

Unified Government of Wyandotte County and Kansas City, Kansas



BOARD OF COMMISSIONERS

Commission Chambers

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

Mayor Tyrone Garner

Commissioner At-Large Dist. 1 Melissa Bynum – Commissioner At-Large Dist. 2 Tom Burroughs –

Commissioner Dist. 1 Gayle E. Townsend – Commissioner Dist. 2 Bill Burns –

Commissioner Dist. 3 Christian Ramirez – Commissioner Dist. 4 Dr. Evelyn Hill –

Commissioner Dist. 5 Mike Kane – Commissioner Dist. 6 Phil Lopez –

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

MINUTES

Thursday, February 27, 2025

7:00 PM – 9:28 PM

Attendance:

Commissioner's Present:

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

Commissioner's Absent:

- None

Staff Present:

- David Johnston (County Administrator)
- Monica L. Sparks (Unified Government Clerk)
- Angela Lawson (Acting Chief Counsel)
- Irene Caudillo (Chief of Staff in Mayor's Office)
- LaVert Murray (Economic Development Advisor to the Mayor)
- Gunnar Hand (Director of Planning & Urban Design)

1. Call to Order

Mayor Garner called the meeting to order at 7:00 PM. Reverend Carter led the invocation, followed by the Pledge of Allegiance.

4. Revisions to Agenda

The Clerk reported there was an agenda update issued adding Item No. 8 to the Mayor's Agenda.

5. Mayor's Agenda**Item No. 1 - PRESENTATION: DOTTE PROUD RECOGNITION**

Thirteen community members were recognized:

- The Big Fish Restaurant (**Discussion Begins: 14:41**)
- Bonner Springs NAACP (**Discussion Begins: 16:47**)
- Donnell's Kitchen & Lounge (**Discussion Begins: 18:45**)
- Fast Fred's Market (**Discussion Begins: 20:58**)
- Holt's Barbershop (**Discussion Begins: 22:49**)
- Kansas City Kansas NAACP (**Discussion Begins: 25:06**)
- James' Lemonade (**Discussion Begins: 29:04**)
- NPB Companies (**Discussion Begins: 31:27**)
- Phil's Good Tires and Accessories (**Discussion Begins: 33:43**)
- Thatcher's Funeral Home (**Discussion Begins: 36:06**)
- Urban League of Greater Kansas City (**Discussion Begins: 39:34**)
- Wilson's Pizza (**Discussion Begins: 41:39**)
- 1930 Classic Kitchen (**Discussion Begins: 43:53**)

One individual was recognized:

- Karl Oakman, Chief of Police, Kansas City Kansas Police Department (**Discussion Begins: 7:42**)

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

Item No. 2 - REQUEST: HONORARY STREET NAME TO HONOR MAYOR JOSEPH E. STEINEGER (Discussion Begins: 48:40)

Economic Development Advisor LaVert Murray presented the request to establish an honorary street name for a portion of Riverview from 63rd Street to 65th Street as "Mayor Joseph E. Steineger Lane." Mayor Steineger served as mayor from 1987-1995 and led the process that resulted in the All-America City award.

Joe Steineger III spoke on behalf of the family, expressing gratitude for the honor.

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

Vote: Motion carries 10/0

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

Item No. 3 - REQUEST: HONORARY STREET NAME TO HONOR TEAM MACKENZIE WAY (Discussion Begins: 55:01)

Commissioner Burns presented the request to establish an honorary street name for a portion of 16th and Orville as "Team McKenzie Way" to honor Miss McKenzie Cowan, a 15-year-old student who died of cancer. The sign unveiling is scheduled for Tuesday at 5:00 PM.

Commissioner Burns made a motion to approve. The motion was seconded by Commissioner Lopez.

