



Unified Government of Wyandotte County and Kansas City, Kansas

**Neighborhood & Community Development  
Standing Committee**

Fifth Floor Conference Room

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

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*Chair Andrew Davis*

*Commissioner At-Large District 1 - Melissa Bynum, Commissioner, District 1 - Jermaine Howard  
Commissioner, District 5 - Carlos Pacheco, Commissioner, District 7 - Chuck Stites*

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**AGENDA**

**Monday, January 5, 2026**

**5:00 PM**

1. **Call to Order/Roll Call**
2. **Revisions to January 5, 2026 Agenda**
3. **Approval of standing committee minutes from November 3, 2025**
4. **Committee Agenda**
  - 4.1 **ORDINANCE: AMENDMENT TO THE ADMINISTRATIVE CITATION FINE SCHEDULE TO ADDRESS SHORT-TERM RENTAL VIOLATIONS DURING PERIODS OF INCREASED DEMAND FOR RENTAL UNITS**

Synopsis: Discussion of an ordinance amending the code enforcement administrative penalty process by identifying violations of the short-term rental and special event residential regulations as distinct from all other code enforcement violations, and creating a separate fine schedule for violations of the short-term rental and special event residential regulations, by amending **Section 2-562** of Article IX of Chapter 2 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

*For Information Only*

Tracking #: 211320

**4.2 ORDINANCE: AMENDMENT OF THE RENTAL LICENSING REGULATIONS AND PROCEDURES TO ALLOW FOR SPECIAL REGULATIONS FOR SPECIAL EVENTS, AS DECLARED BY THE COUNTY ADMINISTRATOR.**

Synopsis: Discussion of an ordinance amending residential rental regulations during a designated special events period, and defining the authority of the county administrator to declare a special event period, by wholly adding **Sections 19-230 and 19-250** of Article VIII of Chapter 19 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

*For Information Only*

Tracking #: 211321

**4.3 RECOMMENDATION: SHORT-TERM RENTAL POLICY CHANGE FOR WORLD CUP**

Synopsis: A policy recommendation for the regulation of short-term rentals during upcoming special events and other periods of uniquely increased demand for short-term accommodations.

*For Information Only*

Tracking #: 211322

**4.4 LAND BANK OPTIONS (WITHOUT OPPOSITION)**

Synopsis:

Item #	Name	Type	Address	Parcel
A 1	Erika Y Pena	Single Family Home	3012 WASHINGTON AVE	63618
A 2	Kayla Barr	Single Family Home	10841 COUNTRYSIDE DR	182702
A 3	Kayla Barr	Single Family Home	8708 SPLITLOG AVE	144308
A 4	S&D Investment Group	Single Family Home	712 N 13TH ST	81065
A 5	ROGELIO AVALOS	Single Family Home	1338 N 48TH ST	47500
A 6	RA ENGINEERING CORP	Single Family Home	1716 SOUTHWEST BLVD	905524
A 7	Joshua Ladd	Single Family Home	1700 S 40TH ST	170130
A 8	MELISSA LOCKHART	Single Family Home	4208 N 79TH ST	931504
A 9	Fairlane Contractors	Single Family Home	2544 HIAWATHA ST	158284
			2530 HIAWATHA ST	158288
			2518 HIAWATHA ST	158289
			2544 HIAWATHA ST	158291
			2510 HIAWATHA ST	158292
			1717 CLEVELAND AVE	158441
			1723 CLEVELAND AVE	158440
A10	Fairlane Contractors	Single Family Home	1523 HASKELL AVE	115920
			1519 HASKELL AVE	115919
			1325 WAVERLY AVE	157772
			1321 WAVERLY AVE	157771
			1315 WAVERLY AVE	157770

			1311 WAVERLY AVE	157769
A11	Kasset Funds, LLC	Single Family Home	2600 YATES ST	150622
A12	Kasset Funds, LLC	Single Family Home	1640 S 14TH ST	143161
			1700 S 14TH ST	143162
A13	Nick LeQuia	Single Family Home	5000 OAKLAND AVE	47420
A14	Nick LeQuia	Single Family Home	4348 WALKER AVE	60608
A15	Isaias Mejia Gomez	Single Family Home	158 N 74TH ST	929105
B 3	LMK & Associates LLC	Multi-Family	1911 PARALLEL AVE	68756
			1972 GLENDALE AVE	68754
B 4	LMK & Associates LLC	Multi-Family	2825 BROWN AVE	99299
			3085 N 29TH ST	99200
			3090 N 27TH ST	910501
			2280 RUSSELL AVE	161804
C 1	Wyco Rentals llc	Commercial	7848 LEAVENWORTH RD	35872

