	PWS	AHS
May 3	EDF	NCD
May 24	PWS	AHS
June 1	EDF	NCD
June 21	PWS	AHS
June 28	EDF	NCD
July 26	PWS	AHS
August 2	EDF	NCD
August 23	PWS	AHS
August 30	EDF	NCD
September 27	PWS	AHS
October 4	EDF	NCD
October 25	PWS	AHS
November 1	EDF	NCD
November 15	PWS	AHS
November 29	EDF	NCD
December 13	PWS	AHS

Schedule for 2028 Standing Committees:

Date	5:00 PM	Immediately following
January 3	EDF	NCD
January 24	PWS	AHS

OPTION B

3 meetings per month

FEBRUARY 2026- JANUARY 2028 COMMISSION MEETING SCHEDULE

Thursdays at 7:00 p.m. (unless otherwise specified)

Location: Commission Chambers (or as otherwise provided by notice of the UG Clerk)

BOC=Full Commission
PZ=Planning & Zoning

2026

February	5	BOC
	19	BOC
	26	PZ
March	5	BOC
	19	BOC
	26	PZ
April	2	BOC
	16	BOC
	30	PZ
May	7	BOC
	21	BOC
	28	PZ
June	4	BOC
	18	BOC
	24	PZ
July	2	BOC
	16	BOC
	30	PZ
August	6	BOC
	20	BOC
	27	PZ
September	3	BOC
	17	BOC
	24	PZ
October	1	BOC
	15	BOC
	29	PZ
November	5	BOC
	12	BOC
	19	PZ
December	3	BOC
	10	BOC
	17	PZ

OPTION B

3 meetings per month

FEBRUARY 2026- JANUARY 2028 COMMISSION MEETING SCHEDULE

Thursdays at 7:00 p.m. (unless otherwise specified)

Location: Commission Chambers (or as otherwise provided by notice of the UG Clerk)

BOC=Full Commission
PZ=Planning & Zoning

2027

January	7	BOC
	21	BOC
	28	PZ
February	4	BOC
	18	BOC
	25	PZ
March	4	BOC
	18	BOC
	25	PZ
April	1	BOC
	15	BOC
	29	PZ
May	6	BOC
	20	BOC
	27	PZ
June	3	BOC
	17	BOC
	24	PZ
July	1	BOC
	15	BOC
	29	PZ
August	5	BOC
	19	BOC
	26	PZ
September	2	BOC
	16	BOC
	30	PZ
October	7	BOC
	21	BOC
	28	PZ
November	4	BOC
	10	BOC
	18	PZ

December	2	BOC
	9	BOC
	16	PZ

2028

January	6	BOC
	20	BOC
	27	PZ

PROPOSED- STANDING COMMITTEE MEETINGS
February 2026 - January 2028 (Based on 3 meetings per month)

All Standing Committee meetings are scheduled the Monday prior to a full Commission meeting unless changed by the Chairperson of a committee, holiday, or for some other unforeseen reason. The meetings are held in the 5th Floor Conference Room of the Municipal Office Building (or as otherwise provided by notice of the UG Clerk).

NCD - Neighborhood- and Community Development
EDF -Economic Development and Finance
PWS -Public Works and Safety
AHS -Administration and Human Services

Schedule for 2026 Standing Committees:

Date	5:00 PM	Immediately following
February 2	EDF	NCD
February 17	PWS	AHS
March 2	EDF	NCD
March 16	PWS	AHS
March 30	EDF	NCD
April 13	PWS	AHS
May 4	EDF	NCD
May 18	PWS	AHS
June 1	EDF	NCD
June 15	PWS	AHS
June 29	EDF	NCD
July 13	PWS	AHS
August 3	EDF	NCD
August 17	PWS	AHS
August 31	EDF	NCD
September 14	PWS	AHS
September 28	EDF	NCD
October 12	PWS	AHS
November 2	EDF	NCD
November 9	PWS	AHS
November 30	EDF	NCD
December 7	PWS	AHS

Schedule for 2027 Standing Committees:

Date	5:00 PM	Immediately following
January 4	EDF	NCDS
January 19	PWS	AHS
February 1	EDF	NCD
February 16	PWS	AHS
March 1	EDF	NCD
March 15	PWS	AHS
March 29	EDF	NCD
April 12	PWS	AHS
May 3	EDF	NCD
May 17	PWS	AHS
June 1	EDF	NCD
June 14	PWS	AHS
June 28	EDF	NCD
July 12	PWS	AHS
August 2	EDF	NCD
August 16	PWS	AHS
August 30	EDF	NCD
September 13	PWS	AHS
October 4	EDF	NCD
October 18	PWS	AHS
November 1	EDF	NCD
November 8	PWS	AHS
November 29	EDF	NCD
December 6	PWS	AHS

Schedule for 2028 Standing Committees:

Date	5:00 PM	Immediately following
January 3	EDF	NCDS
January 18	PWS	AHS



PROCLAMATION

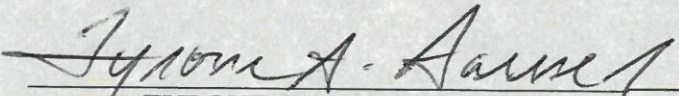
- WHEREAS,** the late Verdis Jeune Young Robinson, a trailblazing public servant whose leadership and dedication greatly enriched Wyandotte County and the State of Kansas; and
- WHEREAS,** Verdis Robinson began her service to the community through early work with the D.J. Young Publishing Company and later with the City of Kansas City, Kansas, rising from meter maid to Director of Parking Control, demonstrating determination, excellence, and integrity; and
- WHEREAS,** in 1989, Verdis Robinson became the first African American woman appointed to the Kansas State Legislature, marking a historic milestone and setting a powerful example for future generations; and
- WHEREAS,** during her legislative tenure, she was appointed to fill the unexpired term of 2nd District Wyandotte County Commissioner, subsequently won election to a full four-year term, serving with distinction until the creation of the Unified Government in 1997; and
- WHEREAS,** Verdis Jeune Young Robinson worked tirelessly to advance social progress, founding and leading multiple federated women's democratic clubs, serving on the NAACP Kansas City, Kansas Branch Board, and holding leadership roles including Vice Chairman of the Democratic Central Committee, co-founder and President of the Rebecca Vincson Federated Women's Club, and President of Democracy, Inc.; and
- WHEREAS,** throughout more than three decades of public service, Verdis Robinson distinguished herself through strong leadership, civic involvement, and a commitment to fairness, opportunity, and community empowerment; and
- WHEREAS,** her contributions were recognized with numerous honors, including the Chair's Special Service Award from the Kansas Democratic Party, the NAACP Go Getters Award, and the PRIDE First Sweetheart Award, reflecting her respected standing in public life, and her family was named Black Family of the Year by the Urban League of Greater Kansas City; and
- WHEREAS,** her legacy as a public servant, mentor, advocate for social justice, and an inspiration to future generations of leaders continue to uplift and strengthen our community.

NOW, THEREFORE, I, Tyrone Garner, Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas, do hereby proclaim December 12, 2025, as:



“Verdis Jeune Robinson Day”

in Wyandotte County/Kansas City, Kansas. In witness whereof, I have hereunto set my hand and the seal of the Unified Government of Wyandotte County/Kansas City, Kansas.


TYRONE GARNER, MAYOR/CEO