

Unified Government of Wyandotte County and Kansas City, Kansas



Board of Commissioners

Commission Chambers

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

Mayor Christal E. Watson

*Commissioner At-Large Dist. 1 Melissa Bynum – Commissioner At-Large Dist. 2 Andrew Kump –
Commissioner Dist. 1 Jermaine Howard – Commissioner Dist. 2 Bill Burns –
Commissioner Dist. 3 Christian Ramirez – Commissioner Dist. 4 Evelyn Hill –
Commissioner Dist. 5 Carlos Pacheco – Commissioner Dist. 6 Phil Lopez –
Commissioner Dist. 7 Chuck Stites – Commissioner Dist. 8 Andrew Davis*

AGENDA

Thursday, March 19, 2026

5:30 PM

- 1. CALL TO ORDER/ROLL CALL**
- 2. INVOCATION**
- 3. PLEDGE OF ALLEGIANCE**
- 4. REVISIONS TO AGENDA**
- 5. PUBLIC ANNOUNCEMENTS**
- 6. MAYOR'S AGENDA**
 - 6.1 RESOLUTION: SISTER CITY WITH CITY OF BUENOS AIRES, ARGENTINA**

Synopsis: A Resolution establishing a Sister City relationship with the City of Buenos Aires, Argentina.
Tracking #: 21186
- 7. REGULAR CONSENT AGENDA**
 - 7.1 APPOINTMENT: BOARDS AND COMMISSIONS**

Synopsis:
Wyandotte County Library Board:
Reappointment of Erica Simpson-Term 3/19/26 to 12/15/29, submitted by Commissioner Pacheco
Tracking #: 21198

7.2 **MINUTES**

Synopsis: Minutes from the Regular Session meeting on March 5, 2026, and the Special Session meeting on February 21, 2026.

Tracking #: MINUTES

7.3 **WEEKLY BUSINESS**

Synopsis: Weekly business materials dated February 12 and 19, 2026.

Tracking #: WEEKLY BUSINESS

8. PUBLIC HEARING AGENDA

9. STANDING COMMITTEES' AGENDA

9.1 **RESOLUTION: AMENDING HUMAN RESOURCES GUIDE**

Synopsis: A resolution to amend Section 2.7 of the Human Resources Guide regarding residency for employees. The following are options for consideration:

A – Continuation of Current Policy: Maintain the current policy with the following administrative updates:

- Minor procedural modifications shall be made to ensure alignment with Workday processes.
- Update the list of acceptable documents for proof of residency.

B – Change Residency Requirement to include a Radius Option:

- Maintain residency within a 30-mile radius of the Municipal Office Building (City Hall), or the center of Wyandotte County.
- Maintain residency within a 15-mile radius from the Wyandotte County lines in all directions.
- No residency requirement or radius requirement shall apply.

C – If residency requirement is removed, positions that would be required to maintain requirement of living in Wyandotte County:

- Apply to only specific departments
- Not apply to any employees
- Apply to the County Administrator Only
- Apply to Leadership at the director level and above and public safety leadership command

D – Temporary Moratorium Option:

- Establish a two-year moratorium on enforcement of the residency requirement
 - During the moratorium, collect recruitment, retention and workforce data related to residency policies
 - Reconsider the residency requirement after two years based on collected data

This option would be unfair to current and future employees by creating a climate of uncertainty. Administration recommends caution if choosing this option.

This item was originally scheduled before the Administration and Human Services Standing Committee on October 27, 2025, November 17, 2025, and January 28, 2026. The standing committee voted to move this item forward to the Board of Commissioners with no recommendation.

Tracking #: 211141

10. ADMINISTRATOR’S AGENDA

10.1 ORDINANCE: BOARD OF PUBLIC UTILITIES WATER AND ELECTRIC LINES CENTRAL AVENUE TO STATE LINE PROJECT

Synopsis: An ordinance condemning real property and/or real property rights for the location, laying-out, reconstruction, expansion, repair, maintenance, operation and use of water and electric lines by the Board of Public Utilities Central Avenue to State Line Project, in Kansas City, Wyandotte County, Kansas, and directing the Chief Counsel to institute eminent domain proceedings as provided by law to acquire the tracts and parcels of land described.

On February 5, 2026, the Board of Commissioners adopted Resolution No. R-3-26 authorizing the necessity of the project and authorizing the action requested.

Tracking #: 21192

11. COMMISSIONERS’ AGENDA

LAND BANK BOARD OF TRUSTEE

12. LAND BANK BOARD OF TRUSTEES’ CONSENT AGENDA

12.1 RESOLUTION APPOINTING MICHAEL SUTTON AS LAND BANK CO-MANAGER

Synopsis: A resolution to appoint Michael Sutton, current Redevelopment Coordinator for the UG, as Co-Manager of the Wyandotte County Land Bank.

On March 2, 2026, the Neighborhood and Community Development Committee, chaired by Commissioner Davis, voted unanimously to approve and forward to the Board of Commissioners meeting.

Tracking #: 21125

12.2 RESOLUTION AUTHORIZING THE WYANDOTTE COUNTY LAND BANK TO HOLD SPECIFIED PROPERTIES FOR REMEDIATION OF CONTAMINATION

Synopsis: Adoption of a resolution approving a hold for the remediation of 54 contaminated parcels located in the Douglass/Sumner neighborhood.

On March 2, 2026, the Neighborhood and Community Development Committee, chaired by Commissioner Davis, voted unanimously to approve and forward to the Board of Commissioners meeting.

Tracking #: 21114

12.3 **RESOLUTION AUTHORIZING THE WYANDOTTE COUNTY LAND BANK TO HOLD SPECIFIED PROPERTIES FOR THE KSU LEAD STUDY**

Synopsis: Adoption of a resolution approving a hold of 10 parcels that are to be included for lead testing in partnership with Kansas State University.

On March 2, 2026, the Neighborhood and Community Development Committee, chaired by Commissioner Davis, voted unanimously to approve and forward to the Board of Commissioners meeting.

Tracking #: 21115

12.4 **LAND BANK OPTIONS**

Synopsis:

The Land Bank Manager respectfully requests that the Land Bank Board of Trustees review final consideration.

Please visit the site to review the applications below.

<https://gisapp.wycokck.org/Landbank.html>

36 Single Family Homes

7 Multi-Family Homes

2 Commercial Homes

On March 2, 2026, the Neighborhood and Community Development Standing Committee, chaired by Commissioner Davis, voted unanimously to approve and forward to the Land Bank Board of Trustees.

Tracking #: 21201

12.5 **LAND BANK PROPERTY TRANSFERS**

Synopsis:

The Land Bank Manager respectfully requests that the Land Bank Board of Trustees review final consideration.

Please visit the site to review the applications below.

<https://gisapp.wycokck.org/Landbank.html>

1 Garden

2 Yard Extensions

2 Property Transfers

On March 2, 2026, the Neighborhood and Community Development Standing Committee, chaired by Commissioner Davis, voted unanimously to approve and forward to the Land Bank Board of Trustees.

Tracking #: 21202

13. ADJOURN

The Unified Government of Wyandotte County and Kansas City, Kansas will provide necessary, reasonable auxiliary aids and services, such as ASL translators, machine-readable copies of meeting materials, or on-site language interpretation. Individuals requiring any auxiliary aids or services should contact the Unified Government Office of the Clerk by emailing or calling UGclerkrequest@wycokck.org or 913-573-5260 at least 48 hours in advance of the meeting. Persons may address the Commission during the time set aside for Public Comment on each item scheduled or at any time by suspension of the rules. All persons must address the commission and state their name and address for the record. Comments shall be limited to three (3) minutes for each participant. Disruptive comments and behavior are not permitted and may result in removal from the meeting.

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 o al 913-573-5260 al menos 48 horas antes de la reunión.

Join from PC, Mac, iPad, or Android:
<https://wycokck.zoom.us/j/86971076459>
Webinar ID: 869 7107 6459

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International numbers available: <https://wycokck.zoom.us/u/kdKMmalufT>

Cell phones may mute and unmute by dialing *6.

Raise and lower your hand to be acknowledged by dialing *9.

To raise your digital hand from your PC or Mac, click the button labeled “Raise Hand” at the bottom of the window on the right side of the screen.



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 2px;">Frank Ramirez, Chief of Staff</div> framirez@wycokck.org	Mayor's Office
AGENDA ITEM #6.1.		
RESOLUTION: SISTER CITY WITH CITY OF BUENOS AIRES, ARGENTINA		
BACKGROUND		
A Resolution establishing a Sister City relationship with the City of Buenos Aires, Argentina.		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
None		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Sister City Resolution 3.6.26, Sister City Proclamation 3.6.26		

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. _____

**A RESOLUTION ESTABLISHING A SISTER CITY RELATIONSHIP BETWEEN THE
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY / KANSAS CITY, KANSAS
AND THE CITY OF BUENOS AIRES, ARGENTINA**

WHEREAS, the Unified Government of Wyandotte County / Kansas City, Kansas seeks to foster economic and cultural connections with communities around the world;

WHEREAS, the Unified Government of Wyandotte County / Kansas City, Kansas and the city of Buenos Aires, Argentina intend to establish a collaborative relationship;

WHEREAS, it is in the mutual interest of both entities to deepen the friendship between the Unified Government of Wyandotte County / Kansas City, Kansas and the city of Buenos Aires, Argentina;

WHEREAS, the Unified Government of Wyandotte County / Kansas City, Kansas and the city of Buenos Aires, Argentina would like to cooperate in culture, sport, commerce, tourism, municipal development, and recreation; and

WHEREAS, the Unified Government of Wyandotte County / Kansas City, Kansas and the city of Buenos Aires, Argentina seek to enter into a mutually beneficial agreement formalizing these goals;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF
THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY / KANSAS CITY,
KANSAS:**

Section 1. That the Mayor/CEO is authorized to sign a Proclamation, in substantially the form attached hereto, to establish and recognize the sister city relationship between the Unified Government of Wyandotte County / Kansas City, Kansas and the city of Buenos Aires, Argentina.

Section 2. This Resolution shall take effect and be in full force after its adoption by the Board of Commissioners.

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

Christal E. Watson
Mayor/CEO

Attest:

Unified Government Clerk

Approved as to form:

Acting Chief Counsel



UNIFIED GOVERNMENT OF WYANDOTTE COUNTY / KANSAS CITY, KANSAS

PROCLAMATION

- WHEREAS,** THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY / KANSAS CITY, KANSAS SEEKS TO FOSTER A SPECIAL RELATIONSHIP WITH THE CITY OF BUENOS AIRES, ARGENTINA;
- WHEREAS,** THERE EXISTS A STRONG BOND BETWEEN WYANDOTTE COUNTY / KANSAS CITY, KANSAS AND THE CITY OF BUENOS AIRES, ARGENTINA, ESPECIALLY THROUGH THEIR SHARED INTEREST IN SOCCER AND SPORTSMANSHIP;
- WHEREAS,** THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY / KANSAS CITY, KANSAS LOOKS FORWARD TO HOSTING AND ENGAGING IN CULTURAL EXCHANGE WITH RESIDENTS OF BUENOS AIRES, ARGENTINA DURING THE 2026 WORLD CUP TOURNAMENT;
- WHEREAS,** A FORMAL SISTER CITY RELATIONSHIP BETWEEN THE CITY OF BUENOS AIRES, ARGENTINA AND WYANDOTTE COUNTY / KANSAS CITY, KANSAS HAS BEEN REQUESTED TO PROMOTE MUTUAL INTERESTS IN SOCCER, CULTURE, COMMERCE, AND TOURISM;
- NOW THEREFORE,** I, CHRISTAL E. WATSON, MAYOR/CEO OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY / KANSAS CITY, KANSAS, DO HEREBY PROCLAIM THAT THERE EXISTS BETWEEN THE CITY OF BUENOS AIRES, ARGENTINA AND WYANDOTTE COUNTY / KANSAS CITY, KANSAS A FORMAL SISTER CITY RELATIONSHIP, IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND THE SEAL OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY / KANSAS CITY, KANSAS, ON THIS _____ DAY OF _____, 2026.

CHRISTAL E. WATSON, MAYOR/CEO



County Administrator's Office
David W. Johnston
County Administrator

701 North 7th St., Suite 945
Kansas City, Kansas 66101-3064

Phone: (913) 573-5030
Fax: (913) 573-5540

NOTICE OF PENDING APPOINTMENT

DATE: 3/12/26

BOARD POSITION: WyCo Library Board

INCUMBENT REPLACED: _____

ADDRESS: _____

TERM EXPIRATION DATE: _____

APPOINTING COMMISSIONER: Commissioner Pacheco

REQUEST FOR REAPPOINTMENT

NAME OF REAPPOINTMENT: Erica Simpson

ADDRESS: _____

CELL NUMBER AND EMAIL ADDRESS: _____

TERM OF OFFICE: 3/19/26 – 8/31/29

Dr. Carlos Pacheco III

SIGNATURE OF APPOINTING COMMISSION MEMBER

Unified Government of Wyandotte County and Kansas City, Kansas



Board of Commissioners

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

Mayor Christal E. Watson

*Commissioner At-Large Dist. 1 Melissa Bynum – Commissioner At-Large Dist. 2 Andrew Kump –
Commissioner Dist. 1 Jermaine Howard – Commissioner Dist. 2 Bill Burns –
Commissioner Dist. 3 Christian Ramirez – Commissioner Dist. 4 Evelyn Hill –
Commissioner Dist. 5 Carlos Pacheco – Commissioner Dist. 6 Phil Lopez –
Commissioner Dist. 7 Chuck Stites – Commissioner Dist. 8 Andrew Davis*

MINUTES

Thursday, March 5, 2026

5:36 PM – 5:52 PM

Attendance:

Commissioners Present:

- Mayor Pro Tem Commissioner Melissa Bynum
- Commissioner Jermaine Howard
- Commissioner Bill Burns
- Commissioner Evelyn Hill
- Commissioner Carlos Pacheco
- Commissioner Phil Lopez
- Commissioner Chuck Stites
- Commissioner Christian Ramirez
- Commissioner Andrew Kump

Commissioners Absent:

- Mayor CEO Christal E. Watson
- Commissioner Andrew Davis

Staff Present:

- David Johnston (County Administrator)
- Monica L. Sparks (Unified Government Clerk)
- Angela Lawson (Acting Chief Counsel)

- Jeff Miles (Director of Environmental Services)
- Ian Hayes (Project Manager, Public Works)

1. Call to Order:

Mayor Pro Tem Bynum called the meeting to order at 5:36 P.M. The invocation was led by Chaplain Stella Lewis from Oak Grove Church, followed by the Pledge of Allegiance

4. Revisions to Agenda: (Discussion Begins 3:29)

The Clerk reported there was an agenda update issued, adding Item 7.8 under consent agenda: an ordinance amending the Special Event Code of Ordinances regarding small vendor fees, and adding additional appointments and removing some appointments under the Appointment for Boards and Commissions section.

