

Unified Government of Wyandotte County and Kansas City, Kansas



Board of Commissioners

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

Mayor Christal E. Watson

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

AGENDA

**Thursday, April 23, 2026
6:15 PM**

- 1. CALL TO ORDER/ROLL CALL**
- 2. REVISIONS TO AGENDA**
- 3. ADMINISTRATOR’S AGENDA**

3.1 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, including approval by the Board of Public Utilities.

Tracking #: 21192

3.2 PRESENTATION: DEBT STRATEGY

Synopsis: Presentation to review the debt strategy, including a recap of 2026, discussion of 2027 in preparation for the budget process, & beyond.

Tracking #: 21363

4. ADJOURN

The Unified Government of Wyandotte County and Kansas City, Kansas will provide necessary, reasonable auxiliary aids and services, such as ASL translators, machine-readable copies of meeting materials, or on-site language interpretation. Individuals requiring any auxiliary aids or services should contact the Unified Government Office of the Clerk by emailing or calling UGclerkrequest@wycokck.org or 913-573-5260 at least 48 hours in advance of the meeting. Persons may address the Commission during the time set aside for Public Comment on each item scheduled or at any time by suspension of the rules. All persons must address the commission and state

their name and address for the record. Comments shall be limited to three (3) minutes for each participant. Disruptive comments and behavior are not permitted and may result in removal from the meeting.

Some commissioners, staff, and the public may attend remotely via Zoom or by phone. All participants joining by phone should mute their phones when not speaking to avoid background noise. During the meeting, all speakers are asked to please announce yourself by name and title every time you speak so the public that is observing knows who is speaking. This is critical given the number of remote participants and is current guidance from the Kansas Attorney General.

El Gobierno Unificado del Condado de Wyandotte y Kansas City, Kansas, proporcionará ayudas y servicios auxiliares necesarios y razonables, como traductores de ASL, copias legibles por máquina de los materiales de la reunión o interpretación de idiomas en el lugar. Las personas que requieran ayuda o servicios auxiliares deben comunicarse con la Oficina del Secretario del Gobierno Unificado enviando un correo electrónico o llamando al UGclerkrequest@wycokck.org o al 913-573-5260 al menos 48 horas antes de la reunión.



Unified Government Clerk's Office

Monica L 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>

NOTICE OF SPECIAL MEETING

To the Members of the Governing Body of the
Unified Government of Wyandotte County/Kansas City, Kansas:

You are hereby notified that a Special Meeting of the Unified Government of Wyandotte County/Kansas City, Kansas, is scheduled to be conducted in a hybrid format on Thursday, April 23 2026, at 6:15 PM, for consideration of an ordinance related to Board of Public Utilities Water and Electric Lines Central Avenue to State Line project and a budget workshop related to debt strategy in the fifth-floor conference room of the Municipal Office Building, 701 N. 7th Street, Kansas City, Kansas.

The public will be able to observe or listen to the special meeting live on YouTube, or through ZOOM; information is below. The public may also view the special meeting from the fifth-floor conference room of the Municipal Office Building, 701 N. 7th Street, Kansas City, Kansas. Please click the link below to join the webinar:

<https://wycokck.zoom.us/j/83538046906>

Webinar ID: 835 3804 6906

Or One tap mobile:

+12532158782,81423989537# US (Tacoma)

+13462487799,81423989537# US (Houston)

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

+1 253 205 0468 US; +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

+1 309 205 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

+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

877 853 5257 US Toll-Free

888 475 4499 US Toll-Free

International numbers available:

