

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*

UPDATED AGENDA

Thursday, April 2, 2026

5:30 PM

1. **CALL TO ORDER/ROLL CALL**
2. **INVOCATION**
3. **PLEDGE OF ALLEGIANCE**
4. **REVISIONS TO AGENDA-**
- 4.1 **Agenda Update: Adding Section 13 Executive Session and removing item from Consent Agenda to Standing Committee's Agenda.**
5. **PUBLIC ANNOUNCEMENTS**
6. **MAYOR'S AGENDA**
7. **REGULAR CONSENT AGENDA**

7.1 **RESOLUTION: LETTER OF INTENT BETWEEN THE UNIFIED GOVERNMENT AND SANTA FE GROCERS**

Synopsis: Adoption of a resolution approving the Letter of Intent between the Unified Government and Santa Fe Grocers regarding the management and operation of a grocery store at 501 Minnesota Avenue in Kansas City, Kansas.

*This item was scheduled to appear before the **Economic Development and Finance Standing Committee**, chaired by Commissioner Bynum, on March 30, 2026. It was requested to fast track this item to the April 2, 2026, Board of Commissioners meeting.*

Tracking #: 21219

7.2 **RESOLUTION: TRANSFER OF FUNDS SENIOR CITIZEN TAX REFUND PROGRAM**

Synopsis: Adoption of a resolution authorizing the transfer of funds from the City General Fund to the senior citizen refund program. The popularity of the senior citizen refund program administered by the Unified Government Clerk has been rising and the number of claimants under the program has outpaced the amount of funds budgeted for the claimants. Staff is requesting the item to be fast-tracked to the April 2, 2026, Board of Commissioners meeting.

*This item was scheduled to appear before the **Economic Development and Finance Standing Committee**, chaired by Commissioner Bynum, on March 30, 2026. It was requested to fast track this item to the April 2, 2026, Board of Commissioners meeting.*

Tracking #: 21226

7.3 **APPOINTMENT: BOARDS AND COMMISSIONS**

Synopsis: **Advisory Committee on Human Relations & Disability Issues:**
Reappointment of Abigail Dillard-Term 4/2/26 to 12/15/30, submitted by Mayor Watson

Reappointment of Dinie Sanders-Term 4/2/26 to 12/15/29, submitted by Commissioner Kump

Appointment of Niki Straws-Term 4/2/26 to 12/15/29, submitted by Commissioner Davis

Economic Redevelopment Advisory Board:

Appointment of Robert Milan, Jr. – Term 4/2/26 to 4/2/2029, submitted by Commissioner Pacheco.

Housing Authority:

Appointment of Matt Watkins-Term 4/2/26 to 12/15/27, submitted by Commissioner Burns.

Law Enforcement Advisory Board:

Appointment of Greg Schneider-Term 4/2/26 to 12/15/29, submitted by Commissioner Kump.

Library Board:

Reappointment of Stephanie Barton-Term 4/2/26 to 8/31/29, submitted by Commissioner Lopez

Park Board:

Appointment of Ariel Burns-Term 4/2/26 to 12/15/27, submitted by Commissioner Ramirez.

Solid Waste Management Plan Committee:

Reappointment of Angela Markley-Term 3/26/26 to 12/15/30, submitted by Mayor Watson.
Reappointment of Brian McKiernan-Term 3/26/26 to 12/15/30, submitted by Mayor Watson.

TURF Board:

Reappointment of Andrew Davis-Term 4/2/26 to 12/15/30, submitted by Mayor Watson.

Tracking #: 21227

7.4 **MINUTES**

Synopsis: Minutes from the Regular Session meeting on March 6, April 3, and April 24, 2025.

Tracking #: MINUTES

7.5 **WEEKLY BUSINESS**

Synopsis: Weekly business materials dated February 26 and March 5, 2026.

Tracking #: WEEKLY BUSINESS

8. PUBLIC HEARING AGENDA

9. STANDING COMMITTEES' AGENDA

9.1 **RESOLUTION: HOMEFIELD COMMUNITY INVESTMENT**

Synopsis: Adoption of a resolution regarding the Homefield Community Investment requirement of the Development Agreement and possible identification of projects.

*This item was scheduled to appear before the **Economic Development and Finance Standing Committee**, chaired by Commissioner Bynum, on March 30, 2026. It was requested to fast track this item to the April 2, 2026, Board of Commissioners meeting.*

Tracking #: 21204

10. ADMINISTRATOR'S AGENDA

11. COMMISSIONERS' AGENDA

BOARD OF HEALTH

12. BOARD OF HEALTH REGULAR AGENDA

12.1 **QUARTERLY UPDATE: BOARD OF HEALTH**

Synopsis: An update on the Board of Health about infectious disease, FIFA planning update, and interpreting the County Health Rankings data.

Tracking #: 21180

13. EXECUTIVE SESSION

- 13.1 The governing body will adjourn into executive session regarding personnel matters of non-elected personnel. **The executive session portion of the meeting is closed to the public under the Kansas Open Meetings Act.**

Tracking #: 21310

14. 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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+12532158782,,86971076459# US (Tacoma)

+13462487799,,86971076459# US (Houston)

Join via audio:

+1 253 215 8782 US (Tacoma), +1 346 248 7799 US (Houston), +1 669 444 9171 US, +1 669 900 9128 US (San Jose), +1 719 359 4580 US, +1 253 205 0468 US, +1 646 558 8656 US (New York), +1 646 931 3860 US, +1 689 278 1000 US, +1 301 715 8592 US (Washington DC), +1 305 224 1968 US, +1 309 205 3325 US, +1 312 626 6799 US (Chicago), +1 360 209 5623 US, +1 386 347 5053 US, +1 507 473 4847 US, +1 564 217 2000 US, 888 475 4499 US Toll Free, 877 853 5257 US Toll Free

International numbers available: <https://wycokck.zoom.us/j/86971076459>

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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.

**AGENDA UPDATE
UNIFIED GOVERNMENT BOARD OF COMMISSIONERS MEETING
THURSDAY, APRIL 2, 2026**

ADDING ITEM

13. EXECUTIVE SESSION

The governing body will adjourn into executive session regarding personnel matters of non-elected personnel. **The executive session portion of the meeting is closed to the public under the Kansas Open Meetings Act.**

Tracking #: 21310

CHANGE IN ORDER OF ITEM:

9. STANDING COMMITTEES' AGENDA

Moving Resolution: Homefield Community Investment from Consent Agenda to Standing Committee's Agenda.

This item was heard by the Economic Development and Finance Standing Committee, chaired by Commissioner Bynum, on March 30, 2026. The item was approved with a vote of 6/1.

Tracking #: 21204



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="586 386 1036 478" style="border: 1px solid black; padding: 5px;"> Jeffrey Conway, Assistant Counsel </div> jconway@wycokck.org x5075	Administrator's Office
AGENDA ITEM #7.1.		
RESOLUTION: LETTER OF INTENT BETWEEN THE UNIFIED GOVERNMENT AND SANTA FE GROCERS		
BACKGROUND		
<p>Adoption of a resolution to approve the Letter of Intent between the Unified Government and Santa Fe Grocers regarding the management and operation of a grocery store at 501 Minnesota Avenue in Kansas City, Kansas.</p> <p>This item is added to the agenda at the request of the County Administrator.</p>		
RECOMMENDATION		
<p>Approve Fast Track</p>		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
N/A		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Resolution Approving the LOI Santa Fe Grocers (2), UG Santa Fe Grocers - Letter of Intent-239636198-v3 MPD 3 16 26 (1)		

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. R-____-26

A RESOLUTION APPROVING THE LETTER OF INTENT BY AND BETWEEN THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS AND SANTA FE GROCERS LLC DBA UNITED MARKET WITH RESPECT TO THE MANAGEMENT AND OPERATION OF A GROCERY STORE LOCATED AT 501 MINNESOTA AVENUE, KANSAS CITY, KANSAS

WHEREAS, the Unified Government and The Community Mercantile, Inc., a Kansas corporation ("The Merc"), entered into that certain Grocery Store Management Agreement dated August 30, 2018 (the "Original Management Agreement"), as amended by that certain First Amendment to Grocery Store Management Agreement dated December 9, 2022 (as amended, the "Management Agreement"), pursuant to which the Unified Government agreed to construct, and The Merc agreed to manage and operate, a full-service grocery store at 501 Minnesota Avenue, Kansas City, Kansas (the "Grocery Store");

WHEREAS, The Merc provided written notice of termination of the Management Agreement to the Unified Government on June 25, 2025, in accordance with the terms and conditions of the Management Agreement;

WHEREAS, the Unified Government believes that its residents deserve and require access to fresh and healthy foods, and maintaining a full-service grocery store at 501 Minnesota Avenue serves an essential public purpose in an underserved area;

WHEREAS, the Unified Government desires to enter into a new management agreement for the continued operation of the Grocery Store following the termination of the Management Agreement;

WHEREAS, the Unified Government and Santa Fe Grocers LLC dba United Market, a Kansas limited liability company (the "Operator"), have negotiated a Letter of Intent (the "LOI") which sets forth the preliminary, non-binding understanding between the parties regarding the management and operation of the Grocery Store; and

WHEREAS, the Governing Body has determined that it is advisable to enter into the LOI attached hereto as **Exhibit A**, which will serve as a preliminary basis for negotiating a binding written management agreement that will contain additional terms, conditions and provisions for the management and operation of the Grocery Store.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. The Governing Body hereby approves the LOI in substantially the form attached hereto.

Section 2. Each of the Mayor/CEO and the County Administrator is hereby authorized and directed to execute in the name of the UG and deliver the LOI. The County Administrator and other officials and representatives of the UG, including special counsel, are hereby further authorized and directed to take such actions and to execute any other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 3. This Resolution shall be effective upon adoption by the Governing Body.

[Remainder of page intentionally left blank; signature page follows.]

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

Christal E. Watson, Mayor/CEO

ATTEST:

Monica L. Sparks, Unified Government Clerk

(Seal)

EXHIBIT A

Letter of Intent

[To be attached.]

Unified Government of Wyandotte County/Kansas City, Kansas
One Civic Plaza
701 North 7th Street, 9th Floor
Kansas City, KS 66101-3064
Attn: County Administrator

March ___, 2026

Santa Fe Grocers LLC dba United Market
Attn: Anthony Estrada
501 Minnesota Ave
Kansas City, KS 66101
Email: anthony@unitedmarketkc.com

Re: Grocery Store Management Agreement by and between the Unified Government of Wyandotte County/Kansas City, Kansas (the "UG") and Santa Fe Grocers LLC dba United Market, a Kansas limited liability company ("Operator") with respect to existing grocery store facility (the "Grocery Store") located at 501 Minnesota Ave, Kansas City, KS 66101 (the "Premises")

Dear Unified Government of Wyandotte County/Kansas City, Kansas:

This non-binding Letter of Intent ("LOI") is submitted on behalf of the UG and will serve to secure a preliminary non-binding understanding with the Operator regarding the Grocery Store. This LOI will also serve as a preliminary basis for negotiating a binding written management agreement ("Management Agreement") that will contain additional material terms, conditions and provisions not yet negotiated or agreed upon by the parties for real estate management and operating terms for the Grocery Store. While non-binding, this document outlines ongoing and active negotiations between Operator and the UG until such time as a final agreement is approved by the UG and Operator, or negotiations are deemed inactive or terminated by either of the parties.

