

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, August 29, 2024

7:00 PM – 10:49 PM

Attendance:

Commissioners Present:

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

Commissioners Absent:

- Commissioner Burns
- Commissioner Ramirez

Staff Present:

- David Johnston (County Administrator)
- Angela Lawson (Acting Chief Counsel)
- Monica L. Sparks (Unified Government Clerk)
- James Malloy (Urban Planning & Design)
- Dr. Shelley Kneuvean (Chief Financial Officer)
- Deasiray Bush (Director of Public Transportation)
- Jeff Conway (Legal Department)
- Angel Ferrara (Parks Director)

I. Call to Order (Discussion Begins 1:24)

Mayor Garner called the meeting to order at 7:00 PM. Chaplain Ken Netting of Grace Lutheran Church led the invocation, followed by the Pledge of Allegiance.

V. Revisions to Agenda (Discussion Begins 3:12)

The Clerk reported there was an agenda update issued, adding Item No. 2 to the Mayor's Agenda.

VI. Mayor's Agenda**Item No. 1 - STATEMENT: JOINT MEETING WITH BOARD OF PUBLIC UTILITIES, UNIFIED GOVERNMENT ELECTED BODIES AND EXECUTIVE STAFF (Discussion Begins 3:29)**

Mayor Garner provided an update on a special joint session held with the Board of Public Utilities (BPU) prior to this meeting. He announced plans to review BPU operations and potentially explore options including selling BPU in part or whole, fully consolidating BPU into the Unified Government, or maintaining current operations with increased commission oversight.

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

Item No. 2 - RESOLUTION: AMENDING THE TWO-YEAR MEETING CALENDAR (ADDED PER AGENDA UPDATE) (Discussion Begins 7:44)

The two-year meeting calendar amendment was briefly discussed during the meeting. Commissioner Burns requested changes to some meeting dates, primarily to avoid conflicts with events like football games and Halloween. The proposed changes included moving some

Thursday meetings to Wednesday. Moving some Monday meetings to Tuesday. And adjusting dates for specific standing committee meetings.

Commissioner Kane made a motion to deny the resolution. The motion was withdrawn by Commissioner Kane.

Commissioner Kane made a motion to deny the item and send it back to the Standing Committee for discussion. The motion was seconded by Commissioner Townsend.

Vote: Motion carries 8/0

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

VII. Clerk's Statement (Statement Read 18:11)

VIII. Planning and Zoning Consent Agenda (Discussion Begins 32:07)

A. SPECIAL USE PERMIT APPLICATIONS

4. COZ2024-024 - BRIAN LAVERY

B. VACATION APPLICATION

1. SP2024-005 - SOL JIMENEZ WITH VILLEDA'S WORKSHOP LLC
2. SP2024-042 - LANXIN ZHENG
3. SP2024-044 - TOM PROEBSTLE WITH SKYLINE PROPERTY
4. SP204-045 - TRISTIN PERKINS
5. SP2024-046 - MICHAEL SIMMONS

C. VACATION APPLICATIONS

1. VAC2024-006 - WIL ANDERSON WITH BHC RHODES
2. VAC2024-007 - JANE WINKLER PHILBROOK TRUST

D. PLAN REVIEW APPLICATIONS

1. PR2024-012 - KILE MORRISON WITH ARCHIMAGES

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

1. AN ORDINANCE rezoning property at 1625 South 86th Street
2. AN ORDINANCE rezoning property at 4110 North 55th Street

3. AN ORDINANCE authorizing a Special Use Permit for continuation of on-site grading and dirt removal at 1625 South 86th Street
4. AN ORDINANCE authorizing a Special Use Permit (SP2024-009) to keep an office trailer on the property while the existing structure undergoes renovation at 1120 North 8th Street
5. AN ORDINANCE authorizing a Special Use Permit (SP2024-035) for a non-owner-occupied Short-Term Rental at 2504 West 47th Street
6. AN ORDINANCE authorizing a Special Use Permit (SP2024-036) to continue to operate a training facility for excavating and pipeline operations for Kansas Gas Service at 8535 Riverview Avenue
7. AN ORDINANCE authorizing a Special Use Permit (SP2024-037) to host small-scale events at a privately operated park at 600 Washington Boulevard and 1308 North 6th Street
8. AN ORDINANCE authorizing a Special Use Permit (SP2024-038) for a truck repair shop and parking at 919 South 26th Street
9. AN ORDINANCE authorizing a Home Occupation Special Use Permit (SP2024-039) to make bath products at 49 South 64th Street
10. AN ORDINANCE authorizing a Special Use Permit (SP2024-041) for a liquor store at 9801 Parallel Parkway

Commissioner Kane made a motion to approve all items on the Planning and Zoning Consent Agenda as submitted, except for items A1, A2, and A3. The motion was seconded by Commissioner Stites.

Vote: Motion carries 8/0

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

Set Aside Items:

A request was made by Commissioner Burroughs to set aside Item Nos. A.1, A.2, and A.3.

A. SPECIAL USE PERMIT APPLICATIONS (Discussion Begins 32:49)

1. COZ2024-021 - JUSTIN MILBURN WITH MILBURN CIVIL ENGINEERING

Staff and the Applicant presented opening comments.

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

Commissioner Burroughs made a motion to remand back to the Planning Commission. The motion was seconded by Commissioner Davis.

Vote: Motion carries 8/0

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

2. COZ2024-022 - ROGER BARRETT (**Discussion Begins 46:58**)

Staff and the Applicant presented opening comments.

The Mayor opened the public hearing. Comments were received.