<https://wycokck.zoom.us/j/kdqWaCFpj0>

Dated the 22nd day of April 2026



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="586 384 1036 443" style="border: 1px solid black; padding: 2px;">Daniel Kuhn, Assistant Counsel</div> dkuhn@wycokck.org x5189	Legal
AGENDA ITEM #3.1.		
ORDINANCE: BOARD OF PUBLIC UTILITIES WATER AND ELECTRIC LINES CENTRAL AVENUE TO STATE LINE PROJECT		
BACKGROUND		
<p>An ordinance declaring the necessity and authorizing a survey and descriptions of lands necessary, a valid public improvement project and authorizing a survey to identify and describe the property to be acquired. The project is laying-out, construction, installation, expansion, repair, maintenance, operation and use of use of water and electric lines for BPU's Central Avenue to State Line Project in Kansas City, Wyandotte County, Kansas. The ordinance directs the Chief Counsel to commence legal proceedings to acquire the property described in the survey and necessary for the project.</p> <p><i>On February 5, 2026, the Board of Commissioners adopted Resolution No. R-3-26 authorizing the necessity of the project and authorizing the action requested.</i></p>		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
BPU budget will include cost of obtaining land.		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Resolution #5322 BPU Eminent Domain, BPU Central Avenue to State Line Water and Electric-Eminent Domain Ordinance 3.4.26		

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO: 5322

RESOLUTION BY THE KANSAS CITY BOARD OF PUBLIC UTILITIES AN ADMINISTRATIVE AGENCY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS APPROVING THE CONDEMNATION OF REAL PROPERTY AND/OR REAL PROPERTY RIGHTS FOR THE CENTRAL AVENUE TO STATE LINE PROJECT

WHEREAS, the elected Board recognizes the necessity of acquiring certain lands necessary to implement a public improvement project to lay out, construct, install, expand, repair, maintain, operate, and use water and electric lines for BPU's Central Avenue to State Line Project which includes water (Project No. 104018) and electric (Project No. 104069) and as described in Exhibits A, B and C, which are attached hereto and incorporated by reference (the "Project") in Kansas City, Wyandotte County, Kansas; and

WHEREAS, Kansas statutes provide that the City has the right to acquire property through the eminent domain procedures; and

WHEREAS, the KCBPU is an administrative agency of the Unified Government and therefore eminent domain procedures must occur in the name of the Unified Government and with the authorization of the Unified Government; and

WHEREAS, the elected Board has determined that the Project is a necessary public improvement and serves a public use; and

WHEREAS, the KCBPU authorized the appraisal of the property and offered just compensation to the owner(s) of record based on the fair market value of the property; and

WHEREAS, negotiations to acquire the property via voluntary sale have been initiated but have not resulted in voluntary acquisition; and

WHEREAS, the Board of Public Utilities desires approval for the use of eminent domain for the below described project and area; and

WHEREAS, it is necessary for the Unified Government to approve the use of eminent domain prior to commencement of condemnation proceedings;

NOW, THEREFORE, BE IT RESOLVED BY THE KANSAS CITY BOARD OF PUBLIC UTILITIES:

That the KCBPU Elected Board believes that the use of eminent domain is appropriate and necessary for the Project and hereby requests the Unified Government Commission approves the same.

ADOPTED BY THE GOVERNING BODY OF KANSAS CITY BOARD OF PUBLIC UTILITIES THIS APRIL 21, 2026.

Signed by:

15A76F6442E846F...
Brett Parker, Board President

Signed by:
Rose Mulvany Henry
C7F2B72CD9704GE...
Attest: Rose Mulvany Henry, Secretary

Approved as to form:

Signed by:

49DF998610184E7...
Angela J. Lawson, Acting Chief Counsel

First Published: _____

ORDINANCE NO. _____

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

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

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

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

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

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

Christal Watson
Mayor/CEO

Attest:

Monica Sparks
Unified Government Clerk

Approved as to form:

Angela Lawson
Chief Counsel

EXHIBIT A

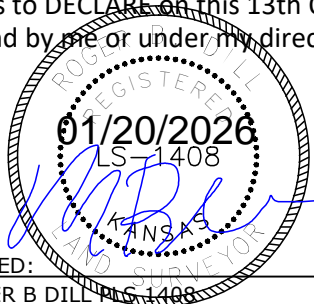
SHEET 1 OF 6

PERMANENT WATER LINE AND POWER LINE EASEMENT DESCRIPTION:

