

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 16, 2026**

**5:30 PM**

- 1. CALL TO ORDER/ROLL CALL**
- 2. INVOCATION**
- 3. PLEDGE OF ALLEGIANCE**
- 4. REVISIONS TO AGENDA**

AGENDA UPDATE: ADDING ITEM 7.7 TO THE CONSENT AGENDA.

- 5. PUBLIC ANNOUNCEMENTS**
- 6. MAYOR'S AGENDA**

**6.1 PROCLAMATION: SEVENDAYS OF KINDNESS**

Synopsis: Proclamation proclaiming April 28, 2026 as SevenDays of Kindness Day in Kansas City, Kansas and Wyandotte County.

*For Information Only.*

Tracking #: 21244

**6.2 RESOLUTION: SISTER CITY WITH CITY OF YERBA BUENA, TUCUMAN, ARGENTINA**

Synopsis: A Resolution and Proclamation establishing a Sister City relationship with the City of Yerba Buena, Tucuman, Argentina.

Tracking #: 21186

6.3 **PRESENTATION: WORLD CUP UPDATE**

Synopsis: Alan Carr, Executive Director of Visit Kansas City, Kansas, will provide an update to the governing body regarding World Cup preparations.  
Video Link: [Kick It In KCK](#)

*For Information Only.*

Tracking #: 21243

7. **REGULAR CONSENT AGENDA**

7.1 **RESOLUTION: MASTER EQUIPMENT LEASE AMENDMENT**

Synopsis: Adoption of a resolution authorizing the Unified Government to amend its Master Equipment Lease Purchase Agreement with Banc of America Corp.

*On March 30, 2026, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Bynum, voted unanimously to approve and forward to the Board of Commissioners meeting.*

Tracking #: 21183

7.2 **RESOLUTION: FISCAL YEAR 25 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT - LOCAL FORMULA**

Synopsis: Adopt a resolution to apply for and accept the FY25 Edward Byrne Memorial Justice Assistance Grant award in the amount of \$81,730. There is no match required from the UG.

*This item was requested to be fast tracked from the April 13, 2026 **Public Works & Safety Standing Committee**, chaired by Commissioner Kump.*

Tracking #: 21237

7.3 **ORDINANCE/RESOLUTION: VISION ZERO ACTION PLAN ADOPTION**

Synopsis: Approve an ordinance and adopt a resolution approving the Vision Zero Action Plan (VZAP).

*This item was requested to be fast tracked from the April 13, 2026 **Public Works & Safety Standing Committee**, chaired by Commissioner Kump.*

Tracking #: 21247

7.4 **RESOLUTION: VISION ZERO ACTION PLAN GRANTS**

Synopsis: Adopt a resolution to pursue grant funding for the short list of projects outlined in the Vision Zero Action Plan. The grant requires a 20% match that is already budgeted.

*This item was requested to be fast tracked from the April 13, 2026 **Public Works & Safety Standing Committee**, chaired by Commissioner Kump.*

Tracking #: 21248

7.5 **MINUTES**  
Synopsis: Minutes from the Regular Session meeting on June 5 and November 20, 2025, and March 19, 2026.

Tracking #: MINUTES

7.6 **WEEKLY BUSINESS**  
Synopsis: Weekly business materials dated March 19, 2026.

Tracking #: WEEKLY BUSINESS

7.7 **APPOINTMENT: BOARDS AND COMMISSIONS (ADDED PER AGENDA UPDATE)**

Synopsis: **Library Board:**

Appointment of Ryan Lockamy-Term 4/16/26 to 8/31/27, submitted by Commissioner Bynum.

**Area Wide Advisory Council on Aging Wyandotte/Leavenworth:**

Reappointment of Barbara Ikerd-Term 4/16/26 to 12/15/29, submitted by Commissioner Pacheco.

**Planning and Zoning Appeals Commission:**

Reappointment Jake Miller-Term 4/16/26 to 12/15/29, submitted by Commissioner Kump.

Tracking #: 21360

## 8. PUBLIC HEARING AGENDA

8.1 **PUBLIC HEARING/RESOLUTION: AMENDMENT TO THE INDUSTRIAL REVENUE BONDS (IRBS) AGREEMENT FOR NORTHPOINT DEVELOPMENT, LOCATED AT I-70 AND TURNER DIAGONAL.**

Synopsis: There are two elements scheduled before the Commission:

1. Conduct a public hearing to receive comments regarding amending the Industrial Revenue Bonds agreement for NorthPoint Development
2. Adoption of a resolution amending the Industrial Revenue Bonds agreement for NorthPoint Development.

*On March 30, 2026, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Bynum, voted unanimously to approve and forward to the Board of Commissioners meeting.*

Tracking #: 21197

## 9. STANDING COMMITTEES' AGENDA

9.1 **PRESENTATION: STORMWATER UTILITY RATES**

Synopsis: The Public Works Department will present the enterprise utility funds and proposed rate options for 2026 and 2027, including an overview of each option and the associated outcomes.

*This item was originally scheduled before the Public Works and Safety Standing Committee on March 16, 2026. The standing committee voted unanimously to move this item forward to the Board of Commissioners with no recommendation.*

Tracking #: 21176

9.2 **PRESENTATION: SANITARY SEWER UTILITY RATES**

Synopsis: The Public Works Department will present the enterprise utility funds and proposed rate options for 2026 and 2027, including an overview of each option and the associated outcomes.

*This item was originally scheduled before the Public Works and Safety Standing Committee on March 16, 2026. The standing committee voted unanimously to move this item forward to the Board of Commissioners with no recommendation.*

Tracking #: 21177

9.3 **PRESENTATION: SOLID WASTE UTILITY RATES**

Synopsis: The Public Works Department will present the enterprise utility funds and proposed rate options for 2026 and 2027, including an overview of each option and the associated outcomes.

*This item was originally scheduled before the Public Works and Safety Standing Committee on March 16, 2026. The standing committee voted unanimously to move this item forward to the Board of Commissioners with no recommendation.*

Tracking #: 21178

**10. ADMINISTRATOR'S AGENDA**

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

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

*On February 5, 2026, the Board of Commissioners adopted Resolution No. R-3-26 authorizing the necessity of the project and authorizing the action requested. This matter was scheduled before the Board of Commission on March 19, 2026, and set over for further discussion.*

Tracking #: 21192

10.2 **ORDINANCE: ISSUANCE OF BONDS BY KANSAS DEVELOPMENT FINANCE AUTHORITY (K DFA) FOR THE GLANVILLE TOWERS PROJECT**

Synopsis: Approve an ordinance expressing approval/disapproval of Kansas Development Finance Authority (K DFA)'s issuance of approximately \$17.5 million in affordable multifamily housing revenue bonds, plus related costs of issuance, to acquire and rehabilitate the apartments at 730 Nebraska Avenue in Kansas City, Kansas.

Tracking #: 21350

10.3 **PRESENTATION: 2026 BUDGET RECAP**

Synopsis: Presentation detailing the 2026 budget.

Tracking #: 21275

**11. COMMISSIONERS' AGENDA**

**LAND BANK BOARD OF TRUSTEE**

**12. LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA**

12.1 **LAND BANK OPTIONS**

Synopsis:

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

Please visit the site to review the applications below.

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

20 Single Family Homes

7 Multi-Family Homes

*On March 30, 2026, the **Neighborhood and Community Development Standing Committee**, chaired by Commissioner Davis, voted unanimously to approve and forward to the Land Bank Board of Trustees.*

Tracking #: 21273

12.2 **LAND BANK PROPERTY TRANSFERS**

Synopsis:

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

Please visit the site to review the applications below.

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

4 Garden

4 Yard Extensions

*On March 30, 2026, the Neighborhood and Community Development Standing Committee, chaired by Commissioner Davis, voted unanimously to approve and forward to the Land Bank Board of Trustees.*

Tracking #: 21274

**13. LAND BANK BOARD OF TRUSTEES’ NON-CONSENT AGENDA**

13.1 **LAND BANK OPTIONS**

Synopsis:

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

Please visit the site to review the applications below.

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

5 Multi-Family Homes

*On March 30, 2026, the Neighborhood and Community Development Standing Committee, chaired by Commissioner Davis, voted 4-1 to approve and forward to the Land Bank Board of Trustees.*

Tracking #: 21312

**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](mailto: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**

Phone one-tap:

+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/u/kdKMmaluFT>

Cell phones may mute and unmute by dialing \*6.

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

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

---

Add text.

**AGENDA UPDATE  
UNIFIED GOVERNMENT BOARD OF COMMISSIONERS MEETING  
THURSDAY, APRIL 16, 2026**

**ADDING ITEM**

**7. CONSENT AGENDA**

**Item No. 7.7– APPOINTMENT: BOARDS AND COMMISSIONS**

Synopsis:

**Library Board:**

Appointment of Ryan Lockamy-Term 4/16/26 to 8/31/27, submitted by Commissioner Bynum.

**Area Wide Advisory Council on Aging Wyandotte/Leavenworth:**

Reappointment of Barbara Ikerd-Term 4/16/26 to 12/15/29, submitted by Commissioner Pacheco.

**Planning and Zoning Appeals Commission:**

Reappointment Jake Miller-Term 4/16/26 to 12/15/29, submitted by Commissioner Kump.

**Tracking #: 21360**



# PROCLAMATION

## SevenDays® of Kindness

- WHEREAS,** SevenDays® Make a Ripple, Change the World is a Kansas City–based initiative dedicated to overcoming hate by promoting kindness, understanding, and meaningful dialogue through education and community engagement; and
- WHEREAS,** SevenDays® provides opportunities for individuals, families, schools, businesses, and organizations to participate in acts of kindness that strengthen our community and foster unity;
- WHEREAS,** SevenDays® 2026 marks its second decade of inspiring a ripple effect of kindness throughout the Greater Kansas City region and beyond;
- WHEREAS,** SevenDays® 2026 will take place from April 20 through April 28, featuring daily themes—Love, Discover, Others, Connect, You, Go, and Onward—that encourage intentional acts of kindness and connection;
- WHEREAS,** this movement honors the lives and legacies of Reat Underwood, Dr. William Corporon, and Terri LaManno, whose memories continue to inspire a commitment to respond to hate with love and compassion;
- WHEREAS,** the Unified Government of Kansas City, Kansas and Wyandotte County proudly stands as a SevenDays® Kindness community, committed to promoting respect, inclusion, and positive engagement among all residents;
- WHEREAS,** acts of kindness—no matter how small—have the power to unite people, strengthen neighborhoods, and create lasting change across our community;

**NOW, THEREFORE,** I, Christal E. Watson, Mayor & CEO of the Unified Government of Wyandotte County and Kansas City, Kansas, do hereby do hereby proclaim

**April 20–28, 2026, as “SevenDays® of Kindness”**

in Kansas City, Kansas and Wyandotte County, and encourage all residents, businesses, organizations, and visitors to participate in acts of kindness, embrace understanding, and work together to make our community stronger, one ripple at a time.

**IN WITNESS WHEREOF,** I have hereunto set my hand and the seal of the Unified Government of Wyandotte County AND Kansas City, Kansas to be affixed this 20<sup>th</sup> day of April 2026.

---

**CHRISTAL E. WATSON, MAYOR/CEO**



## Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 2px;">Frank Ramirez, Chief of Staff</div> framirez@wycokck.org X5011	Mayor's Office
AGENDA ITEM #6.2.		
RESOLUTION: SISTER CITY WITH CITY OF YERBA BUENA, TUCUMAN, ARGENTINA		
BACKGROUND		
A Resolution and Proclamation establishing a Sister City relationship with the City of Yerba Buena, Tucuman, Argentina.		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
None		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Sister City Resolution 3.23.26, Sister City Proclamation 3.23.26		

Approved by Mayor/Administrator to add to agenda.

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION ESTABLISHING A SISTER CITY RELATIONSHIP BETWEEN THE  
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY / KANSAS CITY, KANSAS  
AND THE CITY OF YERBA BUENA, TUCUMAN, ARGENTINA**

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

**WHEREAS**, the Unified Government of Wyandotte County / Kansas City, Kansas and the city of Yerba Buena, Tucuman, Argentina intend to establish a collaborative relationship;

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

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

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

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

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

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

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

---

**Christal E. Watson**  
Mayor/CEO

Attest:

---

Unified Government Clerk

Approved as to form:

---

Angela J. Lawson, Acting Chief Counsel



UNIFIED GOVERNMENT OF WYANDOTTE COUNTY / KANSAS CITY, KANSAS

## PROCLAMATION

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

---

**CHRISTAL E. WATSON, MAYOR/CEO**



## Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 2px;">Frank Ramirez, Chief of Staff</div> framirez@wycokck.org X5011	Mayor's Office
AGENDA ITEM #6.3.		
PRESENTATION: WORLD CUP UPDATE		
BACKGROUND		
Alan Carr, Executive Director of Visit Kansas City, Kansas, will provide an update to the governing body regarding World Cup preparations. Video Link: <a href="#">Kick It In KCK</a>		
RECOMMENDATION		
For information only		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Commission World Cup Presentation-2026-04-16		

Approved by Mayor/Administrator to add to agenda.



# KICK IT IN KCK

World Cup Activation  
Plan

Presented By

**VISIT**

**KANSAS CITY KANSAS**

# KC World Cup Matches

## Group Stage

Argentina



VS

Algeria



June 16  
8:00 pm

Ecuador



VS

Curaçao



June 20  
7:00 pm

Tunisia



VS

Netherlands



June 25  
6:00 pm

Algeria



VS

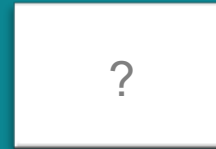
Austria



June 27  
9:00 pm

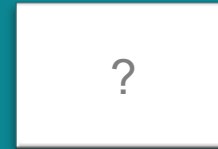
## Round of 32

1K



VS

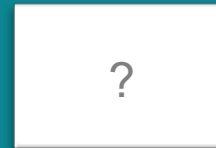
3EDIJL



July 3  
8:30 pm

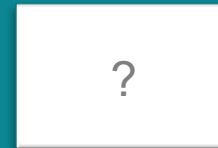
## Quarterfinal

W95



VS

W96



July 11  
8:00 pm

# KC Area Base Camps

World Ranking

#2



Argentina

Sporting KC Training Center  
KCK

#4



England

Swope Soccer Village  
KCMO

#7



Netherlands

KC Current Training Center  
Riverside

#28



Algeria

KU Rock Chalk Park  
Lawrence

# WYCO World Cup

## PLAN

### Marketing



- Branding
- Website
- Collateral Materials
- Advertising
- PR & Social Media

### Visitor Experience



- Visitor Information
- Signage
- Cultural Awareness
- Visitor Comfort
- Merchandise

### Neighborhoods & Legacy



- Clean-Ups
- Beautification
- Youth Clinics
- Murals & Public Art
- Event Support

### Watch Parties



- Memorial Hall
- Focus on Mexico, Argentina & Sister Cities

### Business Readiness



- Awareness
- Training
- Student Marketing Pilot Program

**KICK IT**

**WITH US**

**KICK IT  
IN KCK**



**KICK IT  
WITH US**

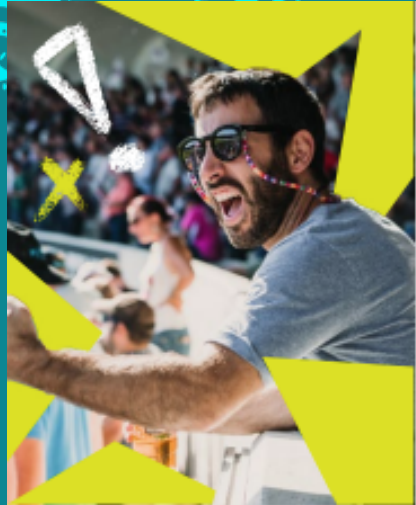
**KICK IT  
THIS WAY**

**KICK IT  
IN  
WYANDOTTE COUNTY**

**KICK IT  
IN  
BONNER SPRINGS**

**KICK IT  
IN  
EDWARDSVILLE**

# Marketing

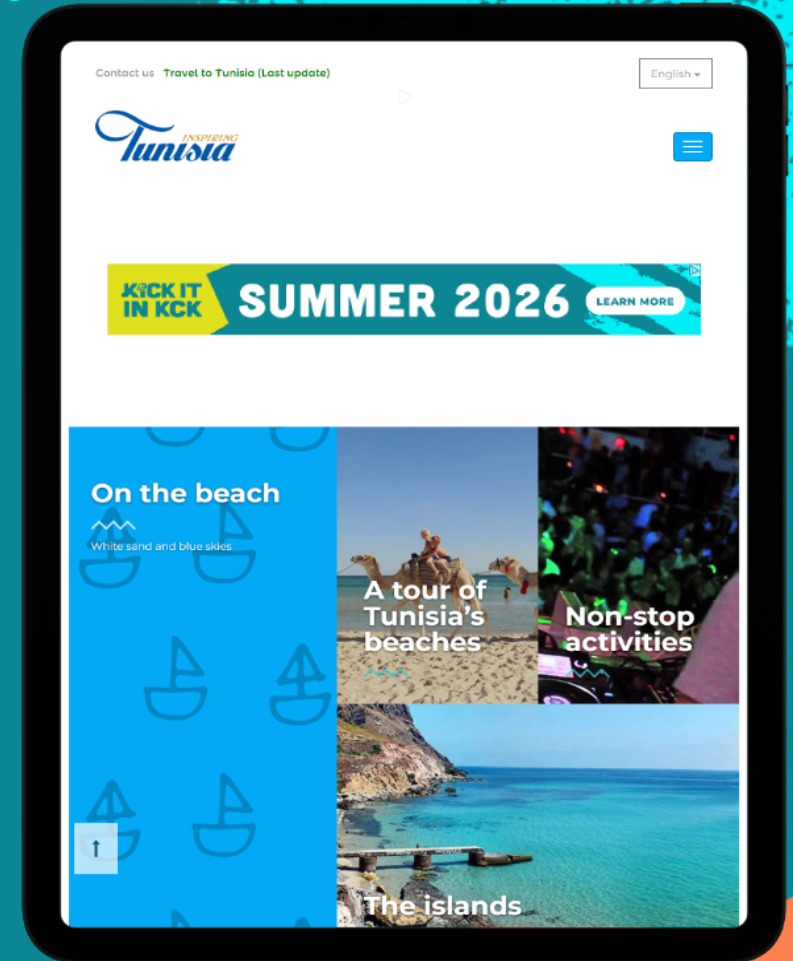
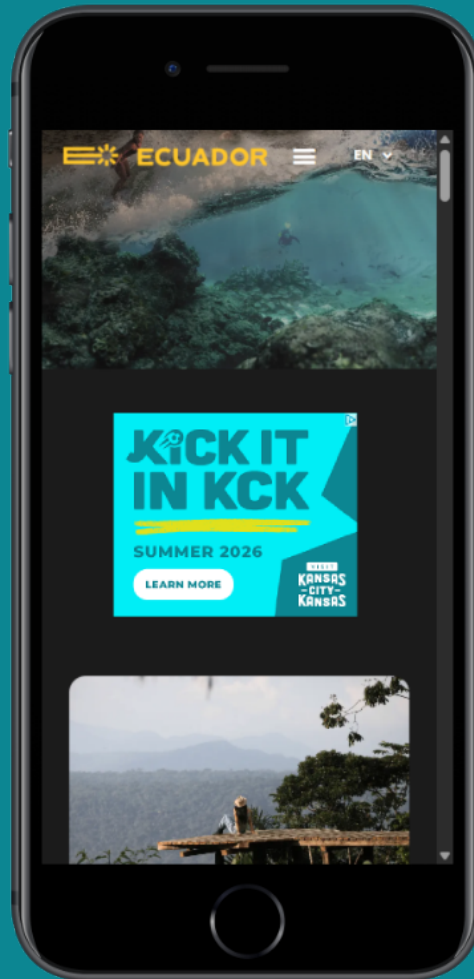


# VisitKCK.com by Country

Active Users

Since Dec. 5

1	United States	58,276 (50.59%)
2	Algeria	30,166 (26.19%)
3	Tunisia	9,631 (8.36%)
4	China	4,098 (3.56%)
5	Ecuador	3,671 (3.19%)
6	Argentina	2,635 (2.29%)
7	Singapore	1,228 (1.07%)
8	Netherlands	960 (0.83%)
9	Canada	874 (0.76%)
10	Germany	812 (0.7%)
11	Curaçao	630 (0.55%)
12	(not set)	530 (0.46%)
13	United Kingdom	419 (0.36%)
14	Austria	353 (0.31%)
15	France	216 (0.19%)



**KICK IT**  
**WITH US**

# Memorial Hall Watch Parties

- Events would be free
- Spanish broadcast: Latin American teams (6 matches)
- English broadcast: USA vs Germany (friendly), France vs Senegal, England vs Ghana

Estimated  
500-2,000  
attendees  
per Match



- **Activations**

- One World Wyandotte Festival: Food Trucks, vendors, games, etc
- Founder's Pitch in Ballroom: Private event with Tico Sports
- AB InBev: Activations, tickets, signage
- VIP Area



**KICK IT**  
**WITH US**

# Dates/Matches

Up to 11 Days &  
12 matches

Date	Matchup	Match Start	Hours	Broadcast	Notes
<b>International Friendly</b>					
Sat, June 6	USA vs. Germany	1:30 PM	Noon-4 pm	English	UG staff & Community
<b>Group Stage</b>					
Thu, June 11	Mexico vs. South Africa	2:00 PM	12:30-5pm	Spanish	Mexico focus
Tue, June 16	France vs. Senegal	2:00 PM	12:30-5 pm	English	Senegal sister city
Tue, June 16	Argentina vs. Algeria	8:00 PM	6:30-11 pm	Spanish	Argentina focus (KC)
Wed, June 17	Ghana vs. Panama	6:00 PM	4:30-9 pm	Spanish	Post Croatia Match
Thu, June 18	Mexico vs. South Korea	8:00 PM	6:30-11 pm	Spanish	Mexico focus
Mon, June 22	Argentina vs. Austria	12:00 PM	10:30 am-3 pm	Spanish	Sister cities
Tues, June 23	England vs. Ghana	3:00 PM	1:30-6 pm	English	
Wed, June 24	Czechia vs. Mexico	7:00 PM	5:30-10 pm	Spanish	Mexico focus
<b>Knockout Rounds (Tentative)</b>					
June 28, 29, 30 or July 1	If Mexico in Round of 32	TBD	5 hours	Spanish	If Mexico
July 1, 2 or 3	If Argentina in Round of 32	TBD	5 hours	Spanish	If Argentina
July 4, 5 or 6 (July 5 only)	If Mexico in Round of 16	TBD	5 hours	Spanish	If Mexico



# Visitor Experience

## Community Signage



## Temp Visitor Center in NFM Parking Lot



**KICK IT  
WITH US**



# Community Clean-Ups


<b>Argentine</b>	April 11
<b>CABA</b>	April 25
<b>Rosedale</b>	April 25
<b>Kaw Point</b>	April 25, May 23, June 27
<b>WYCO Dumpster Days</b>	May 1 & 2
<b>Leavenworth Road</b>	May 16
<b>Turner</b>	May 16

**KICK IT**

**WITH US**

# Business Check List



- Download KC Gameplan Playbook from KC 2026
  - Attend a small business trainings & webinars
  - Train staff about country customs
  - Learn a few phrases in Spanish, French, Dutch, German, Arabic
  - Update Listings on VisitKCK.com (Tourism Businesses)
  - Get a Kick It Business Sign (when available)
  - Avoid FIFA/World Cup IP
  - Welcome Visitors!!
- 



**KICK IT**  
**WITH US**

# Resident Check List

- **Participate in Neighborhood Clean-Ups**
- **Get to know the countries and prepare for customs**
- **Learn a few phrases in Spanish, French, Dutch, German, Arabic**
- **Look for Volunteer Opportunities**
- **Get a Kick It Yard Sign (when available)**

- **Welcome Visitors!!**

**KICK IT**

**WITH US**

**KICK  
IT IN  
KCK**

Thank You!

Presented By

**VISIT**

**KANSAS CITY KANSAS**



Report to  
Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT			
	<table border="1"> <tr> <td data-bbox="583 384 1036 478">Debbie Jonscher, Deputy Finance Officer</td> </tr> <tr> <td data-bbox="583 478 1036 539">Alyse Villarreal, Fiscal Officer</td> </tr> <tr> <td data-bbox="583 539 1036 634">Shelley Kneuvean, Chief Financial Officer</td> </tr> </table> <p data-bbox="583 674 915 814">djonscher@wycokck.org, avillarreal@wycokck.org, skneuvean@wycokck.org x5847, x5273, x5849</p>	Debbie Jonscher, Deputy Finance Officer	Alyse Villarreal, Fiscal Officer	Shelley Kneuvean, Chief Financial Officer	Finance
Debbie Jonscher, Deputy Finance Officer					
Alyse Villarreal, Fiscal Officer					
Shelley Kneuvean, Chief Financial Officer					
AGENDA ITEM #7.1.					
RESOLUTION: MASTER EQUIPMENT LEASE AMENDMENT					
BACKGROUND					
<p data-bbox="107 1024 1507 1094">Adoption of a resolution authorizing the Unified Government to amend its Master Equipment Lease Purchase Agreement with Banc of America Corp, submitted by Dr. Shelley Kneuvean, Chief Financial Officer.</p> <p data-bbox="107 1136 1511 1457">The equipment being financed consists of Fire Department and Public Works items approved in the 2024 and 2025 Capital Improvement Plans and ordered in 2024 and 2025. The items will be received in 2026, and the master lease agreement with Banc of America must be amended to extend through the end of 2026 to provide for their financing. Lease financing proceeds will reimburse the Unified Government for the purchase of these items. 7-year (Public Works) and 10-year (Fire) payment schedules will be established, with interest rates set at closing in accordance with the terms of the agreement. The amendment also includes Fire Department items approved in the 2025 and 2026 Capital Improvement Plans which have been ordered but are not anticipated to be received until 2027. Those items will not be paid for or lease financed until they are received, which is expected to be in 2027.</p> <p data-bbox="107 1499 1507 1604">As a note, if approved and items that are received and financed this year, this is the final action needed. However, if we do not receive the equipment this year, then we update the list with Bank of America and bring those items back to the Commission.</p>					
RECOMMENDATION					
<p data-bbox="107 1688 220 1724">Approve</p> <p data-bbox="107 1766 228 1801">Approval</p>					
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS					
<p data-bbox="107 1883 1430 1982">Lease financed items are purchased at the time of receipt. Lease finance proceeds reimburse the Unified Government for the item, typically in the same fiscal year as purchased. An agreed upon lease payment schedule is entered into and the Capital Improvement Plan is updated for final timing and amounts.</p>					

LEGAL/ POLICY CONSIDERATIONS

These items are intended to be included in a lease finance package which will be closed upon in December 2026 or prior.

ATTACHMENTS

Resolution authorizing Amendment No. 5 to Master Lease 2021\_Revised, Amendment No. 5 signed v2, 2026 LF Schedule

Approved by Mayor/Administrator to add to agenda.

**RESOLUTION NO. R-\_\_-26**

**RESOLUTION AUTHORIZING THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, TO AMEND ITS MASTER EQUIPMENT LEASE PURCHASE AGREEMENT WITH BANC OF AMERICA PUBLIC CAPITAL CORP, THE PROCEEDS OF WHICH WILL BE USED TO PAY THE COSTS OF ACQUIRING AND INSTALLING CERTAIN EQUIPMENT.**

**WHEREAS**, the Unified Government of Wyandotte County/Kansas City, Kansas (the “Unified Government”) desires to obtain funds to pay the costs of acquiring and installing some or all of the equipment identified on **Annex I** attached hereto (the “Equipment”); and

**WHEREAS**, in order to facilitate the foregoing and to pay the cost thereof, it is necessary and desirable for the Unified Government, to amend its annually renewable Master Equipment Lease Purchase Agreement (the “Lease”) with Banc of America Public Capital Corp (the “Lessor”), dated as of March 11, 2021, to extend the Origination Period (as defined in the Lease).

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

**Section 1. Authorization of Lease Amendment.** The County Administrator of the Unified Government is hereby authorized to execute Amendment Number 5 to the Lease (the “Amendment”), attached in substantially the form of **Exhibit A** hereto, and take all other necessary action to amend the Lease.

**Section 2. Authorization of Lease Transaction.** The Unified Government states its intent to lease pursuant to the Lease and pursuant to separate Schedules of Equipment (the “Schedules”) some or all of the Equipment in a maximum principal amount of \$9,985,296. The Unified Government expects to make capital expenditures after the date of this Resolution in connection with the purchase of the Equipment, and the Unified Government intends to reimburse itself for such expenditures with the proceeds of the Lease.

**Section 3. Authorization and Approval of Unified Government Documents.** The Amendment is hereby approved in substantially the form submitted to and reviewed by the Board of Commissioners on the date hereof, with such changes therein as are approved by the County Administrator, the County Administrator's execution of the Amendment being conclusive evidence of such approval.

The obligation of the Unified Government to pay Rental Payments (as defined in the Lease) under the Lease and any Schedules is subject to annual appropriation and will constitute a current expense of the Unified Government and will not in any way be construed to be an indebtedness or liability of the Unified Government in contravention of any applicable constitutional, charter or statutory limitation or requirement concerning the creation of indebtedness or liability by the Unified Government, nor will anything contained in the Lease or any Schedule constitute a pledge of the general tax revenues, funds or moneys of the Unified Government, and all provisions of the Lease and any Schedule will be construed so as to give effect to such intent.

The County Administrator is hereby authorized and directed to execute and deliver any Schedules on behalf of and as the act and deed of the Unified Government.

**Section 4. Further Authority.** The Unified Government will, and the officials and agents of the Unified Government are hereby authorized and directed to, take such actions, expend such funds and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution and to carry out, comply with and perform the duties of the Unified Government with respect to the Lease, any Schedules and the Equipment.

**Section 5. Effective Date.** This Resolution will take effect and be in full force from and after its passage by the Board of Commissioners.

