

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, December 5, 2024

7:10 PM – 11:58 PM

Attendance:

Commissioners Present:

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

Commissioners Absent:

- Commissioner Kane (Absence memo provided)

Staff Present:

- David Johnston (County Administrator)
- Angela Lawson (Acting Chief Counsel)
- Monica L. Sparks (Unified Government Clerk)
- Alan Howze (Assistant County Administrator)
- Gunnar Hand (Director, Urban Planning & Design)
- Irene Caudillo (Chief of Staff in Mayor's Office)
- Jeff Conway (Senior Legal Counsel)

I. Call to Order

Mayor Garner called the meeting to order at 7:10 PM. Pastor Stella Ruiz, Oak Grove Christian Church, led the invocation, followed by the Pledge of Allegiance.

V. Revisions to Agenda (Discussion Begins 3:04)

The Clerk reported the Administrator's Agenda would be heard immediately upon conclusion of the Mayor's Agenda.

VI. Mayor's Agenda (Discussion Begins 3:17)**Item No. 1 - PRESENTATION: DOTTE PROUD RECOGNITION (Discussion Begins 3:17)**

One community member was recognized by Commissioner Hill:

- Evelyn McKinney, Director of Sue's Safe Haven Transitional Living

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

Item No. 2 – PRESENTATION: GINGERBREAD CONTEST WINNER (Discussion Begins 8:52)

Fourteen Unified Government departments competed for the coveted Gingerbread trophy. Thanks to all who participated. This year the winning department was the Legal Department with their "Arrowhead West KCK" creation.

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

Item No.3 – PRESENTATION: MAYOR'S YOUTH COUNCIL (Discussion Begins 13:23)

Monica Portley, Associate Director for Future Leaders Outreach Network, introduced the Mayor's Youth Leadership Council (MYLC). The youth council members presented their findings on community challenges, focusing on abandoned buildings and proposing "helping hubs" as solutions.

Youth Council Members Present:

- Chau Tran (President, Piper High School, District 5)
- Torrance Portley (Media Coordinator, Washington High School, District 8)
- Makayla Clark (Secretary, Washington High School, District 8)
- Caleb Paris (Public Relations Officer, Wyandotte High School, District 4)
- Anjel Robinson (General Member, F.L. Schlagle, District 1)

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

Item No. 4 – NAMING BASKETBALL COURT AT JERSEY CREEK PARK TO BRODERICK CRAWFORD COMMUNITY COURT (Discussion Begins 32:19)

Matt Kleineman presented information about Broderick Crawford, community leader who passed away two years ago. The presentation requested naming a basketball court and street section in his honor.

Commissioner Bynum made a motion to approve renaming the basketball court to the “Broderick Crawford Basketball Court” and modify resolution to reflect the correct name of the court. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 9/0

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

Item No. 5 – HONORARY STREET NAME TO HONOR BRODERICK CRAWFORD (Discussion Begins 40:55)

Commissioner Bynum made a motion to approve establishing an honorary street sign for the portion of Walker Avenue from Seventh to Eighth Street as “Broderick Crawford Lane”. The motion was seconded by Commissioner Davis.

Vote: Motion carries 9/0

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

The Commission went into recess at 7:55 PM.

The meeting was reconvened at 8:03 PM.

Item No. 6 – PRESENTATION: QUINDARO RUINS (Discussion Begins 44:00)

Judge Karen Arnold Berger, Vice Chair of Freedom's Frontier National Heritage Area Board of Trustees, gave extensive presentation on Quindaro Ruins history. Mark Meisenheimer presented documentary film "Quindaro Rise" about Vernon Multi-Purpose Community Center. The short film can be accessed at:

<https://youtu.be/qrS5hTVvUUA?si=yCIJQpPpPkV-9C1>

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

XIII. Administrator's Agenda

Item No. 1 – RESOLUTION: 2025 STATE LEGISLATIVE PROGRAM (Discussion Begins 1:58:46)

Alan Howze, Assistant County Administrator, and Paul Davis, State and Federal lobbyist, presented the 2025 state legislative program. Minor adjustments were made from the previous commission discussion

Commissioner Burroughs made a motion to adopt the resolution. The motion was seconded by Commissioner Burns.

Vote: Motion carries 9/0

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

Item No. 2 – ORDINANCE: AUTHORIZING ISSUANCE OF INDUSTRIAL REVENUE BONDS (ECOVYST CATALYST TECHNOLOGIES, LLC PROJECT) (Discussion Begins 2:12:07)

Jeff Conway, Legal Counsel, presented the ordinance approving the issuance of industrial revenue bonds for the Ecovyst Catalyst Technologies, LLC project. Dave Nadir from Ecovyst Catalyst Technologies was also present as the company representative to answer questions.