The following paragraphs of this LOI reflect our mutual understanding of the matters described in them, but each party acknowledges that this LOI is not intended to create or constitute any legally binding obligation between the UG and the Operator, and neither UG nor Operator shall have any liability to the other party with respect to this LOI. Only when a fully integrated, long-term Management Agreement for the operation of the Grocery Store, and other related documents, are prepared, authorized, executed and delivered by and between all parties, would there be a binding agreement.

1. Purpose and Public Objective. The parties acknowledge that maintaining a full-service grocery store at the Premises serves an essential public purpose in an underserved area. The definitive documents will incorporate measurable community outcomes and reporting sufficient to demonstrate public benefit.

2. Operation of Grocery Store. The Grocery Store will be managed by the Operator for the term. The Operator is permitted to operate the Grocery Store for the entirety of the Term.

The Operator will not be an agent of the UG and has no right or authority to obligate the UG in any manner whatsoever.

a. Operator Funded Improvements. Operator shall have the right to use all existing furniture, fixtures and improvements currently located in the Grocery Store. Operator shall also cause to be completed the improvements described on Exhibit A in accordance with the fixturing plan attached hereto as Exhibit B (the “Initial Operator FF&E”). All Initial Operator FF&E shall be installed at Operator’s sole cost and expense, subject to the obligation of the UG with respect to the Pre-Opening Fund (hereinafter defined). A preliminary budget estimate for the Initial Operator FF&E is attached hereto as Exhibit C.

b. Operating Expenses. The Operator will be responsible for all expenses incurred in the operation and maintenance of the Grocery Store, including (i) purchases of grocery inventory; (ii) purchases of equipment and fixtures; (iii) media advertising; (iv) cleaning services and supplies; (v) utilities necessary to operate and manage the Grocery Store, including electricity, gas, water, sewage, trash, and telephone; (vi) personnel employed at or in connection with the Grocery; (vii) ordinary maintenance and repairs of the Grocery Store; (viii) insurance; (ix) all taxes and other governmental charges; and (x) any and all other direct costs and expenses in connection with the operation and management of the Grocery Store.

c. Employees. All matters pertaining to the selection, direction, employment, supervision, compensation, promotion and discharge of such personnel are the sole responsibility of the Operator. The Operator agrees that: (i) all employees of the Operator shall receive a minimum starting hourly wage sufficient to provide the necessities and comforts essential to an acceptable standard of living; and (ii) the Operator will actively use its best efforts to recruit, hire and retain as employees the residents of Kansas City, Kansas (especially those in close proximity and in adjacent neighborhoods).

3. Repairs and Maintenance; Alterations. The UG shall have responsibility for the maintaining, repairing and replacing if necessary the following: (i) roof, foundation, exterior walls, landscaping, drainage systems, utility systems and all structural repairs or replacements to the Grocery Store, (ii) capital repairs or replacements to the parking areas, driveways, curbs, islands, exterior lighting and related facilities serving the Grocery Store if and to the extent that the same are capital repairs or replacements, and (iii) capital repairs or replacements of the refrigeration and compressor units included among the Grocery Store improvements. The Operator is obligated to maintain and keep the Grocery Store in good repair and working order. The Operator may make non-structural additions, alterations and changes to the Grocery Store so long as such non-structural additions do not materially adversely affect the value of the Grocery Store.

4. Structure; Possession; Permitted Use. UG will engage Operator to manage and operate the grocery store under a management agreement substantially following the UG’s standard management agreement form (the “UG Form Management Agreement”), as modified herein to incorporate the UG Occupancy Fee (hereinafter defined) credit and purchase option economics. Operator will have day-to-day operational control consistent with the UG Form Management Agreement’s standards and UG oversight provisions. The store will be operated as a first-class retail grocery offering a full range of meats, produce, and customary goods.

5. Term; Key Dates. The Management Agreement will commence on its effective date and continue through April 30, 2029 (the “Initial Term”). Upon expiration of the Initial Term, the Management Agreement will automatically renew for successive periods of one (1) year each (each, a “Renewal Term”) unless either party delivers written notice of non-renewal at least six (6) months prior to the end of the then-current term. Any holdover will be month-to-month and will not extend the Option (hereinafter defined).

6. Exclusivity. For the Initial Term, the UG will not lease or sell UG-owned property for another grocery store within a defined radius to be agreed, subject to exceptions for incidental grocery sales, a farmer’s market limited to local producers, and a pharmacy primarily dispensing prescriptions, consistent with the UG Form Management Agreement.

7. Economics: Upfront Funds, Reserves, and UG Occupancy Fee.

a. Upfront Funds. UG will fund \$150,000 as a contribution toward the demolition, hard construction costs and/or signage of the Initial Operator FF&E (the “Pre-Opening Fund”). Operator will submit reasonable documentation for reimbursement or direct payment. Any misuse of the Pre-Opening Fund, and any default by Operator under the Management Agreement during the first 12 months of the Initial Term which results in a termination by the UG, shall cause the Pre-Opening Fund to be subject to clawback.

b. UG Occupancy Fee and Credits. The UG Occupancy Fee will be abated through April 30, 2027. Commencing May 1, 2027 and continuing throughout the Initial Term, Operator shall pay the UG a fee for operating the Grocery Store in the amount of \$5,000 per month (the “UG Occupancy Fee”), payable in advance. All UG Occupancy Fees paid will be credited dollar-for-dollar to the purchase price if the Option is exercised and the purchase closes. The UG Occupancy Fee during any Renewal Term shall be increased by three percent (3%) annually.

c. UG Fee or Performance Mechanism. The parties will adopt a performance-based mechanism of revenue-sharing to preserve accountability and incent revenue growth, with the details to be finalized in the definitive agreement.

d. Budgets; Reporting; Audit. Operator will submit an annual operating budget at least 90 days prior to each fiscal year, including revenue and expense projections. Operator will endeavor to operate within approved budgets, with no line item exceeding 115% of budget during any quarter without UG consent, consistent with the UG Form Management Agreement. Operator will maintain GAAP books and records and provide quarterly financial statements and narratives, annual financial statements, and copies of sales tax returns. UG will retain audit rights at reasonable times, and if an audit reveals specified threshold variances, Operator will bear reasonable audit costs.

8. Community Standards; Operations. Operator will continuously operate the store at community-appropriate hours, at minimum 8:00 a.m. to 8:00 p.m. daily, subject to force majeure or approved closures. Operator will accept EBT/SNAP and, if feasible, WIC; implement affordability pricing strategies consistent with community needs; conduct reasonable community education programming; and use commercially reasonable efforts to recruit from surrounding

neighborhoods. Operator will consult with UG on community engagement metrics and report on outcomes.

9. FF&E and Improvements.

a. Existing Improvements. All buildings, structural components, systems, and improvements installed by or on behalf of UG remain UG property.

b. Operator Trade Fixtures and Equipment. Trade fixtures, movable equipment, POS systems, and branding elements purchased by Operator remain Operator property, provided such purchases are identified on an asset register kept current and shared with UG.

c. End-of-Term Mechanics. Upon expiration or termination, Operator may remove Operator-owned trade fixtures and equipment subject to repair of damage and surrender in good condition, reasonable wear and tear excepted. The UG will have an option, but not an obligation, to purchase specified Operator trade fixtures and equipment at the lesser of net book value or fair market value, less any UG contributions, with agreed depreciation schedules and offsets for insurance, salvage, and prior public funding.

10. Option to Purchase; Valuation; Process.

a. Grant and Period. Operator will have an exclusive option to purchase the Premises (the “Option”) commencing on the third (3rd) anniversary of the commencement of the Initial Term and continuing through the remainder of the Initial Term.

b. Purchase Price. The purchase price will equal fair market value of the fee simple interest in the real property and UG-owned improvements, determined as of a valuation date within a defined window prior to closing, less a dollar-for-dollar credit for UG Occupancy Fees actually paid. “Fair market value” will be established by mutual agreement or, failing that, by an appraisal process using MAI-designated appraisers, expressly excluding FF&E not owned by UG.

c. Restrictive Covenant. As a condition to closing under the Option, Operator and UG will execute and record, concurrently with the deed, a restrictive covenant agreement running with the land that obligates Operator and its successors to continuously operate a full-service grocery store at the Premises for ten (10) years after closing. The covenant will include limited exceptions for force majeure, casualty or condemnation, governmental orders, and UG-approved remodels, with temporary-closure parameters to be finalized in the definitive documents. Monetary damages being inadequate, the UG will be entitled to equitable relief (including injunction and specific performance), together with such additional rights and remedies as the parties agree in the definitive documents.

d. Option Exercise and Closing. The definitive agreement will set deadlines for negotiation and execution of a purchase agreement post-exercise, customary diligence, and closing mechanics for municipal conveyance.

11. Taxes; PILOT. Operator shall pay or cause to be paid, as they become due and payable all taxes, assessments (which, for purposes of this Section shall be deemed to include any

special benefit district assessments and any transportation development district assessments) and other governmental charges lawfully levied or assessed or imposed upon the Grocery Store. If the property is tax exempt, Operator will pay an agreed upon payment-in-lieu of taxes payment reflective of the equivalent ad valorem burden during operations.

12. Utilities. Operator will procure and pay utilities as an operating expense, with service through the Kansas City Board of Public Utilities where applicable.

13. Insurance; Indemnity. Operator will maintain insurance coverages and limits consistent with the UG Form Management Agreement insurance schedules, naming UG as additional insured and loss payee where appropriate, with notice of cancellation provisions. Operator will indemnify UG against claims arising from operations, subject to carve-outs for UG's gross negligence or willful misconduct.

14. Assignment; Change of Control; Financing. Operator may not assign or transfer the agreement, or effect a change of control, without UG's prior written consent, which UG may grant or withhold in its reasonable discretion consistent with the public-purpose objectives. Limited collateral assignments to lenders may be permitted, provided no transfer of operational control occurs and any foreclosing party is subject to qualification criteria and UG non-disturbance protocols.

15. Access; Inspection; Compliance. UG will retain reasonable rights of access on notice to verify compliance or cure defaults, exercising such rights to minimize interference with operations. Operator remains solely responsible for legal compliance, licensing, and employment obligations.

This foregoing does not obligate either party to proceed to the completion of any agreement. If the Management Agreement is not ultimately executed or delivered for any reason, no party to this LOI shall have any liability to any other party to this LOI based upon, arising from, or relating to the this LOI.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have executed these presents as of the day and year first above written.

UG:

Unified Government of Wyandotte County/Kansas City, Kansas

By: _____
David Johnston, County Administrator

Operator:

Santa Fe Grocers LLC,
a Kansas limited liability company,
d/b/a United Market

By: _____
Anthony Estrada, Authorized Signatory

EXHIBIT A

Initial Operator FF&E

- 35 feet of full-service meat department added in the current meat case location. This will include 6' fresh cut beef, 6' marinated fresh cut beef, 6' chicken, 6' pork, 5' seafood and 6' deli/cheese cases.
 - Current prep cooler will be utilized for meat department only.
 - Packaged meat case to be relocated before the fresh meat case in place of the grab and go section. This will be utilized for pre-packaged meat, chicken and pork.
- Current refrigerated and freezer case (before milk case) to be relocated for the expansion of the fresh meat case.
- 8 feet of refrigerated cake/pastry display case added
- 8 feet of fresh bakery self-serve case added
 - Production area will
- Produce to be expanded.
 - Adding refrigerated 12' case in the back corner of the department.
 - Fresh cut fruit/veggie program added including salsas.
 - 22 produce bins added (3'x3') to the center and wall of the department.
 - Smaller low profile refrigerated case to be relocated at the front of the department by the front doors.
 - Produce displays will begin at the entrance of the store in between the doors.
 - Produce cooler is required to support expanded selection of products.
 - Cooler added in the backroom area by the dock door.
- Alcohol will be replaced with expanded dairy selections.
- All shelving along the walls will be replaced with increased height to maximize space (72" height).
- Wall to current seating area to be removed and replaced with shelving (72" height).
- Shelving added along windows to maximize store space in an effort to increase grocery variety.
- Shelving added to the front of the store past the check stands to add health/beauty aids including medicines.