Tracking #: 211318

#### 4.5 LAND BANK PROPERTY TRANSFERS (WITHOUT OPPOSITION)

Synopsis:

Item	Name	Type	Address	Parcel
PT 1	Daniel Alvarez	Garden	1225 GILMORE AVE	67342
PT 2	Stacy Robinson	Garden	1914 SPRINGFIELD BLVD	111003
PT 3	Roberto Barragan	Yard Extension	812 GILMORE AVE	122050
PT 4	Vickey Nunnally	Yard Extension	2259 RUSSELL AVE	162018
PT 5	Hector Ramon Rosales Fernadez	Yard Extension	1941 N 17TH ST	116405
PT 6	Virginia De La Torre	Yard Extension	815 N 9TH ST	81343
PT 7	Celia Peralta	Yard Extension	1347 ROWLAND AVE	157585
PT 8	Yimi Lemus	Yard Extension	1407 N 32ND ST	63578
PT 9	Jimmie Jones	Yard Extension	1706 RICHMOND AVE	98618
PT10	Deyvin A. Pineda	Yard Extension	2507 N 13TH ST	157521
PT11	BMP Enterprises, LLC	Yard Extension	1907 N 10TH ST	212028

Tracking #: 211319

#### 5. Public Agenda

#### 6. Adjourn

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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](mailto:UGclerkrequest@wycokck.org) o al 913-573-5260 al menos 48 horas antes de la reunión.

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View the meeting live on our website at: via [YouTube](#).

Unified Government of Wyandotte County and Kansas City, Kansas



**Neighborhood & Community Development Meeting**

5<sup>th</sup> Floor Conference Room

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

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*Commissioner Andrew Davis, Chair*

*Commissioner Gayle Townsend – Commissioner Evelyn Hill –  
Commissioner Christian Ramirez – Commissioner Melissa Bynum*

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**MINUTES**

**Monday, November 3, 2025**

**7:45 PM-9:44 PM**

**Attendance:**

**Committee Members Present:**

- Commissioner Andrew Davis (Chair)
- Commissioner Ramirez
- Commissioner Townsend
- Commissioner Bynum

**Committee Members Absent:**

- Commissioner Hill (absence memo provided)

**Staff Present:**

- Rodney Lucas (Interim Assistant County Administrator)
- Wendy Green (Deputy Chief Counsel)
- Brittnie MacDonald (Clerk)
- Judd Knapp (Land Bank Administrator)
- Michael Sutton (Redevelopment Coordinator Economic Development)
- Angel Ferrara (Director, Parks and Recreation)
- Matt Zayas (Fiscal Analyst, Parks and Recreation)
- Vincent Billaci (Parks Management)

**Call to Order:**

Commissioner Davis called the meeting to order at 7:45 PM.

**Revisions to Agenda:**

No revisions to the agenda were reported.

**Approval of Previous Minutes: (Discussion Begins 02:09:46)**

Commissioner Bynum moved to approve the minutes from the April 1, 2024, meeting. The motion was seconded by Commissioner Ramirez.

Vote: Motion carried 4-0

- Ayes: Ramirez, Townsend, Bynum, Davis
- Nays: None
- Absent: Hill

**Committee Agenda:****Item No. 4.1 - RESOLUTION: RECREATION TRAILS GRANT PROGRAM THROUGH KANSAS DEPARTMENT OF WILDLIFE AND PARKS (Discussion Begins 02:10:09)**

Angel Ferrara, Vincent Billaci, and Matthew Zayas presented the Kansas Department of Wildlife Parks Recreation Trails Program grant application for the Quindaro Park walking trail renovation.

**Project Details:**

- Total cost: \$414,000
- Grant funding: Up to \$331,000 (80%)
- Local match: \$82,000 (20%) - already allocated in 2026 CIP budget
- Trail specifications: 1/3 mile long, 8.5 feet wide
- Steel reinforced concrete with rubber surfacing
- Application deadline: November 14, 2025

Commissioner Bynum moved to adopt the resolution and fast-track to November 6<sup>th</sup> Board of Commissioners meeting. The motion was seconded by Commissioner Ramirez.

Vote: Motion carried 4-0

- Ayes: Ramirez, Townsend, Bynum, Davis
- Nays: None
- Absent: Hill

**Item No. 4.2 - PRESENTATION: LAND BANK MOWING PROCESS (Discussion Begins 02:18:28)**

Jud Knapp, Land Bank Administrator, presented the first year of Land Bank managing the mowing program transferred from Parks Department.