**ADOPTED BY THE BOARD OF COMMISSIONERS OF WYANDOTTE  
COUNTY/KANSAS CITY, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.**

---

Christal E. Watson, Mayor/CEO

**ATTEST:**

---

Monica Sparks, Unified Government Clerk

**APPROVED AS TO FORM:**

---

Angela Lawson, Acting Chief Counsel

## ANNEX I

**EXHIBIT A**

Exhibit A

Bank of America

Amendment Number 5  
to Master Equipment Lease Purchase  
Agreement dated as of March 11, 2021

This Amendment Number 5 made this 16th day of April, 2026 to the Master Equipment Lease Purchase Agreement dated March 11, 2021 ("Agreement") between Banc of America Public Capital Corp ("Lessor") and the Unified Government of Wyandotte County/Kansas City, Kansas ("Lessee")

WITNESSETH :

WHEREAS, Lessor and Lessee are parties to the Agreement: and

WHEREAS, Lessor and Lessee desire to amend certain provisions of the Agreement:

NOW, THEREFORE, in consideration of the premises and the mutual obligations hereinafter contained, and for other good and valuable consideration, the receipt whereof is hereby acknowledged, the parties hereto agree as follows:

- 1. Section 1.01 "Origination Period": is amended by deleting the reference to December 31, 2025, and replacing it with December 31, 2026.
- 2. Except as amended hereby, the Agreement shall remain in full force and effect and is in all respects hereby ratified and affirmed. Capitalized terms not otherwise defined herein shall have the meanings ascribed them in the Agreement.

IN WITNESS WHEREOF, the parties hereunto have caused this instrument to be executed by their duly authorized officers as of the day and year first above written.

Banc of America Public Capital Corp (Lessor)

By: *Bridgett Arnold*

Printed Name: Bridgett Arnold

Title: Authorized Agent

Unified Government of Wyandotte County/Kansas City, Kansas (Lessee)

By: *Deborah A Jonscher*

Printed Name: Deborah Jonscher

Title: Deputy Chief Financial Officer

**Annex 1 - 2026 Unified Government Lease Financed Equipment Projects**

CMIP Project #	Item/Project	Term (yrs)	Rate*	Principal**	Interest***	Annual Pmt****	Service, Maintenance
<b>2024 Equipment (not financed-expected to be financed in 2026)</b>							
Fire	Tractor Draw Aerial	10		2,373,290	95,473	2,468,763	0
	Pumpers (2)	10		1,947,656	78,351	2,026,007	0
<b>2026 Equipment (not financed-expected to be financed in 2026)</b>							
Fire	Pumpers (2)	10		2,100,000	84,479	2,184,479	0
Public Works	Hotbox Pothole Patcher	7		267,300	10,170	277,470	0
<b>Total Equipment for 2026 Lease Finance</b>				<b>\$</b>	<b>6,688,246</b>		
<b>2025 Equipment (not financed-expected to be financed in 2027)</b>							
Fire	Pumper	10		2,197,050	88,383	2,285,433	0
<b>2026 Equipment (not financed-expected to be financed in 2027)</b>							
Fire	Pumpers	10		1,100,000	44,251	1,144,251	0
<b>Total Equipment ordered to be financed in 2027</b>				<b>\$</b>	<b>3,297,050</b>		

\* Interest is estimated, based on a formula agreed to in Master Lease Amendment #5. Estimated rates as of February 9, 2026:

5 year: 3.66 %  
 7 year: 3.80 %  
 10 year: 4.02 %

\*\* Principal column is the estimated total purchase price without interest if paid for by cash.

\*\*\* Interest column is the annual interest amount using estimated rates.

\*\*\*\* Estimated



## Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;">           Laura Cromwell, Professional Fiscal Assistant         </div> lcromwell@psnet.int x6067	Police Department
<b>AGENDA ITEM #7.2.</b>		
<b>RESOLUTION: FISCAL YEAR 25 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT - LOCAL FORMULA</b>		
<b>BACKGROUND</b>		
<ul style="list-style-type: none"> <li>• The FY25 Edward Byrne Memorial Justice Assistance Grant (JAG) program provides funding to state and local government agencies. Allocations are based on a formula that accounts for crime statistics and population data.</li> <li>• The PD has received a similar grant award for the past several years, dating back to at least FY2015.</li> <li>• The KCKPD has been allocated \$81,730 in federal grant funding through this grant program for FY2025. The project period for this award spans from 10/1/24-9/30/28.</li> <li>• The PD plans to spend this funding on the following items:               <ol style="list-style-type: none"> <li>1. Virtual Reality (VR) Taser/De-escalation Training</li> <li>2. Utility Task Vehicle (UTV)</li> </ol> </li> </ul>		
<b>RECOMMENDATION</b>		
<p>Approve</p> <p>The Police Department respectfully requests approval to apply for and accept funding under the FY25 Edward Byrne Memorial Justice Assistance Grant program as outlined in this report.</p>		
<b>BUDGET IMPACTS / FINANCIAL CONSIDERATIONS</b>		
<p>Both of the aforementioned projects will be 100% grant funded with no match requirement from the UG. The VR program is subscription-based; future subscriptions will be funded with future grant award dollars.</p>		
<b>LEGAL/ POLICY CONSIDERATIONS</b>		
<ul style="list-style-type: none"> <li>• As part of the grant application process, we will need the following forms reviewed by Legal and signed by the CAO:               <ol style="list-style-type: none"> <li>1. Standard Form 424 (SF-424)</li> <li>2. Disclosure of Lobbying (SF-LLL)</li> <li>3. DOJ Certified Standard Assurances</li> <li>4. DOJ Certifications Regarding Lobbying; Debarment, Suspension and other Responsibility Matters; Drug-Free Workplace Requirements; Coordination with Affected Agencies</li> </ol> </li> </ul>		

- Please note that these are the same forms required every year for this grant application process and, historically, have not caused any legal issues for the UG to maintain compliance.
  1. These forms will be provided to Legal for reference.

#### ATTACHMENTS

Resolution - FY25 Edward Byrne Memorial Justice Assistance Grant - Local Formula, FY25 JAG  
Commission Action Report PW&S

Approved by Mayor/Administrator to add to agenda.

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION** authorizing the Kansas City, Kansas Police Department through the Unified Government of Wyandotte County/Kansas City, Kansas to apply for and accept a grant award for the FY25 Edward Byrne Memorial Justice Assistance Grant – Local Formula.

**WHEREAS**, the Byrne Memorial Justice Assistance Grant program provides funding to state and local government agencies; and

**WHEREAS**, the Kansas City, Kansas Police Department wishes to apply for grant funding for virtual reality taser/de-escalation training, and a Utility Task Vehicle; and

**WHEREAS**, the Kansas City Kansas Police Department has been allocated \$81,730 in grant funding, with no matching funds required.

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

**Section 1.** The County Administrator and/or his designee is hereby authorized to accept such grant if awarded, on behalf of the Unified Government and to take the steps necessary to fulfill the conditions of the grant and execute documents in furtherance of the grant.

**APPROVED AND 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**

\_\_\_\_\_  
**Unified Government Clerk**

**Approved As To Form:**

\_\_\_\_\_  
**Angela J. Lawson  
Acting Chief Counsel**

# Commission Agenda Item Report

**Title:** FY25 Edward Byrne Memorial Justice Assistance Grant

**Proposed Agenda Date:** April 13, 2026 PW/S Standing Committee

**Presented by:** Laura Cromwell; KCKPD

---

## **BACKGROUND:**

- The FY25 Edward Byrne Memorial Justice Assistance Grant (JAG) program provides funding to state and local government agencies. Allocations are based on a formula that accounts for crime statistics and population data.
- The PD has received a similar grant award for the past several years, dating back to at least FY2015.
- The KCKPD has been allocated \$81,730 in federal grant funding through this grant program for FY2025. The project period for this award spans from 10/1/24-9/30/28.
- The PD plans to spend this funding on the following items:
  - Virtual Reality (VR) Taser/De-escalation Training
  - Utility Task Vehicle (UTV)

## **BUDGET IMPACTS / FINANCIAL CONSIDERATIONS:**

- Both of the aforementioned projects will be 100% grant funded with no match requirement from the UG.
  - The VR program is subscription-based; future subscriptions will be funded with future grant award dollars.

## **POLICY CONSIDERATIONS:**

- None

## **PROCUREMENT CONSIDERATIONS:**

- The VR training program is an add-on to the Axon Taser program currently used by the PD. A contract with Axon was signed for this VR training program in 2024, as we funded Year 1 with funds from our FY24 JAG award.
- A UTV has already been purchased utilizing JAG grant dollars. For that purchase, Fleet Services assisted us with obtaining three quotes. We will follow the same procurement process for this purchase.

## **LEGAL CONSIDERATIONS:**

- As part of the grant application process, we will need the following forms reviewed by Legal and signed by the CAO:
  - Standard Form 424 (SF-424)
  - Disclosure of Lobbying (SF-LLL)

- DOJ Certified Standard Assurances
- DOJ Certifications Regarding Lobbying; Debarment, Suspension and other Responsibility Matters; Drug-Free Workplace Requirements; Coordination with Affected Agencies
- Please note that these are the same forms required every year for this grant application process and, historically, have not caused any legal issues for the UG to maintain compliance.
  - These forms have been provided to Legal for reference.

**RECOMMENDED ACTION:**

- The Police Department respectfully requests approval to apply for and accept funding under the FY25 Edward Byrne Memorial Justice Assistance Grant program as outlined in this report.

**COUNTY ADMINISTRATION COMMENTS:**

- 

**MAYOR AGENDA DIRECTION:**

-



## Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="586 386 1036 443">SARAH SHAFER</div> <div data-bbox="586 443 1036 499">Alyssa Marcy</div> <div data-bbox="586 541 873 611">amarcy@wycokck.org X5755</div>	Public Works
AGENDA ITEM #7.3.		
ORDINANCE/RESOLUTION: VISION ZERO ACTION PLAN ADOPTION		
BACKGROUND		
<p>The Vision Zero Action Plan (VZAP) is a collaborative, data-driven initiative between Kansas City, Kansas; Bonner Springs; Edwardsville; and Lake Quivira aimed at eliminating traffic fatalities and serious injuries by 2050. The plan identifies Wyandotte County’s most dangerous road segments and intersections through its High Injury Network (HIN) and High-Risk Network (HRN), allowing for targeted safety improvements. Adoption of the VZAP will also position the Unified Government and its partner cities to be eligible for implementation funding through the Safe Streets and Roads for All (SS4A) program and enhance competitiveness for other grant opportunities.</p>		
RECOMMENDATION		
<p>Approve</p> <p>Approval to adopt the plan. Would request, if approved, to be fast-tracked to the next full Commission meeting (5/21).</p>		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
This was funded by a SS4A Planning grant.		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
<p>Ordinance.Resolution_Vision Zero Adoption, Commission Action Report_VisionZeroAdoption, 2026-04-13 WYCO VZAP_Public Works Standing Committee_PlanAdoption</p>		

Approved by Mayor/Administrator to add to agenda.

Published in the *Wyandotte Echo* on \_\_\_\_\_

**ORDINANCE NO. O-\_\_\_\_\_ - \_\_\_\_\_**

**RESOLUTION NO. R-\_\_\_\_\_ - \_\_\_\_\_**

**AN ORDINANCE AND RESOLUTION TO APPROVE AND ADOPT A VISION ZERO POLICY AND PROCLAIMING THE UNIFIED GOVERNMENT’S COMMITMENT TO END TRAFFIC FATALITIES AND SERIOUS INJURY CRASHES IN THE COUNTY AND IMPLEMENTATION OF A VISION ZERO ACTION PLAN.**

**WHEREAS**, in 2021 the Bipartisan Infrastructure Law established the Safe Streets and Roads for All (SS4A) discretionary program which funds regional, local and Tribal initiatives through grants to prevent roadway deaths and serious injuries; and,

**WHEREAS**, in 2022 the Unified Government of Wyandotte County and Kansas City, Kansas joined the cities of Bonner Springs, Edwardsville, and Lake Quivira in making an application for a SS4A planning grant from the U.S. Department of Transportation to create SS4A compliant action plans; and,

**WHEREAS**, the SS4A program supports the U.S. Department of Transportation’s National Roadway, Safety Strategy and the goal of zero roadway deaths using a Safe System Approach; and,

**WHEREAS**, the Unified Government’s Vision Zero policy supports the Kansas Department of Transportation’s Drive To Zero program and the goals of the Kansas Strategic Highway Safety Plan; and,

**WHEREAS**, 215 fatal crashes and 802 crashes resulting in serious injuries occurred on roadways in Wyandotte County between 2014 and 2023; and,

**WHEREAS**, the Unified Government recognizes the need for action to increase safety and to prevent deaths and injuries on Wyandotte County streets; and,

**WHEREAS**, Vision Zero is a proven framework for eliminating traffic deaths and serious injuries through intergovernmental and community partnerships leveraging resources and funds to ensure safe and efficient multimodal transportation; and,

**WHEREAS,** A comprehensive Vision Zero policy unifies existing safety efforts and elevates improvements through engineering and street design, education and engagement efforts, enforcement and technology, evaluation and data analysis, and equity; and,

**WHEREAS,** the Unified Government’s policies and practices support Vision Zero efforts to lead with roadway design that prioritizes safety and plans for a safe network for all modes of transportation; and,

**WHEREAS,** the Unified Government recognizes the need to prioritize hearing from the entire community and supports Vision Zero efforts to address inequities by prioritizing interventions in areas most in need of safety improvements; and,

**WHEREAS,** the Unified Government commits to the ongoing collaboration across Wyandotte County to advance a shared vision and future for improvements; and,

**WHEREAS,** the Unified Government commits to build and sustain leadership, collaboration and accountability in partnership with public health, law enforcement, policy makers, elected officials, and community members in traffic safety work to advance the strategies of the Vision Zero plan and the Vision Zero policy; and,

**WHEREAS,** the Unified Government recognizes the need for action to increase safety and to prevent deaths and injuries on Wyandotte County streets.

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

**Section 1.** The Unified Government’s Vision Zero policy is adopted and to be implemented with the goal of achieving zero fatalities and serious injuries by the year 2050.

**Section 2.** The Wyandotte County Vision Zero Action Plan, attached hereto as Exhibit A, is adopted.

**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 Sparks, Unified Government Clerk

Approved as to Form:

---

Angela J. Lawson, Acting Chief Counsel

# Commission Agenda Item Report

**Title:** Adoption of the Vision Zero Action Plan

**Proposed Agenda Date:** May 18, 2026 Public Works Standing Committee

**Presented by:** Sarah Shafer, Public Works and Alyssa Marcy, Planning

---

## **BACKGROUND:**

- The Vision Zero Action Plan (VZAP) is a collaboration between KCK, Bonner Springs, Edwardsville, and Lake Quivira that aims to eliminate traffic fatalities and serious injuries by 2050
- The VZAP outlines the high injury network (HIN) and high risk network (HRN) of Wyandotte County's road segments and intersections
- The VZAP is a data-driven plan that prioritizes the most dangerous road segments and intersections
- Adoption of the VZAP will make the UG and its partner cities eligible for implementation funding (design and construction) through the Safe Streets and Roads for All (SS4A) program specifically, and will make us more competitive for grants broadly
- 

## **BUDGET IMPACTS / FINANCIAL CONSIDERATIONS:**

- This plan was funded by a SS4A Planning grant
- 

## **POLICY CONSIDERATIONS:**

- The Vision, Mission, and Goals of the VZAP were adopted by the UG Board of Commissioners in Fall 2025, committing to eliminating traffic fatalities and serious injuries by 2050
- Adoption of the full VZAP will further acknowledge this commitment and result in SS4A implementation grant eligibility
- 

## **PROCUREMENT CONSIDERATIONS:**

- N/A

## **LEGAL CONSIDERATIONS:**

- N/A

## **RECOMMENDED ACTION:**

- Adoption of the Vision Zero Action Plan

**COUNTY ADMINISTRATION COMMENTS:**

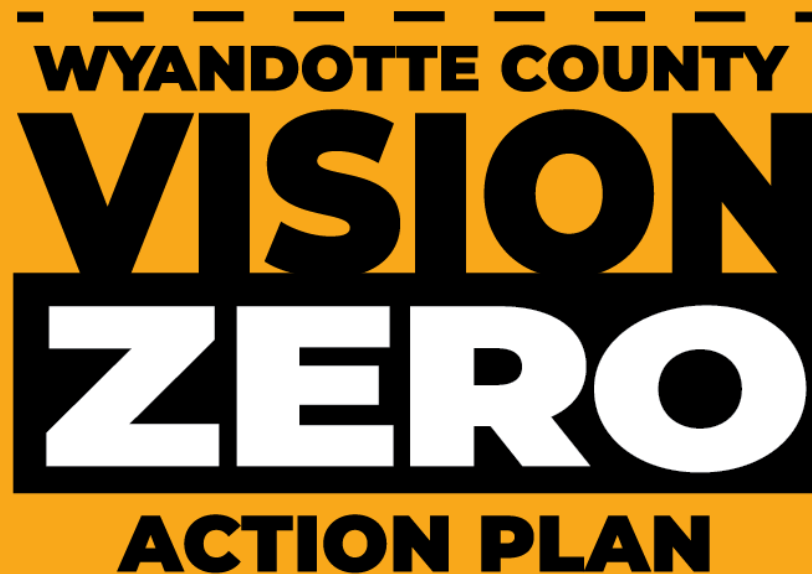
- 

**MAYOR AGENDA DIRECTION:**

-

# Public Works & Safety Standing Committee

May 18, 2026



*Presentation for Vision Zero Action Plan Adoption*

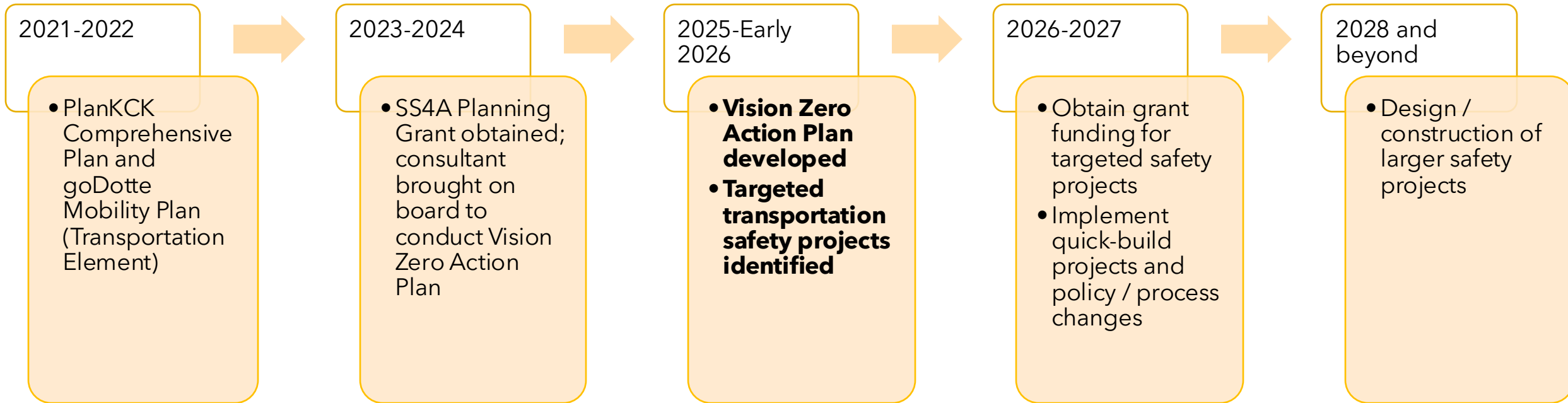
# Vision Zero Action Plan Overview

- Planning process – safety analysis, public/stakeholder engagement, policy/process review
- Policy recommendations
  - CIP and annual maintenance programs / documentation
  - Zoning policy recommendations
- **Targeted safety infrastructure projects recommendations**
- Funding / financing strategies

*Vision Zero Action Plan includes a commitment to eliminating traffic fatalities and serious injuries by 2050.*



# Vision Zero Action Plan Status



Vision Zero Action Plan has been reviewed by UG Planning / Public Works staff; intended for adoption before June 1st



# Vision Zero Action Plan Adoption

- Adoption / support from elected officials is highly encouraged for seeking future federal grant funding
- Plan adoption has no binding commitments to projects / process changes
- **Request:** adoption of ordinance approving the Vision Zero Action Plan



# Questions?

Sarah Shafer, Public Works

[Sshafer@wycokck.org](mailto:Sshafer@wycokck.org)

Alyssa Marcy, Planning + Urban Design

[Amarcy@wycokck.org](mailto:Amarcy@wycokck.org)

**Check out the website:  
[www.wycokck.org/visionzero](http://www.wycokck.org/visionzero)**





## Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="586 386 1036 443">Alyssa Marcy</div> <div data-bbox="586 443 1036 499">sarah shafe</div> <div data-bbox="586 541 1036 617">amarcy@wycokck.org X5755</div>	Public Works
AGENDA ITEM #7.4.		
RESOLUTION: VISION ZERO ACTION PLAN GRANTS		
BACKGROUND		
<p>Wyandotte County and its municipalities face significant road improvement needs with limited funding resources. The Vision Zero Action Plan (VZAP) identifies a data-driven shortlist of priority projects eligible for various grant opportunities. Adoption of the VZAP will make the Unified Government and its partner cities eligible for implementation funding through the Safe Streets and Roads for All (SS4A) program and strengthen competitiveness for additional grants. Staff are requesting approval to pursue funding for the prioritized projects outlined in the plan.</p>		
RECOMMENDATION		
<p>Approve</p> <p>Approval to proceed to pursue grant funding. If approved, we request that this be fast-tracked to the next full Commission meeting (5/21).</p>		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
<ul style="list-style-type: none"> <li>• The SS4A implementation grant requires a 20% match</li> <li>• The UG will pursue the Build Kansas Fund to cover the required match component.</li> </ul>		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
<p>Resolution_Vision Zero Grants, Commission Action Report_GrantApplication, BonnerSprings_LetterofCommitment, Edwardsville_LetterofCommitment, 2026-04-13 WYCO VZAP_Public Works Standing Committee_GrantPresentation</p>		

Approved by Mayor/Administrator to add to agenda.

**RESOLUTION NO. R-\_\_\_\_\_ - \_\_\_\_\_**

**A RESOLUTION DIRECTING THE PUBLIC WORKS DEPARTMENT AND DEPARTMENT OF PLANNING AND URBAN DESIGN TO APPLY FOR THE SAFE STREETS AND ROADS FOR ALL GRANT AND, IF NECESSARY, TO SUBSEQUENTLY APPLY FOR THE BUILD KANSAS GRANT, IN ORDER TO IMPLEMENT THE COUNTY'S VISION ZERO ACTION PLAN.**

**WHEREAS**, the Unified Government recognizes the need for action to increase safety and to prevent deaths and injuries on Wyandotte County streets; and,

**WHEREAS**, the Unified Government commits to the ongoing collaboration across Wyandotte County to advance a shared vision and future for improvements; and,

**WHEREAS**, in 2021 the Bipartisan Infrastructure Law established the Safe Streets and Roads for All (SS4A) discretionary program which funds regional, local and Tribal initiatives through grants to prevent roadway deaths and serious injuries; and,

**WHEREAS**, the Unified Government demonstrates a commitment to build and sustain leadership, collaboration and accountability in partnership with public health, law enforcement, policy makers, elected officials, and community members in traffic safety work by previously adopting a Vision Zero policy and by adopting a Vision Zero Action Plan simultaneous with this Resolution; and,

**WHEREAS**, in 2022 the Unified Government of Wyandotte County and Kansas City, Kansas joined the cities of Bonner Springs, Edwardsville, and Lake Quivira in making an application for a SS4A planning grant from the U.S. Department of Transportation to create SS4A compliant action plans; and,

**WHEREAS**, the City of Bonner Springs and the City of Edwardsville have submitted Letters of Commitment, demonstrating their intention to collaborate on grants; and,

**WHEREAS**, if the Safe Streets and Roads for All grant is awarded through SS4A, Bonner Springs, Edwardsville, and the Unified Government will be responsible for their match contribution; and,

**WHEREAS**, the Build Kansas grant has been identified as an eligible funding source for each municipality's SS4A grant match contribution.

**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 directs the Public Works Department and the Department of Planning and Urban Design (“Departments”) to apply for the FY26 Safe Streets and Roads for All grant.

**Section 2.** In the event of notification of award of the FY26 Safe Streets and Roads for All grant, the Board of Commissioners further directs the Departments to apply for the Build Kansas grant in order to obtain the requisite grant match contributions.

**Section 3.** This Resolution shall take effect and be in full force immediately upon its adoption.

**ADOPTED BY THE BOARD OF COMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS  
THIS \_\_\_ DAY OF \_\_\_\_\_, 2026.**

---

Christal E. Watson, Mayor/CEO

Attest:

---

Monica Sparks, Unified Government Clerk

Approved as to Form:

---

Angela J. Lawson, Acting Chief Counsel

# Commission Agenda Item Report

**Title:** Adoption of the Vision Zero Action Plan

**Proposed Agenda Date:** May 18, 2026 Public Works Standing Committee

**Presented by:** Sarah Shafer, Public Works and Alyssa Marcy, Planning

---

## **BACKGROUND:**

- Wyandotte County, including all its municipalities, is in great need of road improvements with limited access to funding
- Adoption of the VZAP will make the UG and its partner cities eligible for implementation funding (design and construction) through the Safe Streets and Roads for All (SS4A) program specifically, and will make us more competitive for grants broadly
- The VZAP outlines a shortlist of priority projects – based on a data-driven process - eligible for funding through various grant opportunities
- UG and partner city staff are requesting approval to pursue grant funding for the short list of projects outlined in the VZAP

## **BUDGET IMPACTS / FINANCIAL CONSIDERATIONS:**

- The SS4A implementation grant requires a 20% match
- The UG will pursue the Build Kansas Fund to cover the required match component

## **POLICY CONSIDERATIONS:**

- The Vision, Mission, and Goals of the VZAP were adopted by the UG Board of Commissioners in Fall 2025, committing to eliminating traffic fatalities and serious injuries by 2050
- Adoption of the full VZAP will further acknowledge this commitment and result in SS4A implementation grant eligibility
- The priority projects list identified in the VZAP were selected by a data-driven process

## **PROCUREMENT CONSIDERATIONS:**

- If awarded, UG staff will follow the standard procurement process

## **LEGAL CONSIDERATIONS:**

- N/A

## **RECOMMENDED ACTION:**

- Approval to pursue grant funding, including SS4A, for the priority projects listed in the VZAP

**COUNTY ADMINISTRATION COMMENTS:**

- 

**MAYOR AGENDA DIRECTION:**

-



# City of Bonner Springs

## KANSAS

---

March 30, 2026

Christal E. Watson

Mayor / CEO

Unified Government of Wyandotte County and Kansas City, Kansas

[MayorWatson@wycokck.org](mailto:MayorWatson@wycokck.org)

Dear Ms. Watson,

Please accept this letter of commitment to actively participate in applying for a SS4A Implementation Grant for targeted safety projects within the city limits of Bonner Springs that were identified for funding in the Wyandotte County Vision Zero Action Plan.

With this letter of commitment, we are expressing our agreement to the following conditions of our participation:

- Commitment of support will focus solely on tasks related to the development of targeted safety projects in the City of Bonner Springs and Wyandotte County.
- This commitment does not commit to funding or specific funding amounts.
- Funding from the City of Bonner Springs to meet any local match requirements must be authorized, via a formal MOU, following announcement of an award and pending discussions with the Build Kansas Fund, who have previously provided local match assistance for this type of grant assistance.

We are excited to be part of this grant application effort and look forward to working together on behalf of the City of Bonner Springs and Wyandotte County.

Sincerely,

Mark J. Lee, CPM, CFM

Community Development Director

913-667-1708

[mlee@bonnersprings.org](mailto:mlee@bonnersprings.org)

March 27, 2026

Christal E. Watson

Mayor / CEO

Unified Government of Wyandotte County and Kansas City, Kansas

[MayorWatson@wycokck.org](mailto:MayorWatson@wycokck.org)

Dear Ms. Watson,

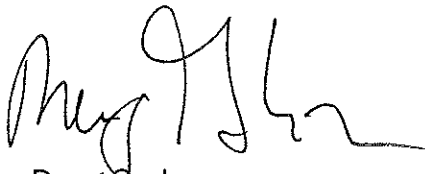
Please accept this letter of commitment to actively participate in applying for a SS4A Implementation Grant for targeted safety projects within the city limits of the City of Edwardsville that were identified for funding in the Wyandotte County Vision Zero Action Plan.

With this letter of commitment, we are expressing our agreement to the following conditions of our participation:

- Commitment of support will focus solely on tasks related to the development of targeted safety projects in City of Edwardsville.
- This commitment does not commit to funding or specific funding amounts.
- Funding from City of Edwardsville to meet any local match requirements must be authorized, via a formal MOU, following announcement of an award and pending discussions with the Build Kansas Fund, who have previously provided local match assistance for this type of grant assistance.

We are excited to be part of this grant application effort and look forward to working together on behalf of the City of Edwardsville.