EXHIBIT C

Preliminary Budget Estimate

2025-11-19 – AWG – Merc Cost Estimate

Refrigerated Equipment - \$60,000
Relocation of Refrigerated Equipment - \$15,000
Refrigeration install - \$30,000
Produce walk-in & install - \$75,000
Bakery Equipment - \$55,000
Interior graphics package - \$100,000
Exterior signage package - \$50,000
Gondolas/Shelving/Bins/Seating - \$20,000
Construction – Interior painting, saw cutting, concrete, demo, low wall, electrical, plumbing - \$60,000

Subtotal - \$465,000
Shipping 10% – \$46,500
Taxes 10% - \$46,500
AWG Fees 3% - \$13,950

Grand Total - \$571,950



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">Monica Sparks, UG Clerk</div> msparks@wycokck.org x4122	UG Clerk
AGENDA ITEM #7.2.		
RESOLUTION: TRANSFER OF FUNDS SENIOR CITIZEN TAX REFUND PROGRAM		
BACKGROUND		
<p>The popularity of the senior citizen refund program administered by the Unified Government Clerk has been rising and the number of claimants under the program has outpaced the amount of funds budgeted for the claimants. All remote locations have no additional appointments available. The Clerk is projecting, based on current data, the amount of applicants that may still apply. Therefore, the UG Clerk is requesting transfer of \$175,000.00 from the reserves and contingencies account of the City General Fund to the senior citizen refund program authorized by Sections 34-21 and 2-296 of the UG Code and administered by the Unified Government Clerk.</p> <p>Staff is requesting the item to be fast-tracked to the April 2, 2026 Board of Commissioners meeting.</p>		
RECOMMENDATION		
<p>Fast Track</p> <p>Request to fast-track to the April 2, 2026 Board of Commissioners meeting.</p>		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
<p>Transfer of funds from reserves and contingencies account of the City General Fund in the amount of \$175,000.0</p>		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
<p>Resolution for budget transfer for refund program 2026, 03.30.26 EDF budget amendment rebate presentation</p>		

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. R-__-26

A RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS FROM THE CITY GENERAL FUND FOR USE IN THE SENIOR CITIZEN TAX REFUND PROGRAM DURING THE 2026 BUDGET YEAR

WHEREAS, Section 34-21 of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas provides that all income-eligible residents of the city who are 65 years of age or older or are persons with a disability are entitled to receive a refund of the city sales tax and the amount of the county sales tax received by the city, up to a cap of \$200;

WHEREAS, Section 2-296 of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas provides that all income-eligible residents of the city, and certain residents of the county who are Kansas City Board of Public Utilities (BPU) account holders, who are 65 years of age or older or are persons with a disability are entitled to receive a refund of certain payments, including natural gas franchise fees, most Unified Government (UG) water pollution control fees, BPU PILOT fees, and UG telecommunications franchise fees, up to a cap of \$200;

WHEREAS, the popularity of the senior citizen refund program administered by the Unified Government Clerk has been rising and the number of claimants under the program has outpaced the amount of funds budgeted for the claimants; and

WHEREAS, it is the intent of the UG Board of Commissioners that funds be transferred from the City General Fund to the senior citizen refund program administered by the Unified Government Clerk to meet the demand of claimants in the 2026 budget year.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. The Board of Commissioners of the Unified Government of Wyandotte County/Kansas City, Kansas hereby authorizes the transfer of \$175,000.00 from the reserves and contingencies account of the City General Fund to the senior citizen refund program authorized by sections 34-21 and 2-296 of the UG Code and administered by the Unified Government Clerk.

Section 6. The Mayor/CEO, Unified Government Clerk, County Administrator, Unified Government Chief Financial Officer and other appropriate officers and agents of the Unified Government are hereby authorized and directed to take such action, expend such funds and execute such documents, certificates, and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 7. This Resolution shall take effect and be in full force upon its approval and passage.

**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:

Monica L. Sparks
Unified Government Clerk

Approved as to Form:

Angela J. Lawson
Acting Chief Counsel

UG Utility/Sales Tax Rebate Program



Comparison 2023/2024/2025

	2023	2024	2025
Utility Rebates	\$ 76,571.83	\$221,461.95	\$220,655.54
Sales Rebates	\$ 54,675.72	\$240,912.31	\$244,800.00
Combined Utility/Sales	\$131,247.55	\$462,374.26	\$465,455.54
Property Rebates	*Not Tracked	\$429,006.46	\$468,610.20
Combined Rebates		\$891,380.72	\$934,065.74
Total Applicants	549	1,343	1,481



2026 Projections (3.20.26)

Dollars currently processed			\$514,389.00
Total appointment scheduled at remote locations	210	X\$400=	\$ 84,000.00
City rebates still to be processed	54	X\$400=	\$ 21,600.00

TOTAL
\$619,989.00

Budgeted \$602,000.00

City Hall averages between 12-18 applications per day

18 days remaining X 18 individuals/daily 324 X \$400= **\$129,600.00**

Current shortage **\$ 17,898.00**

Budget shortfall projected **\$147,498.00**

***There are events scheduled potentially increasing applications**

Budget amendment request from the City General Fund: **\$175,000.00**



Remote Locations Appointments Scheduled	March	April
Argentine	10	1
Eisenhower	23	40
Annex	46	30
Area Agency on Aging	30	30
TOTAL SCHEDULED	109	101

District 1 applications	268
District 2 applications	100
District 3 applications	108
District 4 applications	166
District 5 applications	170
District 6 applications	94
District 7 applications	47
District 8 applications	229

How do I qualify

Income in 2025:
Homestead: \$43,389
SafeSR \$25,380
SVR \$58,041

When do I apply? Jan. 1 Through

What do I need to prepare for my 2026 rebates?



Start gathering information needed for January 2026:

- Contact information
- Proof of all 2025 income
- Utility bills for each month of 2025
- Disability letter
- Property tax information

Eligibility

You may qualify for a rebate on your utility bills and/or property taxes!

Age 65+ on Jan 1 or disabled
Meet income guidelines
WYCO / KCK resident

What's Available:

Up to \$400 in UG rebates
Property tax rebate from state of Kansas
PILOT relief
Quick & easy application process

What you'll need:

Proof of age
Proof of income
Proof of disability
Utility and income documents from 2025

Call 573-5311 with questions
Start preparing today for upcoming rebate season!



*Questions?
Thank you.*





OFFICE OF THE
MAYOR/CEO
CHRISTAL E. WATSON

701 North 7th St., Suite 926
Kansas City, Kansas 66101

Phone: (913) 573-5010

NOTICE OF PENDING APPOINTMENT

Date: March 25, 2026

BOARD POSITION: Advisory Committee on Human Relations & Disability Issues

INCUMBENT REPLACED: Barbara Ikerd

APPOINTING COMMISSION: Christal Watson

REQUEST FOR REAPPOINTMENT

NAME OF NEW APPOINTMENT: Abigail Dillard

TERM OF OFFICE: 4/2/2026 - 12/15/2030

SIGNATURE OF APPOINTING COMMISSION MEMBER



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 REAPPOINTMENT

DATE: 3/20/26

BOARD POSITION: Advisory Committee on Human Relations & Disability Issues

INCUMBENT REPLACED: _____

ADDRESS: _____

TERM EXPIRATION DATE: _____

APPOINTING COMMISSIONER: Commissioner Kump

REQUEST FOR REAPPOINTMENT

NAME OF REAPPOINTMENT: Dinie Sanders

TERM OF OFFICE: 4/2/26 – 12/15/29

SIGNATURE OF APPOINTING COMMISSION MEMBER

*Serve 1-year term initially, then two-years terms thereafter.



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: March 21, 2026

BOARD POSITION: Advisory Commission on Human Relations and Disability Issues

INCUMBENT REPLACED: Maria Lawrence

APPOINTING COMMISSIONER: Andrew Davis

REQUEST FOR APPOINTMENT

NAME OF NEW APPOINTMENT: Niki Straws

TERM OF OFFICE: 4/2/2026 - 12/15/2029

SIGNATURE OF APPOINTING COMMISSION MEMBER

* NOTICE: IF THERE ARE NO CONCERNS RAISED IN THE INITIAL 7 BUSINESS DAYS REVIEW PROCESS DATE, THEN THE NOMINATION WILL BE AUTOMATICALLY PROCESSED AS AN ITEM FOR THE NEXT AGENDA REVIEW PROVIDED NO OTHER APPLICATIONS WERE SUBMITTED.



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County Administrator

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Kansas City, Kansas 66101-3064

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Fax: (913) 573-5540

NOTICE OF PENDING APPOINTMENT

DATE: 3/20/26

BOARD POSITION: Economic Redevelopment Advisory Committee

INCUMBENT REPLACED: Wendy Green

ADDRESS: _____

TERM EXPIRATION DATE: 12/15/25

APPOINTING COMMISSIONER: Commissioner Pacheco

REQUEST FOR REAPPOINTMENT

NAME OF REAPPOINTMENT: Robert Milan, Jr.

TERM OF OFFICE: 4/2/26 – 4/2/29

Dr. Carlos Pacheco III

SIGNATURE OF APPOINTING COMMISSION MEMBER



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County Administrator

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Kansas City, Kansas 66101-3064

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

NOTICE OF PENDING APPOINTMENT

DATE: 3/13/26

BOARD POSITION: Housing Authority

INCUMBENT REPLACED: Anne McDonald

ADDRESS: _____

TERM EXPIRATION DATE: _____

APPOINTING COMMISSIONER: Commissioner Burns

REQUEST FOR RE-APPOINTMENT

NAME OF NEW APPOINTMENT: Matt Watkins

TERM OF OFFICE: 4/2/26 – 12/15/27

SIGNATURE OF APPOINTING COMMISSION MEMBER

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County Administrator

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Kansas City, Kansas 66101-3064

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

NOTICE OF PENDING APPOINTMENT

DATE: 3/20/26

BOARD POSITION: Law Enforcement Advisory Board

INCUMBENT REPLACED: _____

ADDRESS: _____

TERM EXPIRATION DATE: _____

APPOINTING COMMISSIONER: Andrew Kump

REQUEST FOR APPOINTMENT

NAME OF NEW APPOINTMENT: Greg Schneider

TERM OF OFFICE: 4/2/26 – 12/15/29

SIGNATURE OF APPOINTING COMMISSION MEMBER

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Kansas City, Kansas 66101-3064

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

NOTICE OF PENDING APPOINTMENT

Date: 3/20/26

BOARD POSITION: Wyandotte County Library Board

INCUMBENT REPLACED: _____

APPOINTING COMMISSIONER: Phil Lopez

REQUEST FOR APPOINTMENT

NAME OF NEW APPOINTMENT: Stephanie Barton

TERM OF OFFICE: 4/2/2026 – 8/31/29

SIGNATURE OF APPOINTING COMMISSION MEMBER

* NOTICE: IF THERE ARE NO CONCERNS RAISED IN THE INITIAL 7 BUSINESS DAYS REVIEW PROCESS DATE, THEN THE NOMINATION WILL BE AUTOMATICALLY PROCESSED AS AN ITEM FOR THE NEXT AGENDA REVIEW PROVIDED NO OTHER APPLICATIONS WERE SUBMITTED.