Key points:

- Removed 1,200 unmowable lots from inventory.
- Created mobile app for contractors with GPS mapping and photo verification.
- Two zones created: Zone 1 (2,350 lots, 11,000 total mows) and Zone 2 (635 lots, 3,150 total mows)
- Cost: \$66,000 per round, estimated \$351,000 for 2025.
- Direction received to increase from monthly to bi-weekly mowing (14 rounds estimated at \$924,000)

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

**Item No. 4.3 - LAND BANK OPTIONS — NO OPPOSITION (GROUP FOR APPROVAL) (Discussion Begins 02:36:07)**

Michael Sutton presented several land bank applications.

Item	Name	Type	Address	Parcel
A 1	CKR Ventures, LLC	Single Family Home	4029 SILVER AVE	169921
A 2	CKR Ventures, LLC	Single Family Home	1015 SANDUSKY AVE	090212

			1023 SANDUSKY AVE	090215
A 4	Building Bridges KC Incorporated	Single Family Home	2906 N 89TH TER	184709
			8910 WEBSTER AVE	184708
A 5	Hector Maderos	Single Family Home	3306 N 33RD ST	165213
A 7	Dahmer Construction Services	Single Family Home	1869 N 29TH ST	195479
			2500 GARFIELD AVE	208315
A 8	Gerania Ramos	Single Family Home	1428 N 31ST ST	910829
A 9	Ted Ihde	Single Family Home	3212 EVERETT AVE	063570
B 1	Casey Bond	Multi Family	654 SIMPSON AVE	120989
			650 SIMPSON AVE	121082
			648 SIMPSON AVE	120990

Commissioner Ramirez moved to approve all items as submitted. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 4-0

- Ayes: Ramirez, Townsend, Bynum, Davis
- Nays: None
- Absent: Hill

**Item No. 4.4 - LAND BANK PROPERTY TRANSFERS — NO OPPOSITION  
(GROUPED FOR APPROVAL) (Discussion Begins 02:39:47)**

Michael Sutton presented several land bank applications.

Item	Name	Type	Address	Parcel
PT 1	Brandy Wells	Garden	3112 N 23RD ST	124223
PT 2	Arrison Davis	Garden	1117 WAVERLY AVE	156816
PT 3	Regina Washington	Garden	1122 GREELEY AVE	157151
PT 5	Bryan Torres	Garden	1315 OSAGE AVE	068127
PT 8	Beth Cain	Yard Extension	917 REYNOLDS AVE	093416
PT 9	Gaudencio Rodríguez	Yard Extension	2011 N 14TH ST	098432
PT10	James Williams	Yard Extension	725 S 8TH ST	073670
PT11	Naomi Marquez	Yard Extension	1966 N 25TH ST	208302
PT12	Diana Holguin	Yard Extension	1114 ROWLAND AVE	156933
PT14	Isela Cervantes Vasquez	Yard Extension	1934 N 30TH ST	196009
PT15	Leonardo Alejo	Yard Extension	131 S 16TH ST	066601
PT16	Arturo Hernandez	Yard Extension	1237 SHAWNEE AVE	072388
PT17	Maria Loreda Rojas	Yard Extension	2915 PARKWOOD BLVD	210020
PT19	Sandra Rodriguez	Yard Extension	721 GARFIELD AVE	095218
PT20	Zenada Vargas	Yard Extension	2113 S FERREE ST	126384

PT21	Isaac E Villescaz Lopez	Yard Extension	84 S 13TH ST	066538
PT22	Robert Reynolds	Yard Extension	2416 N 10TH ST	157470
PT23	Randall Arnold	Yard Extension	210 S COY ST	121800
PT25	Wyandot Nation of Kansas	Donation	3429 N 32ND TER	163805
			3206 Sewell Ave	163806
			3425 N 32nd Ter	163807

Commissioner Townsend moved to approve all items as submitted. The motion was seconded by Commissioner Ramirez.

Vote: Motion carried 4-0

- Ayes: Ramirez, Townsend, Bynum, Davis
- Nays: None
- Absent: Hill

**The Committee went into recess at 8:51 PM.**

**The meeting reconvened at 8:57 PM.**

**Item No. 4.5 - LAND BANK OPTIONS - WITH OPPOSITION (FOR DISCUSSION)  
(Discussion Begins 03:12:08)**

Michael Sutton presented several land bank applications.