Sincerely,



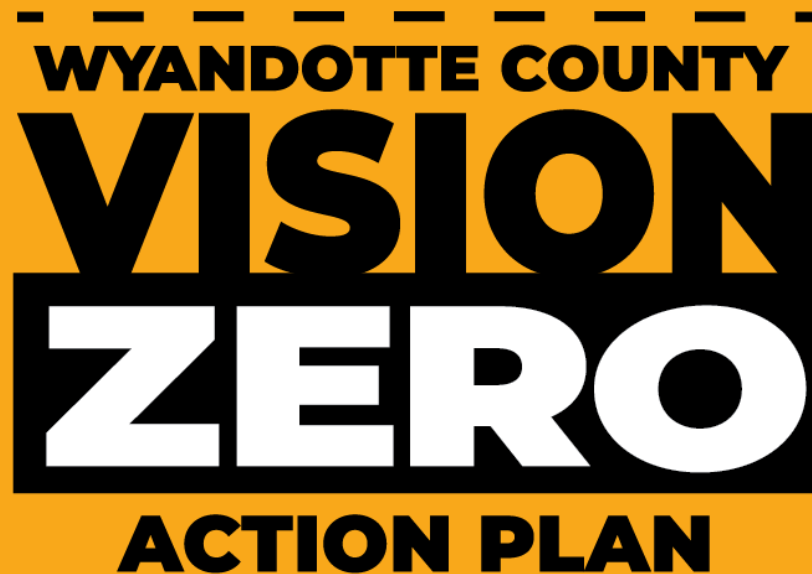
Doug Gerber

Assistant City Manager

[dgerber@edwardsvilleks.org](mailto:dgerber@edwardsvilleks.org)

# Public Works & Safety Standing Committee

May 18, 2026



***Presentation for Authorization to Pursue Safety Grants***

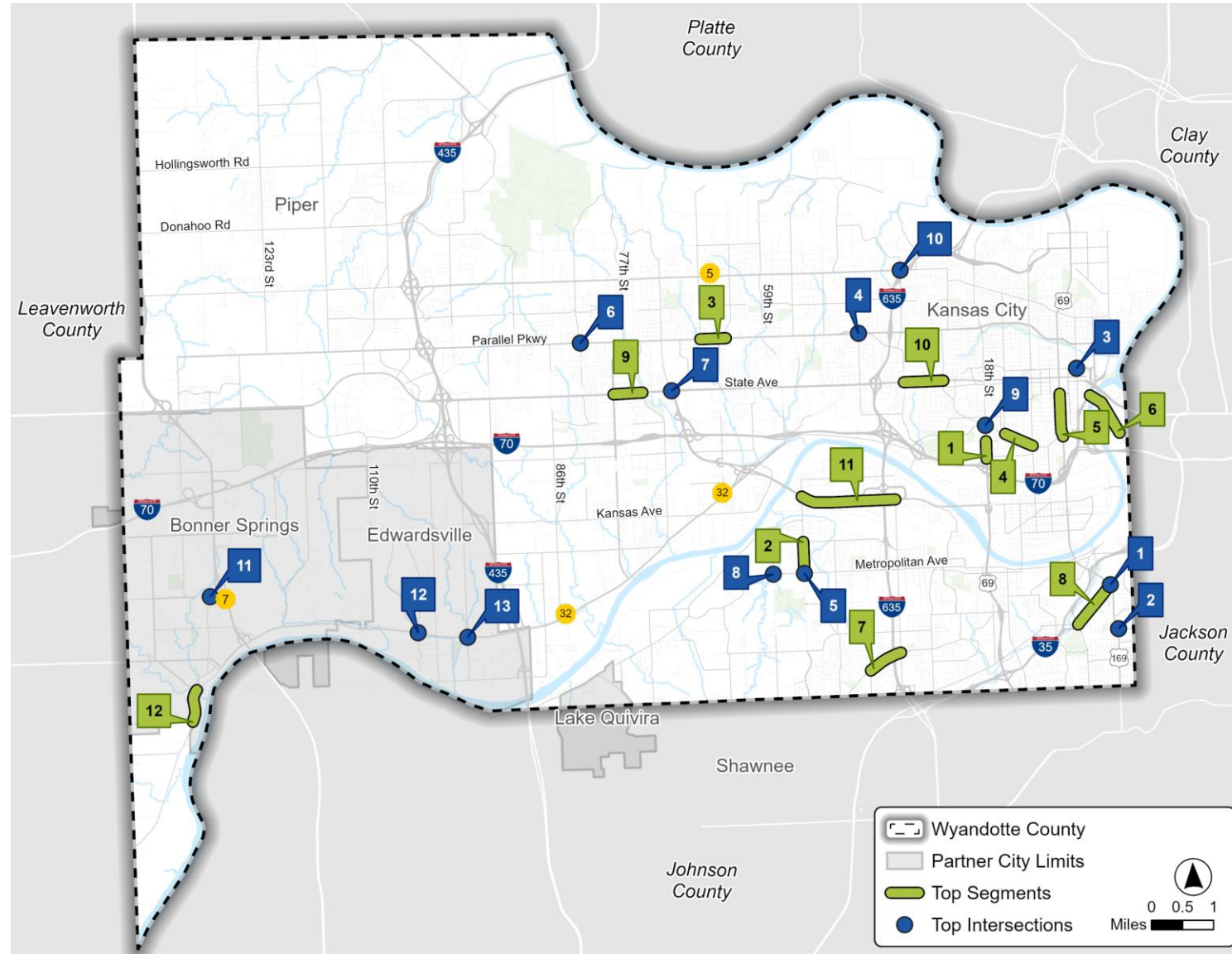
# Targeted Safety Project Locations

## Targeted Safety Project Intersections

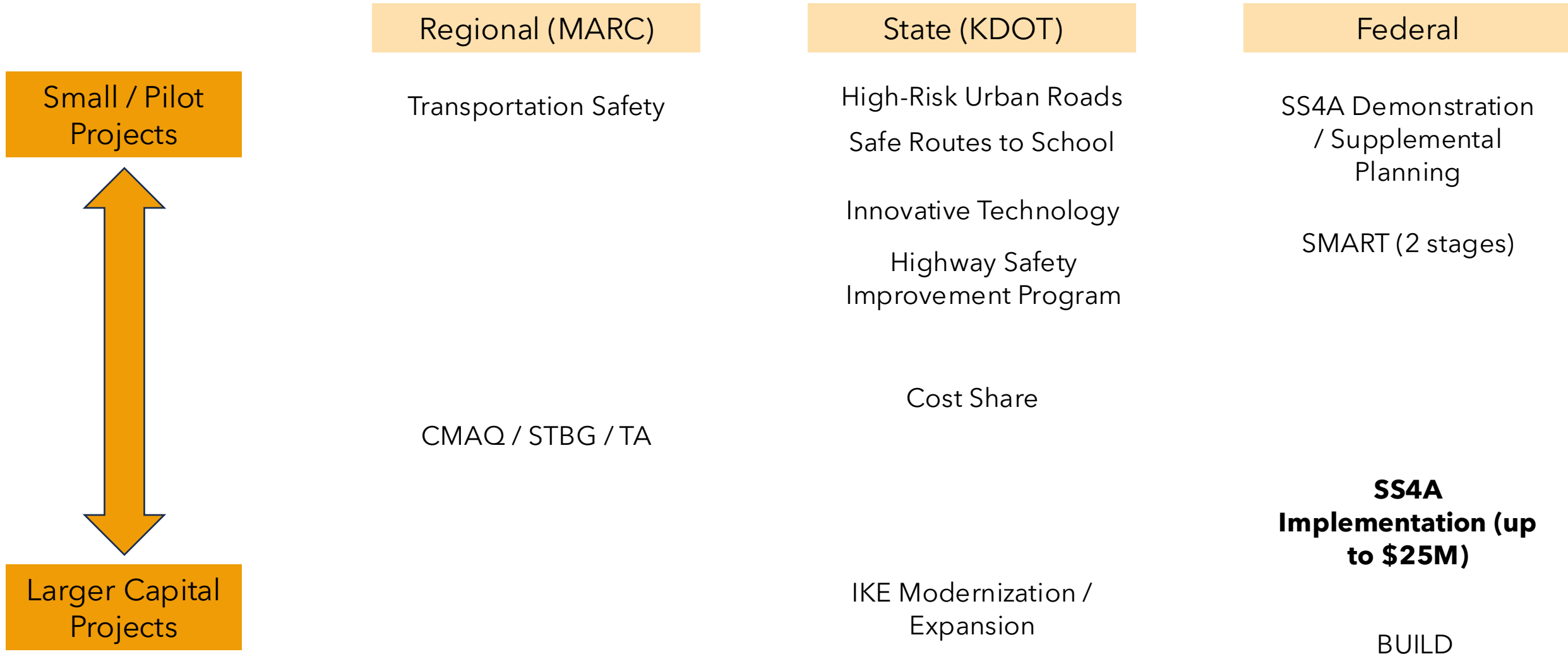
1	Rainbow Boulevard/7 <sup>th</sup> Street & Southwest Boulevard
2	Rainbow Boulevard & 39 <sup>th</sup> Avenue
3	5 <sup>th</sup> Street & Washington Boulevard
4	47 <sup>th</sup> Street & Parallel Parkway
5	55 <sup>th</sup> Street & Metropolitan Avenue
6	82 <sup>nd</sup> Street & Parallel Parkway
7	College Parkway & State Avenue
8	Holliday Drive & 59 <sup>th</sup> Street
9	18 <sup>th</sup> Street & Central Avenue
10	Leavenworth Road & 38 <sup>th</sup> Street
11	Metropolitan Avenue & Nettleton Avenue ( <b>Bonner Springs</b> )
12	K-32/Kaw Drive & 4 <sup>th</sup> Street ( <b>Edwardsville</b> )
13	K-32 & 98 <sup>th</sup> Street ( <b>Edwardsville</b> )

## Targeted Safety Project Segments

1	18 <sup>th</sup> Street	I-70 to Ridge Avenue
2	55 <sup>th</sup> Street	Swartz Road to Metropolitan Avenue
3	Parallel Parkway	64 <sup>th</sup> Terrace to 67 <sup>th</sup> Street
4	Central Avenue	10 <sup>th</sup> Street to 13 <sup>th</sup> Street
5	7 <sup>th</sup> Street	Barnett Avenue to Central Avenue
	Trafficway/US-69	
6	James Street	3 <sup>rd</sup> Street to Central Avenue
7	Shawnee Drive	42 <sup>nd</sup> Street to 47 <sup>th</sup> Street
8	Southwest Boulevard	Rainbow Boulevard to Mission Road
9	State Avenue	75 <sup>th</sup> Drive to 78 <sup>th</sup> Street
10	State Avenue	29 <sup>th</sup> Street to 38 <sup>th</sup> Street
11	Kansas Avenue	42 <sup>nd</sup> Street to Turner Diagonal Freeway
12	Front Street	Kaw Drive to Santa Fe Road
	<b>(Bonner Springs)</b>	



# Example Grant Opportunities



# SS4A Implementation Grant

- Funds design and construction of transportation safety projects
  - Examples: intersection improvements, pedestrian and cyclist facilities, traffic calming/speed management
  - Unlike many grants: covers design, ROW, environmental compliance
- Typical award: \$10M | Maximum award: \$25M
- 20% local match requirement
  - **Build Kansas Fund can cover most/all**
- Example: \$25M total project cost estimate
  - \$20M grant application / \$5M local match

***FY 2026  
applications due in  
June 2026.***

# Request to Standing Committee

- Resolution authorizing UG Planning / Public Works departments to pursue future grant funding for priority safety project locations



# Questions?

Sarah Shafer, Public Works

[Sshafer@wycokck.org](mailto:Sshafer@wycokck.org)

Alyssa Marcy, Planning + Urban Design

[Amarcy@wycokck.org](mailto:Amarcy@wycokck.org)

**Check out the website:  
[www.wycokck.org/visionzero](http://www.wycokck.org/visionzero)**



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, June 5, 2025**

**7:04 PM – 10:04 PM**

**Attendance:**

**Commissioner's Present:**

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

**Commissioner's Absent:**

- Commissioner Davis
- Commissioner Burroughs
- Commissioner Kane

**Staff Present:**

- David Johnston (County Administrator)
- Monica L. Sparks (Unified Government Clerk)
- Angela Lawson (Acting Chief Counsel)
- Irene Caudillo (Mayor's Chief of Staff)

- Reginald Lindsey (Budget Director)
- Chelsee Chism (Economic Development Director)
- Dr. Shelley Kneuvean (Chief Financial Officer)
- Terrie Garrison (Interim Health Department Director)
- Wesley McCain (Community Health Manager)
- Dr. Allen Greiner (Health Officer)

**Call to Order:**

Mayor Tyrone Garner called the meeting to order at 7:04 p.m. The invocation was led by Chaplain Ken Nettling of the Grace Lutheran Church, followed by the Pledge of Allegiance

**Revisions to Agenda: (Discussion Begins 3:45)**

The Clerk reported there was an agenda update issued, adding an honoree to Item No.5.2 to the Mayor’s Agenda.

**Mayor's Agenda:**

**Item No. 1 – PRESENTATION: DOTTE PROUD RECOGNITION (Discussion Begins: 4:00)**

Mayor Garner recognized:

- Tenth Street Jewelry (**Discussion Begins 5:00**)

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

**Item No. 2 - PRESENTATION: DOTTE PROUD RECOGNITION IN HONOR OF JUNETEENTH (Discussion Begins: 9:45)**

Mayor Garner recognized:

- Victor Harris (**Discussion Begins 13:02**)
- BlaKCK MarQet (**Discussion Begins 15:45**)
- Kansas City Kansas Community College (**Discussion Begins 18:53**)
- Juneteenth in the Dotte (**Discussion Begins 21:00**)
- The Village Initiative (**Discussion Begins 22:50**)

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

**Item No. 3 – PROCLAMATION: LEETA TERRY'S 100TH BIRTHDAY**

A Proclamation proclaiming June 8, 2025, as Leeta Terry's 100th Birthday **(Discussion Begins 27:10)**

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

**Item No. 4 – PROCLAMATION: MEN'S HEALTH WEEK**

A Proclamation proclaiming the week of June 9th-June 15th, 2025, as Men's Health Week. **(Discussion Begins 27:35)**

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

**Item No. 5 – PROCLAMATION: NATIONAL GUN VIOLENCE AWARENESS DAY**

A Proclamation proclaiming June 6, 2025, as National Gun Violence Awareness Day. **(Discussion Begins 27:50)**

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

**Item No. 6 – PROCLAMATION: ST. JOHN THE BAPTIST CATHOLIC CHURCH DAY**

A Proclamation proclaiming June 16, 2025, as St. John the Baptist Catholic Church Day. **(Discussion Begins 28:04)**

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

**Consent Agenda: (Discussion Begins 28:20)**

**Item No. 1 – PLAT: BOYD CENTER II**

**Item No. 2 - PLAT: CROWE ESTATES**

**Item No. 3 - PLAT: BESELICA ESTATES**

**Item No. 4 - PLAT: STONE HILL CLIFF ESTATES**

**Item No. 5 - MINUTES**

**Item No. 2 – WEEKLY BUSINESS**

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

Vote: Motion carries 6/0

- Ayes: Lopez, Bynum, Ramirez, Burns, Hill, Stites
- Nays: None
- Absent: Townsend (Left the meeting at 7:14 p.m., returned at 7:35 p.m.); Davis, Burroughs, Kane

**Public Hearing Agenda: (Discussion Begins 28:55)**

**Item No. 1 - PUBLIC HEARING: 2026 BUDGET PROCESS**

County Administrator David Johnston introduced Budget Director Reginald Lindsey for the presentation. Mr. Lindsey presented the 2025 budget accomplishments based on four North Star priorities:

- Uphold fiscal sustainability (decreased BPU pilot by 1%, held property tax line, balanced budget)
- Foster economic development (57% transit ridership increase, 24% median household income growth, 4% unemployment decrease, 1000+ jobs created, \$1 billion retail sales increase)
- Focus on service and communication (260 calls handled, 7% communication satisfaction increase, expanded utility/tax rebate programs)
- Improve infrastructure (39,000 potholes filled, 443 lane miles paved, 30 bus shelters built, \$9 million parks investment, 80 major home repairs)

Budget Overview:

- Total UG Budget: \$474 million (balanced revenues and expenses)
- Revenue sources: Property tax 27%, Sales tax 19%, Charges for services 17%
- Expense allocation: Public safety 41%, Infrastructure 22%

Kansas City, Kansas Budget: \$361 million

- Revenue: Sales tax and charges for services (largest), Property tax 18%, BPU pilot 11%
- Expenses: Public safety 42%, Infrastructure 29%

Wyandotte County Budget: \$113 million

- Revenue: Property tax 62% (primary source)
- Expenses: Public safety 44%, Community services 23%
- Constitutional offices: \$61 million (55% of county budget)

Lindsay presented property tax breakdowns by school district and outlined the budget timeline, with final adoption scheduled for August 28, 2025.

The Mayor opened the public hearing. The following comments were received:

Public Comments:

The Clerk read the following comments submitted:

- Marcus Wynn (**Comment Begins 38:30**)
- Carrie McCarthy (**Comment Begins 39:35**)
- Karen Scheibi (**Comment Begins 40:20**)
- Jamie Johnson (**Comment Begins 42:08**)

The following individuals appeared in person or via Zoom:

- Matt Kleinman (**Comment Begins 43:16**)
- Stephanie Bell (**Comment Begins 45:43**)
- Ross Stewart (**Comment Begins 47:56**)
- Leah Gale (**Comment Begins 50:09**)
- Ryan Gale (**Comment Begins 52:20**)
- Mario Escobar (**Comment Begins 55:00**)
- Troy Osborne (**Comment Begins 56:22**)
- Thomas Gordon (**Comment Begins 59:24**)
- Rachel Russell (**Comment Begins 1:00:44**)
- Mai Henderson (**Comment Begins 1:03:45**)
- Darnell Bush (**Comment Begins 1:05:1**)
- Nicki Richardson (**Comment Begins 1:07:26**)
- Patricia Jambrozik (**Comment Begins 1:10:25**)
- Tara Knighton (**Comment Begins 1:14:41**)
- Dr. Alma Hall (**Comment Begins 1:17:32**)
- Candi Leonard Caldwell (**Comment Begins 1:20"**)
- Nanette Tucker (**Comment Begins 1:10:25**)

The Mayor closed the public hearing.

## **Standing Committee's Agenda:**

### **Item No. 1 - RESOLUTION: FOURTH AMENDMENT TO DEVELOPMENT AGREEMENT (HOMEFIELD PROJECT) (Discussion Begins: 1:24:00)**

Chelsee Chism, Economic Development Director, outlined amendment modifications:

- Amendment from standalone Jeep dealership to Hyundai dealership
- Industrial revenue bonds for Atlas9
- Private capital ratio accommodations
- Removal of Top Golf and Arena deadlines
- Community investment deadline extension
- Release of reversion rights upon substantial completion
- Developer membership amendment removing Rob Heinemann
- Updated budget exhibits

**Developer Presentation:** Richard Knapper, representing HomeField, provided a comprehensive project update:

#### **Key Points:**

- Not requesting additional funding or increased STAR Bond amounts
- Updating 2021 agreement to 2025 circumstances
- \$650 million total investment over three years (\$430 million completed, \$220 million contracted)
- Plugged \$13 million funding gap during 2022 bond issuance challenges

#### **Completed Projects:**

- HomeField Showcase Center (150,000 sq ft, \$56 million)
- HomeField Baseball facility (\$34 million)
- Margaritaville Resort Hotel (\$180 million, 229 rooms, ribbon cutting scheduled for June 17)
- Various supporting developments

#### **Visitor Data:**

- Showcase Center: 400,000 visitors in 12 months
- Baseball facility: 500,000 visitors in 12 months
- Combined 900,000 people with hotel/restaurant spending patterns in the first year

**Community Investment:**

- \$4.35 million commitment for downtown/urban areas
- Funds to be escrowed from the next STAR Bond issuance
- Six-month investment timeline after bond closing or lose money
- House students and staff from Arrowhead school after a fire occurred

Anna Krstulic, Stinson Legal Counsel, clarified development agreement details:

- 20% Wyandotte County resident discount for HomeField facilities
- 25% discount on Atlas9 tickets

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

Vote: Motion carries 6/2

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

**Administrator's Agenda:**

**Item No. 1 - RESOLUTION: INFORMATION NETWORK OF KANSAS GRANT  
(Discussion Begins: 2:18:28)**

Monica Sparks, UG Clerk, presented a grant request for records preservation:

- \$248,200 grant amount with no matching funds required
- Digitize deteriorating ordinances and resolutions from 1800s
- Records showing significant deterioration requiring immediate preservation

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

Vote: Motion carries 7/0

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

**Item No. 2 - RESOLUTION: BONNER SPRINGS DEPARTMENT OF MOTOR VEHICLE LOCATION (Discussion Begins: 2:22:32)**

Dr. Shelley Kneuvean, Chief Financial Officer, reported on DMV operational assessment:

- Request for proposals issued for operational assessment
- Currently serving 400-500 people daily at two locations
- Emphasis on online renewal options (40% still come in person)

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

Vote: Motion carries 7/0

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

**Commissioner Bynum made a motion to adjourn and reconvene as the Land Bank Board of Trustees. The motion was seconded by Commissioner Ramirez. (Discussion Begins 2:30:20)**

Vote: Motion carries 7/0

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

**Land Bank Board of Trustees Consent Agenda: (Discussion Begins: 2:30:43)**

**Item No. 1: LAND BANK OPTIONS**

Commissioner Ramirez made a motion to approve all items as submitted. The motion was seconded by Commissioner Townsend.

Vote: Motion carries 6/1

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

**Commissioner Bynum made a motion to adjourn as the Land Bank Board of Trustees and reconvene as the Board of Health. The motion was seconded by Commissioner Ramirez. (Discussion Begins 2:31:12)**

Vote: Motion carries 6/0

- Ayes: Townsend, Bynum, Ramirez, Lopez, Burns, Stites
- Nays: None
- Absent: Davis, Burroughs, Kane, Hill (Left meeting at 9:35 p.m.)

**Board of Health Agenda: (Discussion Begins: 2:31:51)**

**Item No. 1: QUARTERLY UPDATE: BOARD OF HEALTH**

County Administrator David Johnston introduced a quarterly health department reporting requirement.

Terrie Garrison, Interim Health Department Director, introduced a presentation focused on County Health Rankings and Community Health Improvement Plan (CHIP), emphasizing interconnected health issue impacts.

Dr. Allen Greiner, Health Officer, explained the County Health Rankings methodology:

- Robert Wood Johnson Foundation/University of Wisconsin collaboration
  - A. Healthcare delivery accounts for only 20% of health outcomes
  - B. 80% determined by social/economic factors
- Wyandotte County historically ranked 102nd in health outcomes, last in social factors
- Rankings now avoid numerical labels to prevent discouragement
- International data shows social service investment is correlated with better health outcomes

Wesley McCain, Community Health Manager, presented a comprehensive CHIP overview with three key messages:

- **Assessment Process Depth:** 1,000-household scientific survey matching demographics, community engagement sessions with 150 participants
- **Value for Money:** Grant funding for core support, leveraged partnerships, and raised significant additional grant funds
- **Collaboration Success:** Partnerships with lead agencies across five priority areas

**Lead Agencies & Subcommittee:**

- **Jobs and Education** (Economic Development Council lead) - 609 students toured 20+ local employers, \$15,000 scholarships provided
- **Healthcare Access** (Vibrant Health lead) - Transportation assistance for medical appointments
- **Housing** (Cross-Lines Community Outreach) - Housed 95 households, 109 children through rental assistance program
- **Violence Prevention** (Multiple agencies) – Liveable Neighborhood, MOCSA, ThrYve, WyCo PHD, Communities for All Ages, 150 gun locks distributed
- **Substance Use and Mental Health** (Wyandot Behavioral Health Network lead) - 4,000+ crisis hotline calls, 2,100 Narcan doses distributed

**Funding Structure:**

- Lead agencies receive up to \$40,000 annual stipends
- No unified government tax money for core support
- Funding sources: ARPA, Health Foundation grants, Hollywood Casino funds
- Additional project-specific grants leveraged through partnerships

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

**Adjournment: (Discussion Begins 2:59:58)**

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

Vote: Motion carries 6/0

- Ayes: Townsend, Bynum, Ramirez, Lopez, Burns, Garner
- Nays: None
- Absent: Davis, Burroughs, Kane, Hill (Left meeting at 9:35 p.m.), Stites (Left meeting at 9:55 p.m.)

**MAYOR GARNER**

**ADJOURNED THE MEETING AT 10:04 P.M.**

**June 5, 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, November 20, 2025**

**7:08 PM – 10:24 PM**

**Attendance:**

**Commissioner's Present:**

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

**Commissioner's Absent:**

- Commissioner Ramirez
- Commissioner Hill
- Commissioner Kane

**Staff Present:**

- David Johnston (County Administrator)
- Monica L. Sparks (Unified Government Clerk)
- Wendy Green (Deputy Chief Counsel)
- Casey Meyer (Senior Counsel)
- Deputy Chief Kent Anderson (Kansas City, Kansas, Police Department)

- Sergeant Angela Joyce (Kansas City, Kansas, Police Department)
- Fire Chief Dennis Rubin (Kansas City, Kansas, Fire Department)
- Patrick Holton (Division Manager of Property Maintenance Compliance)
- Sir Schad Hampton (Operations Superintendent)
- Irene Caudillo (Chief of Staff in Mayor's Office)
- J.D. Rios (Office of the Mayor)

**1. Call to Order:**

Mayor Tyrone Garner called the meeting to order at 7:08 PM. The invocation was led by Monsignor Stuart W. Swetland, Donnelly College, followed by the Pledge of Allegiance.

**4. Revisions to Agenda: (Discussion Begins: 3:57)**

Monica L. Sparks, Unified Government Clerk, announced several revisions to the agenda. Under the Mayor's Agenda, Item No. 5.5 will be heard first, followed by Item Nos. 5.2, 5.3, then 5.4, with items 5.1 and 5.6 finishing the Mayor's Agenda. Under the Administrator's Agenda, Item Nos. 9.3 and 9.4 are removed.

**5. Mayor's Agenda:**

**Item No. 5 – PRESENTATION: FIRST PLACE WINNER OF GINGERBREAD CONTEST (Discussion Begins: 5:18)**

Mayor Garner recognized the Human Resources Department as the 2025 winner of the annual gingerbread contest. The theme of their entry was a Disney-themed "Up House".

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

**Item No. 2 – Proclamation proclaiming November 17-21, 2025, as American Education Week. (Discussion Begins: 8:59)**

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

**Item No. 3 – PRESENTATION: DOTTE PROUD HONOREES (Discussion Begins: 12:37)**

J. D. Rios presented the Dotte Proud recognition for educators in Wyandotte County.

**Educators Recognized:**

- Bonner Springs Edwardsville School District, USD 204 **(Discussion Begins: 14:26)**
- Kansas City Kansas Public Schools, USD 500 **(Discussion Begins: 17:01)**
- Piper Unified Schools, USD 203 **(Discussion Begins: 20:02)**

- Turner Unified School District, USD 202 (**Discussion Begins: 21:54**)
- Donnelly College (**Discussion Begins: 24:04**)
- Kansas City, Kansas Community College (**Discussion Begins: 27:00**)

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

**Item No. 4 – PRESENTATION: DOTTE PROUD HONOREES (Discussion Begins: 31:52)**

Irene Caudillo presented the Dotte Proud recognition for representatives from the economic development, business and tourism fields in Wyandotte County.

**Businesses Recognized:**

- Kansas City Kansas Chamber of Commerce (**Discussion Begins: 32:52**)
- Wyandotte Economic Development Council (**Discussion Begins: 35:40**)
- Visit Kansas City, Kansas (**Discussion Begins: 39:12**)
- Tanger KC at the Legends (**Discussion Begins: 42:28**)

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

**Item No. 1 – RESOLUTION: ELIJAH MING MEMORIAL FIELD (Discussion Begins: 45:14)**

Mayor Garner recommended renaming the baseball field at Heathwood Park (1021 Parallel Parkway) to honor Sheriff Deputy Elijah Ming, who recently lost his life in the line of duty. J. D. Rios explained the policy typically suggests waiting 18 months, but the word "should" rather than "shall" allows for this exception. He emphasized Deputy Ming's connection to the field where he played and coached.

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

Vote: Motion carries 6/0

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

**Mayor Garner called the meeting into recess at 7:02 PM. The meeting was called back to order at 8:06 PM.**

**Mayor Garner called the meeting into recess at 8:11 PM. The meeting was called back to order at 8:17 PM.**

**Item No. 6 – ORDINANCE: UNSAFE CAMPING (Discussion Begins: 1:03:19)**

Casey Meyer, Legal Department, presented the unsafe camping ordinance. Other staff provided supporting information:

- Sergeant Angela Joyce (Kansas City, Kansas Police Department): Provided details about police outreach to the unhoused, procedures for encampment notification and cleanup, and challenges with identification and enforcement.
- Dennis Rubin (Kansas City, Kansas Fire Department): Shared fire department response data and described the community paramedicine program for the unhoused.
- Patrick Holton (Property Maintenance): Explained abatement and property maintenance issues related to encampments.
- Sir Schad Hampton (Buildings and Logistics): Discussed cleanup operations (referenced, less direct speech).

Key points:

- The ordinance proposes to replace the term "unlawful camping" with "unsafe camping" to better reflect the health and safety intent behind the policy.
- Public property camping requires a 48-hour notice to vacate (for due process). In practice, the city often gives seven to ten days but may act sooner if necessary.
- Immediate removal is permitted in locations with safety or infrastructure concerns (bridges, levees, near schools, etc.).
- Private property camping is subject to immediate removal if not authorized by the property owner—in part because absentee owners might be unable to provide direct notice.
- The ordinance updates penalties to employ "graduated sanctions": First offense carries no fine or jail but assigns 10–40 hours of public service and referral to an outreach provider. Only after repeated offenses would fines or jail time be considered. Indigent persons may complete public service instead of paying fines.
- Randy Callstrom (Wyandotte Behavioral Health Network CEO) shared stories of disabled individuals becoming homeless due to insufficient Social Security income, challenged the commission to commit to an emergency shelter in 2026.

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

Vote: Motion carries 6/2

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

**6. Consent Agenda: (Discussion Begins: 2:58:16)**

**Item No. 1 – ORDINANCE: TERMINATING VARIOUS TAX INCREMENT FINANCING DISTRICTS AND COMMUNITY IMPROVEMENT DISTRICT**

**Item No. 2 – RESOLUTION: AUTHORIZING AMENDMENT TO MASTER EQUIPMENT LEASE PURCHASE AGREEMENT**

**Item No. 3 – RESOLUTION: FISCAL YEAR 2026 DHS/FEMA COUNTER-UNMANNED AIRCRAFT SYSTEMS (C-UAS) GRANT PROGRAM**

**Item No. 4 – MINUTES**

**Item No. 5 – WEEKLY BUSINESS**

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

Vote: Motion carries 7/0

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

**Mayor Garner left meeting at 10:19 PM. Commissioner Burroughs acted as Mayor Pro Tem in his absence.**

**9. Administrator’s Agenda:**

**Item No. 1 - PRESENTATION: K5 IMPROVEMENT PROJECT (Discussion Begins: 2:59:08)**

The K-5 highway improvement project was presented by Jacob Dieder, Program Management Consultant for KDOT, and Jeff McKerrow, Kimley-Horn, with the main technical presentation given by Jeff McKerrow.

### Key Points:

- The project involves the section of K-5 between I-435 and K-7, connecting Wyandotte and Leavenworth counties.
- Current corridor conditions: Traffic volumes are relatively low, and the highway operates at good levels of service (Grades A/B), which are expected to continue into the future even with modest traffic increases.
- The main issues identified are related to roadway design—numerous tight curves, limited or no shoulders, poorly banked curves, and physical constraints (such as proximity to federal cemetery, state prisons, floodplains, and a railroad).
- Crash rates are significantly higher than average for similar Kansas corridors, especially for severe injury and single-vehicle run-off-the-road crashes.
- The project's primary goals are to enhance safety, improve connectivity between communities (especially Leavenworth/Lansing and the metro), and modernize the corridor to current standards.
- There are currently no plans to expand the road to four lanes; the focus is on modernizing and improving safety for the existing two lanes.
- Next steps include gathering further feedback from public officials, holding public meetings in early 2026 (January/February), and returning to the commission with proposed alternatives in the spring.