5. Public Announcements: (Discussion Begins 4:00)

Commissioner Bynum presented several public announcements on behalf of various departments:

Appraiser's Office:

Valuation notices mailed February 25, 2026

Appeal deadline: March 26, 2026

Contact information: 913-573-8403 or wycokck.org/appraiser

Clerk's Office:

Extended utility and property tax rebate appointments at Eisenhower and Annex locations. Additional appointment times are available at Argentine, and no appointments are needed at City Hall.

Parks Department:

Opening day for fishing and boating: Saturday, March 7, beginning at 6:00 A.M. at Wyandotte County Lake Park, Big 11 Lake Park, and Pierson Park

Mayor's Office:

Wyandotte County, "One County. One Voice" – Mayors Annual Community Prayer Gathering is scheduled for April 1st at 7:30 A.M. at Dr. Thomas R. Burke Technical Education Center

Christal Clear Conversations: Community office hours and town hall meetings are scheduled from March through October

Public Works Recognition:

Jeff Miles, Director of Environmental Services, and Ian Hayes, Project Manager, presented recognition of the Public Works Engineering team for completing emergency repairs to a collapsed I-70 wastewater pipe and presented a video highlighting the emergency repair project that occurred two days before Christmas Eve. The project involved slip-lining a failed ductile iron pipe under I-70 without interrupting interstate traffic. Ian Hayes noted this project raised awareness about aging infrastructure and will be presented at the KWA conference in August.

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

7. Consent Agenda: (Discussion Begins 15:18)

Item No. 1 – RESOLUTION: AGREEMENT WITH DOWNTOWN SHAREHOLDERS FOR ADDITIONAL POLICE PATROL

Item No. 2 – RESOLUTION: 2026 VIOLENCE AGAINST WOMEN ACT APPLICATION FOR KANSAS CITY, KANSAS POLICE DEPARTMENT VICTIM SERVICES UNIT

Item No. 3 – RESOLUTION: FISCAL YEAR 2027 KANSAS DEPARTMENT OF CORRECTIONS ADULT SERVICES GRANT APPLICATION

Item No. 4 – RESOLUTION: FISCAL YEAR 2027 KDOC JUVENILE SERVICES COMP GRANT APPLICATION

Item No. 5 – APPOINTMENT: BOARDS AND COMMISSIONS (ADDED/REMOVED APPOINTMENTS PER AGENDA UPDATE)

Item No. 6 – MINUTES

Item No. 7– WEEKLY BUSINESS

Item No. 8 – ORDINANCE: AMENDING THE SPECIAL EVENT CODE OF ORDINANCE REGARDING SMALL VENDOR FEES (ADDED PER AGENDA UPDATE)

Commissioner Lopez made a motion to approve all items on the consent agenda. The motion was seconded by Commissioner Burns.

Vote: Motion carries 9/0

- Ayes: Stites, Bynum, Kump, Howard, Burns, Ramirez, Hill, Pacheco, Lopez
- Nays: None
- Absent: Davis

Commissioner Bynum reminded attendees that Daylight Saving Time begins over the weekend, requiring clocks to be moved forward.

12. Adjournment: (Discussion Begins 16:34)

Commissioner Kump moved to adjourn the meeting. The motion was seconded by Commissioner Pacheco.

Vote: Motion carries 9/0

- Ayes: Stites, Bynum, Kump, Howard, Burns, Ramirez, Hill, Pacheco, Lopez
- Nays: None
- Absent: Davis

**MAYOR PRO TEM BYNUM
ADJOURNED THE MEETING AT 5:52 P.M.
March 5, 2026**

Monica L. Sparks, CMC
Unified Government Clerk

ML

Unified Government of Wyandotte County and Kansas City, Kansas



BOARD OF COMMISSIONERS

Commission Chambers

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

Mayor Christal E. Watson

Commissioner At-Large Dist. 1 Melissa Bynum – Commissioner At-Large Dist. 2 Andrew Kump –

Commissioner Dist. 1 Jermaine Howard – Commissioner Dist. 2 Bill Burns –

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Commissioner Dist. 5 Carlos Pacheco – Commissioner Dist. 6 Phil Lopez –

Commissioner Dist. 7 Chuck Stites – Commissioner Dist. 8 Andrew Davis

MINUTES

SPECIAL MEETING

Saturday, February 21, 2026

8:36 AM – 2:11 PM

Attendance:

Commissioners Present:

- Mayor Christal E. Watson
- Commissioner Bynum
- Commissioner Kump
- Commissioner Howard
- Commissioner Burns
- Commissioner Ramirez
- Commissioner Hill
- Commissioner Pacheco
- Commissioner Lopez
- Commissioner Davis (Arrived at 8:49 a.m.)

Commissioners Absent:

- Commissioner Stites

Staff Present:

- Monica L. Sparks (Unified Government Clerk)
- David Johnston (County Administrator)
- Angela Lawson (Interim Chief Counsel)
- Renee Ramirez (Human Resources Director)
- Alan Howze (Assistant County Administrator)
- Bridgette Cobbins (Assistant County Administrator)
- Rodney Lucas (Interim Assistant County Administrator)
- Shelley Kneuvean (Chief Financial Officer)
- Reginald Lindsey (Budget Director)
- Michael Peterson (Deputy Budget Director)
- Krystal McFeders (Interim Strategic Communications Director)
- Maiyee Lor (Unified Government Deputy Clerk)

Call to Order:

Mayor Christal E. Watson called the meeting to order at 8:36 a.m.

Notice and Consent to Meeting:

NOTICE OF SPECIAL MEETING: You are hereby notified that the Unified Government Board of Commissioners Strategic Retreat will be conducted in person on Saturday, February 21, 2026, beginning at **8:30 a.m.** at the Children's Mercy Park Sporting KC Soccer Stadium, 1 Sporting Way, Mazuma Plaza, Fifth Floor Audi Sports Club, Kansas City, Kansas. The public will be able to attend the event in person.

CONSENT TO MEETING of the governing body of Wyandotte County/Kansas City, Kansas, accepting service of the foregoing notice, waiving all and any irregularities in such service and in such notice, and consent and agree that we, the governing body, shall meet at the time and place therein specified and for the purpose therein stated.

David Johnston, County Administrator, introduced the event coordinators. Discussion and strategic planning were conducted with input from all commissioners present.

Adjournment:

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

Vote: Motion carries 9/0

- Ayes: Pacheco, Lopez, Burns, Davis, Bynum, Kump, Howard, Ramirez, Hill
- Nays: None
- Absent: Stites

MAYOR WATSON ADJOURNED

THE MEETING AT 2:11 p.m.

February 21, 2026

Monica L. Sparks, CMC
Unified Government Clerk

MLS



Unified Government Clerk's Office
Monica Sparks, CMC
Unified Government Clerk

701 North 7th Street, Suite 323
Kansas City, Kansas 66101-3070

Phone: 913-573-5260
Fax: 913-573-5299
<http://www.wycokck.org>

Memorandum

To: David Johnston
County Administrator

From: Monica L. Sparks
UG Clerk

Date: February 12, 2026

Re: Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

Attachments

BJS

Weekly Business Material for February 6, 2026 – February 12, 2026

1. CLAIMS FOR DAMAGES:

- Thuvan B Bert, Lansing, KS, alleging damage to personal vehicle on 02/05/2026.
- Pamela J Kelley, Shawnee, KS, alleging damage to personal vehicle on 11/05/2025.
- Pa Lee & Andrew Chang, Kansas City, KS, alleging damage to personal vehicle on 12/01/2025.
- Tatum Neal, Kansas City, MO, alleging damage to personal vehicle on 02/03/2026.

Action: Received and filed. Copies previously forwarded to Legal.

2. TRAVEL REQUESTS:

- Jeff Anderson, Public Works/KCKES/Sewer Maintenance, travel to Wichita, KS, from 09/08/2026 through 09/11/2026, to attend KWEA Conference, paid by FND560.
- Joshua Cromwell, KCPD West Patrol, travel to Platte County, MO, from 03/02/2026 through 03/06/2026, to attend CVSA Training, Employee Training and Travel.
- Cameron Morgan, Kansas City Kansas Police Department, travel to Huntsville, AL, from 03/22/2026 through 04/04/2026, to attend FBI Counter – UAS System Operator Course, paid by FY26 C-UAS Grant.
- Russell Owens, Public Works/Fleet Services, travel to Indianapolis, IN, from 02/17/2026 through 02/20/2026, to attend WWETT Show 2026, paid by FND560 Sewer System.
- Angel Silvestre, Kansas City Kansas Police Department, travel to Charleston, SC, from 02/17/2026 through 02/20/2026, to attend 2026 AGEO Undercover Workshop, paid by DEA.
- Angel Silvestre, Kansas City Kansas Police Department, travel to Tempe, AZ, from 02/09/2026 through 02/13/2026, to attend Arrest Operation for four (4) indicted individuals, paid by DEA.
- Jeffrey Tayler, Dwight Buxton, and Wallrine Freeman, Wyandotte County Sheriff's Department, travel to Oklahoma City, OK, from 03/25/2026 through 03/27/2026, to attend Jail Intake and Classification Seminar, paid by Training/Travel SC053.

Action: Approved by Administrator's Office and received and filed.

3. BUSINESS BONDS:

- Electrical Bonds:
 - Laverys Handyman Services, LLC
- Plumbing Bonds:
 - Prudent Plumbing LLC
- Mechanical/HVAC Bonds:
 - Comfort Pros LLC dba Dragonfly Mechanical
 - Town & Country Heating and Air Conditioning Company, LLC

Action: Referred to License.

4. CONTINUATION CERTIFICATES:

- Electrical Bonds:
 - Al's Electrical Maintenance
 - Brian Medeiros dba Brian Medeiros Electric
 - Electrical Investments, Inc.
 - Gregory Oppold dba Eco Electric
 - Henmmert Electric, Inc
 - Interstates, Inc.
 - J. R. Reynolds Electric
 - JMC Services Inc
 - MD Electric Inc
 - Michael J Mills dba Ace Electric LLC
 - Pride Services, Inc.
 - Reinhold Electric, Inc.
 - Springfield Mechanical Services, Inc.
 - The State Group Industrial (USA) Limited
 - Stine-Nichols Plumbing, Inc
 - Superior Electrical Construction
 - Tech Electric, LLC

- Plumbing Bonds:
 - Accent Home Services, LLC dba Benjamin Franklin Plumbing
 - Daniel Llamas dba KC Drain Pros
 - Deer Creek Plumbing Inc
 - J-Hawk Plumbing, Inc.
 - Jim Glover dba Jim Glover Plumbing
 - NPM, Inc dba Needham Plumbing & Mechanical
 - Paul Vielhauer Plumbing Incorporated
 - Precision Plumbing Inc
 - Ray Morrison Plumbing
 - Thomas Comfort Systems LLC
 - Tracy Petersen dba Petersen Plumbing
 - W Vielhauer Plumbing LLC
 - Wheatland Contracting, LLC

- Mechanical/HVAC Bonds:
 - Beck Mechanical Services LLC
 - Davis Heating Air Conditioning & Refrigeration, LLC
 - Design Mechanical, Inc.
 - Howell Commercial Refrigeration Company
 - Jap HVAC Services LLC
 - M & S, Inc.
 - McElroy's, Inc.
 - Rick Beebe Heating & Air Conditioning, LLC
 - ROMVED, Inc. dba Al-Ham Heating & Cooling

- Sign Bonds:
 - The Lamar Company, LLC

Action: Referred to License.

5. CANCELLATION NOTICE OF INSURANCE/BOND:

- Electrical Bond:
 - Craig Lunn dba C L Electric, LLC

Action: Referred to License.

6. APPLICATION FOR CMB LICENSE (PKG):

- MA Mart LLC, Yad Rai, d/b/a Stop & Shop, 400 N 10th St, Kansas City, KS 66102.
- Xpress Stop 3 LLC, Rick Rehorn, d/b/a Xpress Stop 3, 2100 Park Dr, Kansas City, KS 66102.

Action: Referred to License.

7. APPLICATION FOR CMB LICENSE (OP):

- Caporales Mexican Food LLC, Pablo Flores, d/b/a Caporales Mexican Food, 1260 Merriam Ln, Kansas City, KS 66103.

Action: Referred to License.

8. APPLICATION FOR DRINK EST./PUBLIC VENUE:

- Sparks 73 LLC, Samuel E Sparks, d/b/a Club Sparks, 1436 Kansas Ave, Kansas City, KS 66105.
- Levy Kansas LLC, William W Hutton, d/b/a Levy @ Kansas Speedway, 400 Speedway Blvd, Kansas City, KS 66111.

Action: Referred to License.

9. APPLICATION FOR CATERER/DRINK EST/HOTEL:

- Joe's Kansas City Bar-B-Que Inc, Latanya Goth, d/b/a Joe's Kansas City Bar-B-Que, 3002 W 47th Ave, Kansas City, KS 66103.

Action: Referred to License.



Unified Government Clerk's Office
Monica Sparks, CMC
Unified Government Clerk

701 North 7th Street, Suite 323
Kansas City, Kansas 66101-3070

Phone: 913-573-5260
Fax: 913-573-5299
<http://www.wycokck.org>

Memorandum

To: David Johnston
County Administrator

From: Monica L. Sparks
UG Clerk

Date: February 19, 2026

Re: Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

Attachments

BJS

Weekly Business Material for February 13, 2026 – February 19, 2026

1. PUBLIC NOTICE:

- Alandon Tow Service, 6224 Kansas Ave., Kansas City, KS 66111, held a public auto auction on February 3, 2026, at Alandon Tow Service.

Action: Received and filed.

2. CLAIMS FOR DAMAGES:

- Katherine Foster, unknown, alleging damage to personal vehicle on 06/22/2025.
- Bobbie Fay Kettler, Kansas City, KS, alleging damage to personal property on 02/12/2026.
- Karen Luster, Kansas City, KS, alleging personal injury on 07/30/2025.