Item WO A6 was removed at the request of the applicant. Items WO A10 and WO A11 the opposition was removed by the neighborhood group.

Item	Name	Type	Address	Parcel
WO A 3	Eric Powell-Ellison	Single Family Home	2700 N 7TH ST TRFY	109677
<p>Opposition - OGNA will begin to oppose (delay) all applications in the OGNA boundary area. The group is currently requesting an application pause within the OGNA boundaries as the group works on the OGNA Quality of Life Master Plan. While we understand the inconvenience and potential delay in progress for current and new residents, this pause will allow us to strategically plan and intentionally build an area that we can all be proud of moving forward.</p>				
WO A 6	Diego Sanchez	Single Family Home	346 ROWLAND AVE	094214
			348 ROWLAND AVE	094213
<p>Opposition - OGNA will begin to oppose (delay) all applications in the OGNA boundary area. The group is currently requesting an application pause within the OGNA boundaries as the group works on the OGNA Quality of Life Master Plan. While we understand the inconvenience and potential delay in progress for current and new residents, this pause will allow us to strategically plan and intentionally build an area that we can all be proud of moving forward.</p>				
WO A10	RA Engineering Corp.	Single Family Home	905 SANDUSKY AVE	090329
			1015 SANDUSKY AVE	090212
			1013 SANDUSKY AVE	090211
			1011 SANDUSKY AVE	090210
WO	Pillar KC LLC	Single Family	946 SPLITLOG AVE	928970

A11		Home		
			926 SPLITLOG AVE	092889
			853 TAUROMEE AVE	090433
			1033 GRANDVIEW BLVD	080567

Commissioner Townsend moved to approve WO A3, WO A10 and WO A11. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 4-0

- Ayes: Ramirez, Townsend, Bynum, Davis
- Nays: None
- Absent: Hill

**Item No. 4.6 - LAND BANK PROPERTY TRANSFERS — WITH OPPOSITION (FOR DISCUSSION) (Discussion Begins 03:23:50)**

Michael Sutton presented several land bank applications.

Item	Name	Type	Address	Parcel
WO PT 4	Denise Olea	Garden	1219 Gilmore Ave	067344
Staff - Non-consent item due to application being outside of policy. It appears Land Bank lot already has items on lot.				
WO PT 7	Donaldo Matute	Yard Extension	2631 N 21ST ST	163123
Opposition - The Organization for Community Preservation (OCP) opposes the yard extension, citing the Northeast Plan for better land use for potential housing.				
WO PT24	Geraldine White	Yard Extension	1730 HASKELL AVE	194805

Opposition - The Organization for Community Preservation (OCP) continues to oppose the yard extension application. OCP has communicated its opposition to the applicant via email on two separate occasions. The organization believes that the yard extension lot would be used for developing housing in accordance with the Northeast Master Plan.

Commissioner Bynum moved to approve WO PT4. The motion was seconded by Commissioner Townsend.

Vote: Motion carried 4-0

- Ayes: Ramirez, Townsend, Bynum, Davis
- Nays: None
- Absent: Hill

Commissioner Townsend moved to approve WO PT7. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 4-0

- Ayes: Ramirez, Townsend, Bynum, Davis
- Nays: None
- Absent: Hill

Commissioner Townsend moved to hold over item WO PT24 for more information. The motion was seconded by Commissioner Davis.

Vote: Motion carried 4-0

- Ayes: Ramirez, Townsend, Bynum, Davis
- Nays: None
- Absent: Hill

**Adjournment: (Discussion Begins 03:57:47)**

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

Vote: Motion carried 4-0

- Ayes: Ramirez, Townsend, Bynum, Davis
- Nays: None
- Absent: Hill

The meeting was adjourned at 9:44 PM

BM



# Report to Neighborhood & Community Development Standing Committee

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;">           Michael Farley, Assistant Counsel         </div> mfarley@wycokck.org x5679	Legal
<b>AGENDA ITEM #4.1.</b>		
<b>ORDINANCE: AMENDMENT TO THE ADMINISTRATIVE CITATION FINE SCHEDULE TO ADDRESS SHORT-TERM RENTAL VIOLATIONS DURING PERIODS OF INCREASED DEMAND FOR RENTAL UNITS</b>		
<b>BACKGROUND</b>		
<p>An ordinance amending the code enforcement administrative penalty process by identifying violations of the short-term rental and special event residential regulations as distinct from all other code enforcement violations, and creating a separate fine schedule for violations of the short-term rental and special event residential regulations, by amending <b>Section 2-562</b> of Article IX of Chapter 2 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.</p>		
<b>RECOMMENDATION</b>		
For information only		
<b>BUDGET IMPACTS / FINANCIAL CONSIDERATIONS</b>		
N/A		
<b>LEGAL/ POLICY CONSIDERATIONS</b>		
<b>ATTACHMENTS</b>		
OrdAm_Ch. 2_Admin Cite Fines_1.5.2026 NCD		

Approved by Mayor/Administrator to add to agenda.