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

### **Item No. 2 - APPOINTMENT: VOTING DELEGATE FOR KAC (Discussion Begins: 3:08:54)**

Commissioner Stites made a motion to approve the appointment. The motion was seconded by Commissioner Davis.

Vote: Motion carries 7/0

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

**Item No. 3 - ORDINANCE: AUTHORIZING ISSUANCE OF INDUSTRIAL REVENUE BONDS FOR INFINITY WINDOWS/MARVIN LUMBER PROJECT (Removed from the Agenda)**

**Item No. 4 - ORDINANCE: TO TERMINATE SPECIAL ASSESSMENTS IN A HOMEFIELD COMMUNITY IMPROVEMENT DISTRICT IN COMPLIANCE WITH A PETITION (Removed from the Agenda)**

**11. Adjournment: (Discussion Begins: 3:09:23)**

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

Vote: Motion carries 7/0

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

**MAYOR PRO TEM BURROUGHS  
ADJOURNED THE MEETING AT 10:24 P.M.  
November 20, 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 Christal E. Watson***

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

---

## **MINUTES**

**Thursday, March 19, 2026**

**5:35 PM – 8:00 PM**

**Attendance:**

**Commissioners Present:**

- Mayor CEO Christal E. Watson
- Commissioner Melissa Bynum
- Commissioner Jermaine Howard
- Commissioner Bill Burns
- Commissioner Evelyn Hill
- Commissioner Carlos Pacheco
- Commissioner Phil Lopez
- Commissioner Chuck Stites
- Commissioner Andrew Davis
- Commissioner Christian Ramirez
- Commissioner Andrew Kump

**Commissioners Absent:**

- None

**Staff Present:**

- David Johnston (County Administrator)
- Monica L. Sparks (Unified Government Clerk)
- Wendy Green (Deputy Chief Legal Counsel)
- J. Renee Ramirez (Director of Human Resources)
- Shakeva Christian (Deputy Director of Human Resources)
- Mike Grimm (Research and Budget Manager)
- Reginald Lindsey (Budget Director)
- Ashley Lucero (HR Analyst, Human Resources)
- Chris Cooley (Mapping)

**Call to Order:**

Mayor Watson called the meeting to order at 5:35 P.M. The invocation was led by Chaplain Therese Bangert from Our Lady Saint Rose (initially misidentified as Oak Grove Christian Church), followed by the Pledge of Allegiance

**Revisions to Agenda: (Discussion Begins 4:53)**

The Clerk reported there was an agenda update issued. The Land Bank agenda would be heard first, followed by all other items as listed, with the Standing Committee agenda heard last.

**Public Announcements: (Discussion Begins 5:55)**

Mayor Watson made an announcement:

**Turner Elementary School Student Council:**

Commissioner Lopez's sponsorship of Turner Elementary School student council for a mock commission meeting at City Hall. The students voted on a project to improve recess with a Gaga ball pit. Commissioner Lopez subsequently secured funding through the Deffenbaugh Family Foundation.

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

**(MOVED PER AGENDA UPDATE)**

**Commissioner Ramirez made a motion to adjourn and reconvene as the Land Bank Board of Trustees. The motion was seconded by Commissioner Davis. (Discussion Begins 11:50)**

Vote: Motion carries 10/0

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

**Land Bank Board of Trustees' Consent Agenda (Discussion Begins 12:22)**

**Item No. 1 - RESOLUTION APPOINTING MICHAEL SUTTON AS LAND BANK CO-MANAGER**

**Item No. 2 - RESOLUTION AUTHORIZING THE WYANDOTTE COUNTY LAND BANK TO HOLD SPECIFIED PROPERTIES FOR REMEDIATION OF CONTAMINATION**

**Item No. 3 - RESOLUTION AUTHORIZING THE WYANDOTTE COUNTY LAND BANK TO HOLD SPECIFIED PROPERTIES FOR THE KSU LEAD STUDY**

**Item No. 4 - LAND BANK OPTIONS**

**Item No. 5 - LAND BANK PROPERTY TRANSFERS**

Commissioner Davis made a motion to approve all items as submitted. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 10/0

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

**Commissioner Kump made a motion to adjourn as the Land Bank Board of Trustees and reconvene as the Board of Commissioners. The motion was seconded by Commissioner Ramirez. (Discussion Begins 12:51)**

Vote: Motion carries 10/0

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

**Mayor's Agenda: (Discussion Begins 13:18)**

**Item No. 1 – RESOLUTION: SISTER CITY WITH CITY OF BUENOS AIRES, ARGENTINA**

Mayor explained that the Argentina soccer team will use Sporting KC's Compass Minerals facility as their base camp during the World Cup. The Mayor has met with leaders from Buenos Aires and noted the local Buenos Aires restaurant that features Argentinian food.

Commissioner Bynum made a motion to approve the adoption of the resolution. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 10/0

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

**Consent Agenda: (Discussion Begins 14:36)**

**Item No. 1 – APPOINTMENT: BOARDS AND COMMISSIONS**

**Item No. 2 – MINUTES**

**Item No. 3 – WEEKLY BUSINESS**

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

Vote: Motion carries 10/0

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

**Administrator's Agenda: (Discussion Begins 15:20)**

**Item No. 1 – ORDINANCE: BOARD OF PUBLIC UTILITIES WATER AND ELECTRIC LINES CENTRAL AVENUE TO STATE LINE PROJECT**

Deputy Chief Legal Counsel Wendy Green introduced the item, deferring to outside counsel Tim Orrick. Tim Orrick, Outside Counsel, explained that the BPU plans to extend a 12-inch water main and two six-inch electric conduits from the area of Seventh and Central across the river, ending on State Line. Negotiation is ongoing, and the BPU requests approval of an ordinance to allow the filing of an eminent domain action if necessary.

Commissioner Davis made a motion to hold this item over for 30 days for questions to be answered and for BPU board review. The motion was seconded by Commissioner Stites.

Vote: Motion carries 9/1

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

**Standing Committee’s Agenda (MOVED PER AGENDA UPDATE): (Discussion Begins 34:45)**

**Item No. 1 – RESOLUTION: AMENDING HUMAN RESOURCES GUIDE**

The Mayor explained that this item addresses residency requirements for UG employees, with several hearings held at the standing committee level generating significant public input.

County Administrator David Johnson introduced J. Renee Ramirez, Director of the Human Resources department, to do the presentation.

Key Points:

Renee Ramirez, Director of Human Resources, presented comprehensive data on the residency requirement, noting it was established before unification in 1997.

- The presentation covered:
  - A. Current Policy: Requires employees to reside in Wyandotte County or relocate within 12 months of hire
  - B. Scope: Approximately 2,045 employees subject to the requirement, with a total salary of over \$159 million
  - C. Workforce Data: 48% of Wyandotte County residents work within the county, 52% commute outside; 39% of jobs in Wyandotte County are filled by county residents
- Applicant Volume Trends: Since implementing Workday system in 2023:
  - A. 2023: 3,564 applicants
  - B. 2024: 3,777 applicants
  - C. 2025: 4,513 applicants
- Average Days to Fill Positions:
  - A. Fire Department: 84 days (2024)
  - B. Police Department: 171 days
  - C. Sheriff's Office: 91 days
  - D. Civilian positions: 61 days (down from 166 days in 2022)
- Exit Interview Data: Of 93 completed exit interviews over three years, 28 employees (30%) cited residency requirement as a reason for leaving.

- Legal Authority: District Attorney has statutory authority exempting from UG personnel policies. Currently, 11 DA employees live outside Wyandotte County.

Shakiva Christian, Deputy Director of HR, discussed labor market impacts, noting vacancy rates of 7.1% currently and overtime costs of approximately \$274,000 recently, down from \$7 million last year and \$10 million previously.

- Cost per hire:
  - A. Civilians: \$1,200
  - B. Police/Sheriff: \$13,500
  - C. Fire: \$14,600
- Benchmarking Results: Local school districts (Piper and Turner) have no residency requirements except for superintendents, with vacancy rate under 1% and 5%, respectively. BPU maintains a residency requirement with 29% vacancy rate for lineman positions.
- Employee Survey Results: Of 1,173 responses (54% response rate):
  - A. 97% live in Wyandotte County
  - B. 93% believe the residency requirement is not necessary
  - C. 91% want residency requirement removed
  - D. 41% believe it should not apply to any employees
- Community Survey Results: ETC Institute survey of 1,200 residents showed 60% support for residency policy, 40% opposed.

Mike Grimm, Research Manager, presented migration trends showing a net domestic migration loss of 2,000 persons annually (1% of the population).

- Economic impact analysis showed potential revenue loss of \$2,613 per household if employees relocated outside the county.

Commissioner Lopez made a motion to lift residency requirements for all employees to live within a 15-mile radius of the county border, except executive director level and above (range 19 and above on non-union pay scale), police chief and deputies, and fire chief and deputies. The motion was seconded by Commissioner Stites.

Commissioner Lopez amended his motion to lift residency for all employees with no mile radius and all remaining language remains. The motion was seconded by Commissioner Stites.

Vote: Motion carries 6/5

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

**12. Adjournment: (Discussion Begins 3:05:00)**

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

Vote: Motion carries 10/0

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

**MAYOR WATSON**

**ADJOURNED THE MEETING AT 8:00 P.M.**

**March 19, 2026**

---

Monica L. Sparks, CMC

Unified Government Clerk

ML



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 19, 2026

**Re:** Weekly Business Material

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

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

Attachments

BJS

## Weekly Business Material for March 13, 2026 – March 19, 2026

### 1. COMMUNICATION:

- Annual Reports for the Self-Supporting Municipal District/Downtown Improvement District (SSMID) for the year of 2024 – 2025.

**Action:** Received and filed.

### 1. PUBLIC NOTICE:

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

**Action:** Received and filed.

### 2. CLAIMS:

- Ahmed Bouhidel, Kansas City, KS, alleging damage to personal vehicle on 12/01/2025.
- Katherine Foster, Kansas City, KS, alleging damage to personal property on 06/22/2025.
- Fred Gordon, Kansas City, KS, alleging damage to personal vehicle on 03/12/2026.
- Roberta Ross, Shawnee, KS, alleging damage to personal vehicle on 3/08/2026.
- Vincent Shannon, Kansas City, KS, alleging personal injury on 09/26/2025.
- Janice Stevenson, Kansas City, KS, alleging personal injury on 09/26/2025.
- Jeff Waltsak, Kansas City, KS, alleging damage to personal property on multiple dates over the past few winters.

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

### 3. TRAVEL REQUESTS:

- Adrian Alemifar, David Kelly, Ghao Zong Leal, Bojan Lugonja, and Samuel Her, Budget, Strategy, & Research, travel to Kansas City, MO, from 04/20/2026 through 04/23/2026, to attend GFOA Advanced Budget Academy, FND110/FND160.
- Kevin Fithian and Heron Santana, Kansas City Kansas Police Department, travel to Seattle, WA, from 03/23/2026 through 03/24/2026, to attend Brinc Drone DFR Demo, Employee Training and Travel.
- Calon Houston-Patton, Public Works – Asset Management, travel to San Diego, CA, from 07/12/2026 through 07/17/2026, to attend ESRI User Conference, CC00185 FND560 PRG00002 SC053.
- Andrew Novak and Chad Womble, Kansas City, Kansas Fire Department, travel to Washington, DC, from 03/17/2026 through 03/20/2026, to attend Congressional Fire Service Day, Covered by KSFFA.
- Karl Oakman, Kansas City Kansas Police Department, travel to Grapevine, TX, from 04/09/2026 through 04/13/2026, to attend IACP Midyear Policy Meeting, Employee Training and Travel.

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

#### 4. BUSINESS BONDS:

- Electrical Bonds:
  - Chairel Electric LLC
  - H & S Electric LLC
  - Hoskins Electric LLC
  - Local H Electric, LLC
  - Mark One Electric Co. Inc.
  - Max Electric, Inc.
  - The Oscar W. Larson Company, DBA OWL Services USA
  - PDE, LLC, DBA Pipe Dream Electric
  - PM Contracting, Inc.
  - PS Property Services LLC
  - Scott Electric, LLC
  - Teague Electric Construction, LLC.
- Plumber's Bonds:
  - Anthony Ficara, Quick Relief Plumbing
  - Estrada Plumbing LLC
  - Full Circle Plumbing LLC
  - Jay Mooney
  - Kevin Ginnings Plumbing Service Inc.
  - PM Contracting, Inc.
  - PS Property Services, LLC
  - Southwind MVP Services, LLC
- Mechanical/HVAC Bonds:
  - A-1 Sewer & Septic Service, Inc.
  - Jimenez Heating
  - PS Property Services LLC
  - Temp-Con, LLC

**Action:** Referred to License.

#### 5. CONTINUATION CERTIFICATES:

- Electrical Bonds:
  - Arnoldo Electric, LLC
  - G. A. West & Co., LLC
  - Timothy Scott Gates
  - Integrity Electric LLC
  - Landis Enterprises, LLC
  - MDB Electric LLC
  - Oscar W. Larson Company, DBA OWL Services USA
  - TSC Construction LLC
  - Wilson, Eric, DBA Wilson Construction & Electrical
- Plumber's Bonds:
  - A 1 Sewer Septic Service Incorporated
  - Age Mechanical, Inc.
  - All-N-One Investments, LLC, DBA All-N-Once Plumbing & Drain
  - Arnoldo Electric, LLC

- B & D Contracting, LLC
- David Bolek
- Timothy Scott Gates
- John M Marshall, DBA J & S Plumbing Pros, LLC
- Rodriguez Mechanical Contractors, Inc.
- Royaltee Plumbing, LLC
- Mechanical/HVAC Bonds:
  - Alejandro Ledesma, DBA Alex Heating and Air Conditioning, LLC
  - Arnoldo Electric, LLC
  - Everest Heating and Cooling LLC
  - Timothy Scott Gates
  - Olathe Heating & Cooling, DBA One Hour Heating & Air Conditioning
  - Ross Mechanical, Inc
  - Thomas Comfort Systems LLC
- General Bonds:
  - Rhyslvy Company, LLC

**Action:** Referred to License.

**6. CANCELLATION NOTICE OF INSURANCE/BOND:**

- Electrical Bond:
  - Brooks Electric, Inc.
- Mechanical/HVAC Bond:
  - Alexander Mechanical, Inc.

**Action:** Referred to License.

**7. APPLICATIONS FOR PRIVATE SECURITY:**

- Best Crowd Management, Inc, d/b/a/Best Crowd Management, Inc, 1 Sporting Way, Kansas City, KS 66111.
- Huffmaster Crisis Response, Inc., d/b/a Huffmaster Crisis Response, Inc, 1301 Argentine Blvd., Kansas City, KS 66105.

**Action:** Referred to License.



County Administrator's Office  
David W. Johnston County Administrator

701 North 7<sup>th</sup> St., Suite 945  
Kansas City, Kansas 66101-3064

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

**NOTICE OF PENDING APPOINTMENT**

April 16, 2026

BOARD POSITION: Wyandotte County Library Board

INCUMBENT REPLACED: Gregory Todd

APPOINTING COMMISSIONER: Melissa Bynum

**REQUEST FOR REAPPOINTMENT**

NAME OF NEW APPOINTMENT: Ryan Lockamy

TERM OF OFFICE: 4/16/2026 - 8/31/2027

---

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.



County Administrator's Office  
David W. Johnston  
County Administrator

701 North 7<sup>th</sup> St., Suite 945  
Kansas City, Kansas 66101-3064

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

**NOTICE OF PENDING APPOINTMENT**

DATE: 4/16/26

BOARD POSITION: Wyandotte/Leavenworth Area Wide Advisory Council on Aging

INCUMBENT REPLACED: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TERM EXPIRATION DATE: \_\_\_\_\_

APPOINTING COMMISSIONER: Commissioner Pacheco

**REQUEST FOR REAPPOINTMENT**

NAME OF REAPPOINTMENT: Barbara Iker

TERM OF OFFICE: 4/16/26 – 12/15/29

*Dr. Carlos Pacheco III*

---

SIGNATURE OF APPOINTING COMMISSION MEMBER



County Administrator's Office  
David W. Johnston  
County Administrator

701 North 7<sup>th</sup> St., Suite 945  
Kansas City, Kansas 66101-3064

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

**NOTICE OF PENDING APPOINTMENT**

DATE: 4/16/26

BOARD POSITION: City Planning Commission & BOZA

INCUMBENT REPLACED: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TERM EXPIRATION DATE: 12/15/2025

APPOINTING COMMISSIONER: Commissioner Kump

**REQUEST FOR REAPPOINTMENT**

NAME OF REAPPOINTMENT: Jake Miller

TERM OF OFFICE: 4/16/26 – 12/15/29

\_\_\_\_\_  
SIGNATURE OF APPOINTING COMMISSION MEMBER



## Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;">Shelley Kneuvean, Chief Financial Officer</div> skneuvean@wycokck.org x5849	Finance
<b>AGENDA ITEM #8.1.</b>		
<b>PUBLIC HEARING/RESOLUTION: AMENDMENT TO THE INDUSTRIAL REVENUE BONDS (IRBS) AGREEMENT FOR NORTHPOINT DEVELOPMENT, LOCATED AT I-70 AND TURNER DIAGONAL.</b>		
<b>BACKGROUND</b>		
<p>NorthPoint Development is requesting an amendment to their Industrial Revenue Bonds agreement to increase the total amount for construction. The increase requested is \$95 million, for a revised total of \$250 million. The request is to cover additional construction costs anticipated for the final three buildings.</p> <p>The business park is at I-70 and Turner Diagonal. The original plan was to construct eight buildings, of which five have been constructed. One building is anticipated to begin construction in the near future and the other two will be tenant dependent.</p> <p>The agreement provides that all eight buildings are exempt from property taxes for 10 years from completion; and exempt from the sales tax on construction. The developer will continue to pay the PILOTs as outlined in the agreement. A summary of the development and IRBs is included in the packet.</p>		
<b>RECOMMENDATION</b>		
<p>Approve</p> <p>Recommend approval of the Resolution to Amend the NorthPoint Development IRB Agreement and hold a public hearing on April 16, 2026.</p>		
<b>BUDGET IMPACTS / FINANCIAL CONSIDERATIONS</b>		
<p>The additional three buildings will pay PILOTS as provided for in the Agreement; and the Community Benefit Fund (CBF) contribution in the amount of \$202,500 (paid upon closing of each IRB for each building) of which 50% is contributed to the CBF and 50% to the General Fund.</p>		
<b>LEGAL/ POLICY CONSIDERATIONS</b>		
Prepared by Gilmore & Bell, Bond Counsel for the UG.		
<b>ATTACHMENTS</b>		
Resolution of Intent Amendment - NP Turner (UG), 12. Resolution No. R-36-19, Northpoint Turner West Summary 3-31-26 Updated		

Approved by Mayor/Administrator to add to agenda.

**RESOLUTION NO. R \_\_-26**

**RESOLUTION AMENDING RESOLUTION R-36-19 PREVIOUSLY ADOPTED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, DETERMINING ITS INTENT TO ISSUE INDUSTRIAL REVENUE BONDS TO FINANCE THE COSTS OF ACQUIRING, CONSTRUCTING, IMPROVING AND EQUIPPING A LOGISTICS CENTER FOR THE BENEFIT OF NORTHPOINT DEVELOPMENT, LLC, AND ITS SUCCESSORS AND ASSIGNS**

---

**WHEREAS**, the Unified Government of Wyandotte County/Kansas City, Kansas (the “Unified Government”), desires to promote, stimulate and develop the general welfare and economic prosperity of the Unified Government and its inhabitants and thereby to further promote, stimulate and develop the general welfare and economic prosperity of the State of Kansas; and

**WHEREAS**, the Unified Government is authorized and empowered under the provisions of K.S.A. 12-1740 to 12-1749d, inclusive (the “Act”), to issue industrial revenue bonds to pay the cost of certain facilities (as defined in the Act) for the purposes set forth in the Act, and to lease such facilities to private persons, firms or corporations; and

**WHEREAS**, the Unified Government adopted Resolution No. R-36-19 on June 13, 2019 (the “Original Resolution of Intent”) determining the intent of the governing body to issue its industrial revenue bonds (the “Bonds”) in the aggregate amount not to exceed \$155,000,000, to finance the costs of acquiring, constructing, improving and equipping a logistics center, including industrial, distribution, and manufacturing facilities located approximately at the intersection of Interstate 70 and Turner Diagonal Freeway in Kansas City, Kansas (the “Project”) for the benefit of NorthPoint Development, LLC, a Missouri limited liability company (the “Company”); and

**WHEREAS**, the governing body, at the request of the Company, desires to amend the Original Resolution of Intent to increase the aggregate amount of the Bonds.

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

**Section 1. Findings.** The governing body of the Unified Government hereby finds that all procedural items prescribed by the Act with regard to this Resolution have been undertaken, including the public hearing held on this date (and publication and provision of notice thereof) and preparation of a cost-benefit analysis.

**Section 2. Intent to Increase the Authorized Amount of Bonds.** The governing body of the Unified Government hereby determines and declares the intent of the Unified Government to acquire, construct and equip the Project out of the proceeds of the Bonds of the Unified Government in the principal amount of not to exceed \$250,000,000, to be issued pursuant to the Act. All references to the authorized amount of Bonds in the Original Resolution of Intent are hereby amended to refer to \$250,000,000.

**Section 3. Effectiveness of Resolution of Intent.** Except as amended herein, all other provisions of the Resolution of Intent are hereby ratified and shall remain in full force and effect.

**Section 4. Further Action.** Counsel to the Unified Government and Gilmore & Bell, P.C., Bond Counsel for the Unified Government, together with the officers and employees of the Unified Government,

are hereby authorized to work with the purchaser of the Bonds, the Company, their respective counsel and others, to prepare for submission to and final action by the Unified Government all documents necessary to effect the authorization, issuance and sale of the Bonds and other actions contemplated hereunder.

**Section 5. Effective Date.** This Resolution shall take effect and be in full force immediately after its adoption by the governing body of the Unified Government.

**ADOPTED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS ON APRIL 16, 2026.**

By: \_\_\_\_\_  
Mayor/CEO of the Unified  
Government of Wyandotte County/  
Kansas City, Kansas

[SEAL]

ATTEST:

By: \_\_\_\_\_  
Unified Government Clerk

RESOLUTION NO. R- 36-19

**RESOLUTION DETERMINING THE INTENT OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, TO ISSUE ITS INDUSTRIAL REVENUE BONDS IN MULTIPLE SERIES IN THE AGGREGATE AMOUNT OF APPROXIMATELY \$155,000,000 TO FINANCE THE COSTS OF ACQUIRING, CONSTRUCTING, IMPROVING AND EQUIPPING A LOGISTICS CENTER FOR THE BENEFIT OF NORTHPOINT DEVELOPMENT, LLC, AND ITS SUCCESSORS AND ASSIGNS (MASTER RESOLUTION OF INTENT)**

**WHEREAS**, the Unified Government of Wyandotte County/Kansas City, Kansas (the “Unified Government”), desires to promote, stimulate and develop the general welfare and economic prosperity of the Unified Government and its inhabitants and thereby to further promote, stimulate and develop the general welfare and economic prosperity of the State of Kansas; and

**WHEREAS**, the Unified Government is authorized and empowered under the provisions of K.S.A. 12-1740 to 12-1749d, inclusive (the “Act”), to issue revenue bonds to pay the cost of certain facilities (as defined in the Act) for the purposes set forth in the Act and to lease such facilities to private persons, firms or corporations; and

**WHEREAS**, NorthPoint Development, LLC, a Missouri limited liability company (the “Company”), has submitted to the Unified Government an Application for the Issuance of Industrial Revenue Bonds (the “Application”) requesting that the Unified Government finance the cost of acquiring, constructing, improving and equipping a logistics center, including industrial, distribution, and manufacturing facilities as more fully described in the Application, located approximately at the intersection of Interstate 70 and Turner Diagonal Freeway in Kansas City, Kansas (collectively, the “Project”) through the issuance of its revenue bonds in multiple series in the aggregate amount of approximately \$155,000,000 (collectively, the “Bonds”), and to lease the Project to the Company or its successors and assigns in accordance with the Act; and

**WHEREAS**, it is hereby found and determined to be advisable and in the interest and for the welfare of the Unified Government and its inhabitants that the Unified Government finance the costs of the Project by the issuance of multiple series of Bonds in an aggregate principal amount of approximately \$155,000,000, said Bonds to be payable solely out of rentals, revenues and receipts derived from the lease of the Project by the Unified Government to the Company or its successors and assigns.

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

**Section 1. Approval of Project.** The Governing Body of the Unified Government hereby finds and determines that the acquiring, constructing, improving and equipping of the Project will promote the general welfare and economic prosperity of the Unified Government, and the issuance of the Unified Government’s revenue bonds to pay such costs will be in furtherance of the public purposes set forth in the Act.

**Section 2. Intent to Issue Bonds.** The Governing Body of the Unified Government hereby determines and declares the intent of the Unified Government to acquire, construct, improve and equip the Project out of the proceeds of the Bonds in an aggregate principal amount of approximately \$155,000,000 to be issued pursuant to the Act.

**Section 3. Provision for the Bonds.** Subject to the conditions of this Resolution, the Unified

Government hereby expresses its intent to (i) issue its Bonds in one or more series to pay the costs of acquiring, constructing, improving and equipping the Project, with such maturities, interest rates, redemption terms and other provisions as may be determined by ordinance of the Unified Government; (ii) provide for the lease (with an option to purchase) of each Project to the Company; and (iii) to effect the foregoing, adopt such resolutions and ordinances and authorize the execution and delivery of such instruments and the taking of such action as may be necessary or advisable for the authorization and issuance of each series of Bonds by the Unified Government and take or cause to be taken such other action as may be required to implement the aforesaid.

**Section 4. Conditions to Issuance.** The issuance of each series of Bonds and the execution and delivery of any documents related to each series of Bonds are subject to (i) obtaining any necessary governmental approvals, including passage and publication of an ordinance authorizing each series of Bonds; (ii) agreement by the Unified Government, the Company and the purchaser of each series of Bonds upon (a) mutually acceptable terms for the Bonds and for the sale and delivery thereof and (b) mutually acceptable terms and conditions of any documents related to the issuance of the Bonds and the Project; (iii) the Company's compliance with the Unified Government's policies relating to the issuance of revenue bonds and ad valorem tax abatement; and (iv) the receipt and approval by the Unified Government of appropriate applications for the issuance of each series of Bonds.

**Section 5. Sale of the Bonds.** The sale of each series of Bonds shall be the responsibility of the Company; provided, however, arrangements for the sale of each series of Bonds shall be acceptable to the Unified Government.

**Section 6. Limited Obligations of the Unified Government.** Each series of Bonds and the interest thereon shall be special, limited obligations of the Unified Government payable solely out of the amounts derived by the Unified Government under a Lease Agreement and as provided herein and are secured by a transfer, pledge and assignment of and a grant of a security interest in the Trust Estate to the Trustee and in favor of the owners of each series of Bonds, as provided in the respective Indenture. Each series of Bonds shall not constitute a general obligation of the Unified Government, the State or of any other political subdivision thereof within the meaning of any State constitutional provision or statutory limitation and shall not constitute a pledge of the full faith and credit of the Unified Government, the State or of any other political subdivision thereof and shall not be payable in any manner by taxation, but shall be payable solely from the funds provided for as provided in the respective Indenture. The issuance of each series of Bonds shall not, directly, indirectly or contingently, obligate the Unified Government, the State or any other political subdivision thereof to levy any form of taxation therefor or to make any appropriation for their payment.

**Section 7. Ad Valorem Tax Abatement.** Subject to the conditions in **Section 4** and compliance with K.S.A. 12-1749c and 12-1749d and in consideration of the Company's decision to acquire, construct and equip the Project, the Unified Government hereby agrees to take all appropriate action to request the Kansas Board of Tax Appeals to approve a 100% ad valorem property tax abatement (not including special assessments and taxes that may not be abated by the Unified Government under Kansas law) for all property (including real property and building improvements) financed with the proceeds of each series of Bonds.

In consideration of the City's agreement to request such 100% abatement, the Company will agree to make payments in lieu of tax for each Project as set forth below, subject to adjustment in accordance with the Performance Agreement for each series of Bonds:

<sup>(1)</sup> Year	<sup>(2)</sup> Per Square Foot PILOT
2020	\$0.14
2021	0.16
2022	0.18
2023	0.18
2024	0.20
2025	0.20
2026	0.22
2027	0.30
2028	0.32
2029	0.34
2030	0.34
2031	0.36
2032	0.38
2033	0.48
2034	0.48
2035	0.48
2036	0.48
2037	0.48
2038	0.48
2039	0.48

<sup>(1)</sup> PILOTs for a portion of the Project will begin the calendar year after a series of Bonds is issued to finance such portion of the Project and will continue for up to 10 years thereafter, as provided by Kansas law.

<sup>(2)</sup> Per-Square-Foot PILOT rates are subject to adjustment based on certain performance metrics, as set forth in that certain Development Agreement for Turner Logistics Center, dated as of June 13, 2019, between the Unified Government and the Company.

The Unified Government and the Company shall enter into a Performance Agreement for each series of Bonds related to the Project. The Project financed with the proceeds of each series of Bonds shall be entitled to a 10-year tax abatement, with the first year of the abatement being the year beginning on the January 1 following the year such Bonds are issued by the Unified Government.

**Section 8. Required Disclosure.** Any disclosure document prepared in connection with the offering any series of Bonds shall contain the following disclaimer:

NONE OF THE INFORMATION IN THIS OFFICIAL STATEMENT, OTHER THAN WITH RESPECT TO INFORMATION CONCERNING THE UNIFIED GOVERNMENT CONTAINED UNDER THE CAPTIONS “THE UNIFIED GOVERNMENT” AND “LITIGATION -- THE UNIFIED GOVERNMENT” HEREIN, HAS BEEN SUPPLIED OR VERIFIED BY THE UNIFIED GOVERNMENT, AND THE UNIFIED GOVERNMENT MAKES NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION.

**Section 9. Termination.** This Resolution shall terminate upon the earlier of (a) December 31, 2029 (which is also the last date on which Bonds may be issued pursuant to this Resolution), or (b) any date when

the Company's rights hereunder are earlier terminated pursuant to that certain Development Agreement for Turner Logistics Center, dated as of June 13, 2019, between the Unified Government and the Company.

**Section 10. Benefit of Resolution.** This Resolution will inure to the benefit of the Unified Government and the Company. The Unified Government may, at the request of the Company, assign all or a portion of the Company's interest in this Resolution to another entity, and such assignee will be entitled to the benefits of the portion of this Resolution assigned and the proceedings related hereto.

