

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, January 11, 2024

7:06 PM-10:38 PM

Attendance:

Commissioners Present:

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

Commissioners Absent:

- None

Staff Present:

- Monica L. Sparks (Interim Unified Government Clerk)
- David Johnston (County Administrator)
- Angela J. Lawson (Acting Chief Counsel)
- Gunnar Hand (Director of Planning and Urban Design)
- Irene Caudillo (Chief of Staff of Mayor's Office)

I. Call to Order

Mayor Garner called the meeting to order at 7:06 PM. Sister Therese Bangert led the invocation, followed by the Pledge of Allegiance.

V. Revisions to Agenda (Discussion Begins 5:26)

The Clerk reported there was an agenda update issued adding Item No. 6 and 7 to the Mayor's Agenda.

VII. Mayor's Agenda**Item No. 1 – Proclamation proclaiming December 14, 2023, as Bob Breitenstein Day.
(Discussion Begins 5:38)**

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

**Item No.2 – Proclamation proclaiming January 14, 2024, as Justice Sunday Day.
(Discussion Begins 8:14)**

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

**Item No. 3 – Proclamation proclaiming January 20, 2024, as Golden Royalties Chapter Day
(Discussion Begins 8:29)**

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

Item No. 4 – Presentation: Community-wide Early Literacy Program (Discussion Begins 8:48)

Dr. Megan Cook, Erin Pitts, Early Literacy Access Specialist for KCK Public Schools, along with staff members from Kansas City, Kansas Public Schools, delivered a presentation on their early literacy program. The presentation highlighted initiatives related to kindergarten readiness, such as kindergarten transition kits and read-play-learn spaces. The team also discussed their collaborative efforts with community partners and the positive outcomes resulting from their work.

Key Points

- Focus on kindergarten readiness with four main pillars: Ready child, Ready family, Ready schools, and Ready community
- Distribute 1,500 kindergarten readiness kits to:
 - A. Preschool children
 - B. Childcare centers
 - C. Home daycares
 - D. Libraries
 - E. Churches
- Provide resources that help families:
 - A. Understand kindergarten readiness
 - B. Develop social-emotional skills
 - C. Support physical development and health
 - D. Prepare for academic learning
- Create "Read, Play, Learn" spaces in community locations like:
 - A. Laundromats
 - B. WIC building
 - C. Community centers
- Long-term goals:
 - A. Improve early childhood literacy
 - B. Help families prepare children for kindergarten
 - C. Create sustainable community partnerships
 - D. Expand read, play, learn spaces across Wyandotte County

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

Item No. 5 – Update: Appointments to Boards and Commissions (Discussion Begins 30:16)

Chief of Staff, Irene Caudillo, presented an update on appointments to various boards and commissions.

Key Points

- Vacancies exist on several critical boards:
 - A. Housing Authority
 - B. Human Relations and Disabilities Commission
 - C. Wyandotte-Leavenworth County Area Advisory Council on Aging
 - D. Law Enforcement Advisory Board
 - E. Board of Parks Commission
- Two specific boards needing immediate attention:
 - A. Economic Development Advisory Committee
 - B. Community Benefits Advisory Board
- Economic Development Advisory Committee needs professionals in:
 - A. Economics - Economic development
 - B. Finance
 - C. Historical preservation
 - D. Law
- Community Benefits Advisory Board should include:
 - A. County residents
 - B. Business owners from specific areas
- Call to action:
 - A. Commissioners should identify individuals within 30 days
 - B. Encourage community members to participate
 - C. Fill vacancies to ensure proper representation
 - D. Bring diverse voices and lived experiences to the table
- Importance of filling these positions:
 - A. Provide recommendations
 - B. Ensure civic engagement
 - C. Represent community interests

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

Item No. 6 – Resolution: Salary of the Register of Deeds (ADDED PER AGENDA UPDATE) (Discussion Begins 39:58)

Mayor Tyrone Garner presented the resolution amending the salary of the Register of Deeds. He explained that the resolution aims to bring the Register of Deeds salary up to parity with other elected officials and staff.

Commissioner Kane made a motion to adopt the resolution and approve the ordinance. The motion was seconded by Commissioner Burns.