Key Points:

- This is a routine request for authorization of industrial revenue bonds (IRBs) for Ecovyst Catalyst Technologies.
- This was a follow-up to previous authorizations in 2013 and 2019 and clarified that Ecovyst purchases their own bonds, so the Unified Government is not financially obligated.

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

Vote: Motion carries 9/0

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

VII. Clerk's Statement (Statement Read 2:16:00)

VIII. Planning and Zoning Consent Agenda (Discussion Begins 2:20:11)

A. CHANGE OF ZONE APPLICATIONS

1. COZ2024-025 STAN RICHARDS WITH RAMAR LAND CORPORATION
2. COZ2024-026 AUSTIN THOMPSON
3. COZ2024-029 REID KHALIL
4. COZ2024-030 ALICIA TOMLIN

B. SPECIAL USE PERMIT APPLICATIONS

1. SP2024-085 ERICK MEDINA
2. SP2024-090 WINGFU AARON LAU
3. SP2024-091 DAVID DICKEY WITH DICKEY LLC
4. SP2024-092 KATRINA BADOWSKI

5. SP2024-093 KARISSA HALLMAN

6. SP2024-094 TAMARA MCCONNELL WITH BREATHE BEVERAGE

7. SP2024-096 REID KHALIL

C. PLAN REVIEW APPLICATION

1.PR2024-032 MARK HENRICHS WITH CONTINENTAL CONSULTING ENGINEER

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

1. AN ORDINANCE rezoning property at 4116 Strong Avenue (COZ2024-027) from R-1(B) Single Family District to CP-O Planned Non-Retail Business District.

2. AN ORDINANCE rezoning property at 2404 South 51st Street (COZ2023-028) from CP-1 Planned Limited Business District to CP-2 Planned General Business District.

3. AN ORDINANCE authorizing a Special Use Permit (SP2024-018) for operation of an event center with live entertainment at 711, 713, and 715 Osage Avenue.

4. AN ORDINANCE authorizing a Special Use Permit (SP2024-040) for a non-owner-occupied Short-Term Rental at 2100 North 70th Street.

5. AN ORDINANCE authorizing a Special Use Permit (SP2024-047) for the operation of an event center with live entertainment at 6000 Leavenworth Road, Suite N.

6. AN ORDINANCE authorizing a Special Use Permit (SP2024-059) for a car dealership with automotive repair, auto detailing, and auto stereo installation at 1830 Quindaro Boulevard.

7. AN ORDINANCE authorizing a Special Use Permit (SP2024-062) for a Short-Term Rental at 10000 Hollingsworth Road.

8. AN ORDINANCE authorizing a Special Use Permit (SP2024-068) for operation of a before and after school daycare for school attendees at 4420 North 107th Street.

9. AN ORDINANCE authorizing a Special Use Permit (SP2024-069) for operation of a before and after school daycare for school attendees at 4410 North 107th Street.

10. AN ORDINANCE authorizing a Special Use Permit (SP2024-073) for continuation of a Short-Term Rental at 625 Northrup Avenue.

11. AN ORDINANCE authorizing a Special Use Permit (SP2024-075) for continuation of a Short-Term Rental at 4436 Cambridge Street.

12. AN ORDINANCE authorizing a Special Use Permit (SP2024-076) for continuation of a Short-Term Rental at 2822 West 43rd Avenue.

13. AN ORDINANCE authorizing a Special Use Permit (SP2024-077) for a Short-Term Rental at 819 Southwest Boulevard.

14. AN ORDINANCE authorizing a Special Use Permit (SP2024-078) for continuation of a Short-Term Rental at 4206 Mission Road.

15. AN ORDINANCE authorizing a Special Use Permit (SP2024-086) for a drinking establishment with live entertainment at 612 North 5th Street.
16. AN ORDINANCE vacating property (A-2018-7) at 813 Barnett Avenue.
17. AN ORDINANCE vacating property (U/E-2019-4) at 11330 Webster Avenue.
18. AN ORDINANCE vacating property (U/E 2019-14) at 5125 and 5205 North 130th Street.
19. AN ORDINANCE vacating property (U/E-2020-007) at 2600 North 44th Street.
20. AN ORDINANCE vacating property (VAC2024-008) at 1621 North 25th Street.

Commissioner Bynum made a motion to approve all items on the Planning and Zoning Consent Agenda as submitted, except the set-aside items of 8.B2 SP 2024-090, Wingfu Aaron Lau, Item 8.B6, SP2024-094, Tamara McConnell with Breath Beverage, and Item 8.A3, COZ2024-029 and Item 8.B7, SP2024-096, Reid Khalil. The motion was seconded by Commissioner Stites.