Action: Received and filed. Copies previously forwarded to Legal.

3. TRAVEL REQUESTS:

- Kyle Hickerson, Kansas City Kansas Police Department, travel to Washington, DC, from 05/12/2026 through 05/16/2026, to attend National Police Week, Employee Training and Travel.
- Ernestine Holmes, Health/PHS/WIC, travel to Dallas, TX, from 05/26/2026 through 06/01/2026, for 2026 NWA Education and Training Conference, paid by WIC GRN010051.
- Ashley Lause, Health/PHS/WIC, travel to Dallas, TX, from 05/26/2026 through 05/30/2026, to attend 2026 NWA Education and Training Conference, paid by WIC GRN010051.
- Karl Oakman, Kansas City Kansas Police Department, travel to Washington, DC, from 02/24/2026 through 02/26/2026, to meet with congress delegation regarding World Cup Security Funding, Employee Training and Travel.
- Dennis L. Rubin, Kansas City Kansas Fire Department, travel to Washington, DC, from 03/17/2026 through 03/20/2026 to attend 36th Annual National Fire & Emergency Conference, paid by Fire Administration.

Action: Approved by Administrator's Office and received and filed.

5. APPLICATIONS FOR PRIVATE SECURITY:

- Command Security Services, Inc, d/b/a Command Security Services, Inc, 8413 Clint Dr, Belton, MO 64012.
- NPB Companies, Inc, d/b/a NPB Companies, Inc, PO Box 171425, 77 S 7th St, Kansas City, KS 66101.

Action: Referred to License.



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 2px;"> <p>J. Renee Ramirez, Director</p> <p>Shakeva Christian, Manager</p> </div> <p>rramirez@wycokck.org, schristian@wycokck.org x5665, x5661</p>	Human Resources
AGENDA ITEM #9.1.		
RESOLUTION: AMENDING HUMAN RESOURCES GUIDE		
BACKGROUND		
<p>Resolution to amend the UG Human Resources Guide as follows:</p> <p>A resolution to amend Section 2.7 of the Human Resources Guide regarding residency for employees. The following are options for consideration:</p> <p>A – Continuation of Current Policy: Maintain the current policy with the following administrative updates:</p> <ul style="list-style-type: none"> • Minor procedural modifications shall be made to ensure alignment with Workday processes. • Update the list of acceptable documents for proof of residency. <p>B – Change Residency Requirement to include a Radius Option:</p> <ul style="list-style-type: none"> • Maintain residency within a 30-mile radius of the Municipal Office Building (City Hall), or the center of Wyandotte County. • Maintain residency within a 15-mile radius from the Wyandotte County lines in all directions. • No residency requirement or radius requirement shall apply. <p>C – If residency requirement is removed, positions that would be required to maintain requirement of living in Wyandotte County:</p> <ul style="list-style-type: none"> • Apply to only specific departments • Not apply to any employees • Apply to the County Administrator Only • Apply to Leadership at the director level and above and public safety leadership command <p>D – Temporary Moratorium Option:</p> <ul style="list-style-type: none"> • Establish a two-year moratorium on enforcement of the residency requirement 		

- During the moratorium, collect recruitment, retention and workforce data related to residency policies
- Reconsider the residency requirement after two years based on collected data

This option would be unfair to current and future employees by creating a climate of uncertainty. Administration recommends caution if choosing this option.

RECOMMENDATION

Approve

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

n/a

LEGAL/ POLICY CONSIDERATIONS

ATTACHMENTS

Residency Requirement Policy Presentation 031926

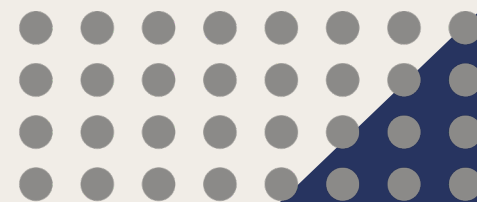
Approved by Mayor/Administrator to add to agenda.



RESIDENCY REQUIREMENT

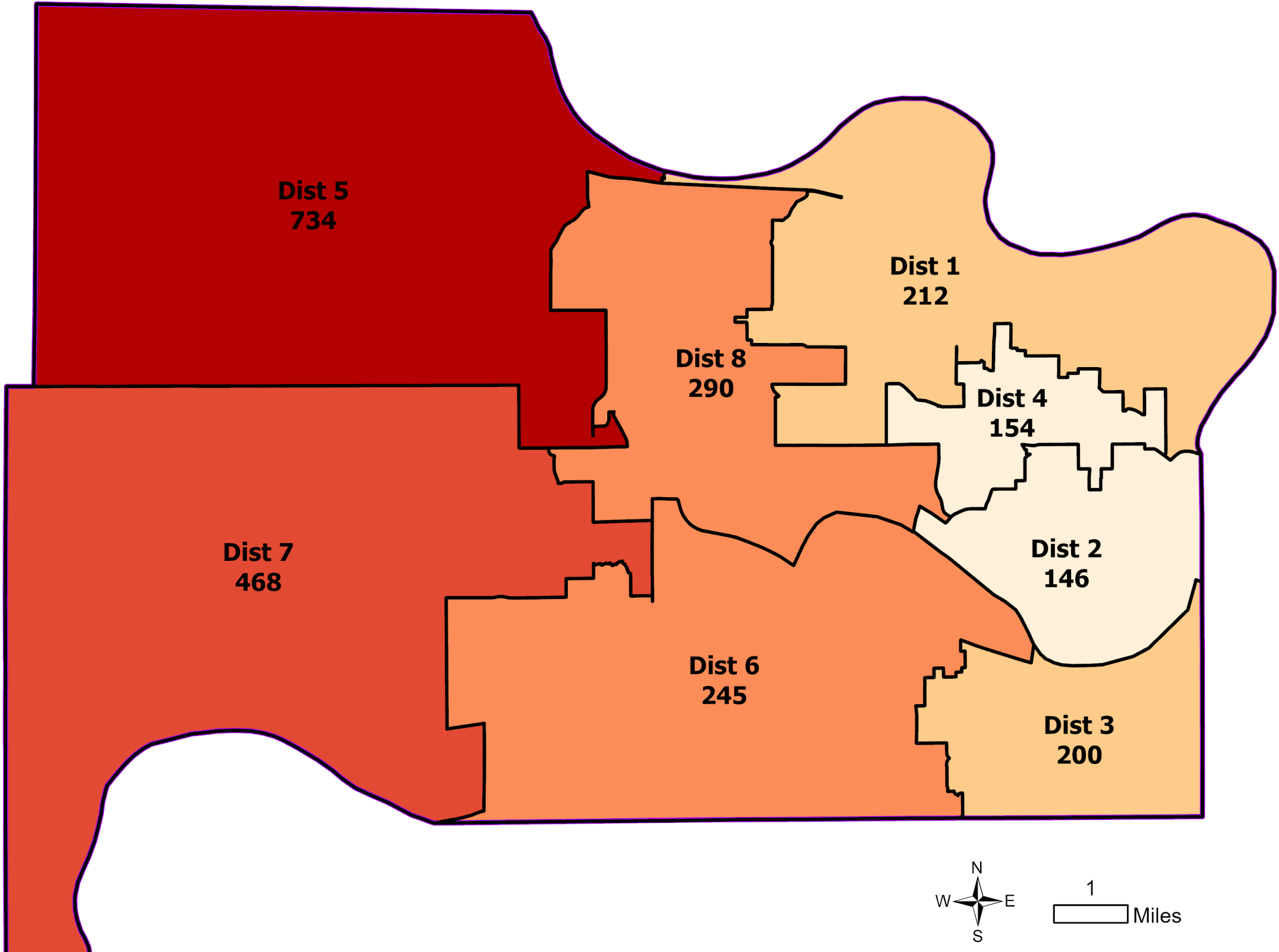
Unified Government of Wyandotte
County/Kansas City, Kansas

March 19, 2026



Current Residency Snapshot

UG Employees by Commission District



Residency & Workforce Overview



Question: What portion of UG payroll is currently tied to residency rule?

- **Total UG payroll subject to residency**
 - 2045 Employees, Total Payroll Salary for all employees is estimated a little over \$159M
 - Does not include the District Attorney's or the State of Kansas Offices

Wyandotte County Workforce & Employment

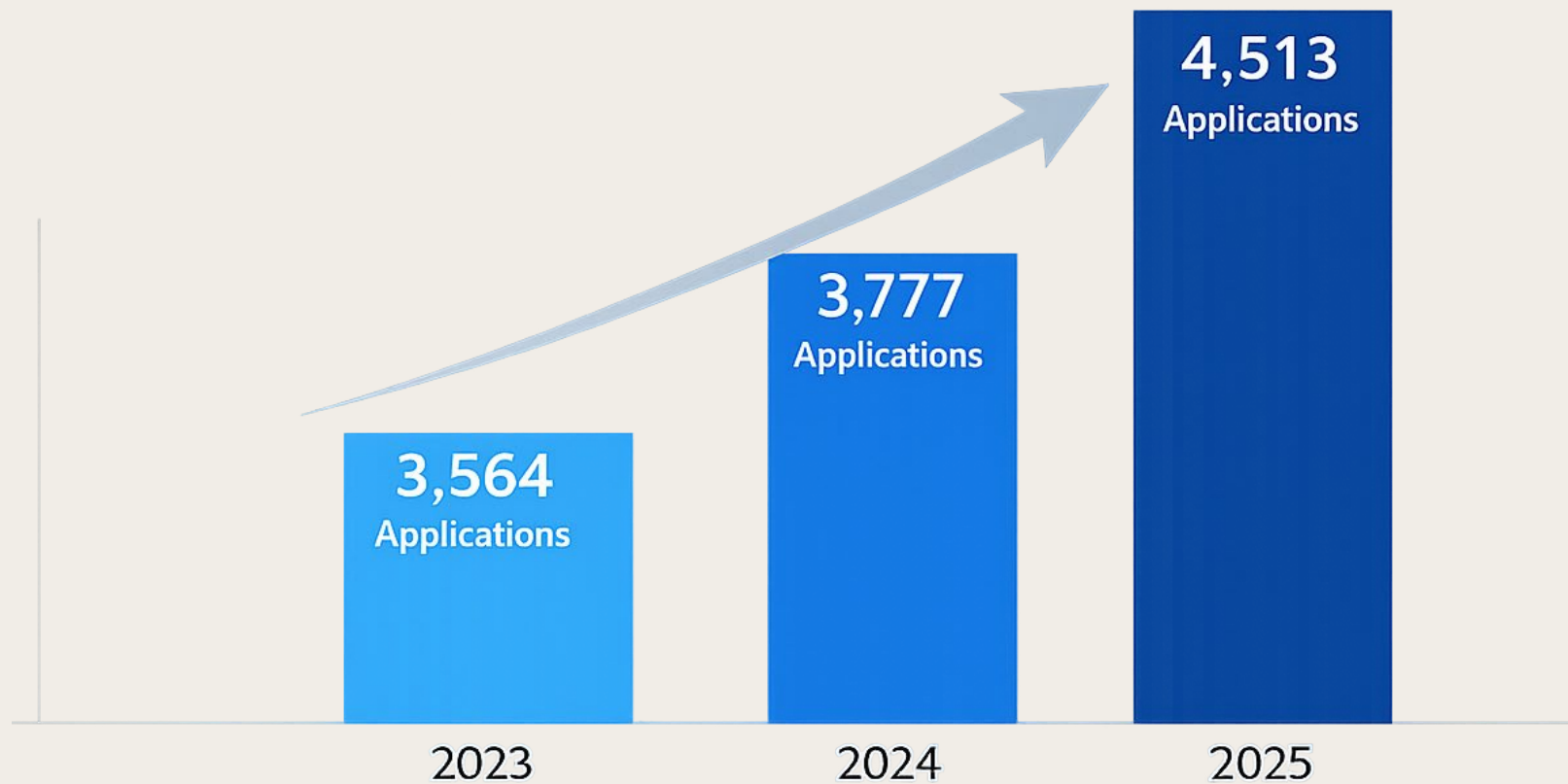
- **Of Wyandotte County's residents (workforce):**
 - 48% work in Wyandotte County
 - 52% work outside of Wyandotte County
- **When looking at all jobs in Wyandotte County:**
 - 39% of jobs in Wyan. Co are filled by Wyan. Co. residents
 - 61% of jobs in Wyan. Co. are filled by non-residents

Workforce & Recruitment Impact



Question: Would removing residency increase applicant volume enough to fix staffing?

Application Trends After Transition to Workday Recruitment



- **Average # of days to fill a vacancy**

- Fire - 0 hired in 2025, 84 days in 2024
- Police - 171 days (hired 20 Police Officers in 2025)
- Sheriff - 91 days
- Civilian - 61 days, (decreased from 166 days in 2022)

- **Separations/Exit Interviews**

- The UG averages 300 separations a year, in the last three years we received 93 exit interviews. 28 Employees separated employment due to residency requirement.

Between 2023-2025
Total: 28

- **Turnover Rate: 11%**

Labor Market & Broader Impacts

Question: Does the existing residency requirement influence premium wage levels due to housing constraints, school quality, public safety considerations, etc.?

- Little research in this area
- Housing costs (maybe the area is expensive)
- School Quality (workers may prefer better school district or pay for private schooling)
- Public Safety (the perception may be that some areas are less safe than other areas)

Conclusion: UG Wages will need to increase to attract applicants that will need to account for higher costs such as property taxes, education for children and homes in neighborhoods perceived as safe

- **Vacancy rates + overtime costs**

- Vacancy Rate 2026: 7.1%*
- 2025: 6.9%*

*accounts for full time positions only

- Overtime Costs 2026: \$274,892.00
- 2025: \$7,173,424.00
- 2024: \$10,721,584.00

- Residency is not the sole factor. There are other factors – planned/unplanned absences, FMLA.

- **Civilian Cost Per Hire:**

- \$1,200.00

- **Public Safety Cost Per Hire:**

- Police & Sheriff Estimate: \$13,500.00
- Fire Estimate: \$14,600.00

** The above numbers do not include staff time or overtime costs and training requirements associated with applicant sourcing to on-boarding (hiring life cycle)

Migration Trends

Census Bureau Data, County-to-County Migration Flows

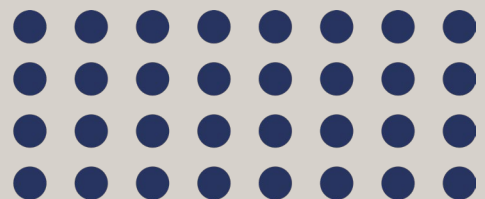
- Net migration change is a loss of approx. 2,000 persons (one year change)
- Impact is 1% of overall Wyan. Co. population

Internal Revenue Service

- Net migration change is a loss of approx. 1,700 persons (one year change)
- Impact is 1.5% of overall persons in this dataset*

*This data represents the number of tax filers and exemptions claimed.