Vote: Motion carries 9/1

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

Item No. 7 – Resolution: Salary of the District Attorney (ADDED PER AGENDA UPDATE) (Discussion Begins 49:02)

Mayor Tyrone Garner presented the resolution establishing salary parity for the District Attorney. Similar to the Register of Deeds resolution, this was aimed at bringing the District Attorney's salary in line with other elected officials.

Commissioner Burns made a motion to adopt the resolution and approve the ordinance. The motion was seconded by Commissioner Kane.

Vote: Motion carries 9/1

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

VIII. Planning and Zoning Consent Agenda (Discussion Begins 50:35)

A. CHANGE OF ZONE APPLICATIONS

1. COZ2023-021 – GRANT LESLIE
2. COZ2023-029 – LYDIA NEBEL

B. SPECIAL USE PERMIT APPLICATIONS

1. SP2023-059 – GRANT LESLIE
2. SP2023-102 – ARTIE SCHOLLES WITH 403 CLUB
3. SP2023-104 – ALYSSA SCHIFERL
4. SP2023-105 – DAVID DIAL
5. SP2023-107 – SHERISA STROTHER WITH EARLY LEARNERS ACADEMY

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

1. AN ORDINANCE rezoning property at 2443R South 88th Street.
2. AN ORDINANCE rezoning property at 9700 State Avenue.
3. AN ORDINANCE authorizing a Special Use Permit (SP2023-099) for grading, fill/removal of earthen fill at 9700 State Avenue.
4. AN ORDINANCE authorizing a Special Use Permit (SP2023-025) for the continuation of an auto body shop at 744 Kansas Avenue.
5. AN ORDINANCE authorizing a Special Use Permit (SP2023-038) for a Non-Owner-Occupied Short-term rental at 2559 West 46th Avenue.
6. AN ORDINANCE authorizing a Special Use Permit (SP2023-064) for a drinking establishment with live entertainment at 5235 State Avenue.
7. AN ORDINANCE authorizing a Special Use Permit (SP2023-074) for a Non-Owner-Occupied Short-Term Rental at 2501 North Tremont Street.
8. AN ORDINANCE authorizing a Home Occupation Special Use Permit (SP2023-075) for a wig-making business at 8127 Troup Avenue, #106.
9. AN ORDINANCE authorizing a Special Use Permit (SP2023-077) for a Non-Owner-Occupied Short-Term Rental at 508 Ohio Avenue.
10. AN ORDINANCE authorizing a Special Use Permit (SP2023-081) for a Non-Owner-Occupied Short-Term Rental at 1918 Federal Avenue.
11. AN ORDINANCE authorizing a Special Use Permit (SP2023-080) for the continuation of a Non-Owner-Occupied Short-Term Rental, at 419 North 6th Street.
12. AN ORDINANCE authorizing a Special Use Permit (SP2023-083) for a drinking establishment at 412-414 North 5th Street.
13. AN ORDINANCE authorizing a Special Use Permit (SP2023-084) for a drinking establishment at 1200 Osage Avenue.
14. AN ORDINANCE authorizing a Home Occupation Special Use Permit (SP2023-085) for an instrument repair business at 1108 Shawnee Road.
15. AN ORDINANCE authorizing a Special Use Permit (SP2023-086) for a Non-Owner-Occupied Short-Term Rental at 4211 South Thompson.
16. AN ORDINANCE authorizing a Special Use Permit (SP2023-092) for a used truck dealership business at 1701 South 45th Street.
17. AN ORDINANCE authorizing a Special Use Permit (SP2023-093) for a Non-Owner-Occupied Short-Term Rental at 625 Northrup Avenue.

18. AN ORDINANCE authorizing a Special Use Permit (SP2023-095) for a Non-Owner-Occupied Short-Term Rental at 535 Central Avenue.
19. AN ORDINANCE authorizing a Special Use Permit (SP2023-097) for a Non-Owner-Occupied Short-Term Rental at 4110 South Minnie Street.

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

Vote: Motion carries 10/0

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

IX. Planning and Zoning Non-Consent Agenda

A. CHANGE OF ZONE APPLICATIONS

Item No. 1 - COZ2023-027 – ALEX ELLIOTT WITH ATLAS LAND CONSULTANTS (Discussion Begins 1:03:44)

Staff and the Applicant presented opening comments.