Published in the *Wyandotte Echo* on \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE amending the code enforcement administrative penalty process by identifying violations of the short-term rental and special event residential regulations as distinct from all other code enforcement violations, and creating a separate fine schedule for violations of the short-term rental and special event residential regulations, by amending **Section 2-562** of Article IX of Chapter 2 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

**WHEREAS**, use of a residential property as a short-term rental can be an economic benefit to local residents, especially during highly anticipated events in Wyandotte County and in the metropolitan area;

**WHEREAS**, a revised fine schedule is necessary to ensure that short-term rental operators abide with regulations intended to promote safety and alleviate neighbor concerns;

**WHEREAS**, all other provisions of Chapter 2, Article IX shall remain in effect; therefore,

**BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:**

**Section 1.** Chapter 2 - ADMINISTRATION, Article IX. - CODE ENFORCEMENT ADMINISTRATIVE PENALTY PROCESS, Section 652 - Amount of Penalties, of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, are hereby amended to read as follows:

**Sec. 27-652. - Amount of penalties.**

(a) The following penalties may be imposed for each separate violation of a code provision:

- (1) \$100.00 for a first violation;
- (2) \$250.00 for a second violation within any 24-month-period; and
- (3) \$500.00 for a third violation within any 24-month period; and
- (4) \$750.00 for a fourth violation within any 24-month period; and
- (5) \$1,000.00 for a fifth violation within any 24-month period; and
- (6) \$1,500.00 for a sixth or subsequent violation within any 24-month period.

(b) For the violation of any short-term rental regulation, or for the violation of special events residential rental regulations in section 19-250, the following penalties may be imposed for each separate violation of a code provision:

- (1) Warning issued.
- (2) \$1,000.00 for a first violation;
- (3) \$2,500.00 for a second violation within any 24-month-period; and
- (4) \$5,000.00 for a third violation within any 24-month period; and
- (5) \$7,500.00 for a fourth violation within any 24-month period; and
- (6) \$10,000.00 for a fifth violation within any 24-month period; and
- (7) \$15,000.00 for a sixth or subsequent violation within any 24-month period.

**Section 2.** That said original Section 2-652 of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, be and are hereby repealed and replaced.

**Section 3.** This ordinance shall take effect and be in full force upon its passage and publication in *The Wyandotte Echo*.

**ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED  
GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS \_\_\_\_  
DAY OF \_\_\_\_\_, 2026.**

**APPROVED:**

\_\_\_\_\_  
Christal Watson, Mayor/CEO

**ATTESTED:**

\_\_\_\_\_  
Unified Government Clerk

**APPROVED AS TO FORM:**

Acting Chief Counsel



# Report to Neighborhood & Community Development Standing Committee

MEETING DATE	PRESENTER	DEPARTMENT
	MIKE FARLEY	Legal
AGENDA ITEM #4.2.		
ORDINANCE: AMENDMENT OF THE RENTAL LICENSING REGULATIONS AND PROCEDURES TO ALLOW FOR SPECIAL REGULATIONS FOR SPECIAL EVENTS, AS DECLARED BY THE COUNTY ADMINISTRATOR.		
BACKGROUND		
An ordinance amending residential rental regulations during a designated special events period, and defining the authority of the county administrator to declare a special event period, by wholly adding <b>Sections 19-230 and 19-250</b> of Article VIII of Chapter 19 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.		
RECOMMENDATION		
For information only		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
N/A		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
OrdAm_Ch. 19_Rentals_1.5.2026 NCD		

Approved by Mayor/Administrator to add to agenda.