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

NOTICE OF PENDING APPOINTMENT

DATE: 3/20/26

BOARD POSITION: UG Park Board

INCUMBENT REPLACED: Amanda DeVriese-Sebilla

APPOINTING COMMISSIONER: Christian Ramirez

REQUEST FOR APPOINTMENT

NAME OF NEW APPOINTMENT: Ariel Burns

TERM OF OFFICE: 4/2/2026 - 12/15/2027

SIGNATURE OF APPOINTING COMMISSION MEMBER

* NOTICE: IF THERE ARE NO CONCERNS RAISED IN THE INITIAL 7 BUSINESS DAYS REVIEW PROCESS DATE, THEN THE NOMINATION WILL BE AUTOMATICALLY PROCESSED AS AN ITEM FOR THE NEXT AGENDA REVIEW PROVIDED NO OTHER APPLICATIONS WERE SUBMITTED.



OFFICE OF THE
MAYOR/CEO
CHRISTAL E. WATSON

701 North 7th St., Suite 926
Kansas City, Kansas 66101

Phone: (913) 573-5010

NOTICE OF PENDING APPOINTMENT

Date: March 23, 2026

BOARD POSITION: Solid Waste Management Plan Committee

INCUMBENT REPLACED: Nancy Zielke

APPOINTING COMMISSION: Christal Watson

REQUEST FOR REAPPOINTMENT

NAME OF NEW APPOINTMENT: Angela Markley

TERM OF OFFICE: 3/26/2026 - 12/15/2030

SIGNATURE OF APPOINTING COMMISSION MEMBER



OFFICE OF THE
MAYOR/CEO
CHRISTAL E. WATSON

701 North 7th St., Suite 926
Kansas City, Kansas 66101

Phone: (913) 573-5010

NOTICE OF PENDING APPOINTMENT

Date: March 23, 2026

BOARD POSITION: Solid Waste Management Plan Committee

INCUMBENT REPLACED: Brett Deichler

APPOINTING COMMISSION: Christal Watson

REQUEST FOR REAPPOINTMENT

NAME OF NEW APPOINTMENT: Brian McKiernan

TERM OF OFFICE: 3/26/2026 - 12/15/2030

SIGNATURE OF APPOINTING COMMISSION MEMBER



OFFICE OF THE
MAYOR/CEO
CHRISTAL E. WATSON

701 North 7th St., Suite 926
Kansas City, Kansas 66101

Phone: (913) 573-5010

NOTICE OF PENDING APPOINTMENT

Date: March 25, 2026

BOARD POSITION: TURF

INCUMBENT REPLACED: _____

APPOINTING COMMISSION: Christal Watson

REQUEST FOR REAPPOINTMENT

NAME OF NEW APPOINTMENT: Andrew Davis

TERM OF OFFICE: 4/2/2026 - 12/15/2030

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 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 Evelyn Hill –
Commissioner Dist. 5 Mike Kane – Commissioner Dist. 6 Phil Lopez –
Commissioner Dist. 7 Chuck Stites – Commissioner Dist. 8 Andrew Davis*

MINUTES

Thursday, March 6, 2025

7:0 PM – 9:45 PM

Attendance:

Commissioner's Present:

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

Commissioner's Absent:

- Commissioner Ramirez

Staff Present:

- David Johnston (County Administrator)
- Monica L. Sparks (Unified Government Clerk)
- Wendy Green (Deputy Chief Counsel)
- Irene Caudillo (Mayor's Chief of Staff)

- Reginald Lindsey (Budget Director)
- Zach Hunt (Deputy Election Officer)
- Reed Partridge (Legislative Auditor)
- Dr. Shelley Kneuvean (Chief Financial Officer)
- Terrie Garrison (Health Department Director)
- Dr. Allen Greiner (Health Department)
- Wesley McKain (Health Department)
- Jennifer Stewart (Environmental Health Manager, Health Department)
- Ashley Lause (Women, Infant, Child (WIC) Manager, Health Department)

1. Call to Order:

Mayor Tyrone Garner called the meeting to order at 7:00 PM. The invocation was led by Chaplain Annie Erickson of the Grandview Park Presbyterian Church, followed by the Pledge of Allegiance

4. Revisions to Agenda:

No revisions to the agenda were reported.

5. Mayor's Agenda:

Item No. 1 – RECOGNITION: GOVERNMENT FINANCE OFFICERS ASSOCIATION DISTINGUISHED BUDGET PRESENTATION AWARD (Discussion Begins 3:10)

Mayor Garner recognized the Budget Department, led by Director Reginald Lindsay, for receiving the Government Finance Officers Association Distinguished Budget Presentation Award. County Administrator David Johnson noted this marks 15-17 consecutive years of meeting these national standards for financial reporting and budget excellence. Mr. Lindsay acknowledged his staff's dedication, working 70+ hours per week during budget season.

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

Item No. 2 – Proclamation proclaiming the month of March as Women's History month (Discussion Begins 11:20)

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

Item No. 3 – PRESENTATION: WOMEN'S HISTORY MONTH HONORS (Discussion Begins 13:26)

Chief of Staff Irene Caudillo presented detailed biographies and recognition for seven women honorees.

Women Recognized by Mayor:

- Cindy Cash (**Discussion Begins 22:39**)
- Loretta Colombel (**Discussion Begins 30:36**)
- Annie Der (**Discussion Begins 35:35**)
- Elnora Jefferson (**Discussion Begins 40:50**)
- Veda J. Monday (**Discussion Begins 46:55**)
- Teresa C. Pacheco (**Discussion Begins 51:59**)
- Carolyn Wyatt (**Discussion Begins 59:27**)

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

6. Consent Agenda: (Discussion Begins 1:09:20)

Item No. 1 – MINUTES

Item No. 2 – WEEKLY BUSINESS

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

Vote: Motion carries 9/0

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

8. Standing Committee's Agenda:

Item No. 1 - ORDINANCE: APPROVING PARTIAL RELEASE OF MORTGAGE AND REMOVING PROPERTY FROM STAR BOND PROJECT DISTRICT (BUC-EE'S PROJECT) (Discussion Begins: 1:09:59)

Commissioner Burroughs, chair of the Economic Development and Finance Standing Committee, reported the committee heard testimony on this item involving a sliver of property on the north side of the Speedway/Buc-ee's development.

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

Vote: Motion carries 9/0

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

9. Administrator's Agenda:

Item No. 1 - APPOINTMENTS: WITNESS DESTRUCTION OF ELECTION BALLOTS AND RECORDS (Discussion Begins: 1:11:05)

County Administrator David Johnston explained that state law requires two commissioners to witness the destruction of expired election documents. Deputy Election Commissioner Zach Hunt requested Commissioners Bynum and Lopez to serve as witnesses for the March 19, 2025, destruction.

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

Vote: Motion carries 9/0

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

10. Commissioner's Agenda:

Item No. 1 - ORDINANCE: ADOPTION OF AMENDMENTS TO UNIFIED GOVERNMENT ETHICS CODE (Discussion Begins: 1:13:03)

Reed Partridge, Legislative Auditor, introduced the item, noting the Ethics Commission presented proposed changes at a 5:00 P.M. special session. He acknowledged the late Ethics Administrator Ruth Benien's significant contribution to this work before her passing in January 2025.

Ethics Commission Chair Pastor Ricky Bragg and Commissioner Joe Whitman were present for questions.

Key Points:

1. **Discussion of Employment Restrictions:**

- Section 2-260 gained attention, specifically regarding restrictions on former unified government representatives accepting employment within one year of leaving office.
- Debate centered on an exception for commissioners (and possibly the mayor), allowing them to return to government employment within a year.
- Concerns were raised (especially by Commissioners Townsend and Stites) that different rules for commissioners versus staff create an appearance problem and lack of parity.

2. **Procurement Code Consistency:**

- Part of the rationale for the exception was to maintain consistency between the Ethics code and the Procurement Code, particularly regarding contract awards and the cooling-off period.

3. **Request to Revisit Language:**

- The Ethics Commission, led by Chair Pastor Ricky Bragg, agreed to revisit the post-employment restriction language for greater consistency and pledged to bring a revised recommendation before the new Commission.

Commissioner Kane made a motion to approve the ordinance, except Section 2-67(c)(3)(a), and 2-67(d)(3) to remain the same. The motion was seconded by Commissioner Stites.

Vote: Motion carries 8/1

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

Commissioner Burroughs made a motion to adjourn and reconvene as the Land Bank Board of Trustees. The motion was seconded by Commissioner Stites. (Discussion Begins 1:29:15)

Vote: Motion carries 9/0

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

11. Land Bank Board of Trustees Consent Agenda:

Consent Agenda (Discussion Begins 1:29:57)

Item No. 1: LAND BANK OPTIONS

Item No. 2: LAND BANK PROPERTY TRANSFERS

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

Vote: Motion carries 9/0

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

Commissioner Bynum made a motion to adjourn and reconvene as the Land Bank Board of Trustees. The motion was seconded by Commissioner Burroughs. (Discussion Begins 1:30:34)

Vote: Motion carries 9/0

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

12. Board of Health Agenda

Item No. 1: UPDATE: PUBLIC HEALTH DEPARTMENT AND DIVISION OVERVIEW (Discussion Begins 1:31:10)

David Johnston, County Administrator, introduced the Public Health Department and team to provide an update on the division and services.

- Public Health Department Role & Readiness
 - A. Health Officer Dr. Allen Greiner remarks:
 - a. 20+ years serving Wyandotte County.
 - b. Commitment to science-based decisions.
 - c. Department remains on call 24/7 and ready for future emergencies, even amid funding and political challenges.
- Division Overviews – What the Health Department Does

- A. Clinical Services: Vaccinations (childhood and adult), prenatal and women’s health, STI testing/treatment, limited primary care, lab services, Narcan and fentanyl test strip distribution, referrals, and a Bonner Springs clinic.
 - B. Community Health: Peer recovery with Drug Court, tobacco retail licensing enforcement, school sexual-health education (USD 500), and health-related policy work.
 - C. Environmental Health: Air quality monitoring, childcare licensing, pool/spa/spray park inspections, septic permits, and lead hazard home interventions.
 - D. Epidemiology: Disease surveillance, Communicable disease investigations, social determinants data, mapping (e.g., heat mapping project).
 - E. Emergency Preparedness: Planning and response for outbreaks/disasters; regional coordination; includes coroner’s office administration.
 - F. Strategic Operations & Communications: Accreditation and re-accreditation work, AmeriCorps placements, communications, 5-year strategic plan, and performance/quality improvement.
 - G. WIC & Early Intervention: ~5,365 WIC clients/month, Healthy Families home visiting expansion (56 → 134 families), teen mom YES program, and diaper distribution (Happy Bottoms).
- Funding & Staffing Snapshot
 - A. Funding is grant-heavy (majority federal/state), plus a dedicated health tax levy.
 - B. Revenue also comes from service fees and licenses.
 - C. Several hard-to-fill vacancies, especially in nursing and provider roles.
 - TB Outbreak Progress
 - A. TB response shifted to KDHE in late 2024.
 - B. Active TB cases related to the outbreak reduced from 67 to 30 by January 2025.
 - C. Some additional latent TB cases remain under treatment.
 - D. County leadership stressed that the joint response is working, even if that progress wasn’t widely reported.
 - Threat of Federal/Medicaid Cuts
 - A. Serious concern about potential federal cuts to Medicaid/CHIP/CDC-type funding.
 - B. Greatest impact would be on:
 - a. Children, pregnant women, and older adults.

