

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, December 4, 2025

7:06 PM – 12:56 AM

Attendance:

Commissioners Present:

- Mayor Tyrone Garner
- Commissioner Burroughs
- Commissioner Bynum
- Commissioner Davis
- Commissioner Stites
- Commissioner Lopez
- Commissioner Kane (joined at 9:46 PM)
- Commissioner Burns
- Commissioner Townsend
- Commissioner Ramirez
- Commissioner Hill

Commissioners Absent:

- None

Staff Present:

- David Johnston (County Administrator)
- Monica L. Sparks (Unified Government Clerk)
- Angela Lawson (Acting Chief Counsel)
- Alyssa Marcy (Planning Department)
- Troy Shaw (Public Works Director)
- Dr. Shelley Kneuvean (Chief Financial Officer)
- Rodney Lucas (Interim Director for Planning & Urban Design)
- Osiris Espinoza (Planning Department)
- Irene Caudillo (Chief of Staff in Mayor's Office)
- Chelsee Chism (Economic Development Director)

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 (Discussion Begins 4:05)

The order of the agenda was changed; all consent items would be heard first, Item no. 8.7 was added to the Regular Consent Agenda, and documents were added to Item no. 8.4 on the Consent Agenda and Item no. 12.3 of the Administrator's Agenda.

Commissioner Ramirez made a motion to adjourn and reconvene as the Land Bank Board of Trustees. The motion was seconded by Commissioner Burns. (Discussion Begins 4:30)

Vote: Motion carries 9/0

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

5. Land Bank Board of Trustees Agenda (Discussion Begins 5:13)

Item No. 1: LAND BANK OPTIONS

Item No. 2: LAND BANK PROPERTY TRANSFERS

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

Vote: Motion carries 9/0

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

Commissioner Ramirez made a motion to adjourn as Land Bank Board of Trustees' and reconvene as the Board of Commissioners. The motion was seconded by Commissioner Burroughs. (Discussion Begins 5:44)

Vote: Motion carries 9/0

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

6. Clerk's Statement (Statement Read 6:20)

7. Planning and Zoning Consent Agenda (Discussion Begins 10:26)

Clerk Monica Sparks read all items on the Planning and Zoning consent agenda, including:

7.1. CHANGE OF ZONE APPLICATIONS

7.1.1: COZ2025-022 - DARYL RAKOSKI

7.1.2: COZ2025-023 - JOSH GATEWOOD WITH MCDONALD'S CORPORATION

7.1.3: COZ2025-025 - ROBERT FRECKS

7.1.4: COZ2025-026 - CASSANDRA JAQUEZ

7.1.6: COZ2025-028 - BRITNI ANDREASSEN

7.2. SPECIAL USE PERMIT APPLICATIONS

7.2.1: SP2025-051 - MARK MASTER

7.2.2: SP2025-055 - CARRIE DEPEW

7.2.4: SP2025-065 - JACE AND AMY LARSEN

7.2.5: SP2025-066 - JOHN AND AUDREY SILL WITH CHENSATIONAL PROPERTIES LLC

7.2.6: SP2025-067 - WINGFU AARON LAU WITH ETERNAL INVESTING LLC

7.2.7: SP2025-068 - DAVID DICKEY WITH DICKEY LLC

7.2.8: SP2025-069 - ANDREA RYAN AND DENISE WHITEMAN

7.2.9: SP2025-070 - PATRICIA SOTO

7.2.10: SP2025-071 - NORTHWOOD LIQUOR

7.2.12: SP2025-073 - JOHN O'DWYER

7.2.13: SP2025-074 - SARAH BELARDE

7.3. VACATION APPLICATION

7.3.1: VAC2025-003 - ROSA MAINOR

7.4. PLAN REVIEW APPLICATION

7.4.1: PR2025-033 - DOUG CLEMENTS WITH USD 500 KCK PUBLIC SCHOOLS

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

Vote: Motion carries 9/0

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

Set Aside Items:

7.1.5: COZ2025-027 - PHILIP BOUTWELL (Discussion Begins 24:35)

Commissioner Burroughs requested to set aside 7.1.5 (COZ 2025-027).

Staff and the Applicant presented opening comments.

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

Commissioner Burns made a motion to approve the item. The motion was seconded by Commissioner Burroughs.

Vote: Motion carries 9/0

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

7.2.3: SP2025-062 - TAMARA MCCONNELL (Discussion Begins 38:39)

Mayor Garner and the Organization for Community Preservation requested to set aside 7.2.3 (SP 2025-062).

Staff and the Applicant presented opening comments.

The Mayor opened the public hearing.

Public Comments:

- Candy Leonard Caldwell (Wyandotte County, Kansas) (**Comment Begins 42:49**)
- Elnora Jefferson (Kansas City, Kansas) (**Comment Begins 44:33**)
- Camille Caldwell (Kansas City, Kansas) (**Comment Begins 46:07**)

Commissioner Burns made a motion to approve the item presented. The motion failed for lack of a second.