Published in the *Wyandotte Echo* on \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE amending residential rental regulations during a designated special events period, and defining the authority of the county administrator to declare a special event period, by wholly adding **Sections 19-230 and 19-250** of Article VIII of Chapter 19 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

**WHEREAS**, Kansas City, Kansas and the surrounding metropolitan area are a thriving area that is attractive to world-class events and entertainment;

**WHEREAS**, during large, one-time events in Wyandotte County and the metropolitan area, there is a sudden greater demand for housing opportunities for a short period of time and to the extent that the existing hotel and short-term rental pool may not be able to accommodate the influx of out-of-town visitors;

**WHEREAS**, these one-time, short-term events might require additional flexibility around short-term rentals in order to adequately accommodate all out-of-town visitors;

**WHEREAS**, all other provisions of Chapter 19, Article VIII shall remain in effect; therefore,

**BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:**

**Section 1.** Chapter 19 - LICENSES, PERMITS AND MISCELLANEOUS BUSINESS REGULATIONS, Article VIII - RESIDENTIAL RENTAL DWELLINGS, Section 230 - Definitions, of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, are hereby wholly added to read as follows:

**Sec. 19-230. - Definitions.**

For this article, certain terms and words are herewith defined as follows: Words used in the present tense include the future; words in the singular number include the plural and words in the plural number include the singular. The term "building" includes the term "structure." The term "shall" is mandatory and not directory.

Dwelling means a building or portion thereof intended for occupancy for residential purposes but not including hotels, motels, rooming houses, nursing homes, temporary shelters, tourist homes, or trailers.

Dwelling house, condominium, means a building containing dwelling units, which dwelling units are separated by a party wall and which dwelling units are designed and intended to be separately owned in fee under the condominium statutes of the state.

Dwelling, multiple-family, means a dwelling, or portion thereof, containing three or more dwelling units.

Dwelling, single-family, means a dwelling containing one dwelling unit.

Dwelling, two-family means a dwelling containing two dwelling units, a duplex.

Dwelling unit means one or more rooms constituting all or part of a dwelling and which are arranged, designed, used or intended for use exclusively as a single housekeeping unit for one family, and which includes cooking, living, sanitation and sleeping facilities.

Dwelling unit, full means a dwelling unit, as defined in this section, or the extent of the dwelling unit to be rented to and accessible by a short-term rental tenant(s), with the remainder of the dwelling unit both inaccessible to said tenant(s) and not otherwise occupied or rented.

Dwelling unit, partial means a portion of a dwelling unit or the extent of the dwelling unit to be rented to and accessible by a short-term tenant, with the remainder of the dwelling unit occupied by the property owner. A partial dwelling unit at minimum must include a bedroom and access to a bathroom; the portion of the dwelling unit occupied by the property owner may or may not be accessible to tenants.

Dwelling unit, primary means the dwelling unit in which the property owner resides in satisfaction of the definition of owner-occupied, as defined in this section. For buildings in which the property owner either consists of more than one individual residing in separate and distinct dwelling units or is a corporation, government entity, non-profit, or trust, a single primary dwelling unit shall be established by the property owner, or, if the property owner does not assert a primary dwelling unit, by the determination of the director of planning or their designee.

Rental, dwelling unit means dwelling unit that is rented to a person(s) for occupancy, offered for rent, or allowed to be occupied by another person(s).

Rental, long-term means

Rental, short-term means the rental or leasing of a dwelling unit—whether it be a full dwelling unit or partial dwelling unit, or a primary dwelling unit or an accessory dwelling unit—for a period

of less than 30 consecutive days. The following types and uses of residential buildings are not subject to the short-term rental standards of this article: group homes; summer camps and campgrounds; hospitals and other facilities for treatment of humans; nursing, convalescent, and senior assisted-living homes; and other lodging establishments as defined by existing hotel and motel standards.

**Section 2.** Chapter 19 - LICENSES, PERMITS AND MISCELLANEOUS BUSINESS REGULATIONS, Article VIII - RESIDENTIAL RENTAL DWELLINGS, Section 250 - Rentals during special events, of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, are hereby amended to read as follows:

**Sec. 19-650. - Rentals during special events.**

- (a) For the purposes of this section, a special event shall have the following characteristics:
- (1) Look at KCMO
  - (2) Does not occur annually; and,
  - (3) Occurs for less than 120 days.
- (b) In consideration of the following characteristics, the special event shall be declared by the county administrator. The beginning date and end date of the special event must be specified in the declaration.
- (1) The special event may be declared between two and 52 weeks before the beginning of the event in question.
  - (2) The declaration of a special event shall be published by a memorandum and shall be otherwise posted on the unified government website. The declaration may be also published and disseminated through other media.
- (c) Special event rental procedures. The following shall apply only to dwellings that are registered as residential rentals for a special event. The dwelling unit must be registered and licensed only for the duration of the special event. All other regulations not in conflict with the regulations in subsection (c) shall remain in effect.
- (1) Rental inspection. A rental inspection shall be completed before a special event rental license shall be issued.
  - (2) Administrative violation fines. Operation of a residential rental without having been issued a rental license, or another violation of section 19-650, is subject to the fine schedule in section 2-652(b).