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

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

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



SIGNED: _____
ROGER B DILL PLS 1408


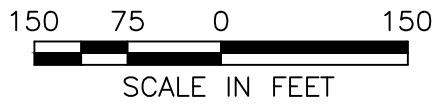
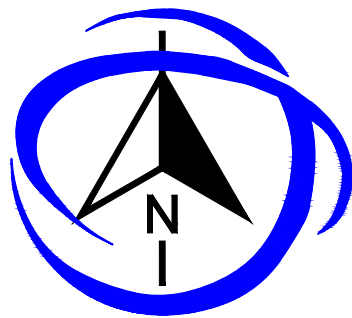
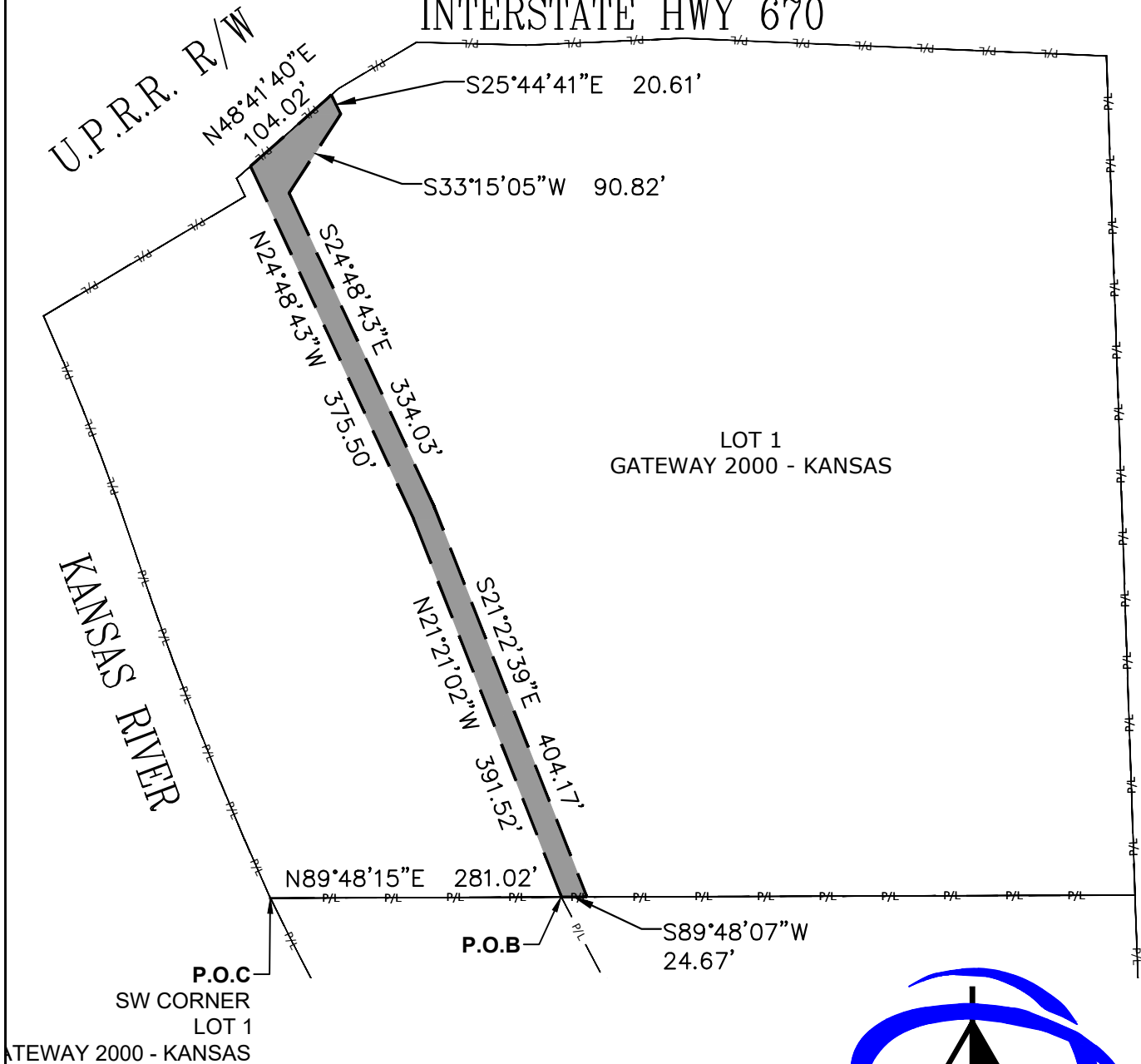
 ALC ATLAS LAND CONSULTING SURVEYING CIVIL ENGINEERING DRONE CAD 14500 Parallel Road, Unit F, Basehor KS 66007	BOARD OF PUBLIC UTILITIES 213 CENTRAL AVE KANSAS CITY, KS 66118		
	COUNTY		
	WYANDOTTE COUNTY		DATE: 01/20/2026