**Section 11. Further Action.** Counsel to the Unified Government and Gilmore & Bell, P.C., Bond Counsel for the Unified Government, together with the officers and employees of the Unified Government, are hereby authorized to work with the purchaser of each series of Bonds, the Company, their respective counsel and others, to prepare for submission to and final action by the Unified Government all documents necessary to effect the authorization, issuance and sale of the Bonds and other actions contemplated hereunder.

**Section 12. Effective Date.** This Resolution shall take effect and be in full force immediately after its adoption by the Governing Body of the Unified Government.

[Balance of page intentionally left blank]

ADOPTED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS 13TH DAY OF JUNE, 2019.



By: *Dan G. A.*  
Mayor/CEO

(Seal)

Attest:

By: *R. J. [Signature]*  
Unified Government Clerk

# NORTHPOINT / TURNER WEST PROJECT INDUSTRIAL REVENUE BONDS (IRB)

Location: Northwest corner of I-70 & Turner Diagonal

Date: March 31, 2026

Staff: Shelley Kneuvean Unified Government  
Kevin Wempe, Gilmore and Bell

## Project Summary

**Overview:** Northpoint Industrial Park aka Turner Logistics Center at the corner of Turner Diagonal and Orville north of I-70 highway consists of multiple industrial buildings. When fully built, the Park will be on the east and west of Turner Diagonal. The east side of Turner Diagonal has five existing buildings. The additional three will be on the west side of Turner Diagonal.

**Total Investment:** \$155 million approved in the initial development agreement in June 2019 for Industrial Development Bonds (IRBs) and 10 year tax abatement term as constructed with Real Property PILOT to be paid. As a note, these are not general obligation bonds and not backed by the UG; and therefore, the UG has no financial risk with these types of bonds.

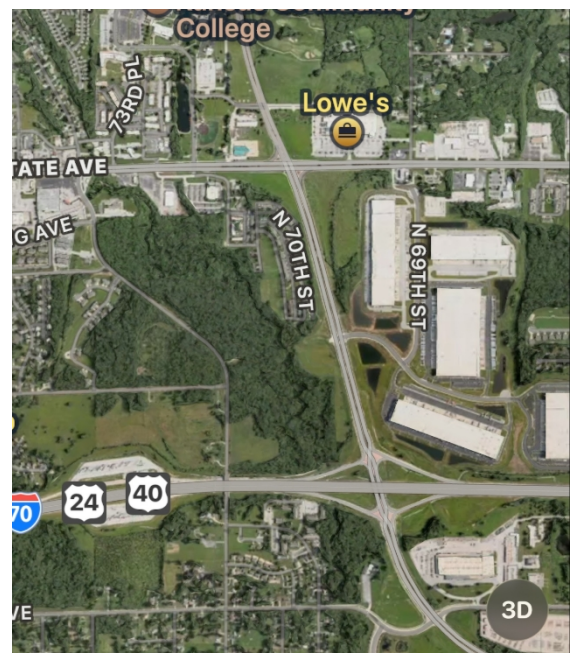
\$124 million completed to date of 1,935,204 square feet of industrial development. Approximately \$31 million remaining from the initial approval with an additional \$95 million requested for a new IRB total of \$250 million.

### 2026 Industrial Revenue Bonds (IRBs) Requested Increase

The development agreement and resolution of intent from 2019 contemplated up to eight facilities at this site. To date, Northpoint has completed five of those facilities.

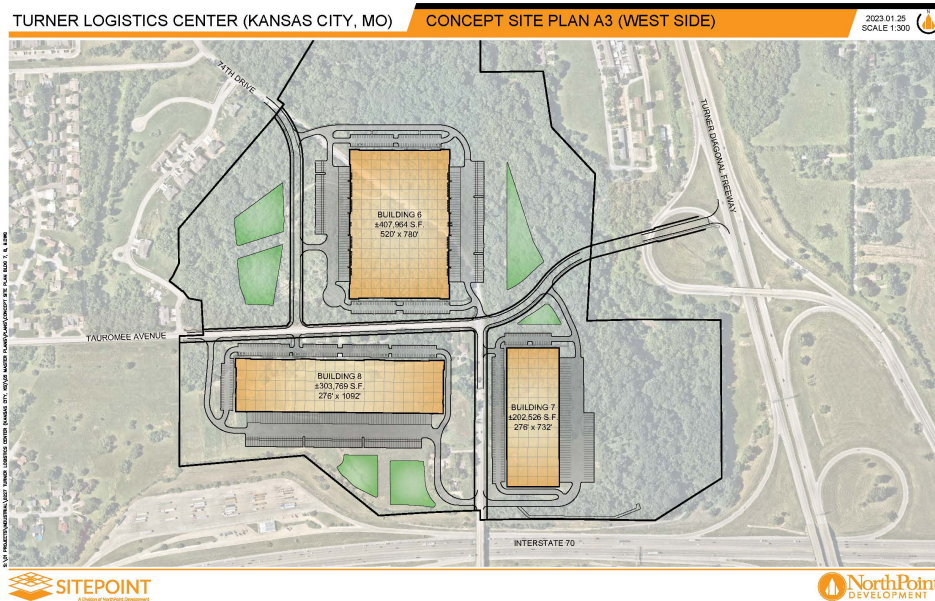
Due to increased construction costs since 2019 when the initial application was submitted, the original \$155m of IRBs is insufficient to complete the remaining three buildings contemplated at the industrial park.

**Maximum Amount of Bonds:** \$250 million requested (\$155 million approved in 2019; \$95 million increase) due to construction cost increases



**Term:** Each facility is anticipated to be exempt from property taxes (subject to payments in lieu of tax) for a 10-year term following completion, in accordance with the development agreement. Additionally, the construction would be exempt from sales taxes.

### Planned Construction



### Tax Abatement & PILOTs

#### Existing Property Tax and PILOT Payments East of Turner Diagonal

Total Amount of Real Property Taxes Paid in 2025:	\$292,381
Total Amount of Real Property PILOT Paid in 2025:	\$387,040.80
<b>TOTAL AMOUNT PAID in 2025:</b>	<b>\$679,422</b>

#### Existing Property Tax Abatements

- Building 1 exempt thru 2030 (on tax rolls 2031)
- Building 2 exempt thru 2031 (on tax rolls 2032)
- Building 3 exempt thru 2031 (on tax rolls 2032)
- Building 4 exempt thru 2032 (on tax rolls 2033)
- Building 5 exempt thru 2032 (on tax rolls 2033)

#### Existing Property Tax and Projected Real Property Tax PILOT Payments West of Turner Diagonal

- Total Amount of Real Property Paid in 2025: \$6,592.51

Base for 4 parcels; new abatement amount will depend upon the assessed value upon completion of construction (10 years)

Estimated Additional Payment in Lieu of Taxes for Three New Buildings:

Based on an amount per square footage built (using 2027 rate per square foot @ .30 per square foot) and increases per year

Building 8 304,000 square footage = \$91,200 (based on 2027 per square PILOT schedule)

Building 6 407,000 square feet = \$122,100 (based on 2027 per square foot PILOT schedule)

Building 7 to be determined based on building size / construction & completion date

<sup>(1)</sup> Year	<sup>(2)</sup> Per Square Foot PILOT
2020	\$0.14
2021	0.16
2022	0.18
2023	0.18
2024	0.20
2025	0.20
2026	0.22
2027	0.30
2028	0.32
2029	0.34
2030	0.34
2031	0.36
2032	0.38
2033	0.48
2034	0.48
2035	0.48
2036	0.48
2037	0.48
2038	0.48
2039	0.48

<sup>(1)</sup> PILOTs for a portion of the Project will begin the calendar year after a series of Bonds is issued to finance such portion of the Project and will continue for up to 10 years thereafter, as provided by Kansas law.

<sup>(2)</sup> Per-Square-Foot PILOT rates are subject to adjustment based on certain performance metrics, as set forth in that certain Development Agreement for Turner Logistics Center, dated as of June 13, 2019, between the Unified Government and the Company.

**Note**

All commercial equipment purchased after June 30, 2006, is tax exempt per state law. Capital building improvements and affixed fixtures would be subject to property taxes and/or abatements.

**BPU Pilot Payments from Existing Development:**

22,861.48 2026

101,862.16 2025

104,549.58 2024

229,273.22 TOTAL

\*2026 as of March 2026

**Community Benefit Ordinance Contribution** (from 2025 IRB): \$202,500 of which 50% goes to the Community Benefit Fund upon closing of the bonds, or \$101,250.



## Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="586 394 1036 478" style="border: 1px solid black; padding: 5px;">           Troy Shaw, County Engineer/ Director of Public Works         </div> tshaw@wycokck.org x5416	Public Works
<b>AGENDA ITEM #9.1.</b>		
<b>PRESENTATION: STORMWATER UTILITY RATES</b>		
<b>BACKGROUND</b>		
<p>The Public Works Department is requesting to present the enterprise utility fund rate approval process separately from the general fund mill levy to allow focused discussion on utility requirements, needs, and long-term goals. These goals include meeting regulatory requirements, ensuring transparency and equity for ratepayers, maintaining fiscal and fiduciary responsibility, and minimizing generational debt while supporting sustainable development.</p> <p>The Unified Government of Wyandotte County and Kansas City, Kansas (UG) established the stormwater utility to fund the programming, operations, maintenance, and capital improvements associated with stormwater infrastructure. The financial model and rate structure—developed through workshops and formalized by Ordinance 157-22 and Ordinance 158-22—serve as the basis for the proposed 2026 and 2027 revenue goals.</p> <p>Public Works will present three level-of-service options for Commission consideration. Each option outlines specific program opportunities, projects, and studies, with the associated budget to be submitted during the 2026 amended and 2027 budget process.</p>		
<b>RECOMMENDATION</b>		
<p>Approve</p> <p>Approval to move forward to the Full Commission Meeting for approval. At the Full Commission Meeting, Public Works will request approval for selecting one option.</p>		
<b>BUDGET IMPACTS / FINANCIAL CONSIDERATIONS</b>		
N/A		
<b>LEGAL/ POLICY CONSIDERATIONS</b>		
N/A		
<b>ATTACHMENTS</b>		
04.16.2026-Enterprise-Rates-Deck		

Approved by Mayor/Administrator to add to agenda.



Enterprise Fund Rates

# BUDGET DIRECTION

*Sewer, Stormwater & Solid Waste*



Full Commission

April 16, 2026

# DECISIONS

01

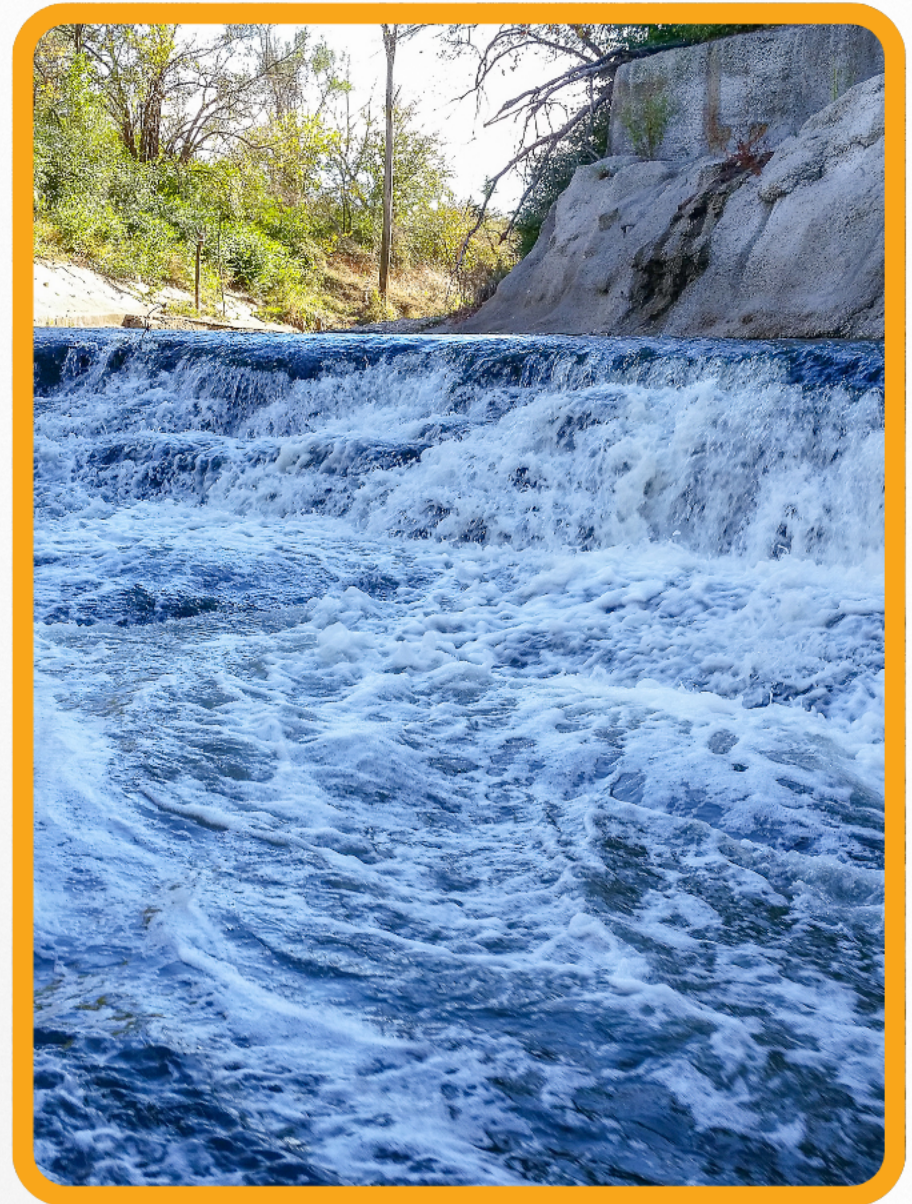
## Separate Enterprise Rate Approvals from the Budget Process

- **General Fund:** Allocates tax dollars across many services.
- **Enterprise Funds:** Set service levels paid for by user charges.

02

## Provide Rate Direction

- Select desired service level (Required, Responsible, Resilient)
- Set 2026-2027 rates for Wastewater, Stormwater & Solid Waste.



# LEVELS OF SERVICE



A **Levels of Service** approach focuses resources around **agreed-upon goals and replaces “intuition” with clear service expectations**. It links service choices to costs and makes trade-offs, consequences, and risks visible, including what is required versus what improves resiliency. With that clarity, elected officials can approve the desired service level and risk tolerance, along with the rates, budgets, and debt needed to support it.

## Required

Baseline service and regulatory compliance.

## Responsible

Maintain assets and reduce preventable failures.

## Resilient

Economic development support opportunities



# SANITARY SEWER

*Levels of Service for the Sanitary Sewer Enterprise Fund*

	Required	Responsible	Resilient
Meaning	Compliance + Emergencies	Reliability + Performance	Future Readiness + Sustainability
Examples	<ul style="list-style-type: none"><li>• Permit and Consent Decree requirements</li><li>• Emergency response</li><li>• Required monitoring and reporting</li></ul>	<ul style="list-style-type: none"><li>• Pump station rehabilitation and reliability upgrades</li><li>• Live observation and monitoring</li><li>• System maintenance</li><li>• Long-term capital improvement planning</li></ul>	<ul style="list-style-type: none"><li>• Capacity improvements for growth and peak events</li><li>• Redundancy for critical assets (power, pumping, treatment)</li><li>• Inflow and infiltration reduction to lower long-term risk</li><li>• Economic development support opportunities</li></ul>

# SANITARY SEWER RATES

Rate Options Based on Levels of Service

	Scenario A (Not Compliant)		Scenario B (Required)		Scenario C (Responsible)	
Year	2026	2027	May 1, 2026	2027	May 1, 2026	2027
Rate	0%	+4%	Additional 1%	Additional 7%	Additional 2%	Additional 8%
Average Monthly Household Increase	-	-	\$0.56	\$3.97	\$1.13	\$4.61
What Customers Get	<ul style="list-style-type: none"> <li>• Supports Monitoring and Reporting Non-Compliance</li> <li>• Deferred Maintenance backlog</li> <li>• Supports \$124M total in Debt Authority</li> </ul>		<ul style="list-style-type: none"> <li>• Supports all Scenario A Activities</li> <li>• Meets Consent Decree</li> <li>• Planned Construction, Permitting, Regulatory Requirements &amp; Compliance</li> <li>• Long-term Kaw Point Facility Plan</li> <li>• Increased cash investment of \$4.5M for emergency repairs and inspection</li> <li>• Total debt authority increases to \$140M</li> </ul>		<ul style="list-style-type: none"> <li>• Supports all Scenario A &amp; B Activities</li> <li>• Supports cash investment of \$4M for long-term facility and service studies for the sewer sheds to prepare for development demands that affect Treatment Plans 20 and Wolcott</li> </ul>	

# STORMWATER

*Levels of Service for the Stormwater Enterprise Fund*

	Required	Responsible	Resilient
Meaning	Compliance + Emergencies	Reliability + Performance	Future Readiness + Sustainability
Examples	<ul style="list-style-type: none"><li>• MS4 permit obligations and inspections</li><li>• Fix emergency drainage hazards and failures</li><li>• Clear inlets when flooding threatens safety</li></ul>	<ul style="list-style-type: none"><li>• Routine inlet and channel cleaning programs</li><li>• Planned culvert and pipe rehabilitation</li><li>• Regular maintenance</li><li>• Long-term capital improvement planning</li></ul>	<ul style="list-style-type: none"><li>• Flood mitigation in repeat problem areas</li><li>• Prepare systems for changing rainfall patterns</li><li>• Long-term watershed and resilience investments</li><li>• Long-term economic development support opportunities</li></ul>

# STORMWATER RATES

Rate Options Based on Levels of Service

	Scenario A (Required)		Scenario B (Responsible)		Scenario C (Resilient)	
Year	2026	2027	May 1, 2026	2027	May 1, 2026	2027
Rate	Base: \$5.38 IA/500sf: \$0.85		Base: \$5.41 IA/500sf: \$0.88	Base: \$5.46 IA/500sf: \$1.04	Base: \$5.41 IA/500sf: \$0.88	Base: \$5.46 IA/500sf: \$1.26
Average Monthly Household Increase	-	-	Additional \$0.20	Additional \$0.96	Additional \$0.20	Additional \$2.21
What Customers Get	<ul style="list-style-type: none"> <li>• Supports regulatory compliance of the MS4 Permit</li> <li>• Deferred maintenance backlog</li> <li>• Emergency response</li> </ul>		<ul style="list-style-type: none"> <li>• Supports all Scenario A activities</li> <li>• Supports obtaining grant funding</li> <li>• Supports increased cash investment of \$1M for emergency and high priority repairs</li> <li>• Supports cash investment of \$1M for inspections as matching funds for Watershed Planning Assistance Study</li> <li>• Supports maintenance</li> <li>• Supports long-term capital improvement</li> </ul>		<ul style="list-style-type: none"> <li>• Supports all Scenario A &amp; B activities</li> <li>• Supports cash investment of \$2M for Watershed Planning and Deficiencies Study for the watershed to prepare for development demands</li> <li>• Long-term economic development support opportunities</li> </ul>	

# SOLID WASTE

*Solid Waste rate setting is different.*

## Solid Waste

Equity & allocation  
Determine who pays which costs

## Central Question

How should costs be shared between  
customer groups?



# CHALLENGES

01

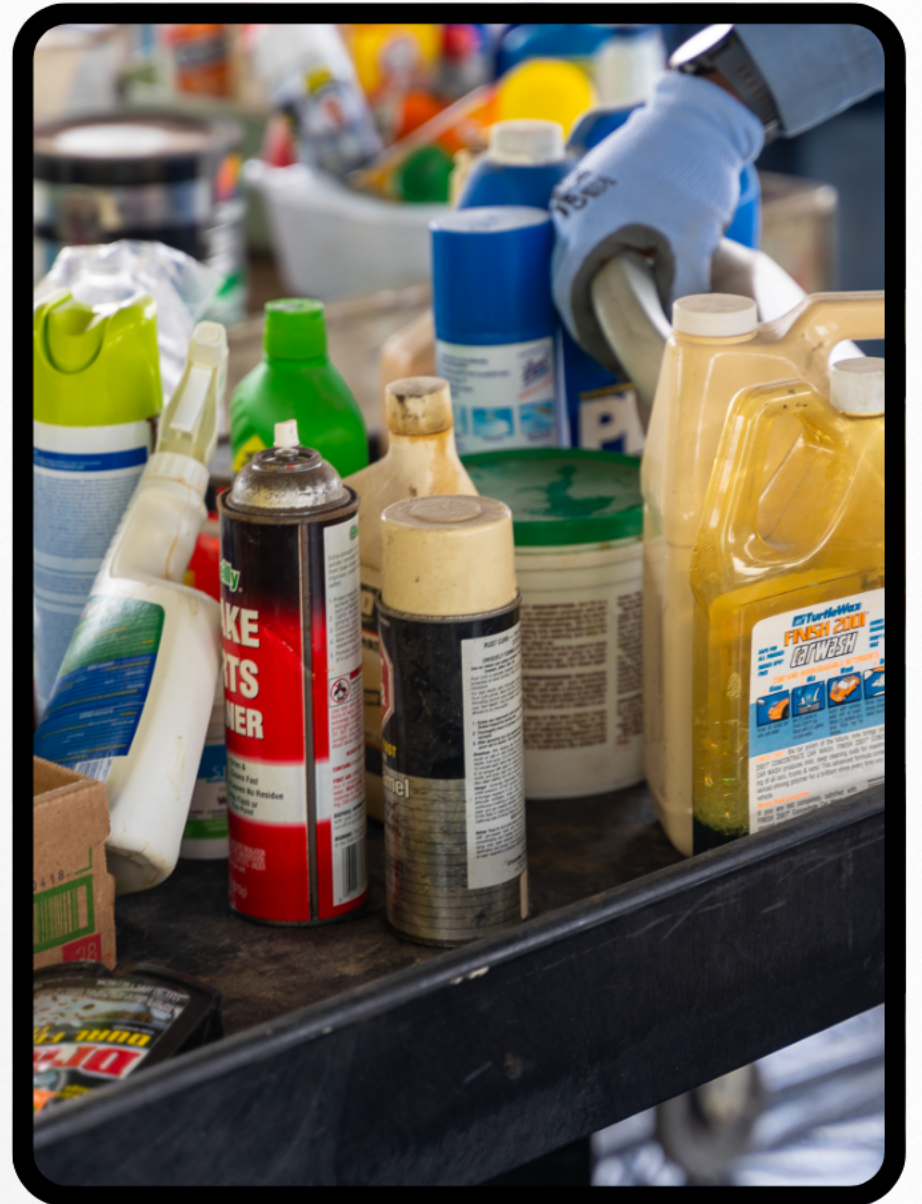
## Costs in Residential Rates

- FY 2026 impact: **\$669,000**
- Equivalent: **\$1.11 per household per month**
- Includes:
  - City facility collection
  - City department waste and illegal dumping disposal
  - Graffiti clean up

02

## Costs Not Fully Recovered

- FY 2026 cost (Bonner Springs and Edwardsville): **\$62,113**
- Real charge: **\$208.08 per visit**
- Current charge: **\$3.54 per visit**



# SOLID WASTE

*How Costs are Shared in the Rate*

	Scenario A	Scenario B	Scenario C
Policy Outcome	KCK residents fund all services	KCK residents do not fund internal city services	Bonner Springs & Edwardsville pay cost of services
2026 Rate	\$20.15	\$20.15	\$20.15
2027 Rate	\$21.46	\$20.15	\$21.35
2027 Change	+\$1.31	+\$0.00	\$1.20

# RATE DECISIONS



**Solid Waste**



**Stormwater**



**Sanitary Sewer**



# SOLID WASTE

*How Costs are Shared in the Rate*

	Scenario A	Scenario B	Scenario C
Policy Outcome	KCK residents fund all services	KCK residents do not fund internal city services	Bonner Springs & Edwardsville pay cost of services
2026 Rate	\$20.15	\$20.15	\$20.15
2027 Rate	\$21.46	\$20.15	\$21.35
2027 Change	+\$1.31	+\$0.00	\$1.20

# STORMWATER RATES

Rate Options Based on Levels of Service

	Scenario A (Required)		Scenario B (Responsible)		Scenario C (Resilient)	
Year	2026	2027	May 1, 2026	2027	May 1, 2026	2027
Rate	Base: \$5.38 IA/500sf: \$0.85		Base: \$5.41 IA/500sf: \$0.88	Base: \$5.46 IA/500sf: \$1.04	Base: \$5.41 IA/500sf: \$0.88	Base: \$5.46 IA/500sf: \$1.26
Average Monthly Household Increase	-	-	Additional \$0.20	Additional \$0.96	Additional \$0.20	Additional \$2.21
What Customers Get	<ul style="list-style-type: none"> <li>• Supports regulatory compliance of the MS4 Permit</li> <li>• Deferred maintenance backlog</li> <li>• Emergency response</li> </ul>		<ul style="list-style-type: none"> <li>• Supports all Scenario A activities</li> <li>• Supports obtaining grant funding</li> <li>• Supports increased cash investment of \$1M for emergency and high priority repairs</li> <li>• Supports cash investment of \$1M for inspections as matching funds for Watershed Planning Assistance Study</li> <li>• Supports maintenance</li> <li>• Supports long-term capital improvement</li> </ul>		<ul style="list-style-type: none"> <li>• Supports all Scenario A &amp; B activities</li> <li>• Supports cash investment of \$2M for Watershed Planning and Deficiencies Study for the watershed to prepare for development demands</li> <li>• Long-term economic development support opportunities</li> </ul>	

# SANITARY SEWER RATES

Rate Options Based on Levels of Service

	Scenario A (Not Compliant)		Scenario B (Required)		Scenario C (Responsible)	
Year	2026	2027	May 1, 2026	2027	May 1, 2026	2027
Rate	0%	+4%	Additional 1%	Additional 7%	Additional 2%	Additional 8%
Average Monthly Household Increase	-	-	\$0.56	\$3.97	\$1.13	\$4.61
What Customers Get	<ul style="list-style-type: none"> <li>• Supports Monitoring and Reporting Non-Compliance</li> <li>• Deferred Maintenance backlog</li> <li>• Supports \$124M total in Debt Authority</li> </ul>		<ul style="list-style-type: none"> <li>• Supports all Scenario A Activities</li> <li>• Meets Consent Decree</li> <li>• Planned Construction, Permitting, Regulatory Requirements &amp; Compliance</li> <li>• Long-term Kaw Point Facility Plan</li> <li>• Increased cash investment of \$4.5M for emergency repairs and inspection</li> <li>• Total debt authority increases to \$140M</li> </ul>		<ul style="list-style-type: none"> <li>• Supports all Scenario A &amp; B Activities</li> <li>• Supports cash investment of \$4M for long-term facility and service studies for the sewer sheds to prepare for development demands that affect Treatment Plans 20 and Wolcott</li> </ul>	



## Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="586 386 1036 478" style="border: 1px solid black; padding: 5px;">Troy Shaw, County Engineer/ Director of Public Works</div> <p data-bbox="581 520 854 590">tshaw@wycokck.org x5416</p>	Public Works
<b>AGENDA ITEM #9.2.</b>		
<b>PRESENTATION: SANITARY SEWER UTILITY RATES</b>		
<b>BACKGROUND</b>		
<p data-bbox="107 831 1479 1003">The Public Works Department is requesting to present the enterprise utility fund rate approval process separately from the general fund mill levy to allow focused discussion on the sanitary sewer utility's requirements, needs, and long-term goals. These goals include meeting regulatory obligations, maintaining transparency and equity for ratepayers, ensuring fiscal and fiduciary responsibility, and minimizing generational debt while supporting sustainable development.</p> <p data-bbox="107 1045 1503 1218">The Unified Government of Wyandotte County and Kansas City, Kansas (UG) established the sanitary sewer utility to fund the programming, operations, maintenance, and capital improvements necessary to collect and treat sanitary and combined sewer flows. As a highly regulated utility operating under consent decrees, the sanitary sewer enterprise relies on an existing financial model and rate structure to guide proposed 2026 and 2027 revenue goals.</p> <p data-bbox="107 1260 1471 1360">Public Works will present three level-of-service options for Commission consideration, each outlining specific regulatory permitting requirements, projects, and studies. The associated budget will be submitted during the 2026 amended and 2027 budget process.</p>		
<b>RECOMMENDATION</b>		
<p data-bbox="107 1482 217 1514">Approve</p> <p data-bbox="107 1556 1503 1623">Approval to move forward to the Full Commission Meeting. At the Full Commission Meeting, Public Works will request approval for selecting one option.</p>		
<b>BUDGET IMPACTS / FINANCIAL CONSIDERATIONS</b>		
N/A		
<b>LEGAL/ POLICY CONSIDERATIONS</b>		
N/A		
<b>ATTACHMENTS</b>		
04.16.2026-Enterprise-Rates-Deck		

Approved by Mayor/Administrator to add to agenda.



