

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, October 30, 2025

7:00 PM – 10:33 PM

Attendance:

Commissioner's Present:

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

Commissioner's Absent:

- Commissioner Hill (Absence memo provided)

Staff Present:

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

- Michael Farley (Legal Department)
- Alyssa Marcy (Urban Planning & Design)
- Irene Caudillo (Chief of Staff in Mayor's Office)
- Chelsea Chism (Economic Development Director)
- Rocki Mayes (Building & Logistics)
- Diana Miles (Solid Waste/Recycling Manager)
- Jeff Miles (Environmental Services)
- Kressa Anderson (Environmental Compliance Manager, Public Works)

1. Call to Order

Mayor Garner called the meeting to order at 7:00 PM. Chaplain Stella Ruiz of Oak Grove Christian Church led the invocation, followed by the Pledge of Allegiance.

4. Revisions to Agenda

No revisions to the agenda were reported.

5. Mayor's Agenda

Item No. 5.1 - PRESENTATION: DOTTE PROUD RECOGNITION (Discussion Begins 4:35)

Five healthcare organizations were recognized:

- Mercy & Truth Healthcare Ministry (**Discussion Begins 5:55**)
- Providence Medical Center (**Discussion Begins 8:37**)
- Swope Health (**Discussion Begins 11:05**)
- The University of Kansas Health System (**Discussion Begins 14:11**)
- Vibrant Health. (**Discussion Begins 17:10**)

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

Item No. 5.2 - PRESENTATION: AWARDS FROM THE NATIONAL ASSOCIATION OF CLEAN WATER AGENCIES (Discussion Begins 22:35)

Jeff Miles, Director of Environmental Services, presented achievements of the Environmental Services team. The department recently received four Peak Performance Awards from the National Association of Clean Water Agencies, honoring excellence in wastewater treatment and permit compliance. In addition, six members of the Environmental Services Construction team

recently competed in the APWA Metro Area Roadeo, finishing strong against other cities across the metro.

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

Item No. 5.3 - PRESENTATION: COUNTY-WIDE CLEAN UP ACTIVITIES (Discussion Begins 34:40)

Rocki Mays, Building and Logistics, presented the detailed breakdown of the cleanup efforts, showing maps, discussing the number of sites cleaned, and outlining future plans for addressing illegal dumping in Wyandotte County. Since September 8th, the team from Building and Logistics, Parks and Recreation, and Public Works has:

- Cleaned 50 different sites (7 sites multiple times)
- Collected 105 dump truck loads of waste
- Removed 10 loads of brush
- Picked up nearly 1,000 tires

The team's future goals are to maintain public right-of-way areas. Focusing on weeds in the spring. Installing more signage at dumping sites. Deploying \$100,000 worth of cameras with license plate readers and connecting cameras to the real-time crime lab.

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

Item No. 5.4 - UPDATE: WARMING SHELTER (Discussion Begins 1:08:15)

Alan Howze, Assistant County Administrator, provided an update on the warming shelter for the 2025-2026 cold weather season. The shelter will be located at the Willa Gill Center with \$250,000 appropriated funding (\$225,000 CDBG funds and \$25,000 general fund).

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

Item No. 5.5 - PROCLAMATION: NATIONAL FIRST RESPONDERS DAY (Discussion Begins 1:10:04)

Proclamation proclaiming October 28, 2025, as National First Responders Day.

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

Item No. 5.6 - PROCLAMATION: WYANDOTTE COUNTY PARKS AND RECREATION DAY (Discussion Begins 1:17:38)

Proclamation proclaiming October 30, 2025, as Wyandotte County Parks and Recreation Day.

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

Item No. 5.7 - PROCLAMATION: BREAST CANCER AWARENESS MONTH (Discussion Begins 1:10:19)

Proclamation proclaiming the month of October 2025 as Breast Cancer Awareness Month.

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

Item No. 5.8 - PROCLAMATION: DOMESTIC VIOLENCE AWARENESS MONTH (Discussion Begins 1:10:42)

Proclamation proclaiming the month of October 2025 as Domestic Violence Awareness Month.

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

6. Clerk's Statement (Statement Read 1:24:48)

7. Planning and Zoning Consent Agenda (Discussion Begins 1:30:31)

7.1. CHANGE OF ZONE APPLICATIONS

1. COZ2025-024 - RICHARD HAWKINS

7.2. SPECIAL USE PERMIT APPLICATIONS

1. SP2025-056 - KRYSTAL VOTH WITH ATLAS LAND CONSULTING LLC
2. SP2025-057 - LARRY AND KRISTI PRIDY
3. SP2025-058 - ADAM REYNOLDS
4. SP2025-059 - TITA LAGRIMAS
5. SP2025-061 - JESSICA BETTS

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

1. A resolution adoption of the identified Vision, Mission, and Goals of the Wyandotte County Vision Zero Action Plan, through the goDotte Countywide Strategic Mobility Plan in order for the Unified Government to be eligible for additional funding opportunities

- 2.. AN ORDINANCE amending portions of the Unified Government Sign Code by expanding the number and types of signs that are permitted in commercial, industrial, and mixed-use zoning districts
3. AN ORDINANCE amending the definition and requirements of a home occupation to operate as an accessory use and designating additional home occupation uses as requiring a Special Use Permit
4. AN ORDINANCE rezoning property at 1135 North 134th Street (COZ2025-015) from of C-1 Local Business District (WYCO) to R-1 Single Family District
5. AN ORDINANCE authorizing a Special Use Permit (SP2025-036) for a short-term rental at 4512 Cambridge Street
6. AN ORDINANCE authorizing a Special Use Permit (SP2025-042) for the continuation of a daycare at 2605 West 39th Avenue
7. AN ORDINANCE authorizing a Special Use Permit (SP2025-046) Temporary Use of Land to keep a shipping container at 1424 South 80th Street

Commissioner Burns made a motion to approve all items on the Planning and Zoning Consent Agenda as submitted. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 9/0

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

8. Planning & Zoning Non-consent Agenda (Discussion Begins 1:35:42)

8.1. CHANGE OF ZONE APPLICATIONS (Discussion Begins 1:35:42)

1. COZ2025-022 - DARYL RAKOSKI

Staff and the Applicant presented opening comments.