Translating the above 1% - 1.5% migration trend to UG employment, would equate to a loss of an average of 27 employees in a year, which does not have a significant impact on Wyandotte County Population at large.



Economic & Fiscal Impact



****Assuming a population loss in Wyan. Co. due to UG employees moving out of the County. This is unlikely as homes would have to be sold and new persons/families moving in.*

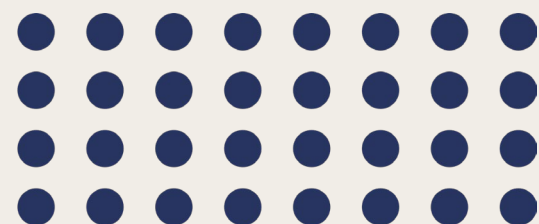
ESTIMATED ANNUAL IMPACT OF A SINGLE-RESIDENCE IN WYANDOTTE COUNTY:

Real Property Taxes to UG <i>(based on \$180K home value, UG Portion Only - City and County)</i>	\$1,489
Retail Sales Tax, Various Franchise Payment & Motor Vehicle Registration to UG <i>(assumes all shopping done in WYCO)</i>	\$836
BPU Impact: Pilot & Sales Tax Payment <i>(based on \$20/mo PILOT payment)</i>	\$288
Total	\$2,613

Multiplier Effect

Estimated impact based on losing one household with avg. salary \$75,000

- **OUTPUT = \$51,000** (loss of total revenues; all industries)
- **EARNINGS = \$5,700** (loss of earnings; across all industries)
- **EMPLOYMENT= 0.25 positions** (lost across all industries)



It should be noted that the 2,300-employee count of Unified Government is only approximately 1.4% of the total Wyandotte County. Therefore, potential loss to Wyandotte County is approximately 1.4% provided that:

- All UG employees moved out of Wyandotte County
- All employee own their homes
- No one paid property taxes on the home sold once relocated out of Wyandotte County.

Benchmarking & Comparisons



- **Peer Organization Vacancy Rates**

- **Piper USD 203**

- No residency requirement, except for Superintendent
- Vacancy Rate less than 1%
- Next Year positions are filled

- **Turner USD 202**

- No residency
- Vacancy Rate is 5%

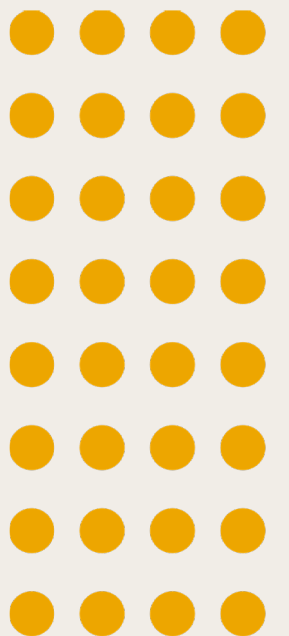
- **Housing Authority, KCK Community College, USD 500 did not respond**

- **BPU**

- 505 employees subject to residency
- 29% Vacancy Rate (Lineman)
- Overtime Costs \$84-\$112/hr.
- 5-Year Loss: \$1.67M

- **Data on How Lifting Residency Requirement Impacted Employment:**

- HR surveyed other communities and no other communities were collecting this data.



Legal Authority & Governance



- **Question: Does the DA have unique authority vs other elected officials?**

- Yes — statutory authority allows exemption from UG policy.

- **Legal References:**

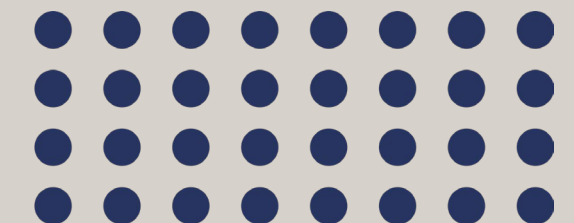
- K.S.A. 22a-106(a)
- Kansas AG Opinion 92-158
- *White v. Tomasic*
- *Board of County Commissioners v. Nielander*

- **DA office vacancy trends before/after residency removal**

- Residency removed in 2022, to our knowledge employees were required to live in Wyandotte County
- under previous administrations.
- 71/76, 20% Turnover in 2025
- Data shows that 11 DA employees do not live in Wyandotte County
 - 6 live in Missouri
 - 4 live in other cities in the State of Kansas
 - 1 showing address in Arizona

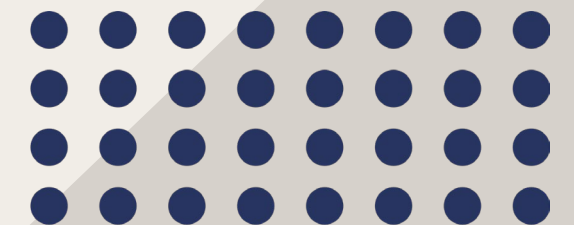
- **Question: Is it legally or contractually possible to apply a residency requirement to only one department without creating inconsistencies across bargaining units or HR policy?**

- Yes, it is legally acceptable, but it's not advisable.



Policy Implementation & Incentive Options

- **Question: What operation steps would HR need to take to implement a residency requirement? i.e., verification, documentation, & ongoing compliance monitoring.**
 - Proof of residency required today
 - Developing Residency Validation Checker (HR + IT/GIS)
 - System tracking (Workday)
- **Question: What legal precedent or HR guidance exists for offering incentives to employees who choose to live in the county instead of mandating residency?**
 - It is generally legal to grant incentives for employee residency, but there could be potential legal risks based on the specific incentive plan structure that would need to be fully vetted.



UG Employee Survey Results & ETC Institute Community Survey

UG Employee Survey

1,173/2,172 Respondents, 54% Response Rate

Do you currently live in Wyandotte County?

Yes: **97%**

No: **3%**

Do you believe a residency requirement is necessary for your position?

Yes: **7%**

No: **93%**

In your opinion, should residency requirements:

Apply to all employees: **11%**

Apply to only specific departments: **6%**

Not apply to any employees: **41%**

Apply to Director level & above: **28%**

Apply to County Administrator only: **14%**

The Commission is currently reviewing the residency requirement.

Do you think the residency requirement should be:

Kept in place: **9%**

Removed: **91%**

ETC Institute Community Survey

1,200 Completed Questions, 20% Response Rate (Approx.)

The Unified Government has a residency policy which states that Unified Government employees must have their permanent residence within the boundaries of Wyandotte County.

Do you agree people who work for the Unified Government should be required to live in Wyandotte County?

Yes: **60%**

No: **40%**

Note: The above information is based on preliminary survey results. Final results will not change significantly. Results of the survey are statistically significant and based on a random sample of Wyandotte County households.

Decision Point

- **Continuation of Current Policy**

- Minor modifications to align with Workday processes
- Update the list of acceptable documents for proof of residency

- **Change residency requirement to include a Radius Option**

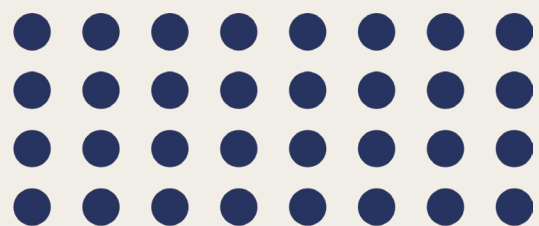
- Maintain residency within a 30-mile radius of the Municipal Office Building (City Hall or the center of Wyandotte County)
- Maintain residency within a 15-mile radius from the Wyandotte County lines in all directions
- No residency requirement or radius requirement

- **If requirement is removed, positions that would be required to maintain living in Wyandotte County:**

- Not apply to any employee
- Apply to only specific departments
- Apply to County Administrator only
- Apply to leadership at the director level & above and public safety leadership command

- **Temporary Two (2) Year Moratorium**

- During the moratorium collect recruitment, retention and workforce data related to residency policies
- Reconsider the residency requirement after two years based on collected data.



Sources:

U.S. Census Bureau, 2016-2020 American Community Survey, County-to-County Journey to Work Flow Files

Internal Revenue Service, Statistics of Income Division; net migration change 2017/18 thru 2021/22 datasets

Bureau of Economic Analysis, Regional Input-Output Modeling System(RIMS II) Multipliers (2004/2004, Tbl 2.4), Regional Product Division, Bureau of Economic Analysis.

Type II, KS MO-KS MSA.



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="586 384 1036 443" style="border: 1px solid black; padding: 2px;">Daniel Kuhn, Assistant Counsel</div> dkuhn@wycokck.org x5189	Legal
AGENDA ITEM #10.1.		
ORDINANCE: BOARD OF PUBLIC UTILITIES WATER AND ELECTRIC LINES CENTRAL AVENUE TO STATE LINE PROJECT		
BACKGROUND		
<p>An ordinance declaring the necessity and authorizing a survey and descriptions of lands necessary, a valid public improvement project and authorizing a survey to identify and describe the property to be acquired. The project is laying-out, construction, installation, expansion, repair, maintenance, operation and use of use of water and electric lines for BPU's Central Avenue to State Line Project in Kansas City, Wyandotte County, Kansas. The ordinance directs the Chief Counsel to commence legal proceedings to acquire the property described in the survey and necessary for the project.</p> <p><i>On February 5, 2026, the Board of Commissioners adopted Resolution No. R-3-26 authorizing the necessity of the project and authorizing the action requested.</i></p>		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
BPU budget will include cost of obtaining land.		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
BPU Central Avenue to State Line Water and Electric-Eminent Domain Ordinance 3.4.26		

Approved by Mayor/Administrator to add to agenda.

First Published: _____

ORDINANCE NO. _____

AN ORDINANCE condemning real property and/or real property rights for the location, laying-out, reconstruction, expansion, repair, maintenance, operation and use of water and electric lines by the Board of Public Utilities, in Kansas City, Wyandotte County, Kansas, and directing the Chief Counsel to institute eminent domain proceedings as provided by law to acquire the tracts and parcels of land described in this ordinance.

BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

1. The following described real property and/or real property rights are hereby condemned and appropriated to the Unified Government of Wyandotte County/Kansas City Kansas, for and on behalf of its Board of Public Utilities, for the location, laying-out, reconstruction, expansion, repair, maintenance, operation and use of water (Project No. 104108) and electric (Project No. 104069) lines in Kansas City, Wyandotte County, Kansas, to-wit:

See Exhibits A, B and C, which are attached hereto and incorporated herein by reference;

2. It is hereby found that the costs of this project will be paid by the Board of Public Utilities.
3. The Chief Counsel of the Unified Government of Wyandotte County/Kansas City, Kansas is hereby ordered and directed forthwith to commence proceedings for the acquisition of the real property and/or real property rights described above and to do and perform all things which might be necessary and required by law to acquire the aforementioned rights in and to said property.
4. This ordinance shall take effect and be in force after its passage, approval and publication.

ADOPTED BY THE COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS ___DAY OF _____2026.

Christal Watson
Mayor/CEO

Attest:

Monica Sparks
Unified Government Clerk

Approved as to form:

Angela Lawson
Chief Counsel

EXHIBIT A

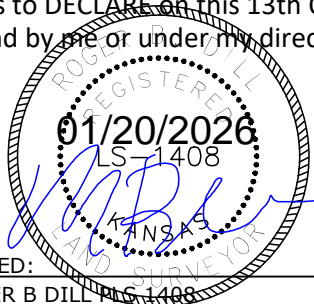
SHEET 1 OF 6

PERMANENT WATER LINE AND POWER LINE EASEMENT DESCRIPTION:

A PORTION OF LOT 1, KANSAS CITY STOCKYARDS (NORTH YARDS), A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, PREPARED BY ROGER B DILL PLS 1408 DATED OCTOBER 2, 2025; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 30°37'45" EAST, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 781.00 FEET; THENCE SOUTH 14°22'15" WEST, A DISTANCE OF 55.99 FEET; THENCE NORTH 29°21'28" WEST, A DISTANCE OF 28.93 FEET; THENCE NORTH 14°22'15" EAST, A DISTANCE OF 26.79 FEET; THENCE NORTH 30°37'45" WEST, A DISTANCE OF 772.69 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CENTRAL AVENUE AS IT NOW EXISTS; THENCE NORTH 59°16'56" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 16364.20 SQ FEET OR 0.38 ACRES MORE OR LESS.

This is to DECLARE on this 13th OF AUGUST, 2025 this field survey was completed on the ground by me or under my direct supervision.



