

**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, June 27, 2024**

**7:42 PM-2:20 AM**

**Attendance:**

**Commissioner's Present:**

- Mayor Garner
- Commissioner Burroughs
- Commissioner Bynum
- Commissioner Davis
- Commissioner Stites
- Commissioner Lopez
- Commissioner Hill
- Commissioner Townsend
- Commissioner Burns
- Commissioner Ramirez (Left meeting at 11:00 PM)

**Commissioner's Absent:**

- Commissioner Kane

**Staff Present:**

- David Johnston (County Administrator)
- Monica L. Sparks (Interim UG Clerk)
- Angela Lawson (Acting Chief Counsel)
- Dr. Shelly Kneuvean (Chief Financial Officer)
- James Malloy (Urban Planning & Design)
- LaVert Murray (Economic Development Advisor to the Mayor)

**I. Call to Order**

Mayor Garner called the meeting to order at 7:42 PM. Sister Therese Bangert, Our Lady Saint Rose Catholic Church, led the invocation, followed by the Pledge of Allegiance.

**V. Revisions to Agenda (Discussion Begins 16:45)**

The Clerk reported there was an agenda update issued adding documents to Mayor's Agenda Item No. 1 and adding Item No. 5 to the Regular Consent Agenda, however, the item will not be heard this evening and will be withdrawn.

**VI. Clerk's Statement (Statement Read 3:12:30)****VII. Administrator's Agenda****Item No. 1 RESOLUTION: INTENT TO EXCEED REVENUE NEUTRAL RATE  
(Discussion Begins 18:50)**

Administrator David Johnston introduced the item, with CFO, Dr. Shelley Kneuvean, providing detailed explanation.

Dr. Kneuvean explained that the resolution preserves the option for the Commission to make decisions regarding tax levy once the full budget is presented in early August. She emphasized that the resolution does not set the tax levy but simply meets a statutory requirement to preserve options, also called a resolution to set the revenue neutral rate (RNR).

**Key points:**

- Revenue neutral means the UG would not bring in more revenue than the previous year (\$467 million current budget)
- The resolution preserves flexibility for budget decisions in August
- Economic development projects coming off incentives onto tax roll and would not benefit the UG under revenue neutral
- State statutory requirement

Mayor Garner opened public comment, explaining the difference between revenue-neutral and exceeding revenue-neutral.

**Public Comments:**

- 1. Tori Walker (Comments Begin: 28:29)**
- 2. Tim Lewis Comments Begin: 31:44)**
- 3. Dr. Alma Hall (Comments Begin: 34:04)**
- 4. Linda Smith Heiser (Comments Begin: 37:17)**
- 5. Jim Glover (Comments Begin: 39:39)**
- 6. Mike Thompson (Comments Begin: 41:22)**
- 7. Scott Harding (Comments Begin: 44:49)**
- 8. Christy Drury (Comments Begin: 48:13)**
- 9. Denise Smith Heisler (Comments Begin: 49:16)**
- 10. Ryan Parker (Comments Begin: 51:59)**
- 11. Kevin McCarthy (Comments Begin: 54:39)**
- 12. CeCe Harlan (Comments Begin: 56:10)**
- 13. Mia Jay (Comments Begin: 58:05)**
- 14. Kenny Shaw (Comments Begin: 1:00:38)**
- 15. Cheryl Yates (Comments Begin: 1:02:39)**
- 16. Louise Lynch (Comments Begin: 1:06:07)**
- 17. Curtis Martin (Comments Begin: 1:10:34)**
- 18. Fanny Hill (Comments Begin: 1:13:43)**
- 19. Barry Anderson (Comments Begin: 1:18:21)**
- 20. Pamela Penn Hicks (Comments Begin: 1:21:30)**
- 21. Monica McMurray (Comments Begin: 1:24:03)**
- 22. Sam Stilwell (Comments Begin: 1:27:27)**
- 23. Tracy Ramey (Comments Begin: 1:31:50)**
- 24. Tony Burke (Comments Begin: 1:35:04)**
- 25. Carolyn Caiharr (Comments Begin: 1:36:48)**
- 26. Tyrone Montague (Comments Begin: 1:38:40)**
- 27. Christina Corcoran (Comments Begin: 1:42:06)**
- 28. Darnell Bush (Comments Begin: 1:45:47)**