- b. Clinical services that currently bill Medicaid (immunizations, prenatal/postpartum, etc.).
 - C. Mitigation: sliding-fee scales, grant support, and free “Be Wise Monday” vaccine clinics for children.
- Community Health Improvement Plan (CHIP) & Social Determinants
 - A. Current CHIP (2024–2028) relies on partner agencies (e.g., Vibrant Health, Cross-Lines, WYEDC) with the Health Department as “backbone.”
 - B. Many early efforts were funded with American Rescue Plan dollars; now there is a funding gap.
 - C. A Year 2 CHIP progress report with metrics is being prepared for the commission.
 - D. County’s last-place state health ranking is driven largely by poverty, housing, jobs, smoking, environment, not just clinic care.

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

13. Adjournment: (Discussion Begins 2:39:28)

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

Vote: Motion carries 9/0

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

MAYOR GARNER

ADJOURNED THE MEETING AT 9:45 P.M.

March 6, 2025

Monica L. Sparks, CMC

Unified Government Clerk

MLS

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 Evelyn Hill –
Commissioner Dist. 5 Mike Kane – Commissioner Dist. 6 Phil Lopez –
Commissioner Dist. 7 Chuck Stites – Commissioner Dist. 8 Andrew Davis*

MINUTES

Thursday, April 3, 2025

7:01 PM – 9:05 PM

Attendance:

Commissioner's Present:

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

Commissioner's Absent:

- Commissioner Townsend

Staff Present:

- David Johnston (County Administrator)
- Monica L. Sparks (Unified Government Clerk)
- Wendy Green (Deputy Chief Counsel)
- Irene Caudillo (Mayor's Chief of Staff)

- Dr. Shelley Kneuvean (Chief Financial Officer)
- Troy Shaw (Public Works Director)
- Diana Miles (Solid Waste Manager)
- Dwayne Smith (Street Division Manager)
- Russ Owens (Fleet Manager)

Call to Order:

Mayor Tyrone Garner called the meeting to order at 7:01 PM. The invocation was led by Sister Therese Bangert of Our Lady Saint Rose Catholic Church, followed by the Pledge of Allegiance

Revisions to Agenda:

No revisions to the agenda were reported.

Mayor's Agenda:

Item No. 1 – RECOGNITION: HONORARY KANSAS CITY KANSAS POLICE OFFICER AND WYANDOTTE COUNTY DEPUTY SHERIFF (Discussion Begins 1:51:30)

Mayor Garner presented a mayoral commendation to DJ Daniels, a 14-year-old cancer survivor who was made an honorary Secret Service agent by President Trump. Commissioner Stites facilitated the recognition and covered travel expenses personally.

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

Item No. 2 - PRESENTATION: DOTTE PROUD RECOGNITION (Discussion Begins 2:20:50)

Irene Caudillo, Mayor Chief of Staff, presents DOTTE Proud recipients, recognized by Commissioner Ramirez:

- **The Hub Argentine (Discussion Begins 2:21:53)**
- **Snack Shack KC (Discussion Begins 2:25:40)**

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

Item No.3 - PRESENTATION: DOTTE PROUD RECOGNITION AND MAYORAL COMMENDATIONS (Discussion Begins: 2:37:05)

Community members were recognized for an event that occurred on March 12, 2025:

- Hey Sugar (**Discussion Begins 2:37:05**)
- Lowriding 2 Success (**Discussion Begins 2:43:10**)
- Grant Elementary (**Discussion Begins 2:44:50**)
- Kansas City, Kansas Police Department (**Discussion Begins 2:45:50**)
- Wyandotte County Sheriff's Department (**Discussion Begins 2:48:40**)

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

Item No. 4 – Proclamation proclaiming the week of April 13 – 19 as AIA Kansas City Architecture week (Discussion Begins 2:52:53)

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

Item No. 5 – Proclamation proclaiming the week of April 11 – 17 as Black Maternal Health week (Discussion Begins 2:56:32)

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

Item No. 6 – Proclamation proclaiming the month of April 2025 as Giving the Basics month. (Discussion Begins 2:56:49)

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

Item No. 7 – COMMUNITY INPUT AND RECOMMENDATIONS: (Comments Begin 2:57:15)

Multiple residents spoke during the public forum. Public comments:

- Rita Anderson (Kansas City, KS) (Comment Begins 2:58:53)
- Christina Nelson (Kansas City, KS) (Comment Begins 3:00:09)
- Darnell Bush (Kansas City, KS) (Comment Begins 3:01:27)

The public hearing was closed.

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

Consent Agenda: (Discussion Begins 3:02:25)

Item No. 1 – RESOLUTION: RATIFYING PER DIEM RATES OF THE WYANDOTTE COUNTY SHERIFF

Item No. 2 - RESOLUTION: SURVEY FOR 55TH & METROPOLITAN INTERSECTION IMPROVEMENTS

Item No. 3 - RESOLUTION: SURVEY OF 98TH & STATE AVE

Item No. 4 - RESOLUTION: SURVEY FOR 99TH & PARALLEL

Item No. 5 - RESOLUTION: SURVEY FOR 10TH & GRANDVIEW

Item No. 6 - RESOLUTION: GRAVITY INTERCEPTOR FROM PUMP STATION 45 TO PUMP STATION 7

Item No. 7 – MINUTES

Item No. 8 – WEEKLY BUSINESS

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

Vote: Motion carries 9/0

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

Standing Committee's Agenda:

Item No. 1 - RESOLUTION: APPROVING MEMORANDUM OF UNDERSTANDING WITH DEFFENBAUGH INDUSTRIES, INC., D/B/A WASTE MANAGEMENT (Discussion Begins: 3:03:02)

Diana Miles, Solid Waste Manager, presents the resolution. It is approving a memorandum of understanding with Deffenbaugh Industries for a modernized trash and recycling cart-based system and a pilot program for western city areas with 96-gallon containers for trash and recycling.

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

Vote: Motion carries 8/1

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

- Absent: Townsend

Item No. 1 - RESOLUTION: HEALTH FORWARD FOUNDATION GRANT APPLICATION (Discussion Begins: 3:12:50)

Commissioner Davis explained the resolution authorizes an application for a one-year grant from Health Forward Foundation for health department programs, including CHIP and code rewrite. Application deadline is April 9, 2025.

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

Vote: Motion carries 9/0

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

Administrator's Agenda:

Item No. 1 - PRESENTATION: SOLID WASTE AND STREET DIVISION OPERATIONS UPDATE (Discussion Begins: 3:14:20)

Troy Shaw, Public Works Director, Diana Miles, Solid Waste Manager, Dwayne Smith, Street Division Manager, and Russ Owens, Fleet Manager, presented the item.

Key Points

- Transition of waste management customer service calls directly to Waste Management (1-800-796-9696)
- Street department patched over 41,000 potholes in 2024 (11.5% increase)
- Current Pavement Condition Index (PCI) score of 48 (target is 65)
- Overland Park patched only 1,050 potholes compared to UG's 42,000
- Estimated \$36 million annually needed for 15 years to reach PCI target of 65
- Snow removal operations covering 2,400 lane miles with 60 total employees
- 17 vacant positions in street department

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

Commissioner Davis made a motion to adjourn and reconvene as the Land Bank Board of Trustees. The motion was seconded by Commissioner Burns. (Discussion Begins 3:49:42)

Vote: Motion carries 9/0

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

Land Bank Board of Trustees Consent Agenda: (Discussion Begins: 3:50:18)

Item No. 1: LAND BANK OPTIONS

Item No. 2: LAND BANK PROPERTY TRANSFERS

Item No. 3: RESOLUTION: LAND BANK HOLD FOR PEREGRINE FALCON PARCELS

Item No. 4: RESOLUTION: LAND BANK HOLD UPDATE MT. CARMEL/TREMONT PROJECT

Commissioner Bynum made a motion to approve the consent agenda. The motion was seconded by Commissioner Davis.

Vote: Motion carries 9/0

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

Adjournment: (Discussion Begins 3:50:42)

Commissioner Bynum made a motion to adjourn the meeting. The motion was seconded by Commissioner Davis.

Vote: Motion carries 9/0

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

MAYOR GARNER

ADJOURNED THE MEETING AT 9:05 P.M.

April 3, 2025

Monica L. Sparks, CMC
Unified Government Clerk

MLS

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 Evelyn Hill –
Commissioner Dist. 5 Mike Kane – Commissioner Dist. 6 Phil Lopez –
Commissioner Dist. 7 Chuck Stites – Commissioner Dist. 8 Andrew Davis*

MINUTES

Thursday, April 24, 2025

7:00 PM – 10:24 PM

Attendance:

Commissioner's Present:

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

Commissioner's Absent:

- None

Staff Present:

- David Johnston (County Administrator)
- Monica L. Sparks (Unified Government Clerk)
- Wendy Green (Deputy Chief Counsel)
- Chelsee Chism (Economic and Development Director)

Call to Order:

Mayor Tyrone Garner called the meeting to order at 7:00 PM. Pastor Stevie Wakes led the invocation, followed by the Pledge of Allegiance.

Revisions to Agenda: (Discussion Begins 48:06)

The Clerk reported there was an agenda update issued, adding an appointment to Item No. 6.1 to the Consent Agenda and substituting documents to Item 9.5 under the Administrator's Agenda.

Mayor's Agenda:

Item No. 1 – PRESENTATION: KANSAS STATE LEGISLATIVE SESSION UPDATE (Discussion Begins 48:29)

Paul Davis, Unified Government Lobbyist, provided a comprehensive report on the 2025 legislative session, which concluded as a true 90-day session rather than spread over four months.

Key Legislative Items:

- **World Cup 2026:** Legislature appropriated \$28 million (second phase) for security and transportation needs
- **Medicaid Expansion:** No legislation passed this session
- **Earnings Tax:** Hearing held but no action taken
- **Infrastructure Funding:** Build Kansas fund preserved for local match assistance
- **STAR Bonds:** Extension effort failed; current sunset expires late 2026
- **Public Education:** Changes will affect the school district in Wyandotte County
- **Legalize Cannabis:** Proposal discussed, but none was advanced.
- **Protect SNAP:** Waiver to restrict the purchase of soft drinks and candy with SNAP Benefits
- **Property Tax:** Eliminated 1.5 mill statewide levy with state general fund backfill
- **Quindaro Ruins:** \$600,000 appropriation not approved; task force created instead

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

Item No. 2 - Proclamation proclaiming April 10-12, 2025, as The Kansas City Golden Gloves 90th Weekend. (Discussion Begins 1:08:18)

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

Item No. 3 – Proclamation proclaiming April 25, 2025, as Arbor Day. (Discussion Begins 1:08:35)

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

Item No. 4 – Proclamation proclaiming April 27, 2025, as First African Methodist Episcopal Day. (Discussion Begins 1:08:48)

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

Consent Agenda: (Discussion Begins 1:09:05)

Item No. 2 - MINUTES

Item No. 3 – WEEKLY BUSINESS

Commissioner Kane made a motion to approve all items on the Consent Agenda.