Enterprise Fund Rates

# BUDGET DIRECTION

*Sewer, Stormwater & Solid Waste*



Full Commission

April 16, 2026

# DECISIONS

01

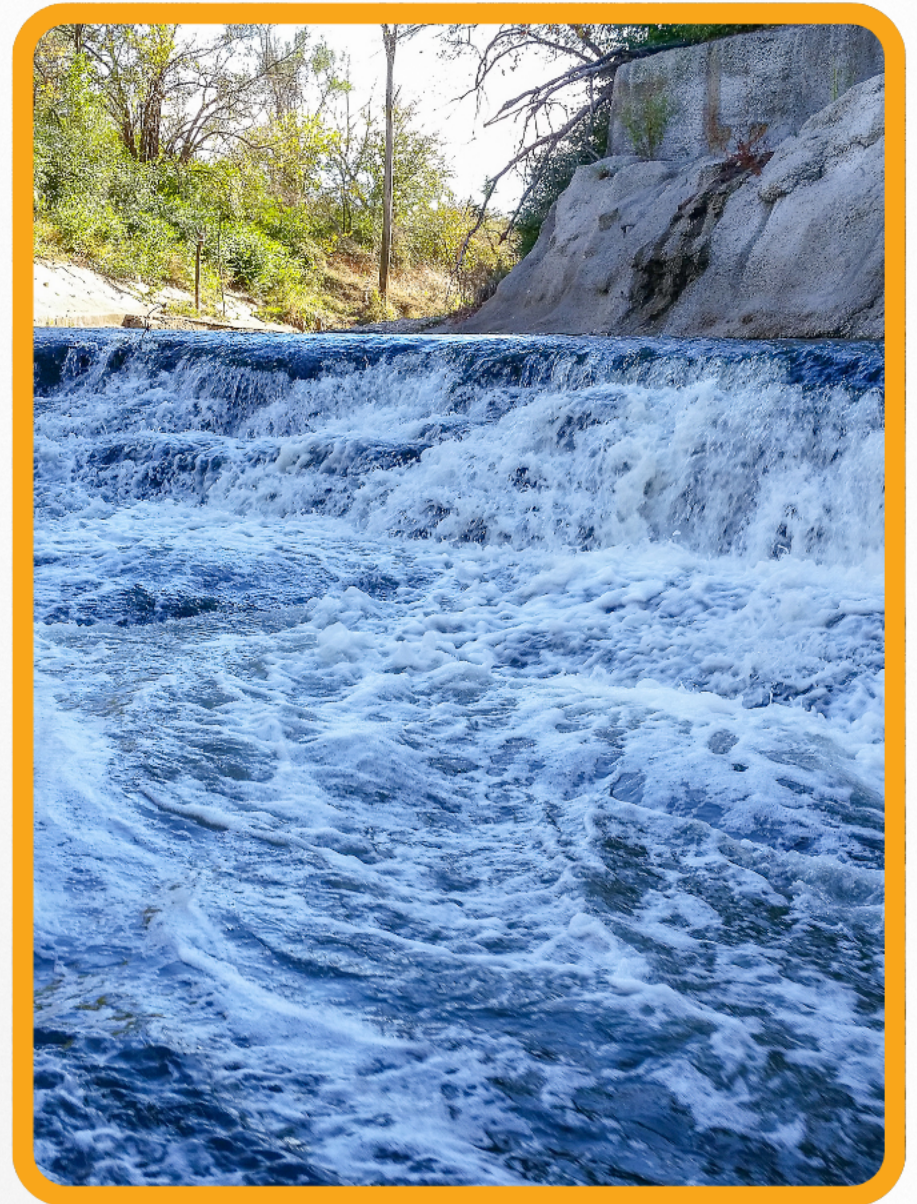
## Separate Enterprise Rate Approvals from the Budget Process

- **General Fund:** Allocates tax dollars across many services.
- **Enterprise Funds:** Set service levels paid for by user charges.

02

## Provide Rate Direction

- Select desired service level (Required, Responsible, Resilient)
- Set 2026-2027 rates for Wastewater, Stormwater & Solid Waste.



# LEVELS OF SERVICE



A **Levels of Service** approach focuses resources around **agreed-upon goals and replaces “intuition” with clear service expectations**. It links service choices to costs and makes trade-offs, consequences, and risks visible, including what is required versus what improves resiliency. With that clarity, elected officials can approve the desired service level and risk tolerance, along with the rates, budgets, and debt needed to support it.

## Required

Baseline service and regulatory compliance.

## Responsible

Maintain assets and reduce preventable failures.

## Resilient

Economic development support opportunities



# SANITARY SEWER

*Levels of Service for the Sanitary Sewer Enterprise Fund*

	Required	Responsible	Resilient
Meaning	Compliance + Emergencies	Reliability + Performance	Future Readiness + Sustainability
Examples	<ul style="list-style-type: none"><li>• Permit and Consent Decree requirements</li><li>• Emergency response</li><li>• Required monitoring and reporting</li></ul>	<ul style="list-style-type: none"><li>• Pump station rehabilitation and reliability upgrades</li><li>• Live observation and monitoring</li><li>• System maintenance</li><li>• Long-term capital improvement planning</li></ul>	<ul style="list-style-type: none"><li>• Capacity improvements for growth and peak events</li><li>• Redundancy for critical assets (power, pumping, treatment)</li><li>• Inflow and infiltration reduction to lower long-term risk</li><li>• Economic development support opportunities</li></ul>

# SANITARY SEWER RATES

Rate Options Based on Levels of Service

	Scenario A (Not Compliant)		Scenario B (Required)		Scenario C (Responsible)	
Year	2026	2027	May 1, 2026	2027	May 1, 2026	2027
Rate	0%	+4%	Additional 1%	Additional 7%	Additional 2%	Additional 8%
Average Monthly Household Increase	-	-	\$0.56	\$3.97	\$1.13	\$4.61
What Customers Get	<ul style="list-style-type: none"> <li>• Supports Monitoring and Reporting Non-Compliance</li> <li>• Deferred Maintenance backlog</li> <li>• Supports \$124M total in Debt Authority</li> </ul>		<ul style="list-style-type: none"> <li>• Supports all Scenario A Activities</li> <li>• Meets Consent Decree</li> <li>• Planned Construction, Permitting, Regulatory Requirements &amp; Compliance</li> <li>• Long-term Kaw Point Facility Plan</li> <li>• Increased cash investment of \$4.5M for emergency repairs and inspection</li> <li>• Total debt authority increases to \$140M</li> </ul>		<ul style="list-style-type: none"> <li>• Supports all Scenario A &amp; B Activities</li> <li>• Supports cash investment of \$4M for long-term facility and service studies for the sewer sheds to prepare for development demands that affect Treatment Plans 20 and Wolcott</li> </ul>	

# STORMWATER

*Levels of Service for the Stormwater Enterprise Fund*

	Required	Responsible	Resilient
Meaning	Compliance + Emergencies	Reliability + Performance	Future Readiness + Sustainability
Examples	<ul style="list-style-type: none"><li>• MS4 permit obligations and inspections</li><li>• Fix emergency drainage hazards and failures</li><li>• Clear inlets when flooding threatens safety</li></ul>	<ul style="list-style-type: none"><li>• Routine inlet and channel cleaning programs</li><li>• Planned culvert and pipe rehabilitation</li><li>• Regular maintenance</li><li>• Long-term capital improvement planning</li></ul>	<ul style="list-style-type: none"><li>• Flood mitigation in repeat problem areas</li><li>• Prepare systems for changing rainfall patterns</li><li>• Long-term watershed and resilience investments</li><li>• Long-term economic development support opportunities</li></ul>

# STORMWATER RATES

Rate Options Based on Levels of Service



	Scenario A (Required)		Scenario B (Responsible)		Scenario C (Resilient)	
Year	2026	2027	May 1, 2026	2027	May 1, 2026	2027
Rate	Base: \$5.38 IA/500sf: \$0.85		Base: \$5.41 IA/500sf: \$0.88	Base: \$5.46 IA/500sf: \$1.04	Base: \$5.41 IA/500sf: \$0.88	Base: \$5.46 IA/500sf: \$1.26
Average Monthly Household Increase	-	-	Additional \$0.20	Additional \$0.96	Additional \$0.20	Additional \$2.21
What Customers Get	<ul style="list-style-type: none"> <li>• Supports regulatory compliance of the MS4 Permit</li> <li>• Deferred maintenance backlog</li> <li>• Emergency response</li> </ul>		<ul style="list-style-type: none"> <li>• Supports all Scenario A activities</li> <li>• Supports obtaining grant funding</li> <li>• Supports increased cash investment of \$1M for emergency and high priority repairs</li> <li>• Supports cash investment of \$1M for inspections as matching funds for Watershed Planning Assistance Study</li> <li>• Supports maintenance</li> <li>• Supports long-term capital improvement</li> </ul>		<ul style="list-style-type: none"> <li>• Supports all Scenario A &amp; B activities</li> <li>• Supports cash investment of \$2M for Watershed Planning and Deficiencies Study for the watershed to prepare for development demands</li> <li>• Long-term economic development support opportunities</li> </ul>	

# SOLID WASTE

*Solid Waste rate setting is different.*

## Solid Waste

Equity & allocation  
Determine who pays which costs

## Central Question

How should costs be shared between customer groups?



# CHALLENGES

01

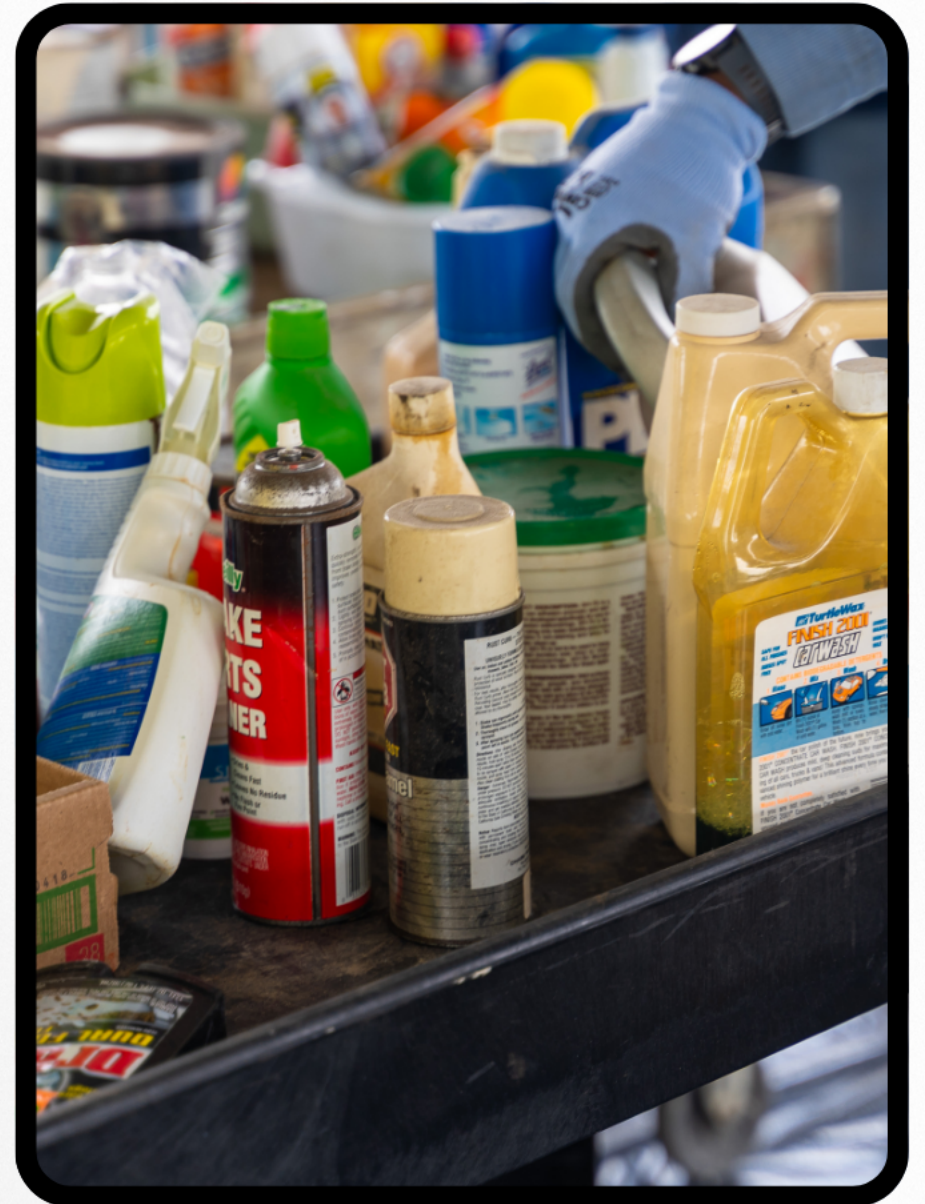
## Costs in Residential Rates

- FY 2026 impact: **\$669,000**
- Equivalent: **\$1.11 per household per month**
- Includes:
  - City facility collection
  - City department waste and illegal dumping disposal
  - Graffiti clean up

02

## Costs Not Fully Recovered

- FY 2026 cost (Bonner Springs and Edwardsville): **\$62,113**
- Real charge: **\$208.08 per visit**
- Current charge: **\$3.54 per visit**



# SOLID WASTE

*How Costs are Shared in the Rate*

	Scenario A	Scenario B	Scenario C
Policy Outcome	KCK residents fund all services	KCK residents do not fund internal city services	Bonner Springs & Edwardsville pay cost of services
2026 Rate	\$20.15	\$20.15	\$20.15
2027 Rate	\$21.46	\$20.15	\$21.35
2027 Change	+\$1.31	+\$0.00	\$1.20

# RATE DECISIONS



**Solid Waste**



**Stormwater**



**Sanitary Sewer**



# SOLID WASTE

*How Costs are Shared in the Rate*

	Scenario A	Scenario B	Scenario C
Policy Outcome	KCK residents fund all services	KCK residents do not fund internal city services	Bonner Springs & Edwardsville pay cost of services
2026 Rate	\$20.15	\$20.15	\$20.15
2027 Rate	\$21.46	\$20.15	\$21.35
2027 Change	+\$1.31	+\$0.00	\$1.20

# STORMWATER RATES

Rate Options Based on Levels of Service

	Scenario A (Required)		Scenario B (Responsible)		Scenario C (Resilient)	
Year	2026	2027	May 1, 2026	2027	May 1, 2026	2027
Rate	Base: \$5.38 IA/500sf: \$0.85		Base: \$5.41 IA/500sf: \$0.88	Base: \$5.46 IA/500sf: \$1.04	Base: \$5.41 IA/500sf: \$0.88	Base: \$5.46 IA/500sf: \$1.26
Average Monthly Household Increase	-	-	Additional \$0.20	Additional \$0.96	Additional \$0.20	Additional \$2.21
What Customers Get	<ul style="list-style-type: none"> <li>Supports regulatory compliance of the MS4 Permit</li> <li>Deferred maintenance backlog</li> <li>Emergency response</li> </ul>		<ul style="list-style-type: none"> <li>Supports all Scenario A activities</li> <li>Supports obtaining grant funding</li> <li>Supports increased cash investment of \$1M for emergency and high priority repairs</li> <li>Supports cash investment of \$1M for inspections as matching funds for Watershed Planning Assistance Study</li> <li>Supports maintenance</li> <li>Supports long-term capital improvement</li> </ul>		<ul style="list-style-type: none"> <li>Supports all Scenario A &amp; B activities</li> <li>Supports cash investment of \$2M for Watershed Planning and Deficiencies Study for the watershed to prepare for development demands</li> <li>Long-term economic development support opportunities</li> </ul>	

# SANITARY SEWER RATES

Rate Options Based on Levels of Service

	Scenario A (Not Compliant)		Scenario B (Required)		Scenario C (Responsible)	
Year	2026	2027	May 1, 2026	2027	May 1, 2026	2027
Rate	0%	+4%	Additional 1%	Additional 7%	Additional 2%	Additional 8%
Average Monthly Household Increase	-	-	\$0.56	\$3.97	\$1.13	\$4.61
What Customers Get	<ul style="list-style-type: none"> <li>• Supports Monitoring and Reporting Non-Compliance</li> <li>• Deferred Maintenance backlog</li> <li>• Supports \$124M total in Debt Authority</li> </ul>		<ul style="list-style-type: none"> <li>• Supports all Scenario A Activities</li> <li>• Meets Consent Decree</li> <li>• Planned Construction, Permitting, Regulatory Requirements &amp; Compliance</li> <li>• Long-term Kaw Point Facility Plan</li> <li>• Increased cash investment of \$4.5M for emergency repairs and inspection</li> <li>• Total debt authority increases to \$140M</li> </ul>		<ul style="list-style-type: none"> <li>• Supports all Scenario A &amp; B Activities</li> <li>• Supports cash investment of \$4M for long-term facility and service studies for the sewer sheds to prepare for development demands that affect Treatment Plans 20 and Wolcott</li> </ul>	



## Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 5px;">Troy Shaw, County Engineer/ Director of Public Works</div> tshaw@wycokck.org x5416	Public Works
<b>AGENDA ITEM #9.3.</b>		
<b>PRESENTATION: SOLID WASTE UTILITY RATES</b>		
<b>BACKGROUND</b>		
<p>The Public Works Department will present the solid waste utility rate approval process separately from the general fund mill levy to allow for a focused discussion on rate equity and cost allocation within the solid waste utility. The objective is to evaluate how costs should be distributed equitably among customer groups.</p> <p>Public Works will present three options for Commission consideration. The associated budget will be submitted during the 2026 amended and 2027 budget process.</p>		
<b>RECOMMENDATION</b>		
<p>Approve</p> <p>Approval of moving forward to the Full Commission Meeting. At the Full Commission Meeting, Public Works will request approval for selecting one option.</p>		
<b>BUDGET IMPACTS / FINANCIAL CONSIDERATIONS</b>		
N/A		
<b>LEGAL/ POLICY CONSIDERATIONS</b>		
N/A		
<b>ATTACHMENTS</b>		
04.16.2026-Enterprise-Rates-Deck		

Approved by Mayor/Administrator to add to agenda.



Enterprise Fund Rates

# BUDGET DIRECTION

*Sewer, Stormwater & Solid Waste*



Full Commission

April 16, 2026

# DECISIONS

01

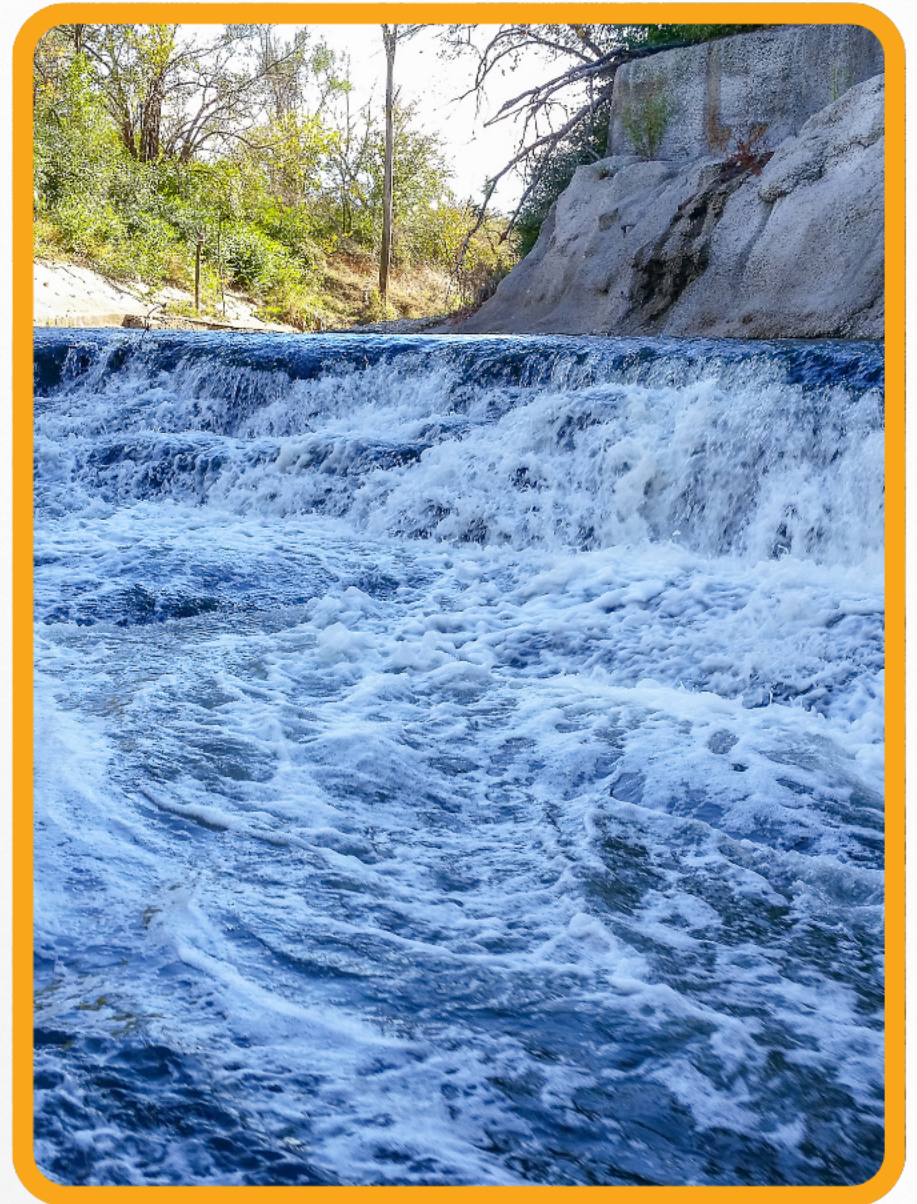
## Separate Enterprise Rate Approvals from the Budget Process

- **General Fund:** Allocates tax dollars across many services.
- **Enterprise Funds:** Set service levels paid for by user charges.

02

## Provide Rate Direction

- Select desired service level (Required, Responsible, Resilient)
- Set 2026-2027 rates for Wastewater, Stormwater & Solid Waste.



# LEVELS OF SERVICE



A **Levels of Service** approach focuses resources around **agreed-upon goals and replaces “intuition” with clear service expectations**. It links service choices to costs and makes trade-offs, consequences, and risks visible, including what is required versus what improves resiliency. With that clarity, elected officials can approve the desired service level and risk tolerance, along with the rates, budgets, and debt needed to support it.

## Required

Baseline service and regulatory compliance.

## Responsible

Maintain assets and reduce preventable failures.

## Resilient

Economic development support opportunities



# SANITARY SEWER

*Levels of Service for the Sanitary Sewer Enterprise Fund*

	Required	Responsible	Resilient
Meaning	Compliance + Emergencies	Reliability + Performance	Future Readiness + Sustainability
Examples	<ul style="list-style-type: none"><li>• Permit and Consent Decree requirements</li><li>• Emergency response</li><li>• Required monitoring and reporting</li></ul>	<ul style="list-style-type: none"><li>• Pump station rehabilitation and reliability upgrades</li><li>• Live observation and monitoring</li><li>• System maintenance</li><li>• Long-term capital improvement planning</li></ul>	<ul style="list-style-type: none"><li>• Capacity improvements for growth and peak events</li><li>• Redundancy for critical assets (power, pumping, treatment)</li><li>• Inflow and infiltration reduction to lower long-term risk</li><li>• Economic development support opportunities</li></ul>

# SANITARY SEWER RATES

Rate Options Based on Levels of Service

	Scenario A (Not Compliant)		Scenario B (Required)		Scenario C (Responsible)	
Year	2026	2027	May 1, 2026	2027	May 1, 2026	2027
Rate	0%	+4%	Additional 1%	Additional 7%	Additional 2%	Additional 8%
Average Monthly Household Increase	-	-	\$0.56	\$3.97	\$1.13	\$4.61
What Customers Get	<ul style="list-style-type: none"> <li>• Supports Monitoring and Reporting Non-Compliance</li> <li>• Deferred Maintenance backlog</li> <li>• Supports \$124M total in Debt Authority</li> </ul>		<ul style="list-style-type: none"> <li>• Supports all Scenario A Activities</li> <li>• Meets Consent Decree</li> <li>• Planned Construction, Permitting, Regulatory Requirements &amp; Compliance</li> <li>• Long-term Kaw Point Facility Plan</li> <li>• Increased cash investment of \$4.5M for emergency repairs and inspection</li> <li>• Total debt authority increases to \$140M</li> </ul>		<ul style="list-style-type: none"> <li>• Supports all Scenario A &amp; B Activities</li> <li>• Supports cash investment of \$4M for long-term facility and service studies for the sewer sheds to prepare for development demands that affect Treatment Plans 20 and Wolcott</li> </ul>	

# STORMWATER

*Levels of Service for the Stormwater Enterprise Fund*

	Required	Responsible	Resilient
Meaning	Compliance + Emergencies	Reliability + Performance	Future Readiness + Sustainability
Examples	<ul style="list-style-type: none"><li>• MS4 permit obligations and inspections</li><li>• Fix emergency drainage hazards and failures</li><li>• Clear inlets when flooding threatens safety</li></ul>	<ul style="list-style-type: none"><li>• Routine inlet and channel cleaning programs</li><li>• Planned culvert and pipe rehabilitation</li><li>• Regular maintenance</li><li>• Long-term capital improvement planning</li></ul>	<ul style="list-style-type: none"><li>• Flood mitigation in repeat problem areas</li><li>• Prepare systems for changing rainfall patterns</li><li>• Long-term watershed and resilience investments</li><li>• Long-term economic development support opportunities</li></ul>

# STORMWATER RATES

Rate Options Based on Levels of Service

	Scenario A (Required)		Scenario B (Responsible)		Scenario C (Resilient)	
Year	2026	2027	May 1, 2026	2027	May 1, 2026	2027
Rate	Base: \$5.38 IA/500sf: \$0.85		Base: \$5.41 IA/500sf: \$0.88	Base: \$5.46 IA/500sf: \$1.04	Base: \$5.41 IA/500sf: \$0.88	Base: \$5.46 IA/500sf: \$1.26
Average Monthly Household Increase	-	-	Additional \$0.20	Additional \$0.96	Additional \$0.20	Additional \$2.21
What Customers Get	<ul style="list-style-type: none"> <li>• Supports regulatory compliance of the MS4 Permit</li> <li>• Deferred maintenance backlog</li> <li>• Emergency response</li> </ul>		<ul style="list-style-type: none"> <li>• Supports all Scenario A activities</li> <li>• Supports obtaining grant funding</li> <li>• Supports increased cash investment of \$1M for emergency and high priority repairs</li> <li>• Supports cash investment of \$1M for inspections as matching funds for Watershed Planning Assistance Study</li> <li>• Supports maintenance</li> <li>• Supports long-term capital improvement</li> </ul>		<ul style="list-style-type: none"> <li>• Supports all Scenario A &amp; B activities</li> <li>• Supports cash investment of \$2M for Watershed Planning and Deficiencies Study for the watershed to prepare for development demands</li> <li>• Long-term economic development support opportunities</li> </ul>	

# SOLID WASTE

*Solid Waste rate setting is different.*

## Solid Waste

Equity & allocation  
Determine who pays which costs

## Central Question

How should costs be shared between customer groups?



# CHALLENGES

01

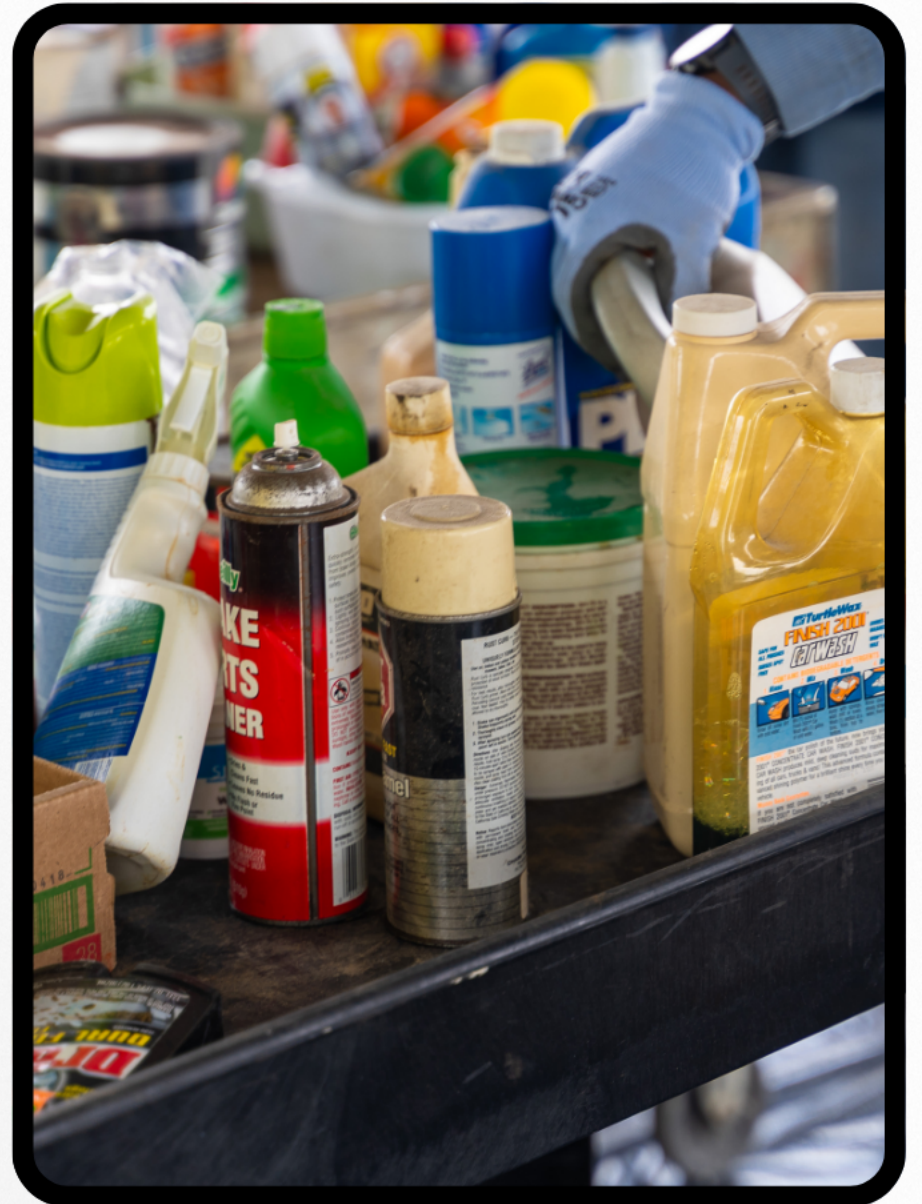
## Costs in Residential Rates

- FY 2026 impact: **\$669,000**
- Equivalent: **\$1.11 per household per month**
- Includes:
  - City facility collection
  - City department waste and illegal dumping disposal
  - Graffiti clean up

02

## Costs Not Fully Recovered

- FY 2026 cost (Bonner Springs and Edwardsville): **\$62,113**
- Real charge: **\$208.08 per visit**
- Current charge: **\$3.54 per visit**



# SOLID WASTE

*How Costs are Shared in the Rate*

	Scenario A	Scenario B	Scenario C
Policy Outcome	KCK residents fund all services	KCK residents do not fund internal city services	Bonner Springs & Edwardsville pay cost of services
2026 Rate	\$20.15	\$20.15	\$20.15
2027 Rate	\$21.46	\$20.15	\$21.35
2027 Change	+\$1.31	+\$0.00	\$1.20

# RATE DECISIONS



**Solid Waste**



**Stormwater**



**Sanitary Sewer**



# SOLID WASTE

*How Costs are Shared in the Rate*

	Scenario A	Scenario B	Scenario C
Policy Outcome	KCK residents fund all services	KCK residents do not fund internal city services	Bonner Springs & Edwardsville pay cost of services
2026 Rate	\$20.15	\$20.15	\$20.15
2027 Rate	\$21.46	\$20.15	\$21.35
2027 Change	+\$1.31	+\$0.00	\$1.20

# STORMWATER RATES

Rate Options Based on Levels of Service

	Scenario A (Required)		Scenario B (Responsible)		Scenario C (Resilient)	
Year	2026	2027	May 1, 2026	2027	May 1, 2026	2027
Rate	Base: \$5.38 IA/500sf: \$0.85		Base: \$5.41 IA/500sf: \$0.88	Base: \$5.46 IA/500sf: \$1.04	Base: \$5.41 IA/500sf: \$0.88	Base: \$5.46 IA/500sf: \$1.26
Average Monthly Household Increase	-	-	Additional \$0.20	Additional \$0.96	Additional \$0.20	Additional \$2.21
What Customers Get	<ul style="list-style-type: none"> <li>• Supports regulatory compliance of the MS4 Permit</li> <li>• Deferred maintenance backlog</li> <li>• Emergency response</li> </ul>		<ul style="list-style-type: none"> <li>• Supports all Scenario A activities</li> <li>• Supports obtaining grant funding</li> <li>• Supports increased cash investment of \$1M for emergency and high priority repairs</li> <li>• Supports cash investment of \$1M for inspections as matching funds for Watershed Planning Assistance Study</li> <li>• Supports maintenance</li> <li>• Supports long-term capital improvement</li> </ul>		<ul style="list-style-type: none"> <li>• Supports all Scenario A &amp; B activities</li> <li>• Supports cash investment of \$2M for Watershed Planning and Deficiencies Study for the watershed to prepare for development demands</li> <li>• Long-term economic development support opportunities</li> </ul>	

# SANITARY SEWER RATES

Rate Options Based on Levels of Service

	Scenario A (Not Compliant)		Scenario B (Required)		Scenario C (Responsible)	
Year	2026	2027	May 1, 2026	2027	May 1, 2026	2027
Rate	0%	+4%	Additional 1%	Additional 7%	Additional 2%	Additional 8%
Average Monthly Household Increase	-	-	\$0.56	\$3.97	\$1.13	\$4.61
What Customers Get	<ul style="list-style-type: none"> <li>• Supports Monitoring and Reporting Non-Compliance</li> <li>• Deferred Maintenance backlog</li> <li>• Supports \$124M total in Debt Authority</li> </ul>		<ul style="list-style-type: none"> <li>• Supports all Scenario A Activities</li> <li>• Meets Consent Decree</li> <li>• Planned Construction, Permitting, Regulatory Requirements &amp; Compliance</li> <li>• Long-term Kaw Point Facility Plan</li> <li>• Increased cash investment of \$4.5M for emergency repairs and inspection</li> <li>• Total debt authority increases to \$140M</li> </ul>		<ul style="list-style-type: none"> <li>• Supports all Scenario A &amp; B Activities</li> <li>• Supports cash investment of \$4M for long-term facility and service studies for the sewer sheds to prepare for development demands that affect Treatment Plans 20 and Wolcott</li> </ul>	



## Report to Board of Commissioners

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

Approved by Mayor/Administrator to add to agenda.

