

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