- 29. Maiyah Romero (Comments Begin: 1:49:37)**
- 30. Teddy Scott (Comments Begin: 1:53:02)**
- 31. Carolyn Wyatt (Comments Begin: 1:56:10)**
- 32. Dr. Brenda Scruggs (Comments Begin: 1:58:35)**
- 33. Albert McComas (Comments Begin: 2:00:32)**
- 34. Alex Sanchez (Comments Begin: 2:03:45)**
- 35. Robert Carl (Comments Begin: 2:07:09)**
- 36. Darryl Hall (Comments Begin: 2:10:10)**
- 37. Dwayne Beth (Comments Begin: 2:12:35)**
- 38. Earl Watson Jr. (Comments Begin: 2:15:42)**
- 39. Don Crane (Comments Begin: 2:20:10)**
- 40. Joe Caiharr (Comments Begin: 2:21:39)**
- 41. Randy Dye (Comments Begin: 2:24:42)**
- 42. Eric Murray (Comments Begin: 2:25:09)**
- 43. Stephanie Barton (Comments Begin: 2:28:20)**
- 44. Karen Scheible (Comments Begin: 2:31:35)**

The public comment period was closed.

**The Commission went into recess at 10:05 PM.**

**The meeting was reconvened at 10:19 PM.**

Commissioner Lopez made a motion to disapprove of the option to exceed revenue-neutral.  
After further discussion, Commissioner Lopez rescinded the motion.

**Mayor left meeting at 10:44 PM; Burroughs Acting Mayor Pro Tem. Mayor returned to meeting at 10:45 PM.**

Commissioner Lopez made a motion not to exceed revenue neutral. The motion was seconded by Commissioner Burns.

Vote: Motion carries 9/0

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

### **X. Mayor's Agenda**

#### **Item No. 1 - Proclamation proclaiming June 22, 2024, as Earl Watson Sr. Day. (Discussion Begins 3:07:45)**

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

#### **Item No. 2 - Proclamation proclaiming June 9, 2024, as Rev. Dr. Seth C. Harris, Sr. Day (Discussion Begins 3:11:30)**

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

#### **Item No. 3 - Proclamation proclaiming June 19, 2024, as Juneteenth Freedom Day (Discussion Begins 3:11:48)**

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

#### **Item No. 4 - Proclamation proclaiming the month of June 2024 as Pride Month (Discussion Begins 3:12:03)**

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

### **VII. Planning and Zoning Consent Agenda (Discussion Begins 3:17:50)**

#### **A. CHANGE OF ZONE APPLICATIONS**

1. COZ2024-009 KARI JACOBSON
2. COZ2024-012 RICK CUNNINGHAM

#### **B. SPECIAL USE PERMIT APPLICATIONS**

1. SP2024-018 WIL ANDERSON WITH BHC RHODES
2. SP2024-024 TINA CARUSO WITH TANNERS BAR AND GRILL

3. SP2024-026 LOGAN SMITH WITH HILLSIDERS KC
- 4.SP2024-029 ADAM REYNOLDS
5. SP2024-030 CHRIS SCHUBERG WITH HERITAGE CRYSTAL CLEAN LLC
6. SP2024-031 SHAYMOND ALAN JANES
7. SP2024-032 TINA P. HER
8. SP2024-034 ALEXANDRA BURNHAM WITH SPRINGFIELD LLC

#### **C. VACATION APPLICATIONS**

- 1.VAC2024-003 AUSTIN THOMPSON WITH ATLAS LAND CONSULTING
2. VAC2024-004 CHRIS DOYLE WITH HOMEFIELD
3. VAC2024-005 CHRIS DOYLE WITH HOMEFIELD