First Published: \_\_\_\_\_

**ORDINANCE NO.** \_\_\_\_\_

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

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

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

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

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

ADOPTED BY THE COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS \_\_\_DAY OF \_\_\_\_\_2026.

\_\_\_\_\_  
Christal Watson  
Mayor/CEO

Attest:

\_\_\_\_\_  
Monica Sparks  
Unified Government Clerk

Approved as to form:

\_\_\_\_\_  
Angela Lawson  
Chief Counsel

# EXHIBIT A

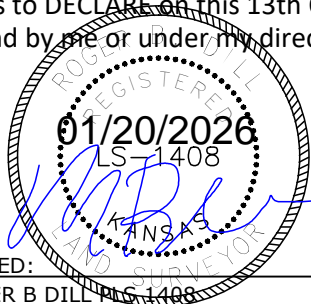
SHEET 1 OF 6

**PERMANENT WATER LINE AND POWER LINE EASEMENT DESCRIPTION:**


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

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

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



SIGNED: \_\_\_\_\_  
ROGER B DILL PLS 1408



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

LS 00014008 #1315  
LS 00014009 #2613  
LS 00014010 #0964  
LS 00014011 #0122014233

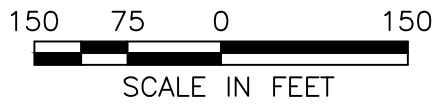
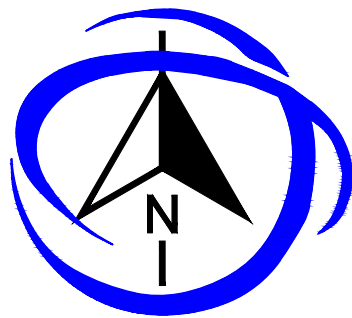
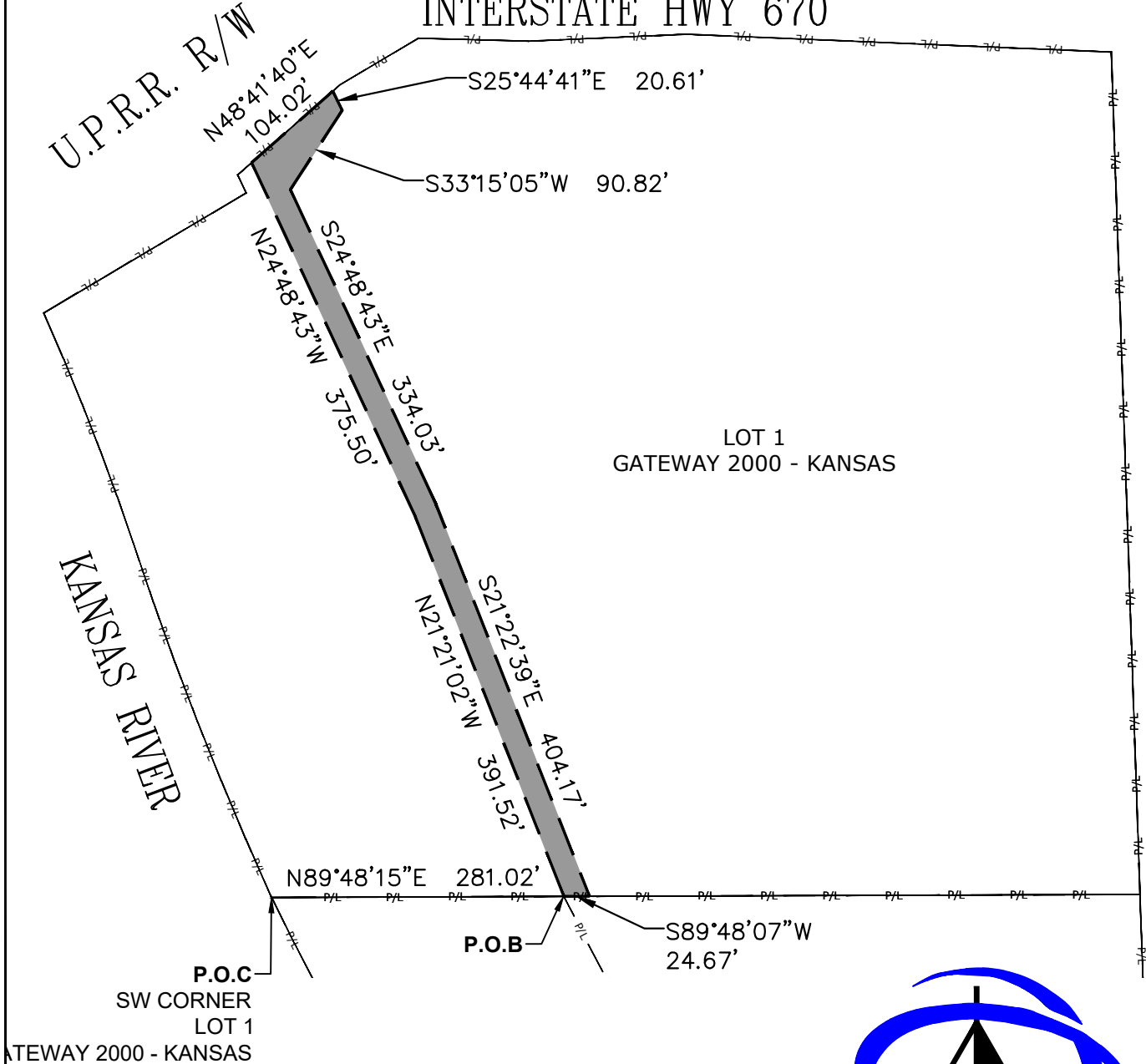
<b>BOARD OF PUBLIC UTILITIES</b> 213 CENTRAL AVE KANSAS CITY, KS 66118		
COUNTY		
WYANDOTTE COUNTY		DATE: 01/20/2026

# EXHIBIT A

SHEET 2 OF 6

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

## INTERSTATE HWY 670



POC POINT OF COMMENCEMENT  
 POB POINT OF BEGINNING

SECTION LINE  
 PROPERTY LINE  
 EASEMENT LINE



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

# EXHIBIT B

SHEET 3 OF 6

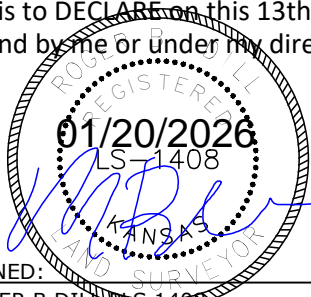
**PERMANENT WATER LINE AND POWER LINE EASEMENT DESCRIPTION:**

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

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

CONTAINING 7984.04 SQ FEET OR 0.18 ACRES MORE OR LESS.

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



SIGNED: \_\_\_\_\_  
ROGER B DILL PLS 1408

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

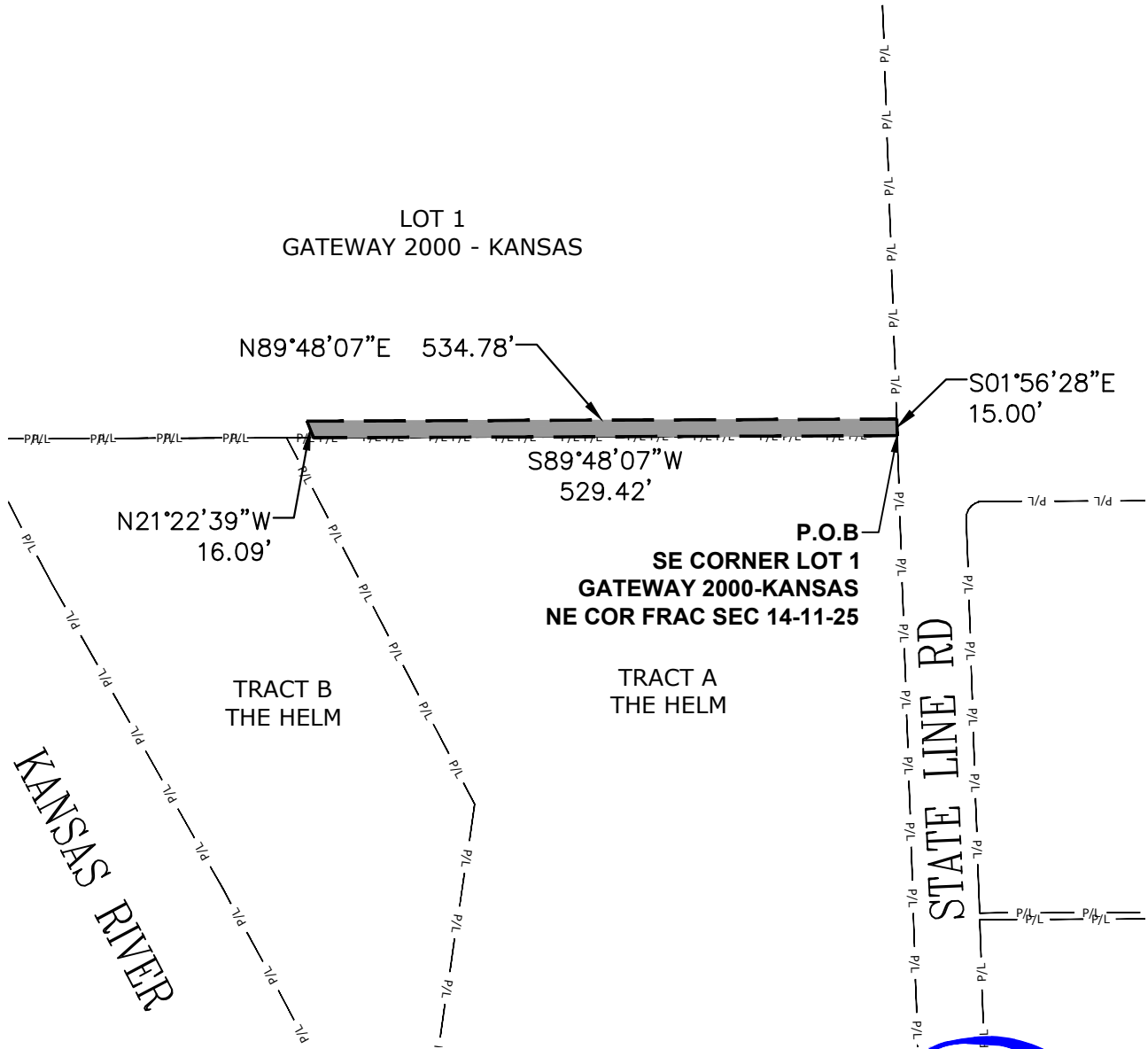
LS 00014008 #1315  
KS 00000000 #2613  
01/20/2026 #0064  
00000000 #0020014233

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

# EXHIBIT B

SHEET 4 OF 6

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

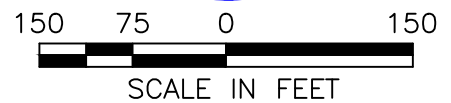
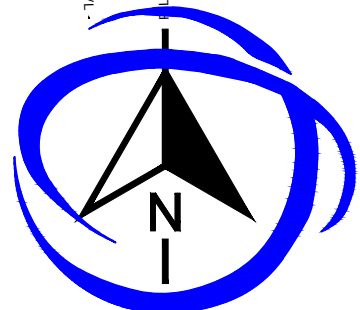


POC  
POB

POINT OF COMMENCEMENT  
POINT OF BEGINNING



SECTION LINE  
PROPERTY LINE  
EASEMENT LINE



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

# EXHIBIT C

SHEET 5 OF 6

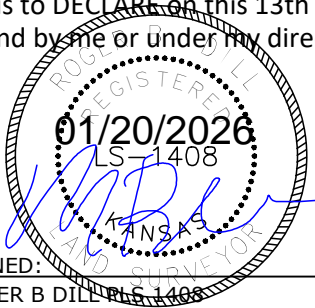
**TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION:**

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

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

CONTAINING 10770.42 SQ FEET OR 0.25 ACRES MORE OR LESS.

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



SIGNED: \_\_\_\_\_  
ROGER B DILL PLS 1408



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

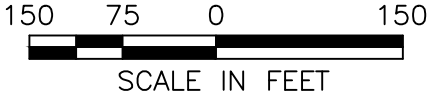
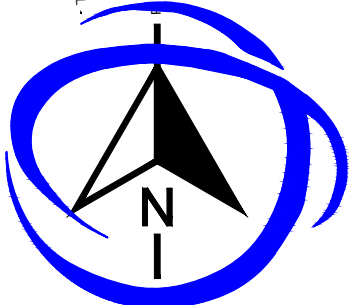
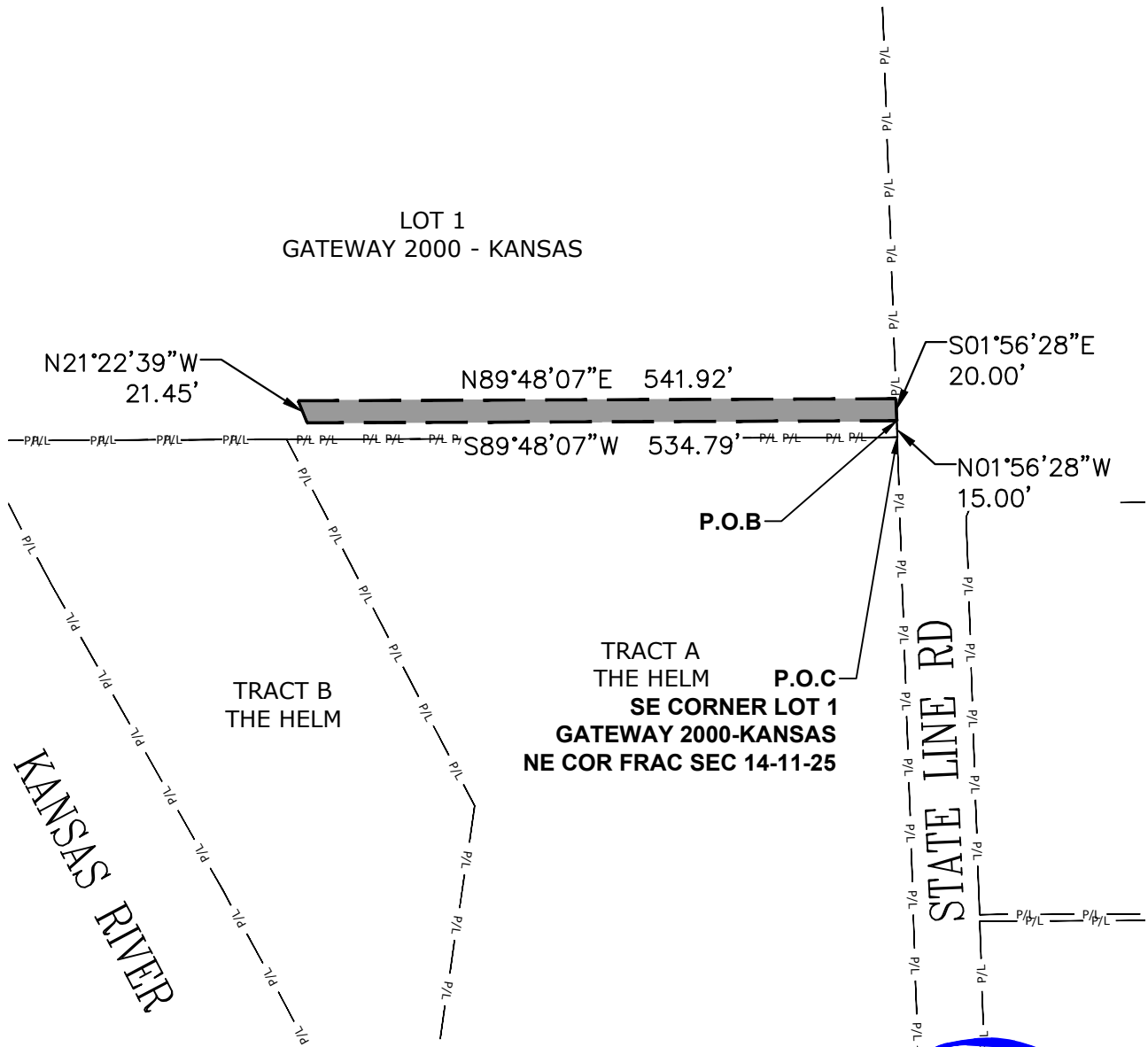
LS 00014008 #1315  
KS 00000000 #2613  
01/20/2026 #006  
00000000 #012014233

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

# EXHIBIT C

SHEET 6 OF 6

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



POC POINT OF COMMENCEMENT  
 POB POINT OF BEGINNING

SECTION LINE  
 PROPERTY LINE  
 EASEMENT LINE



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



## Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="586 386 1036 478" style="border: 1px solid black; padding: 5px;">           Jeffrey Conway, Assistant Counsel         </div> jconway@wycokck.org x5075	Legal
<b>AGENDA ITEM #10.2.</b>		
<b>ORDINANCE: ISSUANCE OF BONDS BY KANSAS DEVELOPMENT FINANCE AUTHORITY (K DFA) FOR THE GLANVILLE TOWERS PROJECT</b>		
<b>BACKGROUND</b>		
<p>An ordinance expressing approval/disapproval of Kansas Development Finance Authority (K DFA)'s issuance of approximately \$17.5 million in affordable multifamily housing revenue bonds, plus related costs of issuance, to acquire and rehabilitate the apartments at 730 Nebraska Avenue in Kansas City, Kansas.</p>		
<b>RECOMMENDATION</b>		
Approve		
<b>BUDGET IMPACTS / FINANCIAL CONSIDERATIONS</b>		
<b>LEGAL/ POLICY CONSIDERATIONS</b>		
<b>ATTACHMENTS</b>		
Ordinance of Approval of K DFA bonds--Glanville Towers, Ordinance of Disapproval of K DFA bonds--Glanville Towers, Glanville Towers_Notice to Municipality (KCK)		

Approved by Mayor/Administrator to add to agenda.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE EXPRESSING APPROVAL OF THE ISSUANCE OF AFFORDABLE MULTIFAMILY HOUSING REVENUE BONDS BY THE KANSAS DEVELOPMENT FINANCE AUTHORITY FOR THE GLANVILLE TOWERS APARTMENT PROJECT IN KANSAS CITY, KANSAS**

**WHEREAS**, Glanville Towers, LP, is the developer of Glanville Towers, a multifamily housing project consisting of 4 studios, 100 one-bedroom, and 4 two-bedroom residential units of affordable housing located at 730 Nebraska Avenue in Kansas City, Kansas;

**WHEREAS**, the developers have requested the Kansas Development Finance Authority (KDFA) to issue approximately \$17.5 million in affordable multifamily housing revenue bonds, plus related costs of issuance, to acquire and rehabilitate the apartments;

**WHEREAS**, the affordable multifamily housing revenue bonds are not an obligation of the State of Kansas or of the Unified Government of Wyandotte County/Kansas City, Kansas;

**WHEREAS**, the statutes pertaining to the powers and authority of the KDFA, specifically K.S.A. 74-8905(c), prohibit the issuance of KDFA bonds for one year if, within fifteen days after receiving notice, the governing body of the political subdivision in which the project is to be located adopts an ordinance or resolution stating express disapproval of the project and notifies the president of the KDFA of the disapproval; and

**WHEREAS**, the KDFA provided notice to the Unified Government of the developer's request to issue the private activity bonds on April 9, 2026 (attached hereto).

**BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:**

**Section 1.** That the governing body states its express approval of the issuance of KDFA affordable multifamily housing revenue bonds for the Glanville Towers multifamily housing project, as set out in K.S.A. 74-8905(c).

**Section 2.** This Ordinance shall take effect and be in full force immediately upon its adoption by the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas.

*[The remainder of this page left intentionally blank. Signature page to follow.]*

**ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED  
GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS 16th  
DAY OF APRIL 2026.**

\_\_\_\_\_  
Christal E. Watson, Mayor/CEO

Attest:

\_\_\_\_\_  
Monica Spark, Unified Government Clerk

Approved as to Form:

\_\_\_\_\_  
Angela J. Lawson, Acting Chief Counsel

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE EXPRESSING DISAPPROVAL OF THE ISSUANCE OF AFFORDABLE MULTIFAMILY HOUSING REVENUE BONDS BY THE KANSAS DEVELOPMENT FINANCE AUTHORITY FOR THE GLANVILLE TOWERS APARTMENT PROJECT IN KANSAS CITY, KANSAS**

**WHEREAS**, Glanville Towers, LP, is the developer of Glanville Towers, a multifamily housing project consisting of 4 studios, 100 one-bedroom, and 4 two-bedroom residential units of affordable housing located at 730 Nebraska Avenue in Kansas City, Kansas;

**WHEREAS**, the developers have requested the Kansas Development Finance Authority (KDFA) to issue approximately \$17.5 million in affordable multifamily housing revenue bonds, plus related costs of issuance, to acquire and rehabilitate the apartments;

**WHEREAS**, the affordable multifamily housing revenue bonds are not an obligation of the State of Kansas or of the Unified Government of Wyandotte County/Kansas City, Kansas;

**WHEREAS**, the statutes pertaining to the powers and authority of the KDFA, specifically K.S.A. 74-8905(c), prohibit the issuance of KDFA bonds for one year if, within fifteen days after receiving notice, the governing body of the political subdivision in which the project is to be located adopts an ordinance or resolution stating express disapproval of the project and notifies the president of the KDFA of the disapproval; and

**WHEREAS**, the KDFA provided notice to the Unified Government of the developer's request to issue the private activity bonds on April 9, 2026 (attached hereto).

**BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:**

**Section 1.** That the governing body states its express disapproval of the issuance of KDFA affordable multifamily housing revenue bonds for the Glanville Towers multifamily housing project, as set out in K.S.A. 74-8905(c).

**Section 2.** This Ordinance shall take effect and be in full force immediately upon its adoption by the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas.

*[The remainder of this page left intentionally blank. Signature page to follow.]*

**ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED  
GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS 16th  
DAY OF APRIL 2026.**

\_\_\_\_\_  
Christal E. Watson, Mayor/CEO

Attest:

\_\_\_\_\_  
Monica Sparks, Unified Government Clerk

Approved as to Form:

\_\_\_\_\_  
Angela J. Lawson, Acting Chief Counsel

# Kansas Development Finance Authority

---

April 9, 2026

*By certified mail & email*

Angela Lawson  
Chief Counsel  
The Unified Government of Wyandotte County/Kansas City, KS  
701 North 7<sup>th</sup> St – Suite 961  
Kansas City KS 66101

RE: Kansas Development Finance Authority Affordable Housing Revenue Bonds – Glanville Towers Project

Ladies and Gentlemen:

Pursuant to K.S.A. 74-8901 *et seq.*, please be advised that Kansas Development Finance Authority (the “Authority”) has received a request from Glanville Towers, LP (the “Borrower”) to issue affordable multifamily housing revenue bonds in the approximate amount of \$17.5 million, plus related costs of issuance (the “Bonds”) to provide funds for the acquisition and rehabilitation of a 108-unit multifamily housing development and the accompanying site at 730 Nebraska Avenue, Kansas City, Kansas. The project will include 4 studios, 100 one-bedroom, and 4 two-bedroom units.

In the event the Bonds are issued, they will be a special limited obligation of the Authority payable solely from the revenues available to and pledged by the Borrower. In no event will the Bonds ever constitute an obligation of the State of Kansas or the Unified Government of Wyandotte County/Kansas City, KS.

Pursuant to K.S.A. 74-8905(c), as applicable to Private Activity Bonds, the Authority may proceed to issue the Bonds to finance the Project, unless the Unified Government of Wyandotte County/Kansas City, KS passes a resolution or ordinance expressing its disapproval to the issuance of the Bonds and the financing of the Project and notifies the President of the Authority of such disapproval within fifteen days after the giving of this notice. No action is necessary if you have no objection to the issuance of the Bonds.

Should you have any questions about this Project, please do not hesitate to contact me.

Sincerely,



Rebecca Floyd  
President



## Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">Reginald Lindsey, Director</div> rlindsey@wycokck.org x5292	Administrator's Office
<b>AGENDA ITEM #10.3.</b>		
<b>PRESENTATION: 2026 BUDGET RECAP</b>		
<b>BACKGROUND</b>		
Presentation detailing the 2026 budget. A recap on the budget.		
<b>RECOMMENDATION</b>		
For information only		
<b>BUDGET IMPACTS / FINANCIAL CONSIDERATIONS</b>		
<b>LEGAL/ POLICY CONSIDERATIONS</b>		
<b>ATTACHMENTS</b>		
Budget Workshop #1 - 2026 Budget Recap		

Approved by Mayor/Administrator to add to agenda.