EXHIBIT A

SHEET 2 OF 6

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

INTERSTATE HWY 670



POC POINT OF COMMENCEMENT
 POB POINT OF BEGINNING
 SECTION LINE
 P/L PROPERTY LINE
 EASEMENT LINE



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

EXHIBIT B

SHEET 3 OF 6

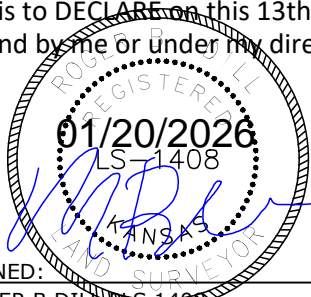
PERMANENT WATER LINE AND POWER LINE EASEMENT DESCRIPTION:

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

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

CONTAINING 7984.04 SQ FEET OR 0.18 ACRES MORE OR LESS.

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



SIGNED: _____
ROGER B DILL PLS 1408



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

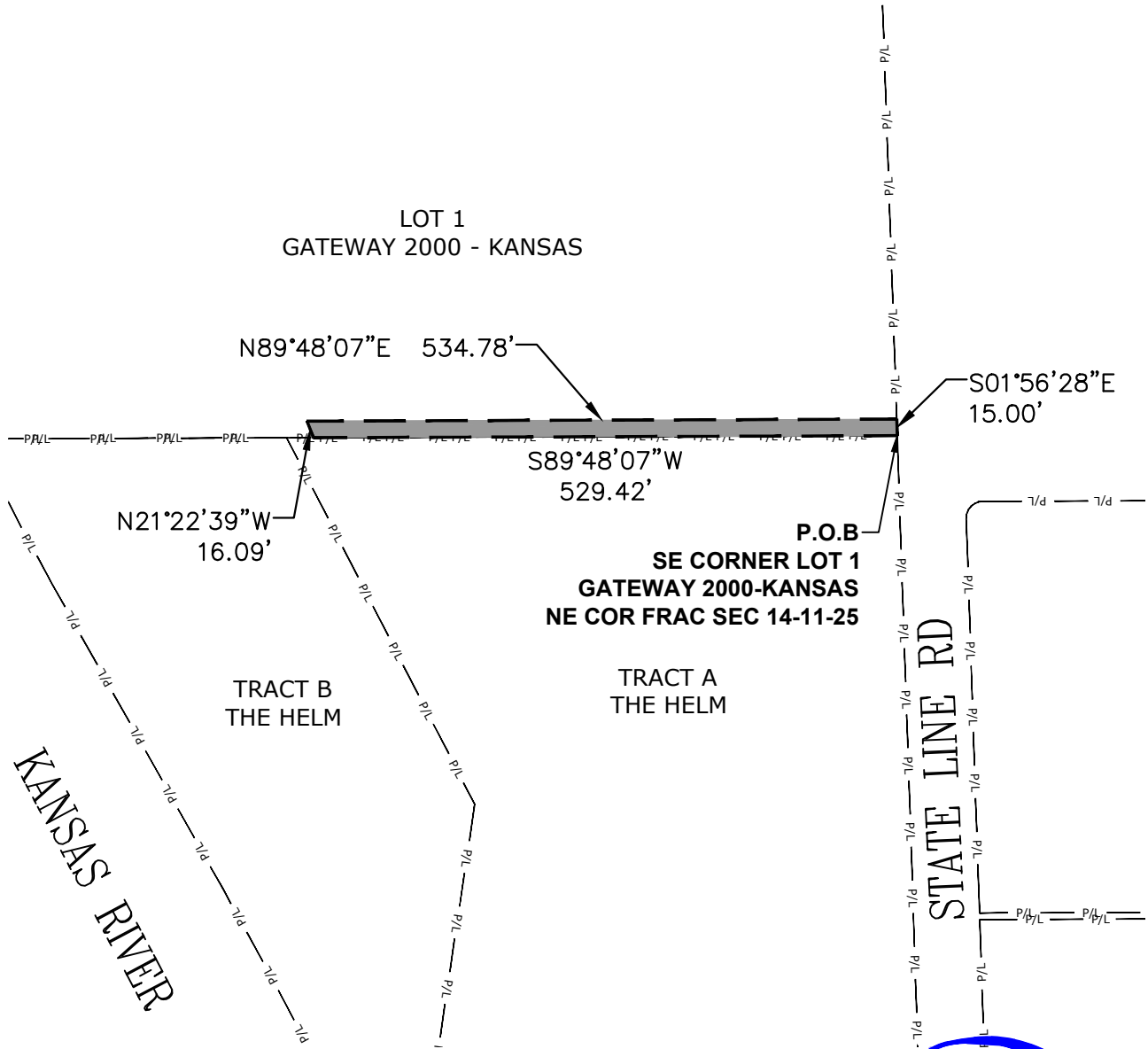
ROGER B DILL #1315
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF KANSAS #2613
ISSUED 01/20/2026 EXPIRES
01/20/2028