Commissioner Townsend made a motion to deny the request for approval. The motion was seconded by Commissioner Stites.

Vote: Motion carries 8/1

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

7.2.11: SP2025-072 - KURT RIETEMA (Discussion Begins 1:23:52)

Commissioner Lopez requested to set aside 7.2.11 (SP 2025-072).

Staff and the Applicant presented opening comments.

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

Commissioner Ramirez made a motion to approve the item presented. The motion was seconded by Commissioner Lopez.

Vote: Motion carries 9/0

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

7.2.14: SP2025-075 - STEVEN MCCORD (Discussion Begins 1:30:20)

Commissioner Townsend requested to set aside 7.2.14 (SP 2025-075).

Staff and the Applicant presented opening comments.

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

Commissioner Townsend made a motion to approve the item presented with conditions: repair of the fence on the west and north side of the property, cars for sale limited to 10 on premises at any one time, any signage for the company be placed only on the 5th street side, any repairs that are to be done, be contained in the garage. The motion was seconded by Commissioner Bynum.

Commissioner Townsend added to her motion to have one more clarification to signage: no waving blow-up. The amended motion was seconded by Commissioner Bynum.

Vote: Motion carries 9/0

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

8. Regular Consent Agenda (Discussion Begins 1:43:23)

Item No. 1 – RESOLUTION: INTERLOCAL AGREEMENTS WITH THE CITY OF EDWARDSVILLE, KANSAS FOR SOLID WASTE SERVICES

Item No. 2 – RESOLUTION: INTERLOCAL AGREEMENTS WITH THE CITY OF BONNER SPRINGS, KANSAS FOR SOLID WASTE SERVICES

Item No. 3 – RESOLUTION: ADHERENCE TO RULES OF PROCEDURE AND CIVIL ENGAGEMENT

Item No. 4 – ORDINANCE: AMENDING LEVY OF TRANSIENT GUEST TAX (SUBSTITUTING DOCUMENT PER AGENDA UPDATE)

Item No. 5 – MINUTES

Item No. 6 – WEEKLY BUSINESS

Item No. 7 – RESOLUTION: AMERICAN FEDERATION OF STATE, COUNTY, AND MUNICIPAL EMPLOYEES, LOCAL 3475 (ADDED PER AGENDA UPDATE)

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

Vote: Motion carries 9/0

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

9. Mayor's Agenda (Discussion Begins 1:45:20)

Item No. 1 - PROCLAMATION: DISTRICT ATTORNEY DUPREE DAY (Discussion Begins 1:45:30)

Mayor Garner presented extensive remarks honoring DA Mark Dupree as the first African American District Attorney elected in Kansas history.

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

Item No. 2 - PRESENTATION: HONORING DISTRICT ATTORNEY MARK A. DUPREE, SR (Discussion Begins 2:02:02)

Chief of Staff Irene Caudillo presented DA Dupree as a "Dotte Proud" honoree. A video message was presented from DA Dupree.

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

Item No. 3 - PRESENTATION: WYANDOTTE BEHAVIORAL HEALTH NETWORK (Discussion Begins 2:22:13)

Randy Callstrom, President/CEO of Wyandotte Behavioral Health, presented an update on services. The presentation covered their 70-year history, current services including RSI crisis center, mobile crisis response, and housing initiatives, including Eden Village.

Chief of Staff Irene Caudillo recognized Wyandotte Behavioral Health as a "Dotte Proud" honoree.

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

Item No. 7 - RESOLUTION: SETTING PUBLIC HEARING REGARDING AMENDMENTS FOR 2025 AND 2026 CITY OF KANSAS CITY, KANSAS AND COUNTY OF WYANDOTTE BUDGETS (Discussion Begins 2:45:13)

County Administrator David Johnson presented the need for budget amendments to support incoming Mayor Watson's staffing model. The request totals approximately \$277,000 for additional personnel and benefits.

Commissioner Burroughs made a motion to approve scheduling the public hearing. The motion was seconded by Commissioner Burns.

Vote: Motion carries 10/0

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

Item No. 5 - RESOLUTION: AMENDING THE 2025-2030 CAPITAL IMPROVEMENT PROGRAM FOR GENERAL OBLIGATION PROJECT FINANCING (Discussion Begins 3:05:48)

County Administrator Johnson presented the annual CSO (Combined Sewer Overflow) project funding. Shelley Kneuvean, Chief Financial Officer, and Public Works Director Troy Shaw explained the \$39.5 million in projects required under the federal consent decree.

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

Vote: Motion carries 8/2

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

Item No.6 - ORDINANCE/RESOLUTION: AUTHORIZE DELIVERY OF GENERAL OBLIGATION IMPROVEMENT BONDS, SERIES 2026-A (Discussion Begins 3:34:04)

The item was also discussed with Item No. 5.