#### **D. MASTER PLAN AMENDMENT APPLICATIONS**

1. MPL2024-004 KARI JACOBSON
2. MPL2024-007 RICK CUNNINGHAM

#### **E. MISCELLANEOUS - ORDINANCES (The following ordinances formalize previous Commission approval.)**

1. AN ORDINANCE rezoning property at 9407 Main Street, (#3186) from A-G Agriculture District to MP-3 Planned Heavy Industrial District
2. AN ORDINANCE rezoning property at 1435 and 1501 South 88<sup>th</sup> Street, (COZ2024-007) from R-1 Single Family District to A-G Agriculture District
3. AN ORDINANCE rezoning property located at 9151 Parallel Parkway, (COZ2024-010) from R-1 Single Family District to CP-O Planned Non-Retail Business District.
4. AN ORDINANCE rezoning property at 1323 South 59<sup>th</sup> Lane and 1413 South 59<sup>th</sup> Street, (COZ2024-011) from R-1 Single Family District to MP-2 Planned General Industrial District.
5. AN ORDINANCE authorizing a Special Use Permit (SP2023-110) to continue to operate an automotive salvage yard/retail sales operation at 1142 South 12<sup>th</sup> Street.
6. AN ORDINANCE authorizing a Special Use Permit (SP2024-006) for continuation of a liquor store at 8537 State Avenue.
7. AN ORDINANCE authorizing a Special Use Permit (SP2024-015) for continuation of a Short-Term Rental at 4410 Rainbow Boulevard.
8. AN ORDINANCE authorizing a Special Use Permit (SP2024-019) for a non-owner-occupied Short-Term Rental at 7917 Tauromee.
9. AN ORDINANCE authorizing a Special Use Permit (SP2024-017) for stockpiling of excavated materials at 1911 Foxridge Drive.
10. AN ORDINANCE authorizing a Special Use Permit (SP2023-122) for a non-owner-occupied Short-Term Rental at 6115 Oak Grove Road.

Commissioner Stites made a motion to approve all items on the Planning and Zoning Consent Agenda as submitted. The motion was seconded by Commissioner Burroughs.

Vote: Motion carries 8/0

- Ayes: Lopez, Stites, Burroughs, Townsend, Davis, Bynum, Burns, Hill
- Nays: None
- Absent: Kane, Ramirez (Left meeting at 11:00 PM)

## **IX. Planning and Zoning Non-Consent Agenda**

### **A. CHANGE OF ZONE APPLICATIONS**

#### **Item 1. COZ2024-004 – FRED DEL TORO (Discussion Begins 3:27:05)**

Staff and the Applicant presented opening comments.

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

Commissioner Lopez made a motion to approve the matter as submitted. After further discussion, Commissioner Lopez rescinded his motion.

Commissioner Lopez made a motion to approve the item with maximum ownership of three horses and striking conditions 1 and 2. The motion was seconded by Commissioner Burns.

Vote: Motion carries 7/1

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

### **B. SPECIAL USE PERMIT APPLICATIONS**

#### **Item No. 1 SP2024-014 KAJSA MULLENIX (Discussion Begins 3:56:10)**

Staff and the Applicant presented opening comments.

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

Commissioner Burns made a motion to accept the recommendation of the Planning Commission for denial. The motion was seconded by Commissioner Lopez.

Vote: Motion carries 8/0

- Ayes: Lopez, Stites, Burroughs, Davis, Bynum, Burns, Hill, Townsend

- Nays: None
- Absent: Kane, Ramirez

**Commissioner Burroughs made a motion to suspend rules to proceed past midnight, Rule 517. The motion was seconded by Commissioner Bynum.**

Vote: Motion carries 8/0

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

**Item No. 2 SP2024-027 KATELYN WOLF WITH BARTLETT + WEST (Discussion Begins 4:16:25)**

Staff and the Applicant presented opening comments.

The Mayor opened the public hearing.

The following individual offered a comment in opposition to the project:

- **Thomas Crafton (Comments Begin: 4:29:30)**

The public hearing was closed.

Commissioner Burroughs made a motion to return the matter to the Planning Commission for further input from residents and information from BPU. The motion was seconded by Commissioner Davis.