Vote: Motion carries 10/0

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

Item No. 4 – PROCLAMATION: FRIENDS OF YATES, 45TH ANNUAL BLACK MEN AND WOMEN OF DISTINCTION DAY IN RECOGNITION OF BLACK HISTORY MONTH. (Discussion Begins: 58:27)

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

Item No. 5 – PROCLAMATION: 74TH ANNUAL NATIONAL ENGINEERS WEEK. (Discussion Begins: 58:57)

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

Item No.6 – ORDINANCE: PROVIDING FOR COUNTY ADMINISTRATOR SUCCESSION (Discussion Begins: 59:19)

Angela Lawson, Chief Legal Counsel, presented an ordinance amending the code to provide for county administrator succession during periods of potential dismissal, resignation, or incapacitation. The ordinance would require the County Administrator to maintain a list of three qualified administrative officers.

Key Points

- **Purpose:** Amend the current code to clarify and improve the process for succession in the event the County Administrator is dismissed, resigns, is incapacitated, or is otherwise unable to serve.
- **List of Successors:** The ordinance requires the County Administrator to keep a permanent list of three qualified administrative officers who could exercise the powers and perform the duties of the County Administrator during absences or emergencies.
- **Scope:** The change covers both temporary and permanent absences, providing clarity where there was previously a “gray area” in the code.
- **Continuity of Government:** The intention is to ensure continuity of operations so that the government is always able to function, even in a crisis affecting the Administrator and key leaders.
- **Triggering Event:** If the County Administrator cannot serve (temporarily or permanently), one of the listed officers steps in until the Board of Commissioners consents to a new permanent appointment.

Commissioners discussed gaps in the current ordinance—such as no guidance if multiple top leaders are incapacitated—and suggested considering broader succession planning, possibly requiring a charter change.

Commissioner Ramirez made a motion to refer the matter back to standing committee for further discussion. The motion was seconded by Commissioner Davis.

Vote: Motion carries 10/0

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

Item No. 7 – ORDINANCE: PROHIBITING THE COUNTY ADMINISTRATOR FROM TERMINATING OR DISCIPLINING SUBORDINATES DUE TO UNFAVORABLE PERSONNEL ACTION (Discussion Begins: 1:23:41)

Angela Lawson, Chief Legal Counsel, presented an ordinance to prohibit county administrators from retaliating against subordinate employees when personnel actions are taken by the mayor or commission.

Key Points

- **Purpose:** The ordinance is designed to prohibit the county administrator from terminating, disciplining, or otherwise retaliating against subordinate employees under circumstances where the mayor or commission have taken a personnel action (e.g., dismissing or acting against the administrator).
- **Intent:** Its goal is to protect non-elected employees from retaliation (such as firing or demotion) by an outgoing or disciplined county administrator as a result of actions taken by the commission/mayor.
- **Context:** The ordinance is intended for “worst case” or “scorched earth” scenarios where an administrator who is removed (or about to be removed) could lash out at staff.
- **Scope Clarified:** Legal counsel emphasized that the mayor and commission only have direct hiring/firing authority over one employee—the county administrator—not other staff.

Commissioners in discussion and recommended sending the ordinance back to the standing committee for further research, refinement, and to gather HR/legal input

Commissioner Davis made a motion to refer the matter back to standing committee for further discussion. The motion was seconded by Commissioner Townsend.

Vote: Motion carries 10/0

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

**Item No. 8 – RESOLUTION: DECLINING 2025 COST OF LIVING INCREASE
(ADDED PER AGENDA UPDATE) (Discussion Begins: 1:34:07)**

Mayor Garner presented a resolution for himself and certain commissioners to decline 2025 cost of living increases as committed during budget negotiations when going revenue neutral. Legal counsel confirmed the resolution applied to Mayor Garner and Commissioners Hill, Townsend, Bynum, and Burroughs.

Mayor Garner made a motion to exclude the Mayor from receiving any compensation as far as pay increases this year. Mayor withdrew the motion.