SIGNED: _____
ROGER B DILL PLS 1408


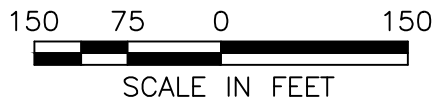
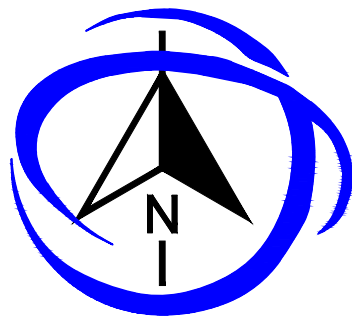
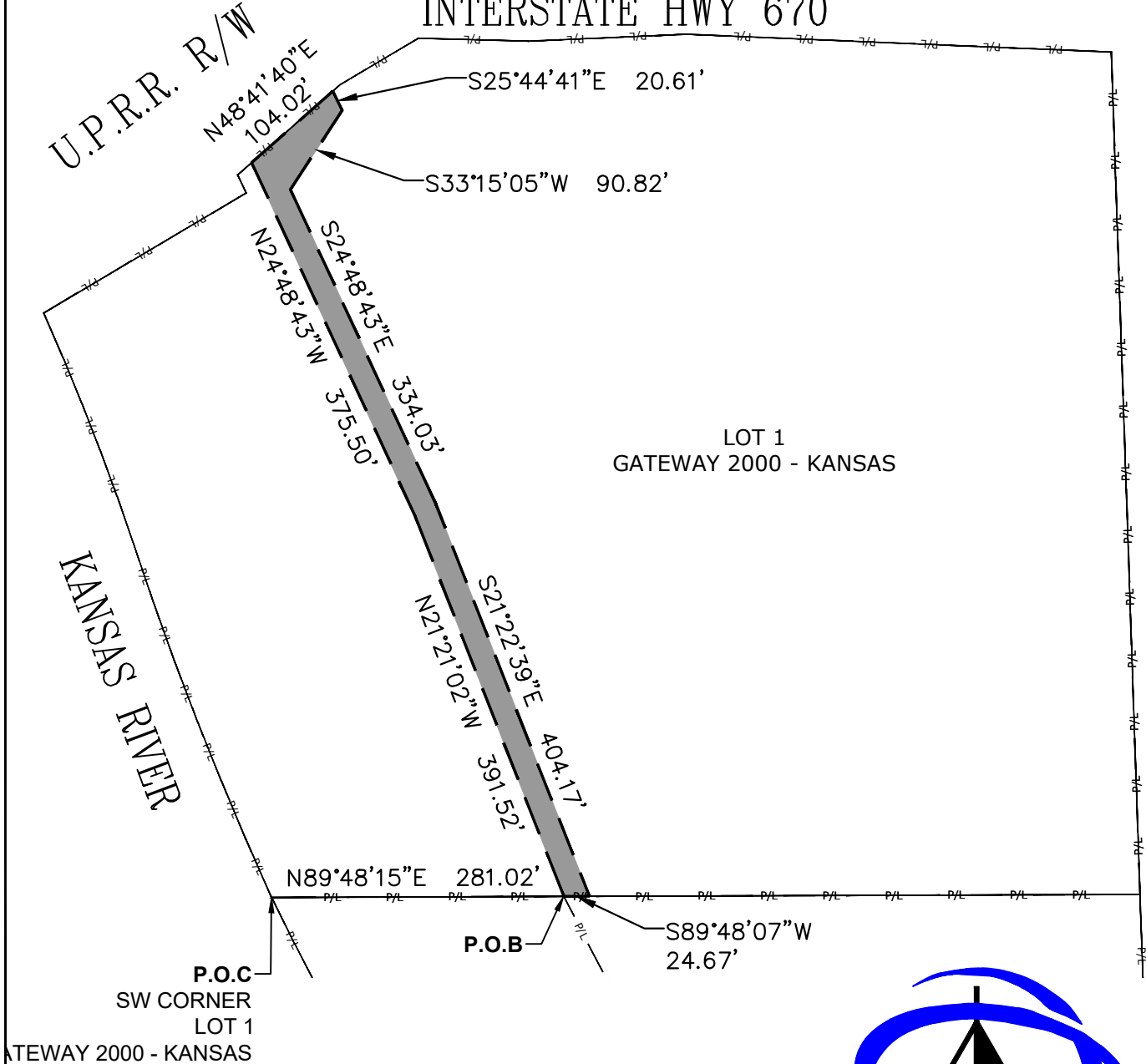
 ALC ATLAS LAND CONSULTING SURVEYING CIVIL ENGINEERING DRONE CAD 14500 Parallel Road, Unit F, Basehor KS 66007	BOARD OF PUBLIC UTILITIES 213 CENTRAL AVE KANSAS CITY, KS 66118		
	COUNTY		
	WYANDOTTE COUNTY		DATE: 01/20/2026

EXHIBIT A

SHEET 2 OF 6

THIS SKETCH HAS BEEN PREPARED FOR EASEMENT EXHIBIT PURPOSES ONLY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY. DISTANCES AND BEARINGS ARE BASED ON NAD-83 KANSAS NORTH ZONE STATE PLANE DATUM.

INTERSTATE HWY 670



POC
POB

POINT OF COMMENCEMENT
POINT OF BEGINNING



SECTION LINE
PROPERTY LINE
EASEMENT LINE

ALC
ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | DRONE | CAD
atl@atlandconsulting.com
14500 Parallel Road, Unit R, Overland Park, KS 66207

BOARD OF PUBLIC UTILITIES 1414 GENESSEE ST KANSAS CITY, KS 64102		
COUNTY		
WYANDOTTE COUNTY		DATE: 01/20/2026

EXHIBIT B

SHEET 3 OF 6

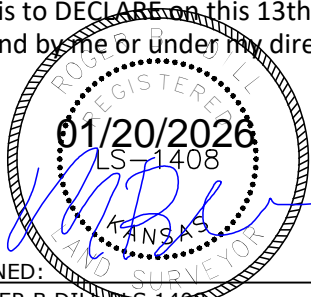
PERMANENT WATER LINE AND POWER LINE EASEMENT DESCRIPTION:

A PORTION OF LOT 1, GATEWAY 2000 - KANSAS, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, PREPARED BY ROGER B DILL PLS 1408 DATED JANUARY 19, 2026; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89°48'07" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 529.42 FEET; THENCE NORTH 21°22'39" WEST, A DISTANCE OF 16.09 FEET; THENCE NORTH 89°48'78" EAST, A DISTANCE OF 534.94 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE SOUTH 01°56'28" EAST, ALONG SAID EAST LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 7984.04 SQ FEET OR 0.18 ACRES MORE OR LESS.

This is to DECLARE on this 13th OF AUGUST, 2025 this field survey was completed on the ground by me or under my direct supervision.



SIGNED: _____
ROGER B DILL PLS 1408



ALC
ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | DRONE | CAD
14500 Parallel Road, Unit R, Basehor KS 66007

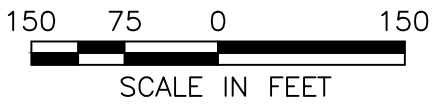
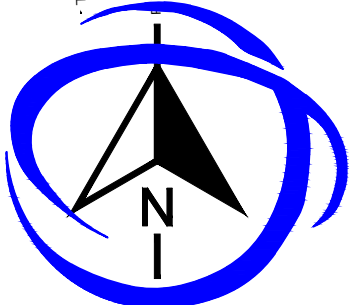
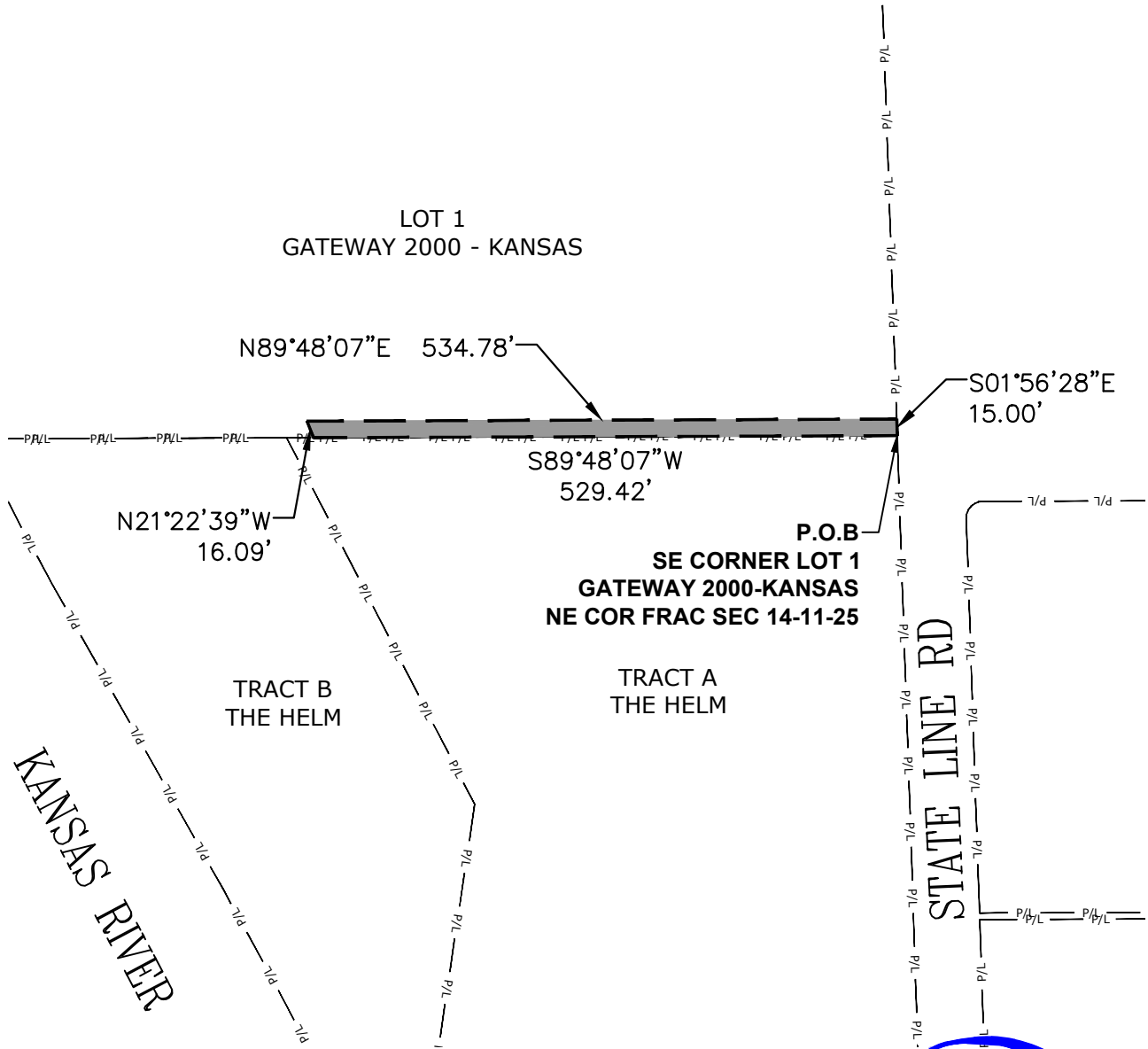
ROGER B DILL #1315
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF KANSAS #2613
01/20/2026 1408
ROGER B DILL #1315
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF KANSAS #2613
01/20/2026 1408

BOARD OF PUBLIC UTILITIES 1414 GENESSEE ST KANSAS CITY, KS 64102		
COUNTY		
WYANDOTTE COUNTY		DATE: 01/20/2026

EXHIBIT B

SHEET 4 OF 6

THIS SKETCH HAS BEEN PREPARED FOR EASEMENT EXHIBIT PURPOSES ONLY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY. DISTANCES AND BEARINGS ARE BASED ON NAD-83 KANSAS NORTH ZONE STATE PLANE DATUM.



POC
POB

POINT OF COMMENCEMENT
POINT OF BEGINNING

SECTION LINE
PROPERTY LINE
EASEMENT LINE

ALC
ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | DRONE | CAD
atlaskandconsulting.com
14500 Parallel Road, Unit R, Overland Park, KS 66207

REG. ENG. COMM. #3312
REG. SURV. #2362
REG. DRONE #202014004
REG. CAD #202014251

BOARD OF PUBLIC UTILITIES 1414 GENESSEE ST KANSAS CITY, KS 64102		
COUNTY		
WYANDOTTE COUNTY		DATE: 01/20/2026

EXHIBIT C

SHEET 5 OF 6

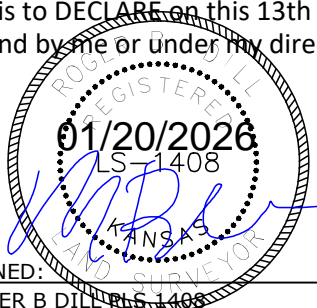
TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION:

A PORTION OF LOT 1, GATEWAY 2000 - KANSAS, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, PREPARED BY ROGER B DILL PLS 1408 DATED JANUARY 19, 2026; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 01°56'28" WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 15.00 FEET; THENCE SOUTH 89°48'07" WEST, A DISTANCE OF 534.79 FEET; THENCE NORTH 21°22'39" WEST, A DISTANCE OF 21.45 FEET; THENCE NORTH 89°48'07" EAST, A DISTANCE OF 541.92 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE SOUTH 01°56'28" EAST, ALONG SAID EAST LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 10770.42 SQ FEET OR 0.25 ACRES MORE OR LESS.

This is to DECLARE on this 13th OF AUGUST, 2025 this field survey was completed on the ground by me or under my direct supervision.



SIGNED: _____
ROGER B DILL PLS 1408


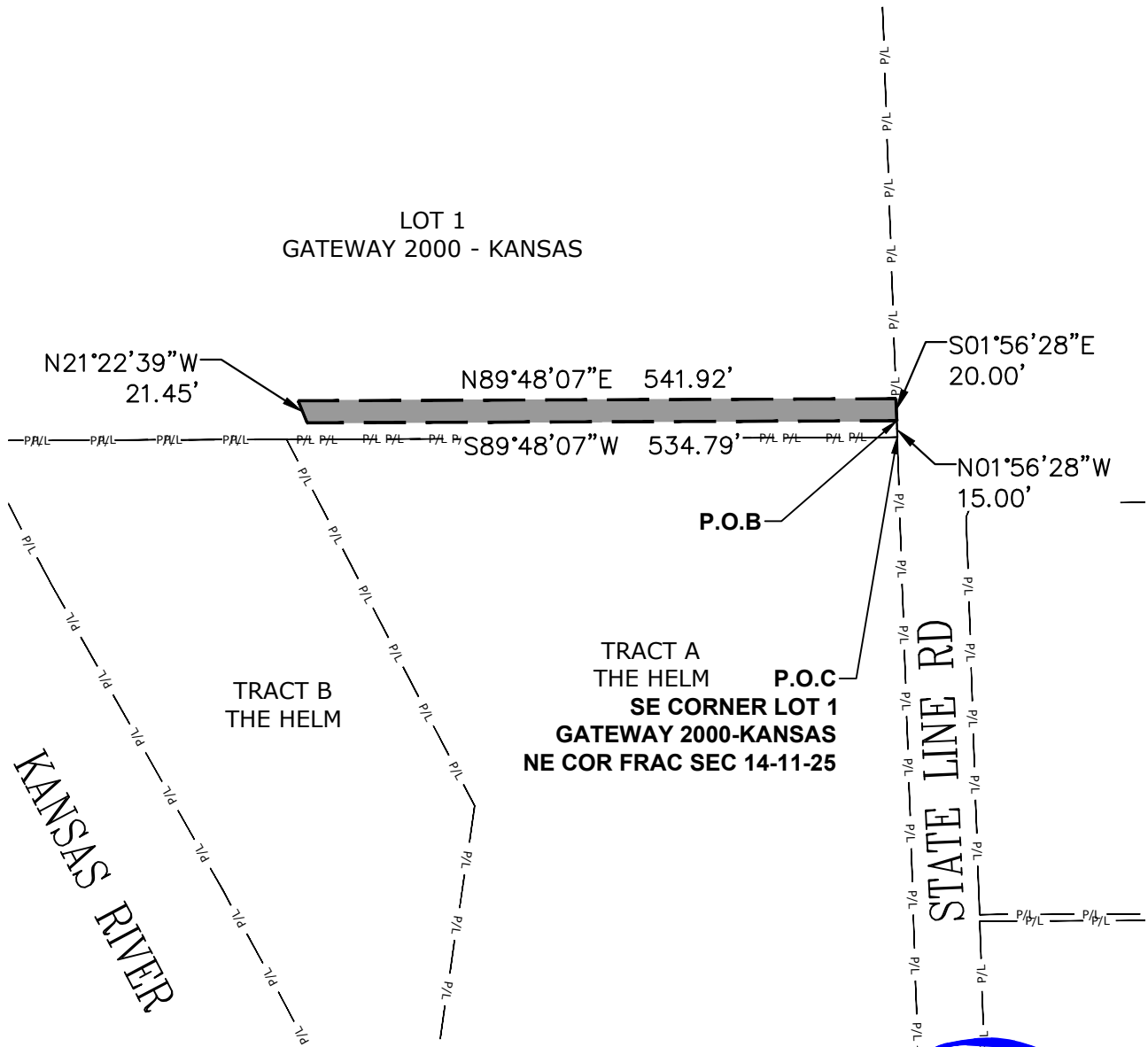
 ALC ATLAS LAND CONSULTING SURVEYING CIVIL ENGINEERING DRONE CAD 14500 Parallel Road, Unit R, Basehor KS 66007	BOARD OF PUBLIC UTILITIES 1414 GENESSEE ST KANSAS CITY, KS 64102		
	COUNTY		
	WYANDOTTE COUNTY		DATE: 01/20/2026