**Section 3.** That said newly created Sections 19-230 and 19-250 of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, be and are hereby incorporated into said Code.

**Section 4.** This ordinance shall take effect and be in full force upon its passage and publication in *The Wyandotte Echo*.

**ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED  
GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS \_\_\_\_  
DAY OF \_\_\_\_\_, 2026.**

**APPROVED:**

\_\_\_\_\_  
Christal Watson, Mayor/CEO

**ATTESTED:**

\_\_\_\_\_  
Unified Government Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Acting Chief Counsel



Report to  
 Neighborhood & Community Development Standing  
 Committee

MEETING DATE	PRESENTER	DEPARTMENT
	MIKE FARLEY	Legal
AGENDA ITEM #4.3.		
RECOMMENDATION: SHORT-TERM RENTAL POLICY CHANGE FOR WORLD CUP		
BACKGROUND		
A policy recommendation for the regulation of short-term rentals during upcoming special events and other periods of uniquely increased demand for short-term accommodations.		
RECOMMENDATION		
For information only		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
N/A		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Short Term Rental Policy Recommendation		

Approved by Mayor/Administrator to add to agenda.

## **DECISION MEMO**

TO: David Johnston, County Administrator  
RE: Short-term rental policy change for World Cup  
DATE: December 11, 2025  
FROM: Alan Howze, Assistant County Administrator

The World Cup is expected to bring a large number of visitors to the Kansas City region, including Kansas City, Kansas. There will be more visitors than hotel rooms and it is expected that many properties will be offered as short-term rentals (STR).

### **Current UG policy**

- The STR code is in the zoning chapter of UG ordinances.
- Applicants for a non-owner occupied STR go through a special use permit process. The process takes 80+ days and includes public notice and action by the planning commission and full commission. Only one non-owner occupied STR per block face is allowed under code.
- Owner occupied short-term rentals can be approved via an administrative process
- STRs are required to have a 3<sup>rd</sup> party home inspection that certifies the home meets basic life-safety standards.

### **Proposed UG Policy for World Cup**

- Suspend the special use permit process for STRs for 120 days – from May 1 through August 30, 2025
- Utilize an administrative approval process for all STRs
- Lift the one-per block limit on non-owner occupied STRs for the duration of the moratorium
- Require certified 3<sup>rd</sup> party inspection of life-safety items in order to receive license.
- At end of period reverts back to current STR policy unless Commissions act

### **Reasons for Recommendation**

- There is a compelling public interest in having STRs used for World Cup visitors be licensed, inspected, and known to authorities.
- Life safety fire inspections would be conducted on properties – reducing the risk of dangerous properties being rented

- Assists public safety in addressing issues of drug sales and human trafficking by knowing where STRs are located
- Allow UG property owners to get economic benefits of World Cup by renting out their property
- Provides a level of protection for visitors to KCK that properties are legitimate and meet basic safety standards
- Surrounding jurisdictions are adjusting STR policy during World Cup to meet anticipated influx of visitors and STRs

### **Administrative License Framework**

- Electronic application and review process using new Accela business process
- Lays out requirements on the front end for applicants
- Certification kept as part of electronic file
- Administered by the Neighborhood Resource Center (NRC)
- 3<sup>rd</sup> party inspection minimizes workload on NRC and Fire staff for inspections and places cost and responsibility back onto the property owners
- Short timeframe for approvals to allow fast turnaround
- Enforcement – unregistered STR's will be given five days to complete the registration steps, including inspection. Failure would result in \$1,000 fine and shutdown for non-compliance.

### **Costs**

- 3<sup>rd</sup> Party inspection – market price
- KCK business license
- STR application fee – TBD
  - KCMO temporarily lowered fee from \$200 to \$50 for World Cup
  - Lawrence STR fee is less than \$50



# Report to Neighborhood & Community Development Standing Committee

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 #4.4.