Vote: Motion carries 9/0

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

**A request was made by applicant, Wingfu Aaron Lau, to set aside Item No. 8.B2.
(Discussion Begins 2:30:36)**

Item No. 8.B2 Special Use Permit for a Short-Term Rental at 4110 South Minnie Street

Staff and the Applicant presented opening comments.

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

Commissioner Bynum made a motion to approve Item 8.B2 for a period of one year. The motion was seconded by Commissioner Stites.

Vote: Motion carries 9/0

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

A request was made by Candy Leonard Caldwell, President of Organization for Community Preservation to set aside Item No. 8.B6. (Discussion Begins 2:36:00)

Item No. 8.B6 Special Use Permit for a drinking establishment with events at 2724 North 13th Street.

Staff and the Applicant presented opening comments.

The Mayor opened the public hearing. Comments were received.

Comment in opposition to the item:

- **Candy Leonard Calwell, President for Organization for Community Preservation (Comment Begins 2:39:10)**

The public hearing was closed.

Commissioner Townsend made a motion to return the matter to the Planning Commission to allow the applicant to meet with the neighborhood groups. The motion was seconded by Commissioner Davis.

Vote: Motion carries 8/1

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

A request was made by Applicant, Reid Khalil, to set aside Item No. 8.A3 and Item No. 8.B7 . (Discussion Begins 3:05:20)

Item No. 8.A3 Change of Zone from CP-2 Planned General Business District to CP-3 Planned Commercial District for a used automotive sales lot with light repair at 7521 Nebraska Avenue.

Item No. 8.B7 Special Use Permit for a used automotive sales lot with light repair at 7521 Nebraska Avenue

Staff and the Applicant presented opening comments.

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

Commissioner Ramirez made a motion to approve the denial recommended by the Planning Commission regarding Item No. COZ 2024-029. The motion was seconded by Commissioner Stites.

Vote: Motion carries 9/0

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

Commissioner Bynum made a motion to approve the special use permit application, Item No. 8.B7. The motion was seconded by Commissioner Davis.

Vote: Motion carries 9/0

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

IX. Planning and Zoning Non-Consent Agenda

A. SPECIAL USE PERMIT APPLICATION

Item No. 1 SP2024-082 CESAR VILLALVA (Discussion Begins 3:23:45)

Staff and the Applicant presented opening comments.

The City Planning Commission could not make a recommendation due to lack of quorum, so the decision was up to the Board of Commissioners

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

Commissioner Stites made a motion to deny the application. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 9/0

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

X. Regular Consent Agenda (Discussion Begins 3:40:43)

Item No. 1 – ORDINANCE: ETHICS CODE AMENDMENTS

Item No. 2 - RESOLUTION: KANSAS CITY KANSAS POLICE DEPARTMENT VICTIM SERVICES FISCAL YEAR 2025 VIOLENCE AGAINST WOMEN'S ACT GRANT

Item No. 3 - RESOLUTION: APPROVAL OF REGION L 2024 HAZARD MITIGATION PLAN

Item No. 4 - RESOLUTION: APPROVING REVISIONS TO COUNTY EMERGENCY OPERATIONS PLAN

Item No. 5 – PLAT: EICHOFF LOTS OF ARMOURDALE

Item No. 6 – PLAT: WHITCRAFT ESTATES

Item No. 7 – NOMINATIONS: BOARDS AND COMMISSIONS

Item No. 8 - MINUTES

Item No. 9 – WEEKLY BUSINESS

Commissioner Bynum made a motion to approve all items on the Consent Agenda, except Item 10.1. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 9/0

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

A request was made by Commissioner Ramirez to set aside Item No. 10.1. (Discussion Begins 3:41:37)

Item No. 10.1 ORDINANCE: ETHICS CODE AMENDMENTS

An ordinance amendment to certain sections of the Ethics Code of the Unified Government of Wyandotte County/Kansas City, Kansas, and repealing such original sections.

Commissioner Ramirez raised concerns about the process, noting that commissioners had not seen or debated these amendments before today, despite them being submitted over a year ago and placed on the consent agenda without public comment or standing committee review.

Commissioner Lopez made a motion to table the item pending a presentation from the Ethics Commission. 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

XI. Public Hearing Agenda

XII. Standing Committees' Agenda

Adjournment: (Discussion Begins 4:38:23)

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

Vote: Motion carries 9/0

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

The meeting adjourned at 11:58 PM.

MLS