Vote: Motion carries 8/0

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

**X. Regular Consent Agenda (Discussion Begins 5:02:57)**

Item No. 1 – RESOLUTION: HUMAN RESOURCES POLICY UPDATE REGARDING TAKE-HOME VEHICLES

Item No. 2 – NOMINATIONS: BOARDS AND COMMISSIONS

Item No. 3 - MINUTES

Item No. 4 – WEEKLY BUSINESS

Item No. 5 - RESOLUTION: SETTING PUBLIC HEARING (AMERICAN ROYAL DEVELOPMENT PROJECT) (REMOVED FROM AGENDA)

Commissioner Bynum made a motion to approve all items on the Consent Agenda, except the item previously removed. The motion was seconded by Commissioner Burroughs.

Vote: Motion carries 8/0

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

## **XII. Public Hearing Agenda**

### **Item No. 1 PUBLIC HEARING/ORDINANCE: CREATION OF A KAW RIVER BRIDGE COMMUNITY IMPROVEMENT DISTRICT (Discussion Begins 5:03:39)**

Todd LaSala, Legal Counsel, presented the CID creation for the Kaw River Bridge Project. The UG made a \$2.5 million grant to be recouped through TIF and CID. The CID will be 2% sales tax for 22 years, with the developer getting \$485,000 for bridge strengthening costs first.

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

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

Vote: Motion carries 8/0

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

## **XIV. Commissioners' Agenda**

### **Item No. 1 TRAVEL REQUEST: COMMISSIONER DAVIS (Discussion Begins 5:18:56)**

Commissioner Davis requested approval of travel to attend conferences for professional development and grant opportunities, noting he previously found a \$200,000 ESG Energy Savings Community Block Grant at such conferences.

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

Vote: Motion carries 8/0

- Ayes: Lopez, Stites, Burroughs, Davis, Bynum, Burns, Hill, Townsend

- Nays: None
- Absent: Kane, Ramirez

**Item No. 2 APPROVAL: DISBURSEMENT OF 2024 CASINO GRANT FUNDS  
(Discussion Begins 5:21:40)**

Commissioner Burroughs made a motion to approve the item. The motion was seconded by Commissioner Burns.

Vote: Motion carries 8/0

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

**Commissioner Bynum made a motion to adjourn and reconvene as the Land Bank Board of Trustees. The motion was seconded by Commissioner Burroughs. (Discussion Begins 5:22:10)**

Vote: Motion carries 8/0

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

**XV. Land Bank Board of Trustee's Consent Agenda (Discussion Begins 5:25:10)**

**Item No. 2 - LAND BANK PROPERTY TRANSFERS**

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

Vote: Motion carries 8/0

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

**Set aside Items:**

**A request was made by LaVert Murray (Kansas City, Kansas) to set aside Item No. A12  
(Discussion Begins 5:25:12)**

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

Mr Murray and the Applicant presented opening comments.

Commissioner Lopez made a motion to deny Item No. A.12, Land Bank Option. The motion was seconded by Commissioner Burns.

Vote: Motion failed 5/4

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

Remaining Items A, B, and C (**Discussion Begins 6:33:44**)

Commissioner Bynum made a motion to approve all remaining items A, B, and C on the Consent Agenda. The motion was seconded by Commissioner Davis.

Vote: Motion carries 6/2

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

**A request was made by Commissioner Bynum to set aside Item No. 3 (Discussion Begins 6:35:39)**

Item No. 3 – **RESOLUTION: APPROVING LAND BANK POLICY UPDATE**

Commissioner Bynum made a motion to return the item to the July 29<sup>th</sup> Neighborhood and Community Development standing committee meeting for the purpose of community leaders to make a presentation for possible addition to the policy. The motion was seconded by Mayor Garner.

Vote: Motion carries 7/1

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

**Adjournment: (Discussion Begins 6:39:21)**

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

Vote: Motion carries 8/0

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

**MAYOR GARNER**  
**ADJOURNED THE MEETING AT 2:20 AM**  
**JUNE 27, 2024**

---

Monica L. Sparks, CMC  
Unified Government Clerk

ML