Commissioner Kane amended his motion to approve all remaining items on the Consent Agenda. The motion was seconded by Commissioner Stites.

Vote: Motion carries 10/0

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

Set Aside Item

A request was made by Commissioner Davis to set aside Item 7.6 related to the TURF Council Appointment (Discussion Begins 1:09:57)

Item No. 1 – NOMINATIONS: BOARDS AND COMMISSIONS (ADDING ITEM PER AGENDA UPDATE)

Law Enforcement Advisory Board

Appointment of John Dressler - Term 4/24/25 to 03/10/25, submitted by Mayor Garner.

Commissioner Kane amended his motion to approve the Law Enforcement Advisory Board appointment. The motion was seconded by Commissioner Stites.

Vote: Motion carries 10/0

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

TURF Committee

Appointment of Tom Burroughs - Term 4/16/25 to 12/2025, submitted by Mayor Garner.

Commissioner Davis expressed surprise at the removal and requested reasoning. Mayor Garner explained concerns about communication regarding funds being moved from the TURF board to Parks without notification, particularly regarding Monarch Stadium maintenance obligations.

Commissioner Davis provided background on Monarchs being two years behind in payments, stating the issue was resolved when word got out about potential action. Davis defended his service record and accomplishments on the committee.

Commissioner Kane made a motion to take no action and return the matter to the parties for further discussion. The motion was seconded by Commissioner Stites.

Vote: Motion carries 10/0

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

Standing Committee's Agenda:

Item No. 1 - RESOLUTION: KANSAS STATE HISTORIC PRESERVATION OFFICE HISTORIC PRESERVATION FUND GRANT (Discussion Begins: 1:23:39)

Commissioner Bynum, chair of the Administration and Human Services Standing Committee, reported that the item was approved unanimously by the Administration and Human Services Committee on April 21, 2025, and fast-tracked.

Commissioner Bynum made a motion to adopt the resolution. The motion was seconded by Commissioner Davis.

Vote: Motion carries 10/0

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

Administrator's Agenda:

Item No. 1 - RESOLUTION: MEMORANDUM OF UNDERSTANDING WITH PLUMBERS LOCAL #8 (Discussion Begins: 1:25:16)

David Johnston, County Administrator, reported smooth negotiations.

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

Vote: Motion carries 10/0

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

Item No. 2 - RESOLUTION: MEMORANDUM OF UNDERSTANDING WITH INTERNATIONAL UNION OF PAINTERS AND ALLIED TRADES DISTRICT COUNCIL #3 (Discussion Begins: 1:26:29)

David Johnston, County Administrator, reported smooth negotiations.

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

Vote: Motion carries 10/0

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

Item No. 3 - ORDINANCE: APPROVING EXECUTION OF SECOND AMENDED & RESTATED STAR BOND PROJECT PLAN (AMERICAN ROYAL) (Discussion Begins: 1:27:30)

Mayor Garner noted Commissioner Stites recused himself due to a professional conflict of interest for all American Royal items.

County Administrator David Johnston introduced the item and Chelsea Chism and the project team.

Key Points:

Comprehensive Presentation by American Royal Team:

- Walt George, Chairman of Board of Directors
- Jackie McClaskey, President and CEO
- Corb Maxwell, Polsinelli Attorney

Key Project Details:

- \$375 million total project (\$450 million with festival grounds)
- \$155 million in STAR Bonds requested
- Million square feet facility including 400,000 sq ft barn/exhibition hall
- Projected 2.3 million annual visitors by year 20
- \$526 million annual economic impact projected
- Current economic impact: \$86 million with 412,000 attendee days

Financial Structure Presented:

- \$5 million origination fee paid to UG
- \$1.3 million annual payments over 20 years (\$25 Million in total)
- Projected \$63 million net benefit to UG over 20 years

The Mayor opened the public hearing. Comments were received as follows:

Jeffrey Bowker (Comments Begin 2:06:35)

Matt Tegarden (Comments Begin 2:07:15)

Kimberly Young (Comments Begin 2:07:53)

Dr. Anna Stubblefield (Comments Begin 2:08:23)

Greg Ganney (Comments Begin 2:09:58)

Trey Venerable (Comments Begin 2:11:29)

Eric Bernard (Comments Begin 2:11:51)
Tim Cowden (Comments Begin 2:13:37)
Joe Reardon (Comments Begin 2:14:41)
David Hurrelebrink (Comments Begin 2:16:01)
Alex Lowe (Comments Begin 2:17:01)
Jake Reiki (Comments Begin 2:17:55)
Allen Dillingham (Comments Begin 2:18:49)
Karen Schibi (Comments Begin 2:21:01)
Janet Ruby (Comments Begin 2:24:07)
Susie Knetter (Comments Begin 2:26:35)
Carrie McCarthy (Comments Begin 2:25:00)
Alan Carr (Comments Begin 2:28:35)
Dan Lolly (Comments Begin 2:31:20)
Denise Dias (Comments Begin 2:33:55)
Jim Gamble (Comments Begin 2:37:26)
Jarah Settles (Comments Begin 2:40:15)
Steve Allison (Comments Begin 2:42:49)
Jim Eichols (Comments Begin 2:46:04)
Dan Saran (Comments Begin 2:49:19)
Nicholas Segura (Comments Begin 2:51:36)
Scott Harding (Comments Begin 2:52:40)
J. Michael Tyner (Comments Begin 2:56:35)
Renee Hadley (Comments Begin 2:58:35)
Dave Coleman (Comments Begin 3:00:00)
Greg Kindle (Comments Begin 3:00:35)
Tony Rohr (Comments Begin 3:02:25)
Rosanna Biondo (Comments Begin 3:03:55)
Pastor Stevie Wakes (Comments Begin 3:04:38)
Perry Ann Gibelli (Comments Begin 3:05:48)

Matt Watkins (Comments Begin 3:09:13)

The public hearing was closed.

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

Vote: Motion carries 8/1

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

Item No. 4 - RESOLUTION: SETTING PUBLIC HEARING AND GIVING NOTICE OF CREATING A COMMUNITY IMPROVEMENT DISTRICT (AMERICAN ROYAL COMMUNITY IMPROVEMENT DISTRICT) (Discussion Begins: 4:04:25)

Resolution setting public hearing for May 29, 2025, at 7:00 PM for creating the American Royal Community Improvement District.

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

Vote: Motion carries 8/1

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

Item No. 5 - RESOLUTION: APPROVING AMENDED & RESTATED DEVELOPMENT AGREEMENT (AMERICAN ROYAL) (SUBSTITUTING DOCUMENTS PER AGENDA UPDATE) (Discussion Begins: 4:05:10)

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

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

Vote: Motion carries 8/1

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

Commissioner Garner made a motion to adjourn and reconvene as the Land Bank Board of Trustees. The motion was seconded by Commissioner Ramirez. (Discussion Begins 4:06:12)

Vote: Motion carries 10/0

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

Land Bank Board of Trustees Consent Agenda: (Discussion Begins: 4:07:00

Item No. 1: LAND BANK OPTIONS

Item No. 2: RESOLUTION: LAND BANK HOLD FOR QUINDARO RUINS

Item No. 3: RESOLUTION: LAND BANK HOLD-61ST AND I-70

Commissioner Davis made a motion to approve the consent agenda. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 10/0

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

Adjournment: (Discussion Begins 4:07:31)

Commissioner Stites made a motion to adjourn the meeting. The motion was seconded by Commissioner Davis.

Vote: Motion carries 10/0

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

MAYOR GARNER

ADJOURNED THE MEETING AT 10:24 P.M.

April 24, 2025

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 26, 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 20, 2026 – February 26, 2026

1. CLAIMS:

- Reginald Keith Davis, Kansas City, KS, alleging personal injury on 07/24/2024.
- Jerome T. Scaife, Kansas City, KS, alleging damage to personal vehicle on 02/20/2026.

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

2. SUMMONS/SUBPOENAS:

- State of Kansas v. Jaeveon Mitchell-Locke, Case No. WY-2023-CR-000449.
- State of Kansas v. Jaeveon Mitchell-Locke, Case No. WY-2023-CR-000449.

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

3. TRAVEL REQUESTS:

- Monica Kennedy, Kansas City Kansas Police Department/CID/VSU, travel to New Orleans, LA, from 04/06/2026 through 04/10/2026, to attend End Violence Against Women Int'l, Employee Training and Travel 100% VOCA.
- Alan Korosec, Fire/EMS, travel to Las Vegas, NV, from 04/12/2026 through 04/17/2026, Xi and abc360, Employee Training and Travel.

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

4. CERTIFICATE OF INSURANCE/LIABILITY INSURANCE:

- Aerial FX Inc
- Bankai LLC
- Chelsey Brown International, Inc.
- Command Security Services Inc
- Frutas Arandas LLC
- Fruteria Alcaya LLC
- Inter-Con Security Systems, Inc.
- NPB Companies Inc.
- Regional Security & Investigations, LLC
- S & S Electrical Contracting LLC
- Securitas Holdings, Inc.
- Twin City Security, Inc.
- Universal Protection Service, LLC

Action: Referred to License.

4. BUSINESS BONDS:

- Electrical Bonds:
 - Chapman Acquisitions Group, LLC DBA KDM Electric, LLC
 - Davis Electric LLC DBA Adavis Electric
 - ESW Plant Services, LLC
 - Facility Solutions Group, Inc.
 - Luna Welding and More LLC
 - Macario Arenas DBA Marcus Electric
 - Max Electric, Inc.
 - Robert Wheeler dba – Spark Dock Electric
 - Westhues Electric Inc.

- Mechanical/HVAC Bonds:
 - Cerris Systems, Inc.
 - Chief Heating & Cooling, Inc.
 - CM3, Inc.
 - Henry Miller Mechanical, LLC
 - Luna Welding and More LLC
 - QuesTec Mechanical, Inc.
 - Universal Piping Industries, LLC
 - U.S. Engineering Service, LLC
 - U.S. Engineering Construction, LLC
 - WorkFlow Utility Solutions LLC

- Plumber’s Bonds:
 - Action Plumbing, Inc.
 - Cerris Systems, Inc.
 - Fist Plumbing Corp
 - Henry Miller Mechanical, LLC
 - Lexington Plumbing & Heating Company, Inc.
 - Luna Welding and More LLC
 - Plumb-Tek, LLC
 - R & R Plumbing Inc
 - U.S. Engineering Construction, LLC
 - Workflow Utility Solutions LLC

Action: Referred to License.

5. CONTINUATION CERTIFICATES:

- Electrical Bonds
 - Angel Martinez DBA ARM Electric Inc
 - Creek Electric, Inc./C Perry Overstake Jr
 - Hemingray Construction Services, LLC
 - Integrity Electric LLC
 - Rex Ingelse
 - Virgal Williams

- Mechanical/HVAC Bonds:
 - All About Comfort Heating & Cooling LLC
 - BMK Enterprises, Inc. DBA Hale's Heating & Cooling
 - D'Agostino Mechanical Contractors, Inc.