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

Vote: Motion carries 10/0

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

6. Clerk's Statement (Statement Read: 1:47:11)

7. Planning and Zoning Consent Agenda (Discussion Begins: 1:47:11)

A. CHANGE OF ZONE APPLICATION

1. **COZ2024-041 - TYRONE HARRISON**

B. SPECIAL USE PERMIT APPLICATIONS

1. **SP2024-074 - ANDREW BESELICA**
2. **SP2024-107 - DAYTON ELMER**
3. **SP2024-113 - MAKSIM KUNAKHOVICH**
4. **SP2024-114 - BRIAN GLASSER**

5. **SP2024-115 - JACOB DOBBS WITH KAW VALLEY ENGINEERING**

6. **SP2024-118 - MICHAEL RHODES**

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

1. **AN ORDINANCE** rezoning property at 13303 Parallel Parkway (COZ2024-032) from A-G Agriculture District to R-1 Single-Family District.
2. **AN ORDINANCE** rezoning property at 8010 Parallel Parkway (COZ2024-037) from C-0 Nonretail Business District to CP-1 Planned Limited Business District.
3. **AN ORDINANCE** rezoning property at 4000 Adams Street (COZ2024-038) from R-1(B) Single-Family District to R-2(B) Two-Family District.
4. **AN ORDINANCE** rezoning property at 4209, 4211, and 4213 Adams Street (COZ2024-039) from R-1(B) Single-Family District to R-2(B) Two-Family District.
5. **AN ORDINANCE** authorizing a Special Use Permit (SP2024-061) for an event space with live entertainment at 735 Minnesota Avenue.
6. **AN ORDINANCE** authorizing a Special Use Permit (SP2024-094) for live entertainment at a restaurant at 2724 North 13th Street.
7. **AN ORDINANCE** authorizing a Special Use Permit (SP2024-103) for continuation of a used automotive dealership at 1401 Merriam Lane.
8. **AN ORDINANCE** authorizing a Special Use Permit (SP2024-109) for the operation of an automotive body shop at 5015 Gibbs Road.

Commissioner Kane made a motion to approve all items on the Planning and Zoning Consent Agenda as submitted, except Item No. 7.1. The motion was seconded by Commissioner Davis.

Vote: Motion carries 10/0

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

Set Aside

A request was made by Commissioner Lopez to set Item No. 7.1, COZ 2024-041 (Discussion Begins: 1:55:36)

COZ2024-041 - TYRONE HARRISON

Change of Zone from R-1 Single-Family District to A-G Agricultural District to keep two (2) cows and two (2) goats at 144 North 61st Street.

Staff presented opening comments.

Applicant was not present.

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

Commissioner Bynum made a motion to approve Item 7.1. The motion was seconded by Commissioner Davis.

Vote: Motion carries 7/3

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

9. Regular Consent Agenda (Discussion Begins: 2:02:01)

Item No. 1 - RESOLUTION: ADOPTING SUBSTANTIAL AMENDMENT TO 2023 HUD ANNUAL ACTION PLAN

Item No. 2 - ORDINANCE: AMENDING AND RELOCATING THE UNIFIED GOVERNMENT'S COMMUNITY BENEFITS ORDINANCE

Item No. 3 – ORDINANCE: AUTHORIZING FUNDING FOR UG PARKS AND RECREATION PROJECTS FROM THE COMMUNITY BENEFITS FUND

Item No. 4 – ORDINANCE: AUTHORIZING THE CREATION OF THE AFFORDABLE HOUSING TRUST FUND

Item No. 5 – ORDINANCE: AUTHORIZING THE CREATION OF THE CHILD CARE ACCESSIBILITY PROGRAM

Item No. 6 - PLAT: GARDEN ESTATES

Item No. 7 - MINUTES

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

Vote: Motion carries 10/0

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

12. Administrator's Agenda

Item No. 1 - RESOLUTION: GENERAL MOTORS ON MAIN STREET GRANT PROGRAM: CONNECTING COMMUNITY & CREATIVITY (Discussion Begins: 2:02:37)

This item is a request from the Transportation Department seek approval to apply for and accept a General Motors on Main Street 2025 grant.