Comments in Favor:

- **Matt Watkins (Kansas City, Kansas) (Comments Begin 57:49)**
- **Gayle Bergman (Kansas City, Kansas) (Comments Begin 1:00:15)**

Comments in Opposition:

- **Becky Boucher (Kansas City, Kansas) (Comments Begin 1:01:20)**
- **Fred Postlethwaite (Kansas City, Kansas) (Comments Begin 1:05:19)**

The public hearing was closed.

Commissioner Kane made a motion to remand back to the Planning Commission. The motion was seconded by Commissioner Burroughs.

Vote: Motion carries 8/0

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

3. COZ2024-023 - BRIAN HOCHSTEIN (**Discussion Begins 1:22:53**)

Staff and the Applicant presented opening comments.

The Mayor opened the public hearing. Comments were received.

Comments in Opposition:

- **Karen Schivi (Kansas City, Kansas) (Comment Begins 1:29:00)**

The public hearing was closed.

Commissioner Burroughs made a motion to remand back to the Planning Commission. The motion was seconded by Commissioner Lopez.

Vote: Motion carries 8/0

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

IX. Planning & Zoning Non-Consent Agenda (Discussion Begins 1:42:19)

A. SPECIAL USE PERMIT APPLICATIONS

1. SP2024-027 - KATELYN WOLF WITH BARTLETT + WEST

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 deny. The motion was withdrawn by Commissioner Lopez.

Commissioner Townsend made a motion to hold over to next Planning & Zoning meeting. The motion was seconded by Commissioner Hill.

Vote: Motion carries 8/0

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

2. SP2024-047 - SELENA UMANA WITH THE RED CIRCLE, LLC (Discussion Begins 1:58:00)

Staff and the Applicant presented opening comments.

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

Commissioner Townsend made a motion to set it over to the next meeting. The motion was seconded by Commissioner Davis. The motion was withdrawn by Commissioner Townsend. The second was withdrawn by Commissioner Davis.

Commissioner Townsend made a motion to send it back to the Planning Commission. The motion was seconded by Commissioner Davis.

Vote: Motion carries 8/0

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

X. Regular Consent Agenda (Discussion Begins 2:39:06)

Item No. 1 – RESOLUTION: SECOND AMENDMENT TO THE 505 CENTRAL DEVELOPMENT AGREEMENT

Item No. 2 – PLAT: WIDNER ESTATES

Item No. 3 – PLAT: CUNNINGHAM ACRES

Item No. 4 – PLAT: BURNS MEADOWS

Item No. 5 – PLAT: HOLLINGSWORTH ACRES

Item No. 6 – PLAT: MIES FAMILY FOODS

Item No. 7 – MINUTES

Item No. 8 – WEEKLY BUSINESS

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

Vote: Motion carries 8/0

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

XI. Public Hearing Agenda

Item No. 1 – RESOLUTION: MARSHALLTOWN COMPANY INDUSTRIAL REVENUE BONDS (Discussion Begins 2:39:54)

The Marshalltown Company project was presented by Joe Carter, President and CEO of Marshalltown Company. Joe Mather, Corporate Facilities Manager. Cam Duff, Developer from Scannell. Kevin Wempe from Gilmore and Bell (Bond Counsel) provided technical details about the industrial revenue bond issuance. The Marshalltown Company presented a project for a new distribution center at the 435 Logistics Center, seeking \$27 million in industrial revenue bonds.

Key points:

- 207,000 square foot warehouse facility on 34 acres
- Potential for future expansion to 500,000 square feet
- Initial employment of 20 employees, potential to grow to 100
- Robotics and automation planned
- Privately held 134-year-old company manufacturing construction tools and materials

Staff and the Applicant presented opening comments.

The Mayor opened the public hearing. Comments were received.

Comments in favor:

- **Greg Kindle (President of Economic Development Council, Kansas City, KS)
(Comment Begins 2:48:11)**

The public hearing was closed.

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

Vote: Motion carries 8/0

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

XII. Administrator's Agenda

Item No. 1 – ORDINANCE/RESOLUTION: ARPA ALLOCATIONS 2024 (Discussion Begins 3:01:32)

David Johnston, County Administrator, and Dr. Shelley Kneuvean, Chief Financial Officer, Proposed Allocations:

- TB outbreak response and Hispanic healthcare navigator
- Transit shelters and vehicles
- Park improvements (Boston Daniels, Eisenhower)
- Animal control modular building
- General fund balance (\$1 million)

Multiple commissioners expressed concerns about the process, timeline, and lack of community input. Commissioner Davis requested a more deliberative approach to community involvement. Commissioner Bynum suggested restoring the neighborhood grants program.

County Administrator David Johnston withdrew the item to schedule a special meeting for further discussion.

Vote: No vote taken due to withdrawal

Commissioner Bynum made a motion to adjourn and reconvene as the Land Bank Board of Trustees. The motion was seconded by Commissioner Townsend. (Discussion Begins 3:43:38)

Vote: Motion carries 8/0

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

XV. Land Bank Board of Trustee's Consent Agenda (Discussion Begins 3:44:05)

Item No. 1 - LAND BANK OPTIONS

Item No. 2 - LAND BANK PROPERTY TRANSFERS

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

Vote: Motion carries 7/1

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

Adjournment: (Discussion Begins 3:44:41)

Commissioner Townsend moved to adjourn the meeting. The motion was seconded by Commissioner Davis.

Vote: Motion carries 8/0

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

MAYOR GARNER

ADJOURNED THE MEETING AT 10:49 P.M.

August 29, 2024

Monica L. Sparks, CMC

Unified Government Clerk

BM