- Plumber's Bonds:
 - Accent Home Service, LLC dba Benjamin Franklin Plumbing
 - All About Comfort Heating & Cooling LLC
 - Grabill Plumbing Heating Cooling, Inc.
 - NPL Construction Co.
 - Waterford Design-Build Inc.

- General Bonds
 - Sun Solar, LLC
 - TSI Global Companies, LLC

Action: Referred to License.

6. CANCELLATION NOTICE OF INSURANCE/BOND:

- Electrical Bond:
 - Bowers Electric, LLC
 - Marshall L. Woodard, Jr

Action: Referred to License.

7. APPLICATION FOR CMB LICENSE (PKG):

- Qamar Enterprises LLC, Usman Qamar, d/b/a FILLUP, 616 S 7th St, Kansas City, KS 66105.

Action: Referred to License.

8. APPLICATION FOR DRINK EST./PUBLIC VENUE:

- ACDL LLC, Bonnie Cannella, d/b/a Allycat's Bar, 6500 Kaw Drive A, Kansas City, KS 66111.
- River Pub LLC, Michael Peterson, d/b/a River House, 1 Kansas Ave, Kansas City, KS 66105.
- Tan-39 Rain LLC, James Hendricks, d/b/a Tanner's Bar & Grill, 3900 Rainbow Blvd, Kansas City, KS 66103.

Action: Referred to License.

9. APPLICATION FOR CATERER/DRINK EST/HOTEL:

- Hospitality Kansas City LLC, William W Hutton, d/b/a Children's Mercy Park, 1 Sporting Way, Kansas City, KS 66111.

- RI Heritage Inn of KC LLC, Thomas Richard Rehorn III, d/b/a Residence Inn Kansas City at the Legends, 1875 Village West Pkwy, Kansas City, KS 66111.

Action: Referred to License.

10. APPLICATIONS FOR MASSAGE THERAPIST:

- Lauren Smith, The Massage Studio at Prairie View, 11200 Delaware Pkwy., Kansas City, KS 66109.

Action: Referred to License.

11. APPLICATIONS FOR PRIVATE SECURITY:

- Metro Public Safety & Investigation, LLC, d/b/a Metro Public Safety & Investigation, LLC, 14401 E 42nd St S, Independence, MO 64055.
- VendTech Enterprise, LLC, d/b/a VendTech Enterprise, LLC, 250 N Rock Rd., Ste. 360, Wichita, KS 67206.

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: March 5, 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

1. COMMUNICATIONS:

- Maxfun Entertainment LLC, Notice of Intent to Renew the Term of that certain Management Agreement entered into by and between Unified Government of Wyandotte County/Kansas City, Kansas and Maxfun Entertainment LLC.

Action: Received and filed.

2. CLAIMS:

- Stephanie Belton, Kansas City, KS, alleging damage to personal property on 06/03/2025.
- Brandi Casey, Kansas City, KS, alleging damage to personal vehicle on 09/23/2025.
- Kansas City KS I SGF, LLC, alleging damage to personal property prior to 08/13/2025.
- Tyrone Murphy Sr., Kansas City, KS, alleging damage to personal vehicle on 02/25/2026.

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

1. SUMMONS/SUBPOENAS:

- Oscar R Osorio v. Giovana A Osorio, Case No. WY-2023-DM-000696.
- State of Kansas v. Richard W. Fatherley, Case No. WY-2025-CR-1158.
- U.S. Bank Trust Company, National Association, as Indenture Trustee, as successor-in-interest to U.S Bank National Association, as Indenture Trustee, Successor in Interest to Wachovia Bank National A, v. Ken Liesche et. al., Case No. WY-2026-CV-000140.
- Yolanda Wiley-Winston v. New West Presentations, Inc. et. al., Case No. WY-2026-CV-000155.

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

2. TRAVEL REQUESTS:

- Eric S. Bond and Brandon W. Maples, Kansas City Kansas Fire Department, travel to Edmond, OK, from 03/10/2026 through 03/14/2026, to attend Oklahoma HAZMAT Conference, paid by Fire Administration.
- Andrew Mayfield, Kansas City Kansas Fire Department, travel to Edmond, OK, from 03/11/2026 through 03/14/2026, to attend Oklahoma HAZMAT Conference, paid by Fire Administration.
- Bridgette D. Cobbins, County Administrator's Office, travel to Washington, DC, from 03/17/2026 through 03/19/2026, to attend 36th Annual National Fire & Emergency Symposium, Employee Training and Travel.
- Brandon J. Cole and Chet Englis, Kansas City Kansas Fire Department/Operations, travel to Indianapolis, IN, from 04/19/2026 through 04/25/2026, to attend Fire Department Instructors Conference, paid by Fire Administration.
- Dennis L. Rubin, Kansas City Kansas Fire Department, travel to Emmitsburg, MD, from 04/30/2026 through 05/11/2026, to attend National Fallen Firefighter Memorial & IEMC, cost covered.

- Mike Searcy, Kansas City Kansas Fire Department, travel to Columbia, MO, from 03/02/2026 through 03/06/2026, to attend training, all cost covered.
- Tanner Stark, Public Works – Asset Management, travel to San Diego, CA, from 07/12/2026 through 07/17/2026, to attend ESRI User Conference, Employee Training and Travel.

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

5. APPLICATION FOR DRINK EST./PUBLIC VENUE:

- Manhattan Bar & Grill LLC c/o Rosa Margarita Medina Baeza, Lina Aguilar, d/b/a Manhattan Bar & Grill, 812 S 12th St, Kansas City, KS 66105.

Action: Referred to License.

6. APPLICATIONS FOR PRIVATE SECURITY:

- GardaWorld Security Services, d/b/a GardaWorld Security Services, 6700 Antioch Rd., Ste. 140, Merriam, KS 66204.
- Regional Security & Investigations, LLC, d/b/a Regional Security & Investigations, LLC, 3011 N Allis St, Kansas City, KS 66101.

Action: Referred to License.



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="586 386 1036 478" style="border: 1px solid black; padding: 5px;"> Alan Howze, Assistant County Administrator </div> ahowze@wycokck.org x8951	Economic Development
AGENDA ITEM #9.1.		
RESOLUTION: HOMEFIELD COMMUNITY INVESTMENT		
BACKGROUND		
<p>Adoption of a resolution regarding the Homefield Community Investment requirement of the Development Agreement and possible identification of projects.</p> <p>This item is added to the agenda at the request of Commissioner Bynum.</p>		
RECOMMENDATION		
Fast Track		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
Status of STAR bond issuance		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Resolution Approving Letter re_ Mechanics for Certification of Developer's Economic Development Investment Pursuant to Section 7, Execution Version - Letter to Homefield and Polsinelli re Mechanics for Certification of Developer Investments Pursuant to Secti		

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. R-____-26

A RESOLUTION APPROVING THE NEW HOMES PROJECT AS SATISFACTION OF THE COMMUNITY INVESTMENT REQUIREMENT AND ADOPTING LETTER AGREEMENT REGARDING MECHANICS FOR CERTIFICATION OF DEVELOPER INVESTMENTS PURSUANT TO SECTION 7.18 OF THE ASSIGNMENT, ASSUMPTION AND SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT (HOMEFIELD PROJECT).

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas and SVV I, LLC, a Kansas limited liability company ("SVV"), entered into that certain Vacation Village Development Agreement dated December 20, 2005 (as subsequently amended and restated, the "Original Agreement") pertaining to the Vacation Village STAR Bond Project District (the "District");

WHEREAS, HFS KCK, LLC, a Kansas limited liability company ("Developer"), purchased from SVV all of the real property in the District which was then owned by SVV and took an assignment of all of SVV's right, title and interest in and to the Original Agreement pursuant to that certain Assignment, Assumption and Second Amended and Restated Development Agreement dated as of January 27, 2022 by and between the UG and Developer, as amended by that certain First Amendment to Assignment, Assumption and Second Amended and Restated Development Agreement dated June 8, 2023, and as further amended by that certain Second Amendment to Assignment, Assumption and Second Amended and Restated Development Agreement dated May 2, 2024, and as further amended by that certain Third Amendment to Assignment, Assumption and Second Amended and Restated Development Agreement dated July 25, 2024, and as further amended by that certain Fourth Amendment to Assignment, Assumption and Second Amended and Restated Development Agreement dated June 9, 2025, and as further amended by that certain Fifth Amendment to Assignment, Assumption and Second Amended and Restated Development Agreement dated October 2, 2025 (collectively, the "Homefield Agreement");

WHEREAS, in the Homefield Agreement, Developer agreed to design, develop, and construct certain new facilities in Wyandotte County, Kansas, including, among other things: (i) an approximately 150,000-square-foot multi-sport venue, including food and beverages, medical services, fitness, retail, office and entertainment spaces; (ii) outdoor facilities (and potentially associated indoor area(s)) for entertainment programs for water and outdoor sports; and (iii) a youth baseball complex consisting of at least eight (8) lighted fields with integrated state-of-the-art technology to enhance individual and team training as well as analytics and data capture, concessions and restrooms (collectively, the "Homefield Project"), all as more fully described in the Homefield Agreement;

WHEREAS, Developer also agreed to design, develop, and construct (i) an approximately 230-room Margaritaville-themed hotel project, which may include amenities such as food and beverage options, pools and other water features, retail offerings, and meeting space (collectively, the "Themed Hotel"); (ii) a Top Golf food and entertainment concept ("Top Golf"); (iii) a multi-sport and live music arena (the "Arena"); and (iv) an Atlas 9 immersive museum ("Atlas 9" and together with the Homefield Project, the Themed Hotel, Top Golf, the Arena, and Atlas 9, the "Project"), all as more fully described in the Homefield Agreement;

WHEREAS, pursuant to Section 7.18 of the Homefield Agreement, in addition to the design, development, and construction of the Project, Developer agreed to make investments in new economic development projects in downtown and historically urban areas of Kansas City, Kansas in an amount of no less than \$4,350,000 (the "Community Investment Requirement");

WHEREAS, to fulfill the Community Investment Requirement, Developer has proposed to design, develop, and build a number of new affordable homes in downtown Kansas City, Kansas, or in other nearby historically urban areas of Kansas City, Kansas (the "New Homes Project"); and

WHEREAS, the Governing Body has determined that it is advisable to enter into the Letter Agreement attached hereto as **Exhibit A** to address the mechanics for documenting and certifying Developer's proposed investments in the New Homes Project.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. The Governing Body hereby approves the New Homes Project, if timely pursued to completion on or before November 14, 2027, as satisfaction of the Community Investment Requirement set forth in Section 7.18 of the Homefield Agreement.

Section 2. The Governing Body hereby approves the Letter Agreement in substantially the form attached hereto.

Section 3. Each of the Mayor/CEO and the County Administrator is hereby authorized and directed to execute in the name of the UG and deliver the Letter Agreement. The County Administrator and other officials and representatives of the UG, including special counsel, are hereby further authorized and directed to take such actions and to execute any other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 4. This Resolution shall be effective upon adoption by the Governing Body.

[Remainder of page intentionally left blank; signature page follows.]

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

Christal E. Watson, Mayor/CEO

ATTEST:

Monica L. Sparks, Unified Government Clerk

(Seal)

EXHIBIT A

Letter Agreement Regarding Mechanics for Certification of Developer Investments Pursuant to Section 7.18 of the Assignment, Assumption and Second Amended and Restated Development Agreement (Homefield Project)

[To be attached.]