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

Vote: Motion carries 10/0

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

Item No. 2 - ORDINANCE/RESOLUTION: SALE AND ISSUANCE OF GENERAL OBLIGATION 2025-A BONDS (Discussion Begins: 2:03:37)

The sale of general obligation bonds Series 2025A was presented by Kevin Wempe of Gilmore and Bell, the Unified Government's bond counsel.

Key Points

- Purpose: The bonds provide permanent financing for capital projects previously adopted in the capital improvement plan.
- Sale Outcome: Bids were taken the morning of the meeting; 10 bids received.
- Lowest Bidder: UBS Financial Services (New York desk) offered the lowest true interest cost.
- Interest Rate: The true interest cost for the bonds was about 3.81%, which was notably lower than anticipated.
- Financial Impact: The annual payments are approximately \$250,000 less than expected, resulting in an estimated \$5 million savings over 20 years.
- Credit Ratings: Both S&P Global and Moody's affirmed the UG's credit ratings ahead of the sale.

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

Vote: Motion carries 9/1

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

Item No. 3 - ORDINANCE: APPROVING ISSUANCE OF INDUSTRIAL REVENUE BONDS FOR HUDSON APARTMENTS LLC (Discussion Begins: 2:07:25)

The Hudson Apartments ordinance was presented by Kevin Wempe of Gilmore and Bell, the Unified Government's bond counsel.

Key Points

- Purpose: These IRBs support a 220-unit multifamily housing development, primarily to provide a property tax abatement for 10 years and a sales tax exemption on construction materials/furnishings.
- Assurance: There is no financial liability or credit risk to the Unified Government; repayment is the developer's responsibility.
- Background: The project had already been approved via earlier resolutions of intent (Dec 2021, March 2023); a performance agreement was executed to detail abatement terms.
- Additional Info: The tax abatement and IRB status will trigger payments in lieu of taxes starting in 2026.
- Project Site: Commissioners confirmed this site is where the old Cambridge Apartments once stood, and the redevelopment addresses previous habitability and topographical challenges.
- Neighborhood: The Rosedale area had no opposition to the project.

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

Vote: Motion carries 10/0

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

Item No. 4 - ORDINANCE: ISSUANCE OF BONDS BY KANSAS DEVELOPMENT FINANCE AUTHORITY FOR THE CHELSEA PLAZA PROJECT (Discussion Begins: 2:11:17)

Angela Lawson, Interim Chief Legal Counsel, introduced the item and offered remarks regarding the Chelsea Plaza item included:

- Explained this type of item (state-issued multifamily housing revenue bonds) has come before the commission several times recently.
- Stated the bonds would be issued by the Kansas Development Finance Authority (KDFA), with no financial obligation to Wyandotte County/Kansas City, Kansas.
- Noted the unified government has the right to review and, if it disapproves, the state must wait one year to issue the bonds for the project.
- Explained if the commission approves or takes no action, the state may move forward with the bond issuance.
- Described the resolutions: one for approval, one for disapproval, and clarified approval means the project can proceed.
- Shared that project representatives were present to answer any additional questions or provide further details.

John Oman of American Community Developers, with additional details provided by Jim Harrigan of Independent Management Services were present.

Commissioner Bynum made a motion to approve the ordinance. The motion was seconded by Commissioner Townsend.

Vote: Motion carries 10/0

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

15. Adjournment: (Discussion Begins: 2:25:04)

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

Vote: Motion carries 10/0

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

The meeting adjourned at 9:28 PM.

MAYOR GARNER
ADJOURNED THE MEETING AT 9:28 P.M.
February 27, 2025

Monica L. Sparks, CMC
Unified Government Clerk

MLS