# Budget Workshop #1

2026 BUDGET RECAP



# Commission Priorities



**PRIORITY 1  
UPHOLD FISCAL  
SUSTAINABILITY**



**PRIORITY 2  
FOSTER ECONOMIC  
DEVELOPMENT**



**PRIORITY 3  
FOCUS ON SERVICE  
& COMMUNICATION**

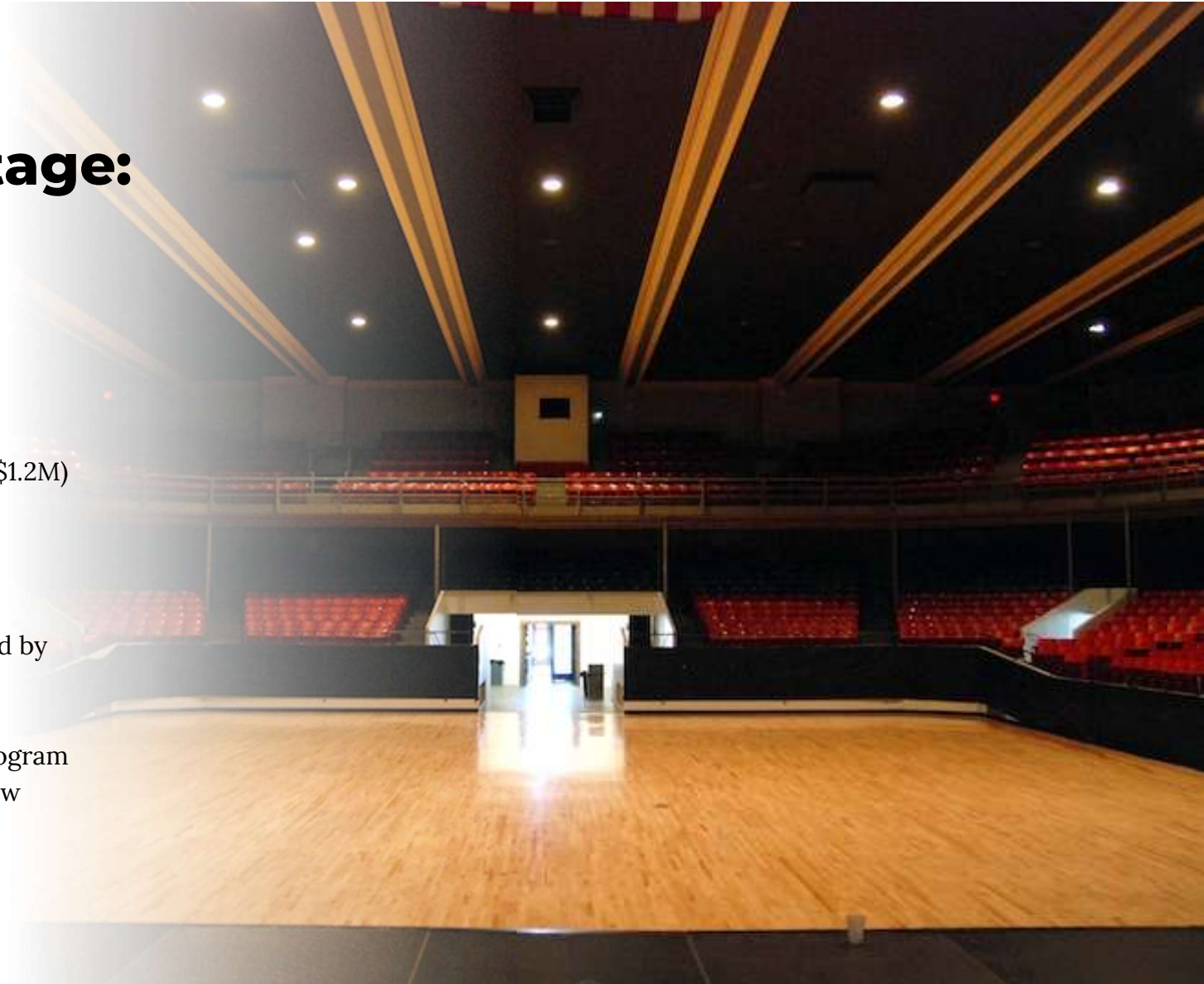


**PRIORITY 4  
IMPROVE  
INFRASTRUCTURE**



# Setting the Stage: 2026 Budget Overview

- City: 1.5 mill increase
- County: 2 mill increase
- 1% residential PILOT decrease (\$1.2M)
  - High survey priority
- No layoffs
- Instilling fiscal discipline
- Adhering to debt strategy passed by commission last year
- Continued/restored:
  - Livable Neighborhoods program
  - Combined Sewage Overflow Program
  - Pavement Preservation



# Changing the way we budget...

## Personnel

- Moving away from the personnel trend
  - Prevents budgetary over expenditure
  - More transparent
  - Sets limitations on authorized number of funded FTE
- All positions in departmental budgets are funded
  - Froze vacancies



## Capital Debt Process

- Only authorized funding is for the current amended budget and the next proposed budget year
- 5-year schedule is a plan, not authorized funding
- Total 2026 debt capital: \$10M
  - The UG debt strategy is moving from use of temporary notes to immediately issuing long-term bonds
- Debt funding will be available upon bond issue

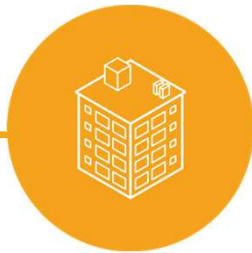


# What's in the 2026 Budget?



## PARKS

- Futsal Court Maintenance
- Solar Lighting at Kaw Point
- Playground Equipment Replacement
- Neighborhood Park Improvements



## FACILITIES

- Fire Station - Architecture and Engineering Fees and Land Acquisition (Debt)
- KCKPD West Patrol - Architecture and Engineering Fees and Land Acquisition (Debt)



## INFRASTRUCTURE

- Pavement Preservation
- Annual Infrastructure programs (Debt)
- Bridges (Debt/Cash)



## ECONOMIC DEVELOPMENT

- Rock Island Bridge Projects
- Expanded Small Business Program
- Pre-Approved Plans Establishment
- Expanded Redevelopment Program



## TECHNOLOGY

- Body Camera Support
- Jail Management System
- Tax Management System
- Broadcast System Replacement
- Enhanced Parking Meter System



# Expenditures: All Funds

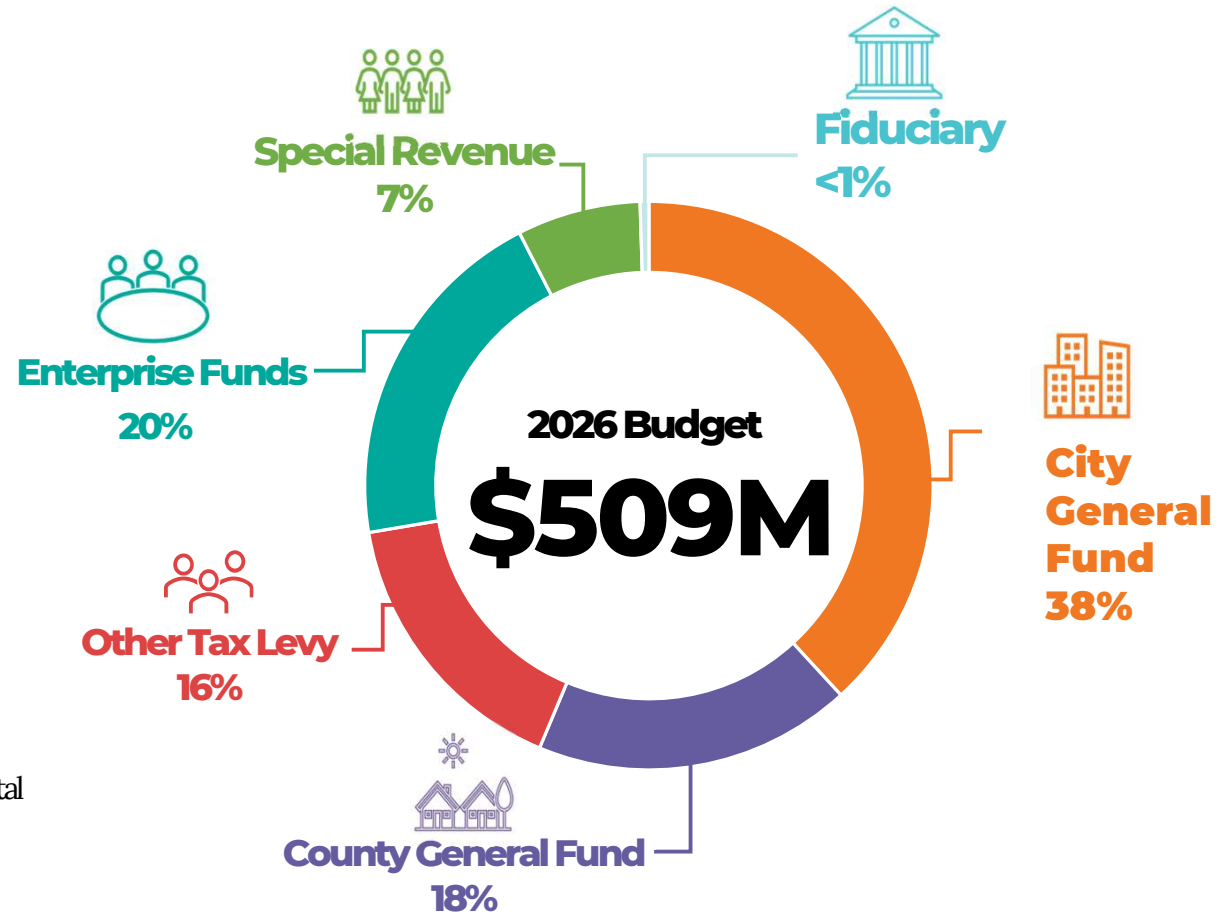
**General Funds:** Discretionary, most malleable

**Other Tax Levy:** Receive set property tax levy; dedicated to specific purpose. (Examples: Health, Aging, Bond and Interest & Elections Levies)

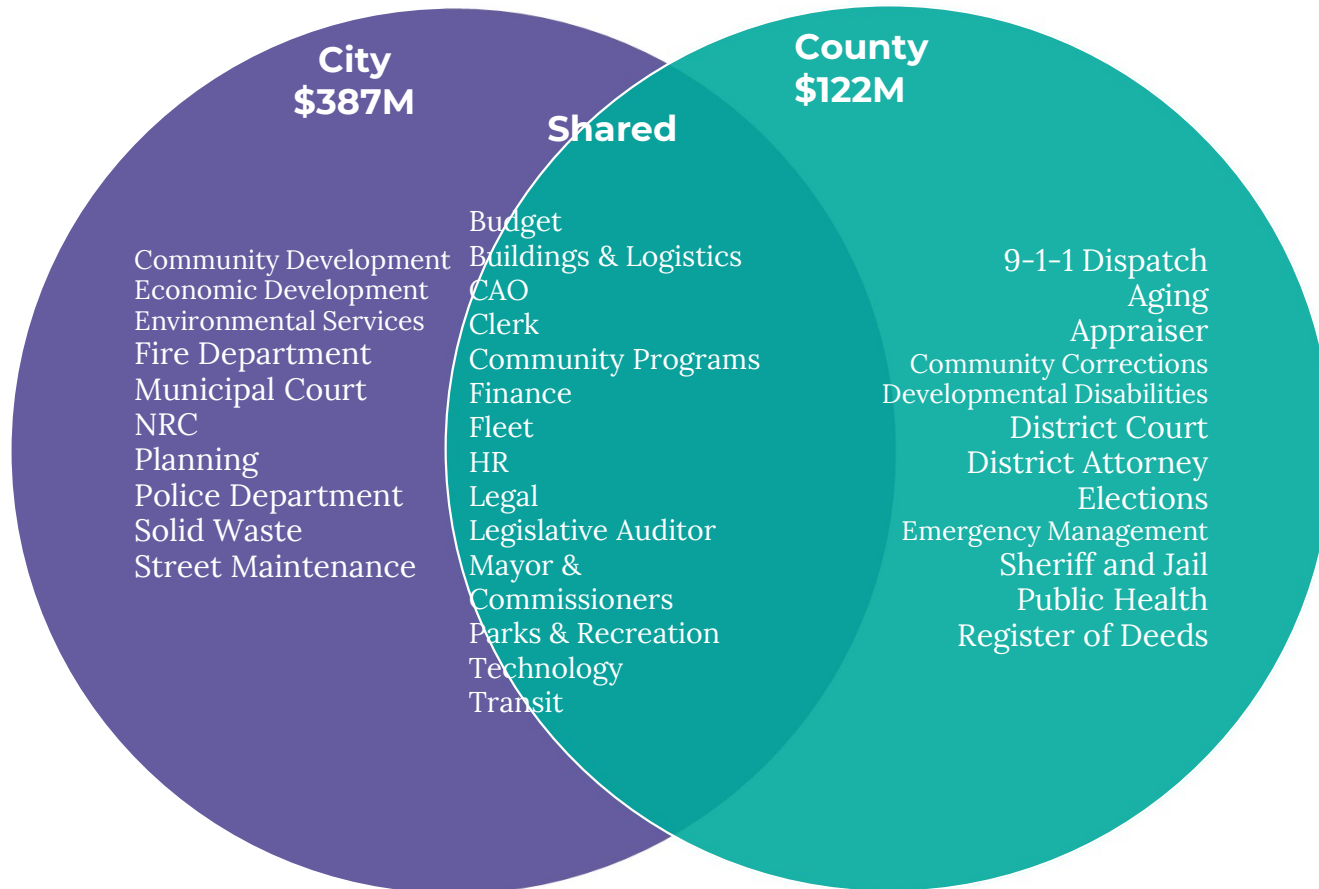
**Enterprise funds:** Self-supporting funds maintained by user fees (Examples: Sewer, Solid Waste)

**Special Revenue:** Hold revenue from a special source for a specific purpose (examples: Tech funds, Dedicated Sales Tax, Street & Highway)

**Fiduciary:** Assets held by the UG as a collection or paying agent for individuals, private organizations, other governmental units, or other funds. (Environmental Trust Fund)

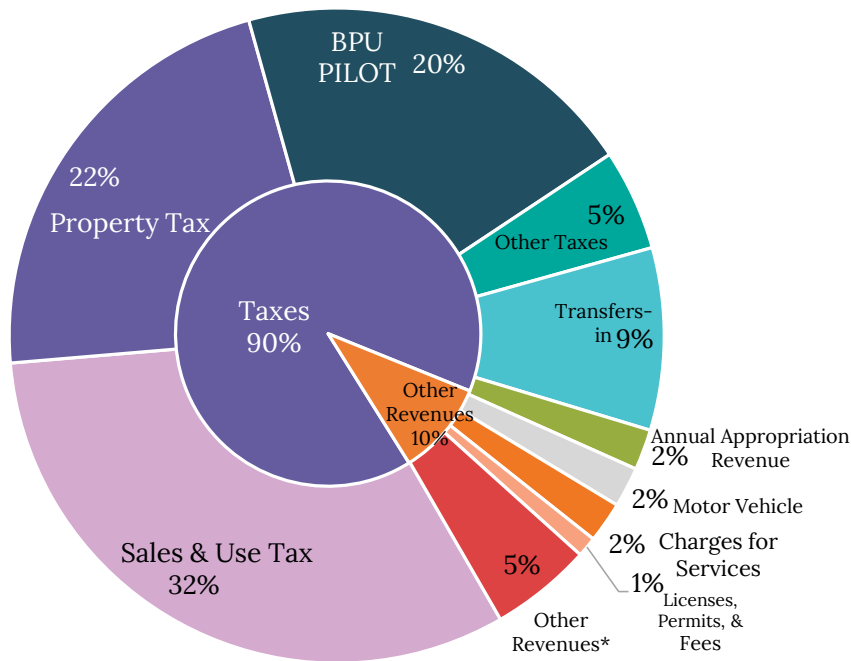


# City vs. County Budgets



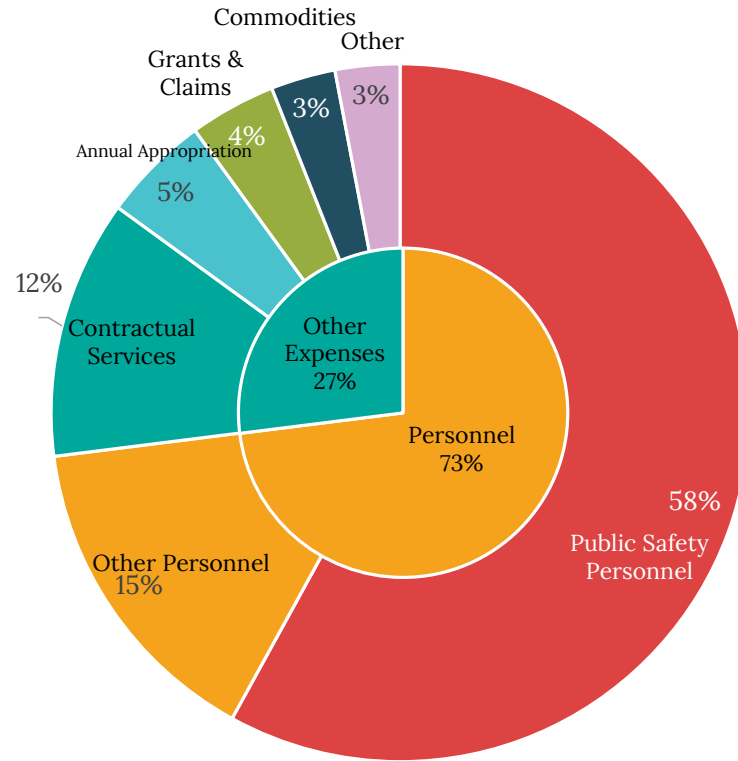
# CITY GENERAL FUND 2026 Budget

## REVENUES | \$193M



\*Other Revenues: Intergovernmental, Miscellaneous, Interest Income, Fines, Forfeitures, & Penalties

## EXPENSES | \$193M



# CITY GENERAL FUND Long-Range Forecast

<b>City General Fund</b>	<b>2025 Amended</b>	<b>2026 Budget</b>	<b>2027 Forecast</b>	<b>2028 Forecast</b>	<b>2029 Forecast</b>	<b>2030 Forecast</b>
TOTAL REVENUES	\$ 178,450,409	\$ 181,036,853	\$ 186,238,244	\$ 190,467,102	\$ 196,115,070	\$ 201,976,396
TOTAL EXPENSES	\$ 182,301,602	\$ 182,159,084	\$ 188,337,339	\$ 194,725,913	\$ 201,331,990	\$ 208,163,000
Personnel	\$ 138,153,300	\$ 142,696,405	\$ 147,690,779	\$ 152,859,956	\$ 158,210,054	\$ 163,747,406
Net Change in Fund Balance	\$ (3,851,193)	\$ (1,122,231)	\$ (2,099,095)	\$ (4,258,811)	\$ (5,216,919)	\$ (6,186,604)
Cash Basis Ending Fund Balance	\$ 33,789,129	\$ 32,666,899	\$ 30,567,804	\$ 26,308,993	\$ 21,092,073	\$ 14,905,470
Reserve % of Expenditures	18.53%	17.93%	16.23%	13.51%	10.48%	7.16%
Fund Balance 25% Target	\$45,575,400	\$45,539,771	\$47,084,335	\$48,681,478	\$50,332,997	\$52,040,750

## REVENUE ASSUMPTIONS

- 4% property tax revenue growth 2027-2030
- 2% sales tax revenue growth through 2028, then 4% 2029-2030
- Flat PILOT revenue
- 3% annual growth to other revenue sources

## EXPENDITURE ASSUMPTIONS

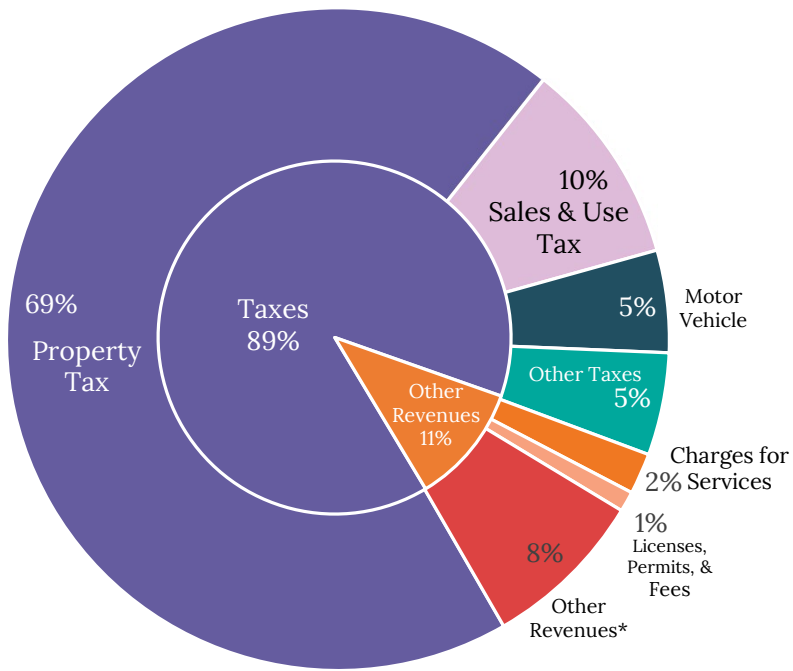
- 3.5% personnel cost increase 2027-2030
- 3% contractual/commodities increase 2027-2030
- 3% capital expense increase 2027-2030
- 3% other expense increase 2027-2030

# Where do City General Fund Tax Dollars Go?

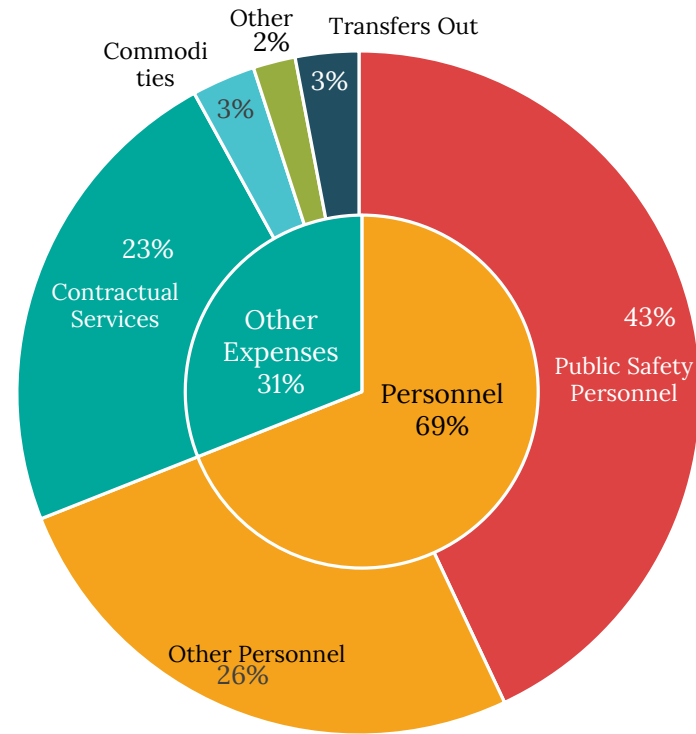


# COUNTY GENERAL FUND 2026 Budget

## REVENUES | \$94M



## EXPENSES | \$94M



\*Other Revenues: Intergovernmental, Miscellaneous, Interest Income, Fines, Forfeitures, & Penalties



## COUNTY GENERAL FUND Long-Range Forecast

<b>County General Fund</b>	<b>2025 Amended</b>	<b>2026 Budget</b>	<b>2027 Forecast</b>	<b>2028 Forecast</b>	<b>2029 Forecast</b>	<b>2030 Forecast</b>
<b>TOTAL REVENUES</b>	\$ 85,954,100	\$ 93,255,586	\$ 96,599,180	\$ 100,066,837	\$ 103,862,764	\$ 107,804,327
<b>TOTAL EXPENSES</b>	\$ 89,531,701	\$ 94,173,066	\$ 97,321,680	\$ 100,576,072	\$ 103,939,812	\$ 107,416,590
Personnel	\$ 62,266,988	\$ 64,684,404	\$ 66,948,358	\$ 69,291,551	\$ 71,716,755	\$ 74,226,841
<b>Net Change in Fund Balance</b>	\$ (3,577,601)	\$ (917,481)	\$ (722,500)	\$ (509,236)	\$ (77,048)	\$ 387,736
<b>Cash Basis Ending Fund Balance</b>	\$ 3,773,900	\$ 2,856,419	\$ 2,133,919	\$ 1,624,683	\$ 1,547,635	\$ 1,935,372
Reserve % of Expenditures	4.22%	3.03%	2.19%	1.62%	1.49%	1.80%
<b>Fund Balance 25% Target</b>	\$22,382,925	\$23,543,267	\$24,330,420	\$25,144,018	\$25,984,953	\$26,854,148

### REVENUE ASSUMPTIONS

- 4% property tax revenue growth 2027-2030
  - Ongoing support of additional allocated mills to the general fund from other county funds
- 2% sales tax revenue growth through 2028, then 4% 2029-2030
- 3% other tax revenue growth 2027-2030
- 3% annual growth to other revenue sources

### EXPENDITURE ASSUMPTIONS

- 3.5% personnel cost increase 2027-2030
- 3% capital equipment and project growth 2027-2030
- 3% other expense increase 2027-2030

# Where do County General Fund Tax Dollars Go?





## Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="586 386 1036 478" style="border: 1px solid black; padding: 5px;">           Michael Sutton, Redevelopment Coordinator         </div> mjsutton@wycokck.org X5749	Land Bank Approvals
<b>AGENDA ITEM #12.1.</b>		
<b>LAND BANK OPTIONS</b>		
<b>BACKGROUND</b>		
<p>The Land Bank Manager respectfully requests that the Land Bank Board of Trustees review final consideration.</p> <p>Please visit the site to review the applications below.</p> <p><a href="https://gisapp.wycokck.org/Landbank.html">https://gisapp.wycokck.org/Landbank.html</a></p> <p>20 Single Family Homes</p> <p>7 Multi-Family Homes</p>		
<b>RECOMMENDATION</b>		
Approve		
<b>BUDGET IMPACTS / FINANCIAL CONSIDERATIONS</b>		
N/A		
<b>LEGAL/ POLICY CONSIDERATIONS</b>		
<b>ATTACHMENTS</b>		
FC Memo Land Bank Options 04.16.26_No Opposition		

Approved by Mayor/Administrator to add to agenda.



**Wyandotte County Land Bank**  
 Economic Development Department  
 Jud Knapp, Manager

701 North 7<sup>th</sup> St., 4th Floor  
 Kansas City, Kansas 66101

Phone: (913) 573-5472  
 Fax: (913) 573-5745  
 Email: jknapp@wycokck.org

## M E M O R A N D U M

**TO:** Full Commission

**FROM:** Michael Sutton, Co-Land Bank Manager

**DATE:** April 1, 2026

**SUBJECT: Land Bank Options - No Opposition (Grouped for Approval)**

This item includes all Land Bank applications that have been reviewed by staff and shared with neighborhood groups, and for which no opposition or concerns have been received. These applications will be grouped together and presented as a single agenda item for approval. Commissioners will have the opportunity to request that any application be removed from this item and discussed separately, if needed.

Please visit the site to review the applications below  
<https://gisapp.wycokck.org/Landbank.html>

Item #	Name	Type	Address	Parcel
A 1	Jackson Realty Estate Group	Single Family Home	1205 VERMONT AVE	067332
			1200 GILMORE AVE	067333
			1214 GILMORE AVE	067334
			1220 GILMORE AVE	067335
			1228 GILMORE AVE	067336
			1230 GILMORE AVE	067337
A 2	Think Development	Single Family Home	1942 N 17TH ST	116410
			1948 N 17TH ST	116411
			2008 N 14TH ST	098444
			1942 N 16TH ST	098557
			1712 SHORT AVE	116415
			1716 SHORT AVE	116416
			1926 SHORT ST	098642
			1928 SHORT ST	098641
			1930 SHORT ST	098654

Item #	Name	Type	Address	Parcel
			1952 N 13TH ST	213731
A 4	Jeree Dickens	Single Family Home	2058 N THOMPSON	109729
A 5	Dylan Kelly	Single Family Home	1018 SPLITLOG AVE	092652
A 6	LaKaira Edmonds	Single Family Home	2512 N 21ST ST	159024
A 7	Sergio Reyes	Single Family Home	331 N 36TH ST	060104
B 1	Chrishawn J Hollis	Multi-Family	1949 N 16TH ST	098524
B 2	Juan Cisneros	Multi-Family	912 S MILL ST	072726
			914 S MILL ST	072727
B 3	Izora Thompson	Multi-Family	1874 N 18TH ST	068700
			1872 N 18TH ST	068701
			1870 N 18TH ST	068702
			1866 N 18TH ST	068703



## Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="586 386 1036 478" style="border: 1px solid black; padding: 5px;">           Michael Sutton, Redevelopment Coordinator         </div> mjsutton@wycokck.org X5749	Land Bank Approvals
<b>AGENDA ITEM #12.2.</b>		
<b>LAND BANK PROPERTY TRANSFERS</b>		
<b>BACKGROUND</b>		
<p>The Land Bank Manager respectfully requests that the Land Bank Board of Trustees review final consideration.</p> <p>Please visit the site to review the applications below.</p> <p><a href="https://gisapp.wycokck.org/Landbank.html">https://gisapp.wycokck.org/Landbank.html</a></p> <p>4 Garden 4 Yard Extensions</p>		
<b>RECOMMENDATION</b>		
Approve		
<b>BUDGET IMPACTS / FINANCIAL CONSIDERATIONS</b>		
N/A		
<b>LEGAL/ POLICY CONSIDERATIONS</b>		
<b>ATTACHMENTS</b>		
FC Memo Land Bank Property Transfers 04.16.26 No Opposition		

Approved by Mayor/Administrator to add to agenda.



**Wyandotte County Land Bank**  
Economic Development Department  
Jud Knapp, Manager

701 North 7<sup>th</sup> St., 4th Floor  
Kansas City, Kansas 66101

Phone: (913) 573-5472  
Fax: (913) 573-5745  
Email: [jknapp@wycokck.org](mailto:jknapp@wycokck.org)

## MEMORANDUM

**TO:** Full Commission

**FROM:** Michael Sutton, Co-Land Bank Manager

**DATE:** April 1, 2026

**SUBJECT:** Land Bank Property Transfers - No Opposition (Grouped for Approval)

This item includes all Land Bank applications that have been reviewed by staff and shared with neighborhood groups, and for which no opposition or concerns have been received. These applications will be grouped together and presented as a single agenda item for approval. Commissioners will have the opportunity to request that any application be removed from this item and discussed separately, if needed.

Please visit the site to review the applications below <https://gisapp.wycokck.org/Landbank.html>

Item	Name	Type	Address	Parcel
PT 1	Luis Aparicio	Garden	1920 S 38TH ST	168309
			1918 S 38TH ST	168310
			1912 S 38TH ST	168311
PT 2	Joel Miller	Garden	1848 N 18TH ST	068708
PT 4	Mario Simental	Yard Extension	730 S VALLEY ST	072326
PT 6	Alexandria Dwight	Yard Extension	840 TROUP AVE	095084
PT 7	Ryan Harrison	Yard Extension	2004 N 16TH ST	098553
PT 9	Tina M James	Yard Extension	2024 QUINDARO BLVD	162442





## Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="586 386 1036 478" style="border: 1px solid black; padding: 5px;">           Michael Sutton, Redevelopment Coordinator         </div> mjsutton@wycokck.org X5749	Land Bank Approvals
<b>AGENDA ITEM #13.1.</b>		
<b>LAND BANK OPTIONS</b>		
<b>BACKGROUND</b>		
<p>The Land Bank Manager respectfully requests that the Land Bank Board of Trustees review final consideration.</p> <p>Please visit the site to review the applications below.</p> <p><a href="https://gisapp.wycokck.org/Landbank.html">https://gisapp.wycokck.org/Landbank.html</a></p> <p>5 Multi-Family Homes</p>		
<b>RECOMMENDATION</b>		
Approve		
<b>BUDGET IMPACTS / FINANCIAL CONSIDERATIONS</b>		
N/A		
<b>LEGAL/ POLICY CONSIDERATIONS</b>		
<b>ATTACHMENTS</b>		
FC Memo Land Bank Options 04.16.26_ With Opposition Comments		

Approved by Mayor/Administrator to add to agenda.



**Wyandotte County Land Bank**  
Economic Development Department  
Jud Knapp, Manager

701 North 7<sup>th</sup> St., 4th Floor  
Kansas City, Kansas 66101

Phone: (913) 573-5472  
Fax: (913) 573-5745  
Email: [jknapp@wycokck.org](mailto:jknapp@wycokck.org)

## MEMORANDUM

**TO:** Full Commission  
**FROM:** Michael Sutton, Co-Land Bank Manager  
**DATE:** April 2, 2026  
**SUBJECT:** Land Bank Options - With Opposition (For Discussion)

This item includes applications that have received written or verbal opposition comments from staff, neighborhood associations, or community members. These applications will be discussed individually during the meeting.

Please visit the site to review the applications below

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

Item	Name	Type	Address	Parcel
WO B 4	Wilson Collier and Associates	Multi-Family	1000 NEW JERSEY AVE	081211
			1006 NEW JERSEY AVE	081212
			1010 NEW JERSEY AVE	081213
			1014 NEW JERSEY AVE	081214
			1016 NEW JERSEY AVE	081215
Opposition from Strugglers Hill- The Struggler's Hill-Roots Neighborhood Association is not able to support multi-lot development proposals at this time due to ongoing economic uncertainty both locally and nationally. NCD voted 4-1 to approve this item				