County Administrator's Office
David Johnston, County Administrator

701 North Seventh Street, Ste 945
Kansas City, Kansas 66101
(913) 573-5030 • FAX (913) 573-5540

March ____, 2026

HFS KCK, LLC
Attn: Greg Maday and Trey Bowen
520 W. Pennway Street
Kansas City, Missouri 64108
Telephone: (816) 921-8200
Email: tbowen@superiorbowen.com; gmaday@specchem.com

Curt Petersen, Esq.
Polsinelli, PC
900 West 48th Place, Suite 900
Kansas City, Missouri 64112
Telephone: (816) 360-4327
Email: cpetersen@polsinelli.com

Re: UG/Homefield – Mechanics for Certification of Developer Investments Pursuant to Section 7.18 of Development Agreement

Gentlemen:

Reference is hereby made to that certain Assignment, Assumption and Second Amended and Restated Development Agreement dated as of January 27, 2022, as amended (the "Development Agreement") between the Unified Government of Wyandotte County/Kansas City, Kansas (the "UG") and HFS KCK, LLC, a Kansas limited liability company ("Developer"). All capitalized terms used in this letter which are not otherwise defined in this letter shall have the meanings assigned to them in the Development Agreement.

Pursuant to the requirements in Section 7.18 of the Development Agreement that require Developer to make at least \$4,350,000 of investments in new economic development projects in downtown and historically urban areas of Kansas City, Kansas, Developer has proposed to design, develop and build a number of new affordable homes in downtown Kansas City, Kansas, or in other nearby historically urban areas of Kansas City, Kansas, which investment would be made on or before November 14, 2027 (the "New Homes Project"). Developer intends to build a portion of the New Homes Project on lots to be acquired from the Wyandotte County Land Bank, and Developer may partner, joint venture and/or collaborate with one or more community partners in its investment and delivery of the New Homes Project. The purpose of this letter is to confirm the parties' agreements about the mechanics for documenting and certifying Developer's proposed investments in the New Homes Project if the same is formally approved by the UG's Commission as required by Section 7.18 of the Development Agreement.

If the UG's Commission approves Developer's proposed investment in the New Homes Project, Developer agrees to provide the documentation for the investment to the UG's outside counsel for review, and Developer will also provide certification of Developer's investment in the New Homes Project in the same manner as Certificates of Expenditure under Section 4.7 of the Development Agreement.

Please confirm that the terms described in this letter conform with Developer's understanding and agreement with respect to the documentation and certification of Developer's proposed investment in the New Homes Project. Thank you.

Very Truly Yours,

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

David Johnston, County Administrator

Accepted and Agreed:

HFS KCK, LLC, a Kansas limited liability company



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 2px;">Terrie Garrison, Interim Director</div> tgarrison@wycokck.org x6726	Health Department
AGENDA ITEM #12.1.		
QUARTERLY UPDATE: BOARD OF HEALTH		
BACKGROUND		
An update on the Board of Health about infectious disease, FIFA planning update, and interpreting the County Health Rankings data.		
RECOMMENDATION		
For information only		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
2026.04.02 BOH Final		

Approved by Mayor/Administrator to add to agenda.

BOARD OF HEALTH

Wyandotte County Public Health Department Update



Presenter: Terrie Garrison, Interim Director (Health Dept.)

April 2, 2026

AGENDA



- Infectious disease update
- FIFA planning update
- Interpreting the County Health Rankings data

MEASLES UPDATE

Measles

- Recent case in KCMO
- U.S. cases are high

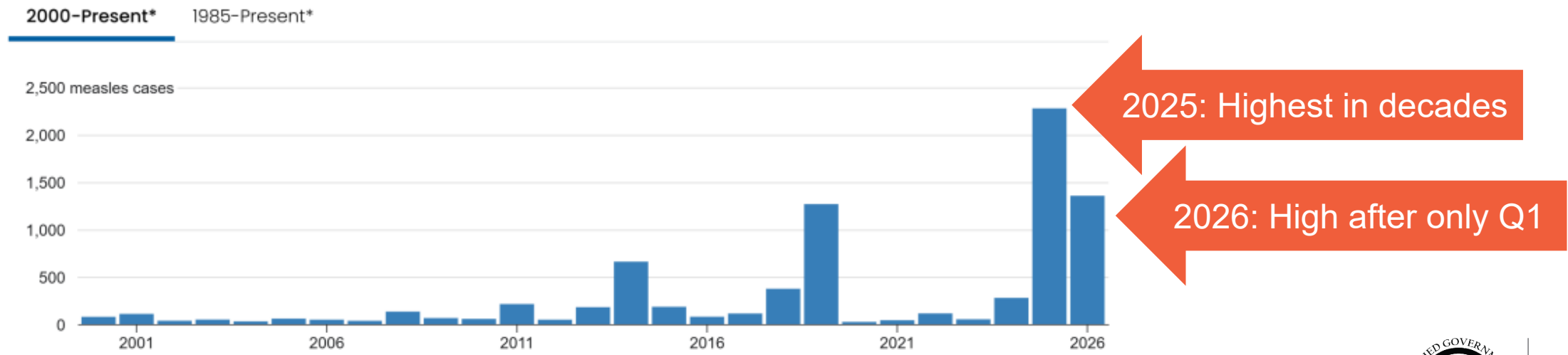


Chart from CDC as of 3/13/2026



Public Health
Prevent. Promote. Protect.

OTHER INFECTIOUS DISEASES

- **Tuberculosis**
 - 6 active, 13 latent
- **% Emergency Department Visits for Respiratory Illnesses:**
 - RSV – increase in pediatric visits
 - COVID-19 – up in January, started dropping February
 - Flu – spiked in December, generally dropping since then
- **More flu deaths** this flu season
- **Sexually transmitted infections (STIs)**
 - Decreases in chlamydia and gonorrhea from 2024 to 2025
 - Expedited Partner Therapy bill (SB 448) passed Senate

FIFA PREPARATIONS

Emergency Preparedness **UG** **Region**

Environmental Health **UG**

Communications **Region**

Coroner's Office **Region**

Fiscal Management **UG**

Director's Office **UG** **Region** **State**

Key:

UG

UG Collaboration

Region

Regional Collaboration

State

State Collaboration



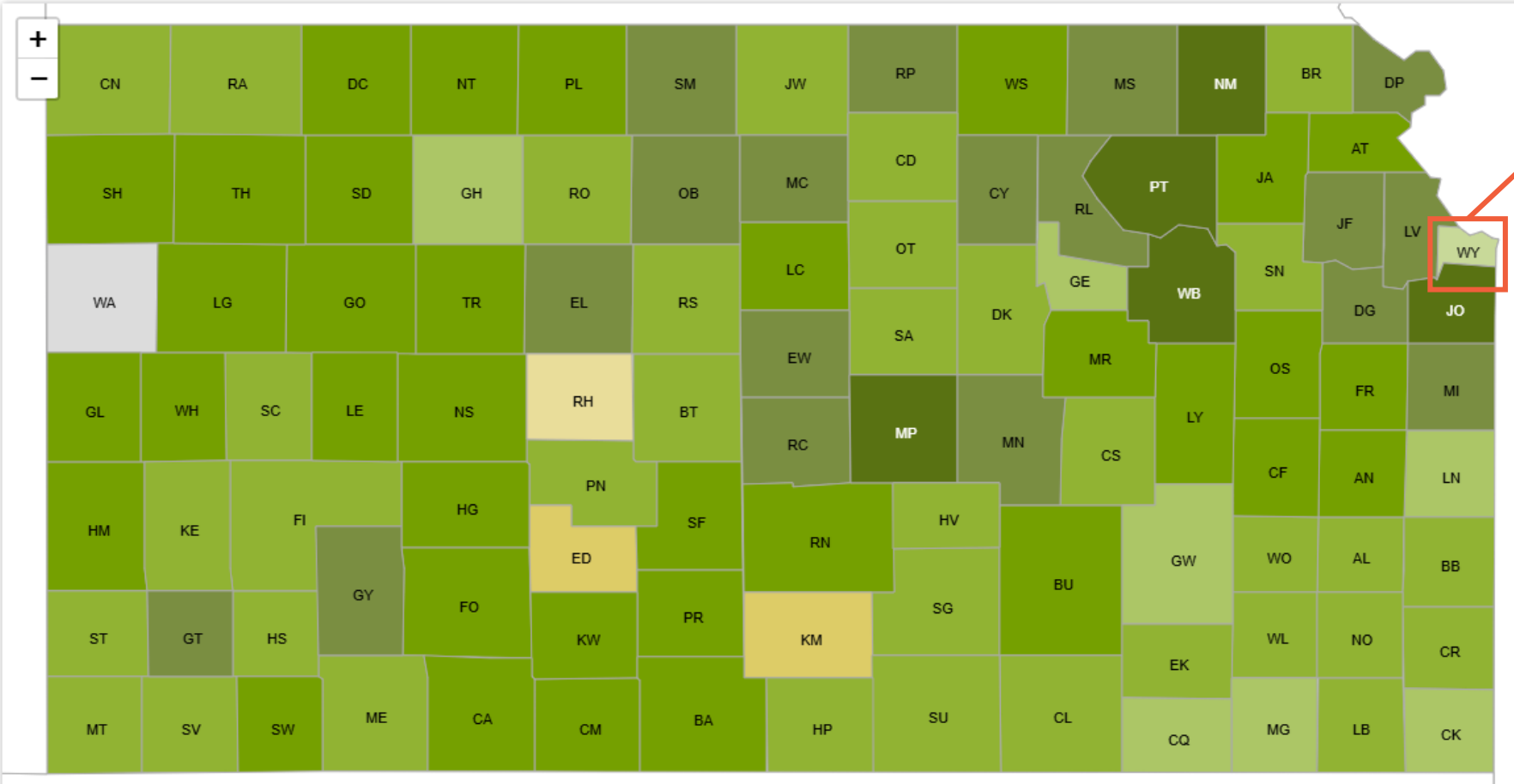
Public Health
Prevent. Promote. Protect.

INTERPRETING THE COUNTY HEALTH RANKINGS DATA



Public Health
Prevent. Promote. Protect.

2025 Population Health and Well-being - Kansas



Source: [County Health Rankings & Roadmaps](#)

POPULATION HEALTH AND WELL-BEING GROUP



LEAST HEALTHY IN US

HEALTHIEST IN US

NOT GROUPED (NA)

COMMUNITY CONDITIONS

- Also called “health factors” or “social determinants of health”
-

- Things that impact people’s health and opportunities for good health
-

- Often take many years and collaboration across multiple sectors to see a change



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Health Factor	Wyandotte County	Kansas	United States
Primary Care Physicians (ratio of population to physicians)	1,503 population for every 1 primary care physician	1,270:1	1,310:1
Dentists (ratio of population to dentists)	2,260 population for every 1 dentist	1,560:1	1,340:1
Uninsured (under age 65 without health insurance)	15% uninsured	10%	10%
High School Completion	82%	92%	89%
Children in Poverty	22%	13%	16%

Source:
[County Health Rankings & Roadmaps](#) (2025)



Public Health
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HOW WE MAKE AN IMPACT



- **Gather** community input and local data (Community Health Assessment)



- **Collaborate** with other departments and other agencies in the county and region



- **Provide** important health services in the midst of existing challenges
 - E.g. low-cost or sliding scale health services



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QUESTIONS?



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