

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, September 26, 2024

7:05 PM – 9:35 PM

Attendance:

Commissioners Present:

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

Commissioners Absent:

- None

Staff Present:

- Alan Howze (Assistant County Administrator)
- Angela Lawson (Acting Chief Counsel)
- Monica L. Sparks (Unified Government Clerk)
- Irene Caudillo (Chief of Staff in Mayor's Office)
- Jeff Conway (Senior Counsel)
- Dr. Shelley Kneuvean (Chief Financial Officer)

I. Call to Order

Mayor Garner called the meeting to order at 7:05 PM. Pastor Kemper of Ebenezer Ministries led the invocation, followed by the Pledge of Allegiance.

V. Revisions to Agenda

No revisions to the agenda were reported.

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

Two community members were recognized:

- Italian Delight (**Discussion Begins: 7:06**)
- Lindsay Lopez (**Discussion Begins: 15:18**)

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

Item No. 2 - Proclamation proclaiming September 7, 2024, as Rosedale Memorial Arch 100th Day. (Discussion Begins: 33:12)

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

VII. Clerk's Statement (Statement Read: 37:02)

VIII. Planning and Zoning Consent Agenda (Discussion Begins: 44:40)

A. SPECIAL USE PERMIT APPLICATIONS

1. COZ2024-019 - JON SIMPSON WITH BHC RHODES

B. VACATION APPLICATION

1. SP2024-052 - ROBBIN BEEBE
2. SP2024-053 - REBEKAH SAMUEL WITH BLUE ATLAS LLC
3. SP2024-056 - JESUS GERARDO-GONZALEZ WITH G + J ENTERTAINMENT
4. SP2024-058 - REGINA COMPERNOLLE WITH SACRED EARTH ARTS LLC
5. SP2024-060 - TYLER REYNOLDS

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

1. AN ORDINANCE rezoning property at approximately 6111 Leavenworth Road
3. AN ORDINANCE rezoning property at approximately 9400 State Avenue
4. AN ORDINANCE authorizing a Special Use Permit (SP2023-058) for ten (10) managed care units for temporary housing and office for Wyandotte County Behavioral Health at 6111 Leavenworth Road
5. AN ORDINANCE authorizing a Special Use Permit (SP2024-045) for continuation of a Short-Term Rental at 1945 West Lawrence Court
6. AN ORDINANCE authorizing a Special Use Permit (SP2024-046) for a private club with live entertainment at a smoking lounge at 407 North 6th Street
7. AN ORDINANCE vacating street right-of-way (VAC2024-006) at 534 Garnett Avenue
8. AN ORDINANCE vacating utility easement (VAC2024-002) repealing ordinance 0-76-24 passed by the Board of Commissioners on July 11, 2024, and published in THE WYANDOTTE ECHO on July 25, 2024, and enacting a new ordinance vacating 7908 State Avenue
9. AN ORDINANCE vacating a portion of right-of-way (VAC2024-007) at 7161 State Avenue

Commissioner Kane 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 10/0

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

X. Regular Consent Agenda (Discussion Begins 45:55)

Item No. 1 – RESOLUTION: 2023 RECREATION TRAILS PROJECT GRANT AWARD

**Item No. 2 – ORDINANCE: AMENDING THE POWERS OF THE COUNTY
ADMINISTRATOR REGARDING THE LEASE OF UNIFIED
GOVERNMENT PROPERTY IN ECONOMIC DEVELOPMENT
PROJECTS**

Item No. 3 - PLAT: DOVER RIDGE

Item No. 4 - PLAT: WOLCOTT MEADOWS

Item No. 5 – PLAT: I-435 LOGISTICS PARK 2ND PLAT

Item No. 6 – PLAT: MILES LEASING

Item No. 7 – MINUTES

Item No. 8 – WEEKLY BUSINESS

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

Vote: Motion carries 10/0

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

XI. Standing Committees' Agenda

**Item No. 1 – RESOLUTION: APPROVING ARPA ALLOCATION FOR
NEIGHBORHOOD GRANTS (Discussion Begins 46:42)**

Commissioner Bynum presented the resolution for neighborhood grants during the Standing Committees' Agenda. The resolution authorized disbursement of \$35,778 in ARPA funding for neighborhood grants.