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

Public Comments in Opposition to Item:

- Neil Palmer (Kansas City, Kansas) **(Comment Begins 1:39:34)**

Commissioner Ramirez made a motion to send back to the Planning Commission. The motion was seconded by Commissioner Burns.

Vote: Motion carries 9/0

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

8.2. SPECIAL USE PERMIT APPLICATIONS (Discussion Begins 1:52:47)

1. SP2025-041 - BHAVESH PATEL

Staff and the Applicant presented opening comments.

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

Commissioner Burroughs made a motion to approve. The motion was seconded by Commissioner Stites.

Vote: Motion carries 9/0

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

8.3. PLAN REVIEW APPLICATION(S) (Discussion Begins 2:02:09)

1. PR2025-028 - MICHAEL RHODES

Staff and the Applicant presented opening comments.

The Mayor opened the public hearing. Public comments were received. The public hearing was closed.

Public Comments in Favor of Item:

- Greg Kindle (Kansas City, Kansas) **(Comment Begins 2:07:16)**

Public Comments in Opposition to Item:

- Dave Spice (No Residency Stated) **(Comment Begins 2:10:53)**
- Paul Aller (Kansas City, Kansas) **(Comment Begins 2:15:26)**
- Artell Harris (Kansas City, Kansas) **(Comment Begins 2:22:17)**
- Becky Aller (Kansas City, Kansas) **(Comment Begins 2:26:29)**
- Hannah Lang (Kansas City, Kansas) **(Comment Begins 2:29:02)**

- Anthony Lazley (Kansas City, Kansas) (**Comment Begins 2:32:53**)

Commissioner Kane made a motion to approve the Planning Commissions recommendation to deny the application for all the reasons: roads can't take it, kids being down there, and the go karts. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 9/0

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

8.4. MISCELLANEOUS (Discussion Begins 2:46:25)

1. AN ORDINANCE rezoning property at 13000, 12504, and 12340 Parallel Parkway (COZ2025-005) from A-G Agriculture District (WYCO) to B-P Planned Business Park District

Commissioner Bynum made a motion to move item to the November 6, 2025 Board of Commissioners meeting. The motion was seconded by Commissioner Kane.

Vote: Motion carries 8/1

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

9. Regular Consent Agenda (Discussion Begins 2:48:05)

Item No. 1 – MINUTES

Item No. 2 – WEEKLY BUSINESS

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

Vote: Motion carries 9/0

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

10. Public Hearing Agenda

Item No. 1 – PUBLIC HEARING AND ORDINANCE: ESTABLISHMENT OF A REDEVELOPMENT DISTRICT FOR THE BUC-EE'S PROJECT (Discussion Begins 2:48:45)

Chelsee Chism, Economic Development Director, presented the Buc-ee's Tax Increment Financing (TIF) district. She explained that the TIF involves 50% of incremental city sales tax and 25% of county sales tax, with a cap of \$3.3 million for up to 15 years but expected to reach its cap in 5 years or less. There are no property tax abatements. Generates new revenue for the community from a currently non-productive site.

Multiple residents spoke during the public form. Public Comments:

- Eva Garcia (Kansas City, Kansas) **(Comment Begins 2:50:46)**
- Greg Kindle (Kansas City, Kansas) **(Comment Begins 2:52:16)**
- Carrie McCarthy (Kansas City, Kansas) **(Comment Begins 2:54:24)**
- Steve Sessions (Kansas City, Kansas) **(Comment Begins 2:56:17)**

Commissioner Burroughs made a motion to approve the ordinance. The motion was seconded by Commissioner Stites.

Vote: Motion carries 9/0

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

Item No. 2 – PUBLIC HEARING AND ORDINANCE: THE ESTABLISHMENT OF A COMMUNITY IMPROVEMENT DISTRICT FOR THE BUC-EE'S PROJECT (Discussion Begins 3:30:20)

Chelsee Chism, Economic Development Director, presented the Buc-ee's Community Improvement District (CID). She explained it is a 1% sales tax within the district boundaries, with a \$10 million cap, set for 20 years. The CID will fund infrastructure improvements like the roundabout and street realignment.

Commissioner Burroughs made a motion to approve the ordinance. The motion was seconded by Commissioner Stites.

Vote: Motion carries 9/0

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

12. Administrator’s Agenda

Item No. 1 - RESOLUTION: INTENT TO ISSUE INDUSTRIAL REVENUE BONDS FOR BUC-EE'S PROJECT (Discussion Begins 3:33:20)

Chelsee Chism presented the Buc-ee's industrial revenue bonds (IRB). She explained that the IRB is for \$43 million, covering land acquisition, construction costs, and machinery and equipment expenses. The total project cost is closer to \$95 million.

Commissioner Burroughs made a motion to adopt the resolution. The motion was seconded by Commissioner Stites.

Vote: Motion carries 9/0

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

15. Adjournment: (Discussion Begins 3:33:55)

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

Vote: Motion carries 9/0

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

The meeting adjourned at 10:33 PM.

MAYOR GARNER
ADJOURNED THE MEETING AT 10:33 P.M.
October 30, 2025

Monica L. Sparks, CMC
Unified Government Clerk