EXHIBIT C

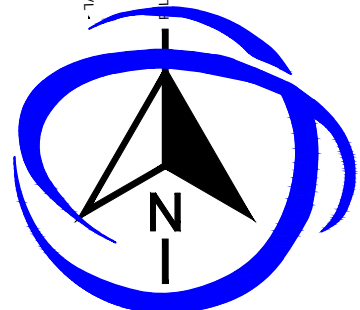
SHEET 6 OF 6

THIS SKETCH HAS BEEN PREPARED FOR EASEMENT EXHIBIT PURPOSES ONLY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY. DISTANCES AND BEARINGS ARE BASED ON NAD-83 KANSAS NORTH ZONE STATE PLANE DATUM.



POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING

SECTION LINE
 PROPERTY LINE
 EASEMENT LINE



150 75 0 150
SCALE IN FEET



BOARD OF PUBLIC UTILITIES 1414 GENESSEE ST KANSAS CITY, KS 64102		
COUNTY		
WYANDOTTE COUNTY		DATE: 01/20/2026



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="586 386 1036 478" style="border: 1px solid black; padding: 5px;"> Michael Sutton, Redevelopment Coordinator </div> mjsutton@wycokck.org X5749	Land Bank Approvals
AGENDA ITEM #12.1.		
RESOLUTION APPOINTING MICHAEL SUTTON AS LAND BANK CO-MANAGER		
BACKGROUND		
<p>Jud Knapp currently serves as the Land Bank Manager but requires assistance in meeting the duties and responsibilities of the position due to the volume of parcels in the inventory of the Wyandotte County Land Bank and demands for those parcels; Michael Sutton is an employee of the Unified Government and is able to act on behalf of the Board of Trustees as the Land Bank Co-Manager.</p>		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Resolution_Appoint LB Co-Manager		

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. _____

A RESOLUTION APPOINTING A LAND BANK CO-MANAGER

WHEREAS, the State of Kansas has provided that a county may establish a Land Bank in K.S.A. 19-26,104; and

WHEREAS, K.S.A. 19-26,104 further mandates that the county land bank is to be governed by a Board of Trustees; and

WHEREAS, the Board of Trustees may appoint such officers, agents and employees as required to perform its duties per K.S.A. 19-26,106; and

WHEREAS, Unified Government of Wyandotte County/Kansas City, Kansas Ordinance Section 2-173 established the Wyandotte County Land Bank as well as the Land Bank Board of Trustees which consists of the Mayor/CEO and the Commissioners of the Unified Government; and

WHEREAS, Unified Government of Wyandotte County/Kansas City, Kansas Ordinance Section 2-173 states that the Land Bank staff shall be furnished by the Unified Government; and

WHEREAS, Jud Knapp currently serves as the Land Bank Manager but requires assistance in meeting the duties and responsibilities of the position due to the volume of parcels in the inventory of the Wyandotte County Land Bank and demand for those parcels; and

WHEREAS, Michael Sutton is an employee of the Unified Government and is able to act on behalf of the Board of Trustees as the Land Bank Co-Manager.

NOW, THEREFORE, BE IT RESOLVED BY THE WYANDOTTE COUNTY LAND BANK BOARD OF TRUSTEES:

1. Michael Sutton is hereby appointed as Co-Manager of the Wyandotte County Land Bank, to have and to serve in said capacity until the position is deemed vacated.

2. The Mayor, the County Administrator, and the Unified Government's other officers, agents, and employees are hereby authorized and directed to take such further action, and execute such other documents, certificates, and instruments, as may be necessary or desirable to carry out and comply with the intent of this Resolution.

3. This Resolution shall become effective upon passage by the Wyandotte County Land Bank Board of Trustees.

ADOPTED BY THE WYANDOTTE COUNTY LAND BANK BOARD OF TRUSTEES, THIS _____ DAY OF _____ 2026.

Christal E. Watson, Mayor/CEO

ATTEST:

Monica Sparks
Unified Government Clerk

APPROVED AS TO FORM:

Wendy M. Green
Deputy Chief Counsel



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> Michael Sutton, Redevelopment Coordinator </div> mjsutton@wycokck.org X5749	Land Bank Approvals
AGENDA ITEM #12.2.		
RESOLUTION AUTHORIZING THE WYANDOTTE COUNTY LAND BANK TO HOLD SPECIFIED PROPERTIES FOR REMEDIATION OF CONTAMINATION		
BACKGROUND		
Requesting a hold for the remediation of 54 contaminated parcels located in the Douglass/Sumner neighborhood.		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
None		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Resolution for Hold for Remediation, EX B for Reso		

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. R-____-26

**A RESOLUTION
AUTHORIZING THE WYANDOTTE COUNTY LAND BANK TO HOLD
SPECIFIED PROPERTIES FOR REMEDIATION OF CONTAMINATION**

WHEREAS, the Unified Board of Commissioners of Wyandotte County/Kansas City, Kansas, by way of Resolution No. R-21-99, established the Wyandotte County Land Bank and provided that it would be guided in its affairs by a Board of Trustees consisting of the Mayor/Chief Executive and the Commissioners of the Unified Government of Wyandotte County/Kansas City, Kansas; and

WHEREAS, the Wyandotte County Land Bank Board of Trustees is solely authorized, pursuant to K.S.A. 19-26,110 and Sec. 2-173 of the Unified Government Ordinances, to sell or dispose of any property acquired by the Wyandotte County Land Bank; and

WHEREAS, a purpose of the Wyandotte County Land Bank is to return blighted and vacant properties to a productive use; and

WHEREAS, the Wyandotte County Land Bank previously partnered with the Environmental Protection Agency (EPA) in 2025 to perform Phase I and Phase II Environmental Site Assessments on 200 parcels in its inventory in the Douglass/Sumner neighborhoods for contamination, which revealed that approximately one quarter of these parcels had different levels of contamination requiring different methods of remediation; and

WHEREAS, the Wyandotte County Land Bank is seeking grant funding to pursue remediation of these parcels which will make them unavailable for a property transfer or the option program until such time as the contamination on the parcel is remediated or a plan for remediation is formed which may become part of the development of the parcel.

NOW, THEREFORE, be it resolved by the Wyandotte County Land Bank Board of Trustees that:

1. The Wyandotte County Land Bank shall hold the parcels in the list attached hereto as Exhibit A and depicted on the map attached hereto as Exhibit B (as shown by the parcels highlighted with purple) for the purpose of either remediation of the contamination of the parcel or for the development of a remediation plan which may be incorporated into the development of the parcel.

2. Because the form of and level of contamination varies among the parcels, the types of remediation required for the parcels will also vary. As such, the period of the hold for each parcel will depend on the remediation needs of each parcel. Therefore, the initial hold period shall last for one year, at which time this item will be brought back before the Wyandotte County Land Bank Board of Trustees for an update and extension if needed for any of the parcels.

3. This Resolution shall become effective upon passage by the Wyandotte County Land Bank Board of Trustees.

ADOPTED BY THE WYANDOTTE COUNTY LAND BANK BOARD OF TRUSTEES THIS _____ DAY OF _____ 2026.

Christal E. Watson
Mayor/Chief Executive Officer

ATTEST:

Monica Sparks
Unified Government Clerk

APPROVED AS TO FORM:

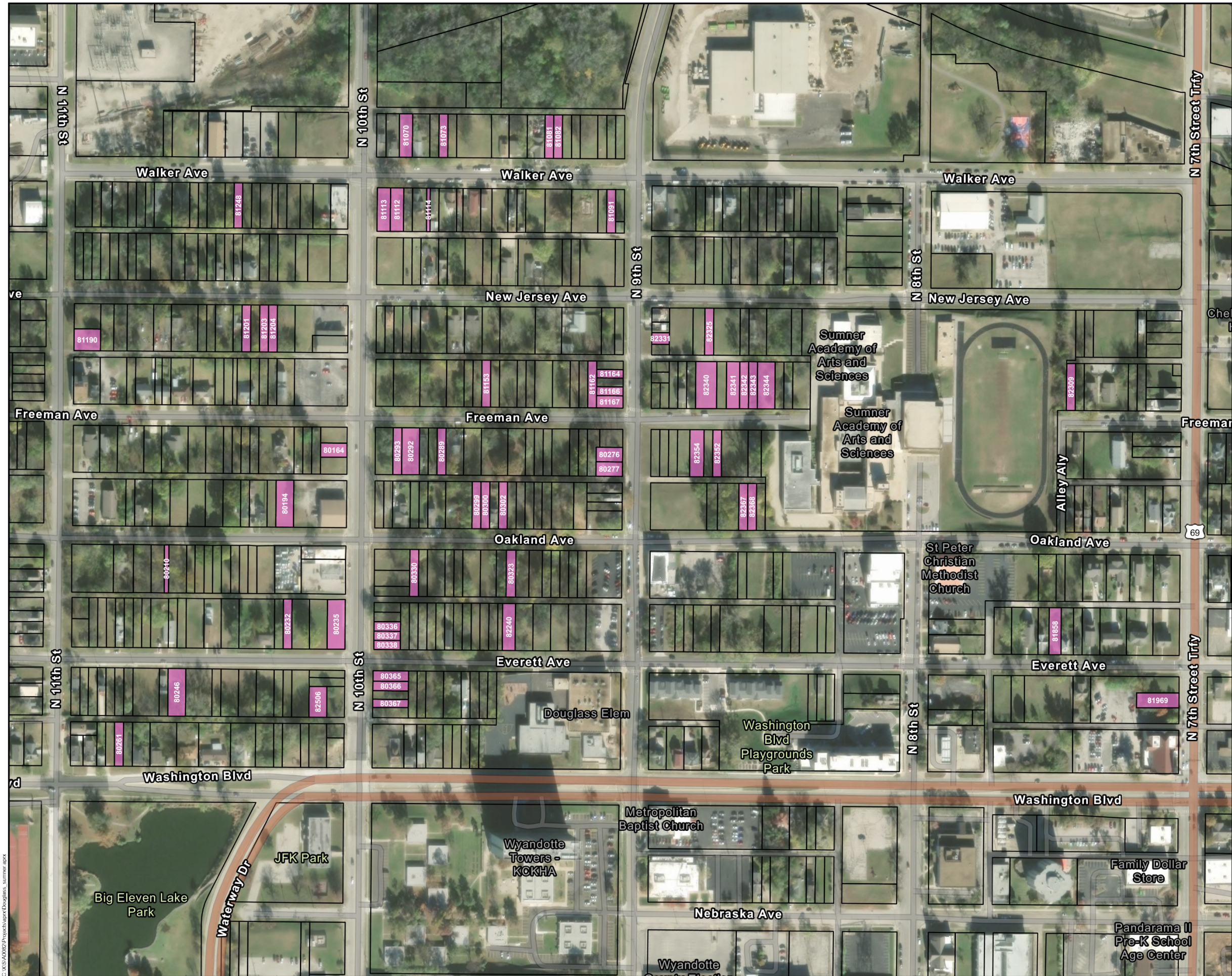
Wendy M. Green
Deputy Chief Counsel

EXHIBIT A



Address	Owner	Parcel	Date Acquired
1518 N 10th St.	WYCO LAND BANK	080164	1/10/2020
1403 N 10th St.	WYCO LAND BANK	080337	1/23/2009
1401 N 10th St.	WYCO LAND BANK	080338	2/13/2009
1405 N 10th St.	WYCO LAND BANK	080336	1/23/2009
1311 N 10th St.	WYCO LAND BANK	080367	1/23/2009
1315 N 10th St.	WYCO LAND BANK	080366	8/7/2008
1317 N 10th St.	WYCO LAND BANK	080365	8/27/2008
1312 R N 10th St.	WYCO LAND BANK	082506	7/12/2019
1410 N 10th St. (1404 N 10th St.)	WYCO LAND BANK	080235	7/12/2019
1316 N 7th St.	WYCO LAND BANK	081969	1/23/2009
950 Walker Ave.	WYCO LAND BANK	081070	9/6/2017
955 Walker Ave.	WYCO LAND BANK	081113	9/6/2017
951 Walker Ave.	WYCO LAND BANK	081112	9/6/2017
941 Freeman Ave.	WYCO LAND BANK	080289	1/23/2009
949 Freeman Ave.	WYCO LAND BANK	080293	1/23/2009
947 Freeman Ave.	WYCO LAND BANK	080292	1/23/2009
1613 N 9th St.	WYCO LAND BANK	082331	1/23/2009
1606 N 9th St.	WYCO LAND BANK	081164	1/23/2009
1602 N 9th St.	WYCO LAND BANK	081166	1/23/2009
1516 N 9th St.	WYCO LAND BANK	080276	1/23/2009