The Mayor opened the public hearing. No comments were received. The following citizens spoke in opposition to the item:

Gary Johnson (Kansas City, KS) (**Comment Begins 1:09:01**)

Lawrence Harvey (Kansas City, KS) (**Comment Begins 1:12:58**)

Jessie Villarreal (Kansas City, KS) (**Comment Begins 1:13:52**)

The public hearing was closed.

Applicant presented closing comments.

Commissioner Stites made a motion to deny the Planning Commission recommendation for approval. The motion was seconded by Commissioner Burroughs.

Vote: Motion carries 10/0

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

B. SPECIAL USE PERMIT APPLICATION

Item No. 1 - SP2023-079 – CORINNA WEST (Discussion Begins 1:33:18)

Staff and the Applicant presented opening comments.

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

The following citizens spoke in favor of the application:

- Susan Jastor (Concordia Missouri, Lincoln University and AgrAbility of Missouri)
(**Comment Begins 1:45:45**)

The public hearing was closed.

Commissioner Stites made a motion to approve item B.1 for a period of five years with eight adult ducks and 40 ducklings. The motion was seconded by Commissioner Lopez.

Vote: Motion carries 8/2

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

C. PLAN REVIEW APPLICATIONS

Item No. 1 – PR2023-028 – JACOB DOBBS WITH KAW VALLEY ENGINEERING (Discussion Begins 2:16:11)

Staff and the Applicant presented opening comments.

The public hearing was closed.

The Applicant made closing statements.

Commissioner Kane made a motion to approve item C.1 The motion was seconded by Commissioner Burroughs. Commissioner Stites recuses himself from voting.

Vote: Motion carries 9/0

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

Item No. 2 – PR2023-034 – CURIS PETERSON WITH POLSINELLI (Discussion Begins 2:36:23)

Staff and the Applicant presented opening comments.

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

The following citizens spoke in favor of the application:

- Greg Kindle (Wyandotte Economic Development Council) (**Comment Begins 2:47:03**)

Three comments were received by the Clerk's office in opposition to the item. The Clerk read statements from the following individuals:

- Valerie Webb (**Comment Begins 2:49:14**)
- Betsy Rivas Garcia (**Comment Begins 2:52:20**)
- Nick Rodina (**Comment Begins 2:54:39**)

The following citizens spoke in opposition to the application:

- Zachary Harrison (Kansas City, KS) (**Comment Begins 2:57:19**)
- Gene Holland (Kansas City, KS) (**Comment Begins 3:00:31**)

The public hearing was closed.

The Applicant made closing statements.

Commissioner Kane made a motion to deny item C.2 because it does not fit the character of the neighborhood and for safety reasons. The motion was seconded by Commissioner Burroughs.

Vote: Motion carries 10/0

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

D. MASTER PLAN APPLICATION

Item No. 1 – MPL 2023-017 – CURTIS PETERSON WITH POLSINELLI (Discussion Begins 3:29:23)

Discussion was previously conducted under Item C.2.

Commissioner Kane made a motion to deny item D.1 because it does not fit the character of the neighborhood and for safety reasons. The motion was seconded by Commissioner Burroughs.

Vote: Motion carries 10/0

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

X. Regular Consent Agenda (Discussion Begins 3:30:10)

Item No. 1 – NOMINATIONS: BOARDS AND COMMISSIONS

Item No. 2 - PLAT: RESIDENCES AT VICTORY HILLS

Item No. 3 - PLAT: GRINTER'S CHAPEL

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 Townsend.

Vote: Motion carries 9/0

- Townsend, Burns, Ramirez, Hill, Lopez, Stites, Davis, Bynum, Burroughs
- Nays: None
- Absent: Kane not voting

Commissioner Townsend made a motion to adjourn and reconvene as the Land Bank Board of Trustees. The motion was seconded by Commissioner Davis. (Discussion Begins 3:30:53)

Vote: Motion carries 10/0

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

XV. Land Bank Board of Trustee's Consent Agenda (Discussion Begins 3:31:42)

Item No. 1 - LAND BANK OPTIONS

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

Vote: Motion carries 10/0

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

Adjournment: (Discussion Begins 3:32:15)

Commissioner Burroughs moved to adjourn the meeting. The motion was seconded by Commissioner Davis.

Vote: Motion carries 10/0

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

MAYOR GARNER
ADJOURNED THE MEETING AT 10:38 P.M.
January 11, 2024

Monica L. Sparks, CMC
Unified Government Clerk