Commissioner Burns made a motion to adopt the resolution authorizing General Obligation Improvement Bond Series 2026-A. The motion was seconded by Commissioner Kane.

Vote: Motion carries 8/2

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

Item No. 8 - COMMUNITY INPUT AND RECOMMENDATIONS (Discussion Begins 3:34:46)

Mayor Garner opened community input.

Public Comments:

- James Bain (Kansas City, Kansas) (**Comment Begins 3:37:22**)
- Scott Harding (Wyandotte County, Kansas) (**Comment Begins 3:41:14**)
- Jordan Michael Mackey (Bonner Springs, Kansas) (**Comment Begins 3:44:31**)

Item No. 4 - PROCLAMATION: LIVABLE NEIGHBORHOODS (Discussion Begins 3:48:00)

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

The Commission went into recess at 10:59 PM.

The meeting was reconvened at 11:00 PM.

12. Administrator's Agenda (Discussion Begins 3:51:15)

Item No.1 - ORDINANCE: REZONING PROPERTY (COZ2025-005) (Discussion Begins 3:51:15)

Acting Chief Counsel Angela Lawson explained this was the publication of previously approved rezoning at 12304 Parallel Parkway from Agricultural to Planned Business Park District for the data center.

Commissioner Kane made a motion to approve. The motion was seconded by Commissioner Burns.

Vote: Motion carries 9/2

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

Item No. 2 - ORDINANCE: AUTHORIZING ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS (ECOVYST CATALYST TECHNOLOGIES LLC PROJECT) (Discussion Begins 3:57:17)

Shelley Kneuvean, (CFO) presented authorization for issuance of taxable industrial revenue bonds for Ecovyst Catalyst Technology LLC project, not to exceed \$10 million for the Ecovyst project located at 1700 Kansas Avenue. The original development agreement began in 2013 with \$100 million total investment planned. The IRB provides tax exemption for up to 10 years, then it becomes fully taxable. Of their 32 buildings, three have tax exemptions with 25% pilot payments. They pay \$380,000 in BPU pilots annually and \$20,000 to go towards the community benefit fund. Dave Nadir from Ecovyst was present for questions.

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

Vote: Motion carries 10/0

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

Commissioner Bynum made a motion to suspend rules to proceed past midnight, Rule 517. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 8/2

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

Item No. 3 - RESOLUTION: APPROVING FIRST AMENDMENT TO AMERICAN ROYAL AMENDED RESTATED DEVELOPMENT AGREEMENT (SUBSTITUTING DOCUMENT PER AGENDA UPDATE) (Discussion Begins 4:02:12)

County Administrator David Johnson presented. Todd LaSala, Economic Development counsel, presented the First Amendment to the American Royal development agreement.

Key changes from the April agreement:

- Bond structure change from \$135 million private placement to \$93 million public bond issue (\$65 million from Plaza at Speedway, \$28 million for American Royal)
- Timeline: 60 days to recommence construction, 18 months to complete exhibition hall, extended completion date for full project from 2 to 3 years

Court Maxwell representing American Royal presented PowerPoint showing:

- 86 million annual economic impact
- Revenue study showing 1.5 million projected visits
- \$37 million net benefit to Unified Government
- Project financing prior: 56% private capital, 35% state funds, 9% Unified Government contribution, reduced to 1% after negotiations
- \$5 million upfront IRB payment to UG
- \$1.32 million annually to UG while bonds are outstanding

Commissioner Lopez stated, “to be on the record to retract the statement about PBR”.

Commissioner Ramirez made a motion to adopt the resolution. The motion was seconded by Commissioner Kane.

Vote: Motion carries 8/1

- Ayes: Burns, Ramirez, Kane, Davis, Bynum, Burroughs, Townsend, Hill
- Nays: Lopez
- Recuse: Stites (due to conflict of interest)

Outgoing Commissioners' Final Remarks:

- Commissioner Kane: Thanked staff and community, mentioned the community center named after his mother
- Commissioner Townsend: Thanked staff, recognized appointees and neighborhood groups, shout out to Dotte Prouds, and gave special recognition to Janelle Monae as Dotte Proud
- Commissioner Burroughs: Thanked family, staff, and community for 30 years of service
- Mayor Garner: Thanked staff, commissioners, volunteers, and residents; encouraged support for incoming leadership
- Administrator David Johnston's Farewell video thanked outgoing officials for their service and welcomed incoming leadership.

15. Adjournment: (Discussion Begins 5:48:55)

Commissioner Stites made a motion to adjourn. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 8/0

- Ayes: Burns, Ramirez, Lopez, Stites, Bynum, Burroughs, Townsend, Hill
- Nays: None
- Not Voting: Davis (left meeting at 12:55 AM), Kane (left meeting at 12:55 AM)

MAYOR GARNER

ADJOURNED THE MEETING AT 12:56 A.M.

December 4, 2025

Monica L. Sparks, CMC

Unified Government Clerk