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

Vote: Motion carries 10/0

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

Commissioner Lopez made a motion to reconsidered Item No. 1. The motion was seconded by Commissioner Stites.

Vote: Motion fails 3/7

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

Item No. 2 – RESOLUTION: APPROVING ARPA ALLOCATIONS ALL ACCESS PARK BENCHES (Discussion Begins: 47:59)

Commissioner Bynum presented the resolution for All Access Park Benches. It proposed allocating \$15,000 in ARPA funding for park benches. Commissioner Burroughs raised concerns about using ARPA funds, suggesting the parks and recreation department should fund the benches from their own budget. Ultimately, the funds remained in reserve, and the item was not approved.

Commissioner Bynum made a motion to approve. The motion was seconded by Commissioner Davis. The motion was retracted. After further discussion, no action was taken.

XII. Administrator's Agenda

Item No. 1 – ORDINANCE: KANSAS DEVELOPMENT FINANCE AUTHORITY FOR GATEWAY PLAZA PROJECT (Discussion Begins: 1:31:23)

John Owen and Jim Harrigan from American Community Developers presented the Gateway Plaza Project Funding details. Jeff Conway, legal counsel, also provided additional context about the state funding process. The Gateway Plaza Project Funding involved a multi-family housing revenue bonds application.

Key details:

- Located at 1430 North Fourth Street
- \$18 million renovation project

- 100% affordable housing
- Construction start: Quarter 1 of 2025
- Completion: Summer/fall 2026
- Funded by state and federal sources (no local incentives)
- Rents based on 30% of residents' income
- Includes energy efficiency and solar improvements
- Aims to stabilize existing low-income housing community

Commissioner Burroughs made a motion to approve ordinance in non-support of financing. The motion was seconded by Commissioner Lopez.

Vote: Motion carries 7/3

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

Commissioner Davis made a motion to adjourn and reconvene as the Land Bank Board of Trustees. The motion was seconded by Commissioner Ramirez. (Discussion Begins: 1:49:55)

Vote: Motion carries 10/0

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

XV. Land Bank Board of Trustee's Consent Agenda (Discussion Begins: 1:50:38)

Item No. 1 - LAND BANK OPTIONS

Item No. 2 - LAND BANK PROPERTY TRANSFERS

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

Vote: Motion carries 9/1

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

Mayor Garner made a motion to adjourn as Land Bank Board of Trustees' and reconvene as the Board of Commissioners. The motion was seconded by Commissioner Davis. (Discussion Begins: 1:51:16)

Vote: Motion carries 6/4

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

Future discussion allowed by Mayor Garner on Item XII. Administrator's Agenda.

XII. Administrator's Agenda

Item No. 1 – ORDINANCE: KANSAS DEVELOPMENT FINANCE AUTHORITY FOR GATEWAY PLAZA PROJECT (Discussion Begins: 1:54:21)

John Owen and Jim Harrigan from American Community Developers presented the Gateway Plaza Project Funding details during the Administrator's Agenda portion of the meeting. Jeff Conway, legal counsel, also provided additional context about the state funding process. The Gateway Plaza Project Funding involved a multi-family housing revenue bonds application.

Commissioner Townsend made a motion to reconsider item. The motion was seconded by Commissioner Hill.

Vote: Motion carries 6/5

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

After further discussion, no action was taken.

Adjournment: (Discussion Begins: 2:28:48)

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

Vote: Motion carries 10/0

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

The meeting adjourned at 9:35 PM.

MAYOR GARNER
ADJOURNED THE MEETING AT 9:35 P.M.
September 26, 2024

Monica L. Sparks, CMC
Unified Government Clerk