### LAND BANK OPTIONS (WITHOUT OPPOSITION)

#### BACKGROUND

Item #	Name	Type	Address	Parcel
A 1	Erika Y Pena	Single Family Home	3012 WASHINGTON AVE	63618
A 2	Kayla Barr	Single Family Home	10841 COUNTRYSIDE DR	182702
A 3	Kayla Barr	Single Family Home	8708 SPLITLOG AVE	144308
A 4	S&D Investment Group	Single Family Home	712 N 13TH ST	81065
A 5	ROGELIO AVALOS	Single Family Home	1338 N 48TH ST	47500
A 6	RA ENGINEERING CORP	Single Family Home	1716 SOUTHWEST BLVD	905524
A 7	Joshua Ladd	Single Family Home	1700 S 40TH ST	170130
A 8	MELISSA LOCKHART	Single Family Home	4208 N 79TH ST	931504
A 9	Fairlane Contractors	Single Family Home	2544 HIAWATHA ST	158284
			2530 HIAWATHA ST	158288
			2518 HIAWATHA ST	158289
			2544 HIAWATHA ST	158291
			2510 HIAWATHA ST	158292
			1717 CLEVELAND AVE	158441
			1723 CLEVELAND AVE	158440
A10	Fairlane Contractors	Single Family Home	1523 HASKELL AVE	115920
			1519 HASKELL AVE	115919
			1325 WAVERLY AVE	157772
			1321 WAVERLY AVE	157771
			1315 WAVERLY AVE	157770

			1311 WAVERLY AVE	157769
A11	Kasset Funds, LLC	Single Family Home	2600 YATES ST	150622
A12	Kasset Funds, LLC	Single Family Home	1640 S 14TH ST	143161
			1700 S 14TH ST	143162
A13	Nick LeQuia	Single Family Home	5000 OAKLAND AVE	47420
A14	Nick LeQuia	Single Family Home	4348 WALKER AVE	60608
A15	Isaias Mejia Gomez	Single Family Home	158 N 74TH ST	929105
B 3	LMK & Associates LLC	Multi-Family	1911 PARALLEL AVE	68756
			1972 GLENDALE AVE	68754
B 4	LMK & Associates LLC	Multi-Family	2825 BROWN AVE	99299
			3085 N 29TH ST	99200
			3090 N 27TH ST	910501
			2280 RUSSELL AVE	161804
C 1	Wyco Rentals llc	Commercial	7848 LEAVENWORTH RD	35872

**RECOMMENDATION**

Approve

**BUDGET IMPACTS / FINANCIAL CONSIDERATIONS**

N/A

**LEGAL/ POLICY CONSIDERATIONS**

**ATTACHMENTS**

NCD Memo Land Bank Options 01.05.25 \_No Opposition

Approved by Mayor/Administrator to add to agenda.



**Wyandotte County Land Bank**  
 Economic Development Department  
 Jud Knapp, Manager

701 North 7<sup>th</sup> 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:** Neighborhood & Community Development Standing Committee

**FROM:** Jud Knapp, Land Bank Manager

**DATE:** December 26, 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>

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# Report to Neighborhood & Community Development Standing Committee

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 #4.5.

### LAND BANK PROPERTY TRANSFERS (WITHOUT OPPOSITION)

#### BACKGROUND

Item	Name	Type	Address	Parcel
PT 1	Daniel Alvarez	Garden	1225 GILMORE AVE	67342
PT 2	Stacy Robinson	Garden	1914 SPRINGFIELD BLVD	111003
PT 3	Roberto Barragan	Yard Extension	812 GILMORE AVE	122050
PT 4	Vickey Nunnally	Yard Extension	2259 RUSSELL AVE	162018
PT 5	Hector Ramon Rosales Fernandez	Yard Extension	1941 N 17TH ST	116405
PT 6	Virginia De La Torre	Yard Extension	815 N 9TH ST	81343
PT 7	Celia Peralta	Yard Extension	1347 ROWLAND AVE	157585
PT 8	Yimi Lemus	Yard Extension	1407 N 32ND ST	63578
PT 9	Jimmie Jones	Yard Extension	1706 RICHMOND AVE	98618
PT10	Deyvin A. Pineda	Yard Extension	2507 N 13TH ST	157521
PT11	BMP Enterprises, LLC	Yard Extension	1907 N 10TH ST	212028

#### RECOMMENDATION

Approve

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS
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N/A
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LEGAL/ POLICY CONSIDERATIONS
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ATTACHMENTS
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NCD Memo Land Bank Property Transfers 01.05.26 No Opposition
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Approved by Mayor/Administrator to add to agenda.



**Wyandotte County Land Bank**  
Economic Development Department  
Jud Knapp, Manager

701 North 7<sup>th</sup> St., 4th Floor  
Kansas City, Kansas 66101

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

## MEMORANDUM

**TO:** Neighborhood & Community Development Standing Committee

**FROM:** Jud Knapp, Land Bank Manager

**DATE:** December 17, 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>

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