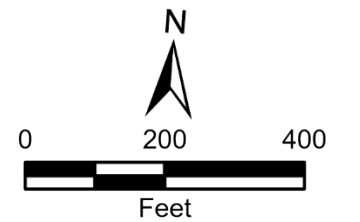
1512 N 9th St.	WYCO LAND BANK	080277	1/23/2009
1600 N 9th St.	WYCO LAND BANK	081167	2/25/2021
728 Everett Ave.	WYCO LAND BANK	081858	6/6/2002
924 Everett Ave.	WYCO LAND BANK	082240	1/23/2009
826 Freeman Ave.	WYCO LAND BANK	082344	9/6/2017
832 Freeman Ave.	WYCO LAND BANK	082342	12/13/2011
830 Freeman Ave.	WYCO LAND BANK	082343	12/13/2011
837 Freeman Ave.	WYCO LAND BANK	082352	1/23/2009
834 Freeman Ave.	WYCO LAND BANK	082341	12/13/2011
843 Freeman Ave.	WYCO LAND BANK	082354	12/13/2011
726 Freeman Ave.	WYCO LAND BANK	082309	8/27/2008
930 Freeman Ave.	WYCO LAND BANK	081153	6/2/2010
906 Freeman Ave.	WYCO LAND BANK	081162	8/23/2006
840 Freeman Ave.	WYCO LAND BANK	082340	12/13/2011
839 New Jersey Ave.	WYCO LAND BANK	082325	1/23/2009
830 Oakland Ave.	WYCO LAND BANK	082368	2/13/2009
832 Oakland Ave.	WYCO LAND BANK	082367	1/23/2009
947 Oakland Ave.	WYCO LAND BANK	080330	1/23/2009
926 Oakland Ave.	WYCO LAND BANK	080302	1/23/2009
925 Oakland Ave.	WYCO LAND BANK	080323	1/23/2009
942 Walker Ave.	WYCO LAND BANK	081073	6/6/2002
916 Walker Ave.	WYCO LAND BANK	081082	1/23/2009

945 H Walker Ave.	WYCO LAND BANK	081114	1/23/2009
903 Walker Ave.	WYCO LAND BANK	081091	1/23/2009
1052 Washington Blvd.	WYCO LAND BANK	080261	7/12/2019
1613 N 11th St.	WYCO LAND BANK	081190	6/12/2009
1010 Everett Ave.	WYCO LAND BANK	080232	7/12/2019
1037 Everett Ave.	WYCO LAND BANK	080246	11/2/2006
1017 New Jersey Ave.	WYCO LAND BANK	081204	7/12/2019
1023 New Jersey Ave.	WYCO LAND BANK	081201	10/29/2013
1019 New Jersey Ave.	WYCO LAND BANK	081203	2/25/2021
1014 H Oakland Ave. (1012 Oakland Ave.)	WYCO LAND BANK	080194	10/3/2019
1041 Oakland Ave.	WYCO LAND BANK	080210	2/25/2021
1025 Walker Ave.	WYCO LAND BANK	081248	10/3/2019



Legend

-  Parcel boundary
-  Priority site



Source:
 Esri, ArcGIS Online, World Imagery, 2024
 GeoSpatial Services of the Unified Government
 of Wyandotte County/Kansas City, KS, Parcel Dataset, 2023

**Douglass Sumner Neighborhood
 Wyandotte County, Kansas**





Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> Michael Sutton, Redevelopment Coordinator </div> mjsutton@wycokck.org X5749	Land Bank Approvals
AGENDA ITEM #12.3.		
RESOLUTION AUTHORIZING THE WYANDOTTE COUNTY LAND BANK TO HOLD SPECIFIED PROPERTIES FOR THE KSU LEAD STUDY		
BACKGROUND		
Requesting to hold 10 parcels that are to be included for lead testing in partnership with Kansas State University.		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
None		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Resolution for Hold for KSU Lead Study, Presentation for DS and KSU hold request		

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. R-____-26

**A RESOLUTION
AUTHORIZING THE WYANDOTTE COUNTY LAND BANK TO HOLD
SPECIFIED PROPERTIES FOR THE KSU LEAD STUDY**

WHEREAS, the Unified Board of Commissioners of Wyandotte County/Kansas City, Kansas, by way of Resolution No. R-21-99, established the Wyandotte County Land Bank and provided that it would be guided in its affairs by a Board of Trustees consisting of the Mayor/Chief Executive and the Commissioners of the Unified Government of Wyandotte County/Kansas City, Kansas; and

WHEREAS, the Wyandotte County Land Bank Board of Trustees is solely authorized, pursuant to K.S.A. 19-26,110 and Sec. 2-173 of the Unified Government Ordinances, to sell or dispose of any property acquired by the Wyandotte County Land Bank; and

WHEREAS, a purpose of the Wyandotte County Land Bank is to return blighted and vacant properties to a productive use; and

WHEREAS, the Wyandotte County Land Bank is partnering with Kansas State University to test and study certain parcels in its inventory for the presence of lead which will make them unavailable for a property transfer or the option program.

NOW, THEREFORE, be it resolved by the Wyandotte County Land Bank Board of Trustees that:

1. The Wyandotte County Land Bank shall hold the following properties held by it (as depicted by the blue dots on the maps attached hereto as Exhibit A) for the Kansas State University Lead Study for a period of two years:

901 Ella Avenue – Parcel No. 092918
905 Ella Avenue – Parcel No. 092925
95 N Mill Street – Parcel No. 093305
1015 Oakland Avenue – Parcel No. 080200
1019 Oakland Avenue – Parcel No. 080201
1023 Oakland Avenue – Parcel No. 080202
1011 Everett Avenue – Parcel No. 080240
1013 Everett Avenue – Parcel No. 080241
1952 North 16th Street – Parcel No. 098556
1954 North 16th Street – Parcel No. 098555

2. This Resolution shall become effective upon passage by the Wyandotte County Land Bank Board of Trustees.

ADOPTED BY THE WYANDOTTE COUNTY LAND BANK BOARD OF TRUSTEES THIS _____ DAY OF _____ 2026.

Christal E. Watson
Mayor/Chief Executive Officer

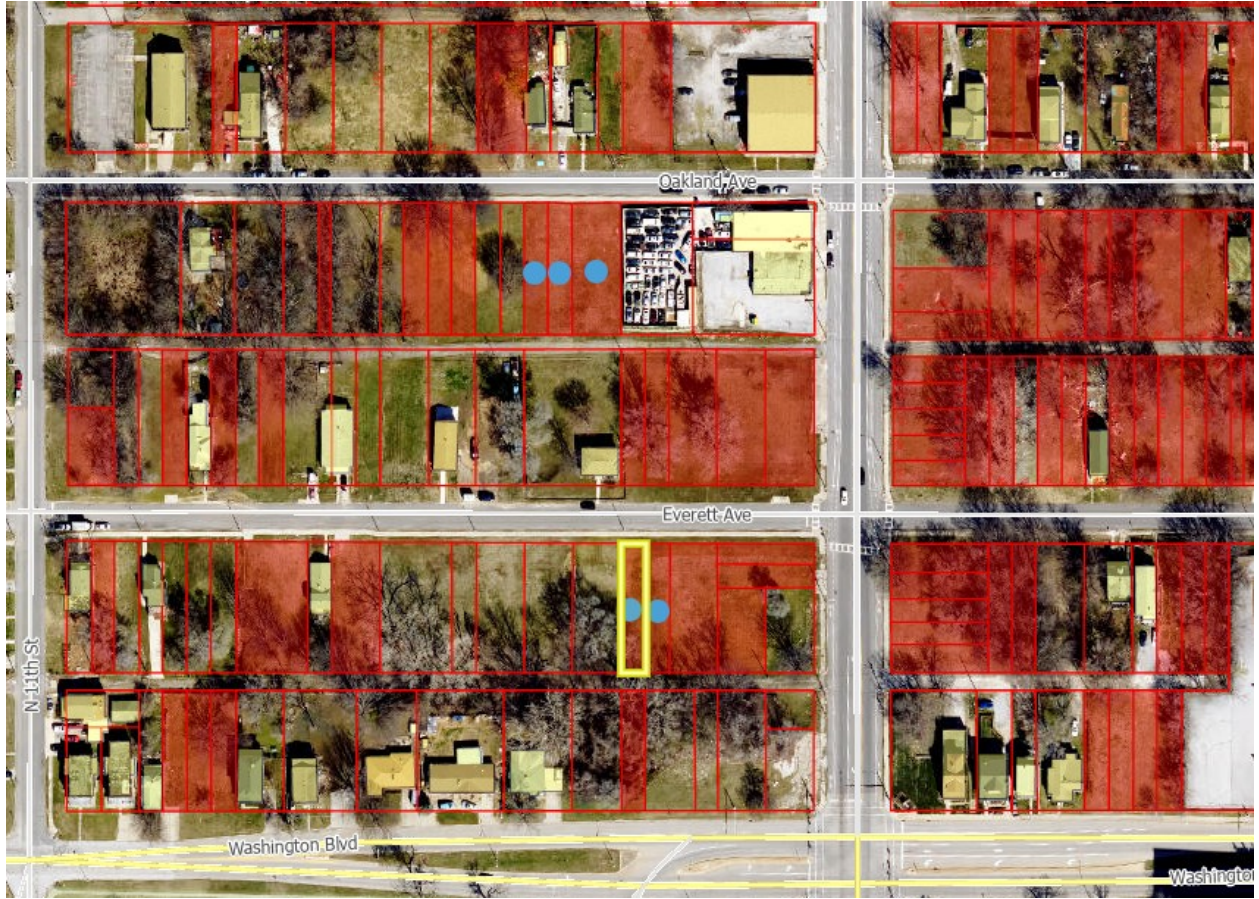
ATTEST:

Monica Sparks
Unified Government Clerk

APPROVED AS TO FORM:

Wendy M. Green
Deputy Chief Counsel

EXHIBIT A

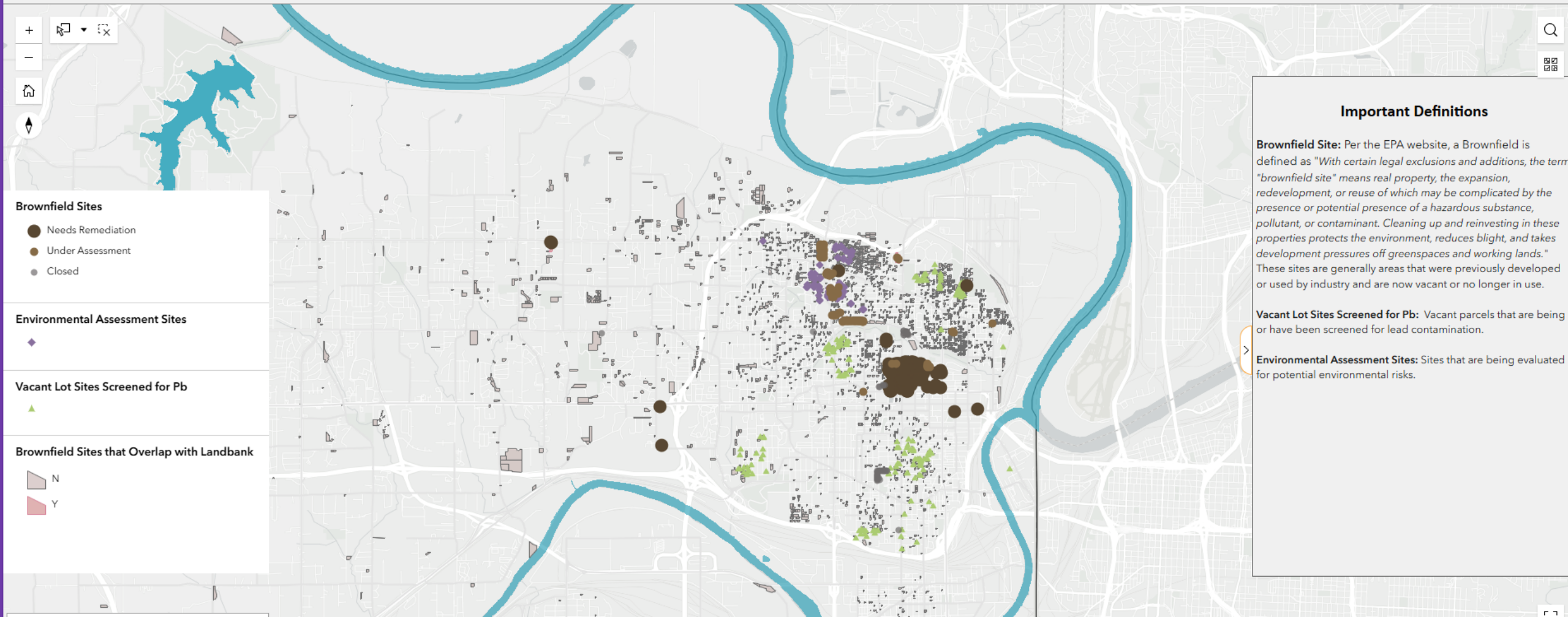








**Parcel Holds Requests:
K-State University Lead
Study and
Douglass/Sumner
Remediation**



Important Definitions

Brownfield Site: Per the EPA website, a Brownfield is defined as "With certain legal exclusions and additions, the term "brownfield site" means real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands." These sites are generally areas that were previously developed or used by industry and are now vacant or no longer in use.

Vacant Lot Sites Screened for Pb: Vacant parcels that are being or have been screened for lead contamination.