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

EXHIBIT B

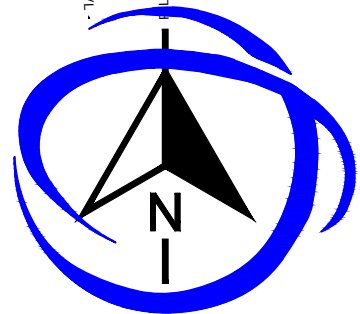
SHEET 4 OF 6

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



POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING

SECTION LINE
PROPERTY LINE
EASEMENT LINE



150 75 0 150
SCALE IN FEET



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

EXHIBIT C

SHEET 5 OF 6

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION:

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

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

CONTAINING 10770.42 SQ FEET OR 0.25 ACRES MORE OR LESS.

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



SIGNED: _____
ROGER B DILL PLS 1408


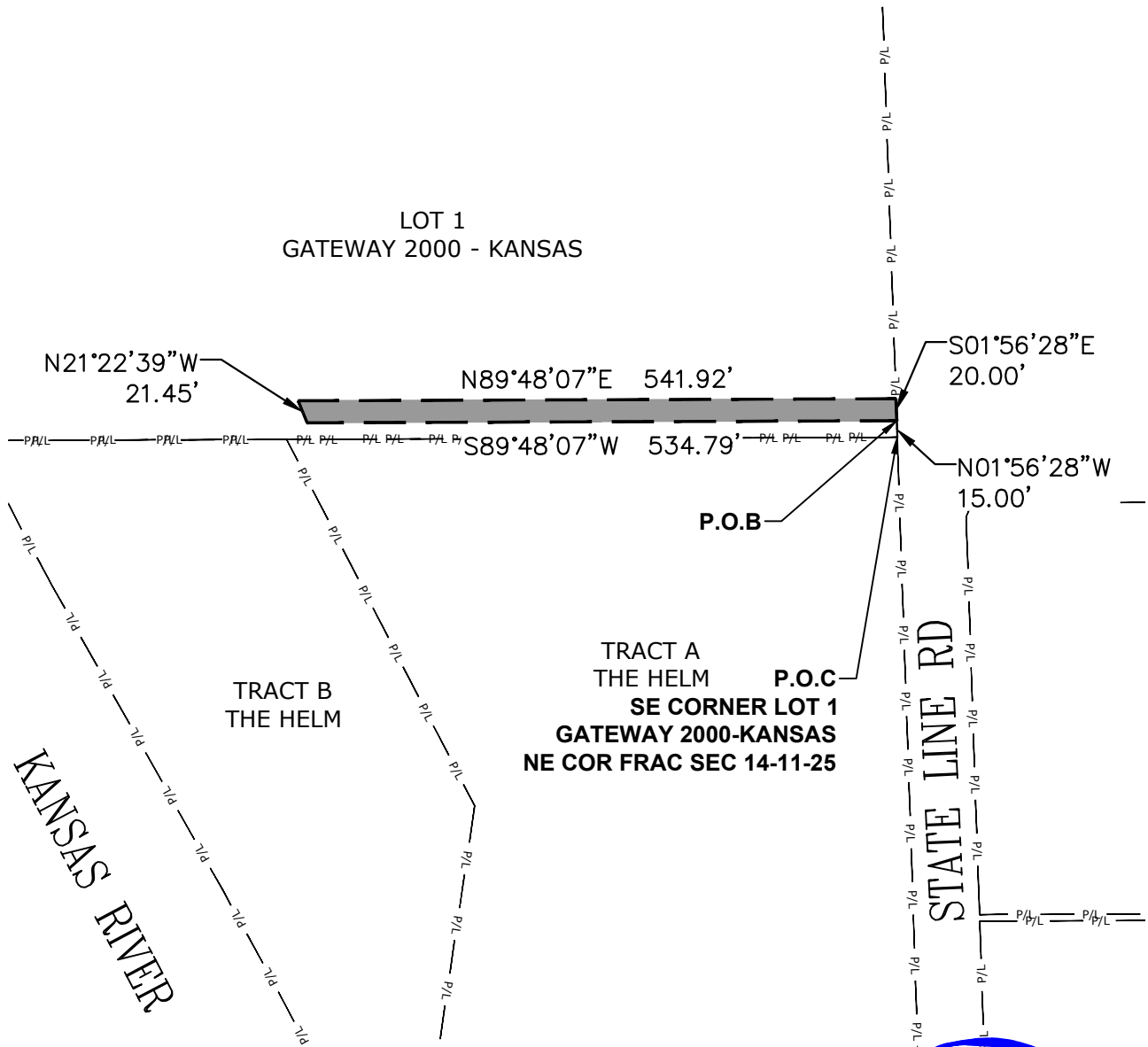
 ALC ATLAS LAND CONSULTING SURVEYING CIVIL ENGINEERING DRONE CAD 14500 Parallel Road, Unit R, Basehor KS 66007	BOARD OF PUBLIC UTILITIES 1414 GENESSEE ST KANSAS CITY, KS 64102		
	COUNTY		
	WYANDOTTE COUNTY		DATE: 01/20/2026

EXHIBIT C

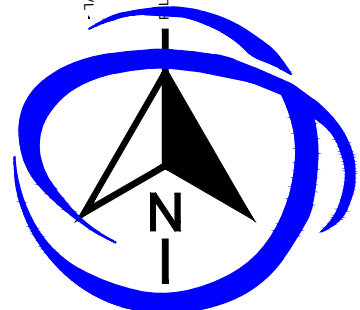
SHEET 6 OF 6

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



POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING

SECTION LINE
PROPERTY LINE
EASEMENT LINE



150 75 0 150
SCALE IN FEET



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



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">Shelley Kneuvean, Chief Financial Officer</div> skneuvean@wycokck.org x5849	Finance
AGENDA ITEM #3.2.		
PRESENTATION: DEBT STRATEGY		
BACKGROUND		
<p>In April 2025, a presentation was given regarding the debt position of the Unified Government including the City, County, and Enterprise funds. This led to the new debt adopted as part of the budget for 2026, and will be the focus of an ordinance coming forward in May to proceed with the 2026 debt projects approved in the capital improvements plan in accordance with the debt strategy.</p> <p>The presentation will also review proposed steps for the 2027 Budget & Beyond for discussion and guidance by the Mayor and Commission.</p>		
RECOMMENDATION		
For information only		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
none		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		

Approved by Mayor/Administrator to add to agenda.