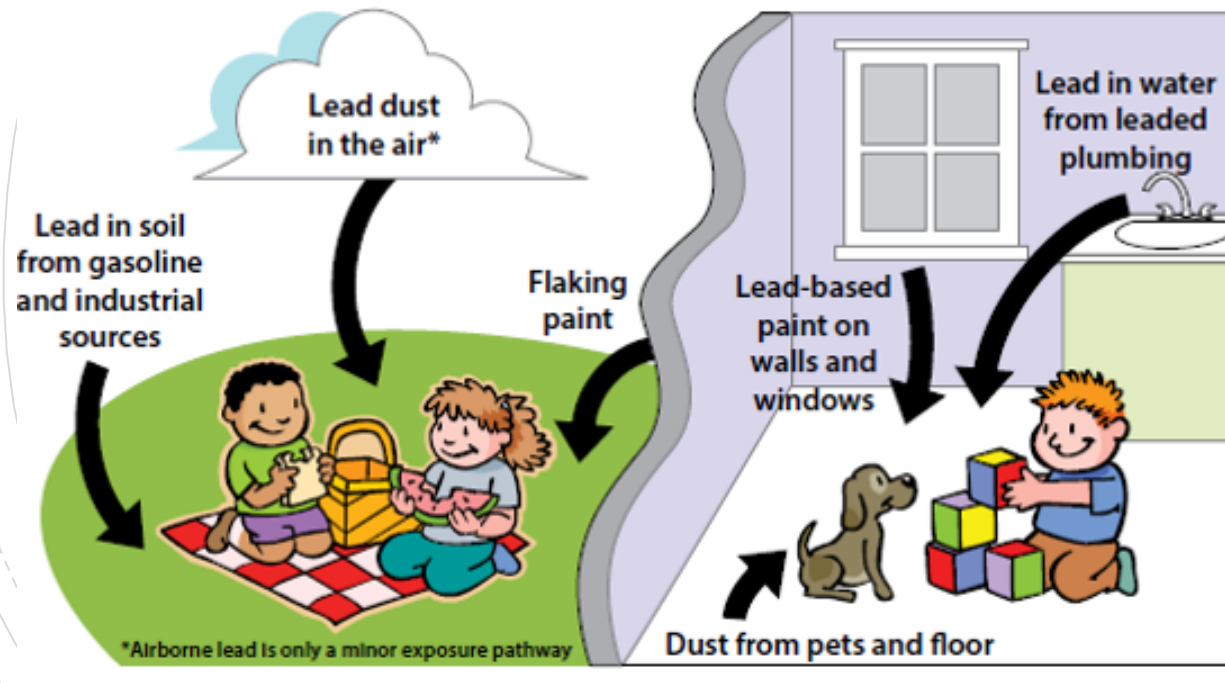
Environmental Assessment Sites: Sites that are being evaluated for potential environmental risks.

ONLINE MAP NOW LIVE

K-STATE STUDY OVERVIEW

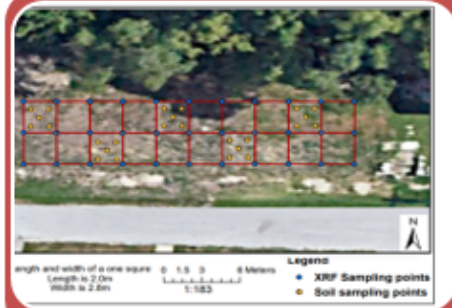
THE PROBLEM

Urban soil lead contamination:
Pre-1970s buildings (removed and existing),
roadside soils, industrial activities, etc.





K-STATE STUDY OVERVIEW



Initial site screening and soil amendment
Screening through lab studies



Test plot installation with select soil amendments



Continuous monitoring of amendment efficacy in reducing bioavailability for ~30 months

Bioavailability

Describes the fraction of the substance(s) of concern in soil that is accessible to an organism (human or plants) for absorption



K-STATE STUDY OVERVIEW



619 Parallel Avenue, March 20, 2025



Marking grids for screening



Screening with P-XRF



Sampling soil for laboratory analysis



K-STATE STUDY OVERVIEW



REQUEST: HOLD TEN (10) PARCELS (see parcels to the right) FOR TWO YEAR STUDY PERIOD

901 Ella Ave – 092918

905 Ella Ave – 092925

95 N Mill St – 093305

1015 Oakland Ave – 080200

1019 Oakland Ave – 080201

1023 Oakland Ave – 080202

1011 Everett Ave – 080240

1013 Everett Ave – 080241

1952 North 16th Street

1954 North 16th Street



DOUGLASS/SUMNER PROJECT OVERVIEW



**Douglass/
Sumner** Neighborhood
Kansas City, Kansas
Land Bank Strategy

2023



2023-2024

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**K SITE – DOUGLASS SUMNER NEIGHBORHOOD
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
TARGETED BROWNFIELDS ASSESSMENT (TBA)**

2024-2025

PHASE II ENVIRONMENTAL SITE ASSESSMENT (ESA)

**DOUGLASS SUMNER NEIGHBORHOOD SITE
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
TARGETED BROWNFIELDS ASSESSMENT (TBA)**

2025-2026



DOUGLASS/SUMNER PROJECT OVERVIEW



PUBLIC MEETING

13 JANUARY 2026
5:30PM-6:30PM
BOULEVARD LOFTS
COMMUNITY ROOM
800 WASHINGTON BLVD, KCK

QUESTIONS? CONTACT:

Alyssa Marcy
913-573-5755
amarcy@wycokck.org



Learn More about the Unified
Government's Application to 2026 EPA
Brownfields Grant for Cleanup
Activities in Northeast Kansas City,
Kansas

On January 28, 2026, the UG applied for an EPA Brownfields Cleanup Grant for \$3.7M to cleanup the 54 contaminated parcels.

Environmental Protection Agency (EPA) Brownfields Grant Competition

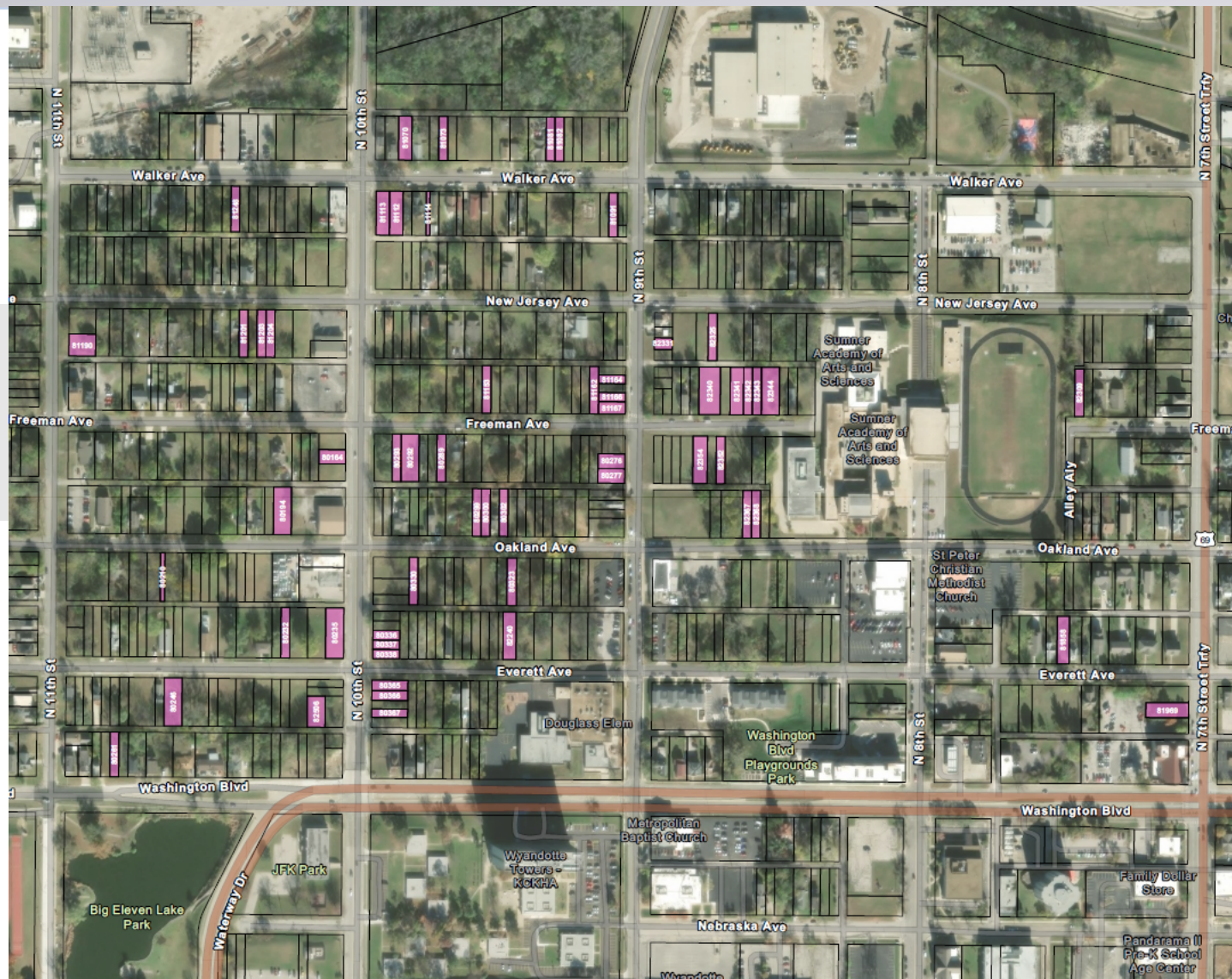
UG APPLICATION FOR CLEANUP IN NORTHEAST KANSAS CITY, KANSAS (KCK)



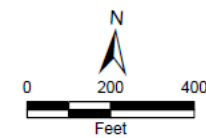
DOUGLASS/SUMNER PROJECT OVERVIEW



**REQUEST: HOLD 54 PARCELS UNTIL
REMEDiation IS COMPLETE**



Legend
Parcel boundary
Priority site



Source: Esri, ArcGIS Online, World Imagery, 2024
Geographical Services of the Unified Government
of Wyandotte County/Kansas City, KS, Parcel Dataset, 2023

Douglass Sumner Neighborhood
Wyandotte County, Kansas





QUESTIONS?



Alyssa Marcy

amarcy@wycokck.org

913-573-5755

www.wycokck.org/brownfields





Report to Board of Commissioners

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 #12.4.		
LAND BANK OPTIONS		
BACKGROUND		
<p>The Land Bank Manager respectfully requests that the Land Bank Board of Trustees review final consideration.</p> <p>Please visit the site to review the applications below.</p> <p>https://gisapp.wycokck.org/Landbank.html</p> <p>36 Single Family Homes 7 Multi-Family Homes 2 Commercial Homes</p>		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
N/A		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
FC Memo Land Bank Options 03.19.26_No Opposition		

Approved by Mayor/Administrator to add to agenda.



Wyandotte County Land Bank
 Economic Development Department
 Jud Knapp, Manager

701 North 7th 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: Full Commission

FROM: Jud Knapp, Land Bank Manager

DATE: March 10, 2026

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>

Item #	Name	Type	Address	Parcel
A 1	Will L Bowles	Single Family Home	2920 WASHINGTON AVE	077404
			2921 EVERETT AVE	077405
			2914 EVERETT AVE	910808
A 2	Will L Bowles	Single Family Home	2619 FREEMAN AVE	066215
			2615 H FREEMAN AVE	066238
			1515 N 27TH ST	066214
A 3	Cookie Francene Sutton	Single Family Home	2646 N 20TH ST	163115
			2748 N 21ST PL	162807
A 4	Juan Cisneros	Single Family Home	928 ORVILLE AVE	090358
			930 ORVILLE AVE	090357
A 5	First Wave Investments	Single Family Home	8822 CLEVELAND AVE	934707
A 6	First Wave Investments	Single Family Home	1904 S 73RD TER	051010
			7349 DOUGLAS AVE	051009
			1912 S 73 RD TER	051008

Item #	Name	Type	Address	Parcel
A 7	T&M General Construction LLC	Single Family Home	3253 N 48TH ST	916930
A 8	T&M General Construction LLC	Single Family Home	3412 N 40TH ST	167019
A 9	T&M General Construction LLC	Single Family Home	3520 DELAVAN AVE	167300
A10	Roger Avalos	Single Family Home	251 N EARLY ST	119803
A11	RA ENGINEERING CORP	Single Family Home	7951 SAVAGE DR	036712
			7941 SAVAGE DR	036711
A13	PILLAR KC LLC	Single Family Home	26 S MINNIE ST	139828
			110 S CHEROKEE ST	902320
A14	PILLAR KC LLC	Single Family Home	805 N 12TH ST	080816
A15	The Islas Fam LLC	Single Family Home	8 H N MILL ST	069012
A16	HBA Development	Single Family Home	3040 N 22ND ST	162102
			3038 N 22ND ST	162103
			3036 N 22ND ST	162104
			3034 N 22ND ST	162105
			3031 N 22ND ST	162485
			3029 N 22ND ST	162484
			3032 N 21ST ST	162481
A17	Brian Waterman	Single Family Home	4015 COLEMAN CT	062912
A18	Brian Waterman	Single Family Home	3551 FREEMAN AVE	064034
A19	Brian Waterman	Single Family Home	216 N 35TH ST	056607
			210 N 35TH ST	056605
			217 N 35TH ST	056719
B 1	Matos Group LLC	Multi-Family	2927 N 12TH ST	106508
			2931 N 12TH ST	106506
			2943 N 12TH ST	106502
			2945 N 12TH ST	106501
			2935 R N 12TH ST	106507
			2918 N BETHANY ST	106517
B 2	RA ENGINEERING CORP	Multi-Family	2401 R N 59TH ST	920318
C 1	Tariq Mehmood	Commercial	3808 LEAVENWORTH RD	913311
C 3	Food Incorp	Commercial	2059 N 12TH ST	906507



Report to Board of Commissioners

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 #12.5.		
LAND BANK PROPERTY TRANSFERS		
BACKGROUND		
<p>The Land Bank Manager respectfully requests that the Land Bank Board of Trustees review final consideration.</p> <p>Please visit the site to review the applications below.</p> <p>https://gisapp.wycokck.org/Landbank.html</p> <p>1 Garden 2 Yard Extensions 2 Property Transfers</p>		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
N/A		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
FC Memo Land Bank Property Transfers 03.19.26 No Opposition		

Approved by Mayor/Administrator to add to agenda.



Wyandotte County Land Bank
 Economic Development Department
 Jud Knapp, Manager

701 North 7th 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: Full Commission

FROM: Jud Knapp, Land Bank Manager

DATE: March 10, 2026

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>

Item	Name	Type	Address	Parcel
PT 1	Hector Roman Rosales	Garden	1931 N 17TH ST	116407
PT 2	J. Librado Ruiz Ayala	Yard Extension-Commercial	1128 OSAGE AVE	072531
			1130 OSAGE AVE	072532
PT 3	Austin Jones	Yard Extension	750 SANDUSKY AVE	081471
PT 5	Transfer to UG	Property Transfer	2040 N 3RD ST	094678
			311 STEWART AVE	094682
			315 STEWART AVE	094681
PT 6	Transfer to UG	Property Transfer	2809 R N 26TH ST	163372

