

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 Evelyn Hill –
Commissioner Dist. 5 Mike Kane – Commissioner Dist. 6 Phil Lopez –
Commissioner Dist. 7 Chuck Stites – Commissioner Dist. 8 Andrew Davis*

MINUTES

Thursday, April 24, 2025

7:00 PM – 10:24 PM

Attendance:

Commissioner's Present:

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

Commissioner's Absent:

- None

Staff Present:

- David Johnston (County Administrator)
- Monica L. Sparks (Unified Government Clerk)
- Wendy Green (Deputy Chief Counsel)
- Chelsea Chism (Economic and Development Director)

Call to Order:

Mayor Tyrone Garner called the meeting to order at 7:00 PM. Pastor Stevie Wakes led the invocation, followed by the Pledge of Allegiance.

Revisions to Agenda: (Discussion Begins 48:06)

The Clerk reported there was an agenda update issued, adding an appointment to Item No. 6.1 to the Consent Agenda and substituting documents to Item 9.5 under the Administrator's Agenda.

Mayor's Agenda:

Item No. 1 – PRESENTATION: KANSAS STATE LEGISLATIVE SESSION UPDATE (Discussion Begins 48:29)

Paul Davis, Unified Government Lobbyist, provided a comprehensive report on the 2025 legislative session, which concluded as a true 90-day session rather than spread over four months.

Key Legislative Items:

- **World Cup 2026:** Legislature appropriated \$28 million (second phase) for security and transportation needs
- **Medicaid Expansion:** No legislation passed this session
- **Earnings Tax:** Hearing held but no action taken
- **Infrastructure Funding:** Build Kansas fund preserved for local match assistance
- **STAR Bonds:** Extension effort failed; current sunset expires late 2026
- **Public Education:** Changes will affect the school district in Wyandotte County
- **Legalize Cannabis:** Proposal discussed, but none was advanced.
- **Protect SNAP:** Waiver to restrict the purchase of soft drinks and candy with SNAP Benefits
- **Property Tax:** Eliminated 1.5 mill statewide levy with state general fund backfill
- **Quindaro Ruins:** \$600,000 appropriation not approved; task force created instead

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

Item No. 2 - Proclamation proclaiming April 10-12, 2025, as The Kansas City Golden Gloves 90th Weekend. (Discussion Begins 1:08:18)

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

Item No. 3 – Proclamation proclaiming April 25, 2025, as Arbor Day. (Discussion Begins 1:08:35)

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

Item No. 4 – Proclamation proclaiming April 27, 2025, as First African Methodist Episcopal Day. (Discussion Begins 1:08:48)

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

Consent Agenda: (Discussion Begins 1:09:05)

Item No. 2 - MINUTES

Item No. 3 – WEEKLY BUSINESS

Commissioner Kane made a motion to approve all items on the Consent Agenda.

Commissioner Kane amended his motion to approve all remaining items on the Consent Agenda. The motion was seconded by Commissioner Stites.

Vote: Motion carries 10/0

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

Set Aside Item

A request was made by Commissioner Davis to set aside Item 7.6 related to the TURF Council Appointment (Discussion Begins 1:09:57)

Item No. 1 – NOMINATIONS: BOARDS AND COMMISSIONS (ADDING ITEM PER AGENDA UPDATE)

Law Enforcement Advisory Board

Appointment of John Dressler - Term 4/24/25 to 03/10/25, submitted by Mayor Garner.

Commissioner Kane amended his motion to approve the Law Enforcement Advisory Board appointment. The motion was seconded by Commissioner Stites.

Vote: Motion carries 10/0

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

TURF Committee

Appointment of Tom Burroughs - Term 4/16/25 to 12/2025, submitted by Mayor Garner.

Commissioner Davis expressed surprise at the removal and requested reasoning. Mayor Garner explained concerns about communication regarding funds being moved from the TURF board to Parks without notification, particularly regarding Monarch Stadium maintenance obligations.

Commissioner Davis provided background on Monarchs being two years behind in payments, stating the issue was resolved when word got out about potential action. Davis defended his service record and accomplishments on the committee.

Commissioner Kane made a motion to take no action and return the matter to the parties for further discussion. The motion was seconded by Commissioner Stites.

Vote: Motion carries 10/0

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

Standing Committee's Agenda:

Item No. 1 - RESOLUTION: KANSAS STATE HISTORIC PRESERVATION OFFICE HISTORIC PRESERVATION FUND GRANT (Discussion Begins: 1:23:39)

Commissioner Bynum, chair of the Administration and Human Services Standing Committee, reported that the item was approved unanimously by the Administration and Human Services Committee on April 21, 2025, and fast-tracked.

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

Vote: Motion carries 10/0

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

Administrator's Agenda:

Item No. 1 - RESOLUTION: MEMORANDUM OF UNDERSTANDING WITH PLUMBERS LOCAL #8 (Discussion Begins: 1:25:16)

David Johnston, County Administrator, reported smooth negotiations.

Commissioner Kane made a motion to adopt the resolution. The motion was seconded by Commissioner Bynum.

Vote: Motion carries 10/0

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

Item No. 2 - RESOLUTION: MEMORANDUM OF UNDERSTANDING WITH INTERNATIONAL UNION OF PAINTERS AND ALLIED TRADES DISTRICT COUNCIL #3 (Discussion Begins: 1:26:29)

David Johnston, County Administrator, reported smooth negotiations.

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

Vote: Motion carries 10/0

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

Item No. 3 - ORDINANCE: APPROVING EXECUTION OF SECOND AMENDED & RESTATED STAR BOND PROJECT PLAN (AMERICAN ROYAL) (Discussion Begins: 1:27:30)

Mayor Garner noted Commissioner Stites recused himself due to a professional conflict of interest for all American Royal items.

County Administrator David Johnston introduced the item and Chelsea Chism and the project team.

Key Points:

Comprehensive Presentation by American Royal Team:

- Walt George, Chairman of Board of Directors
- Jackie McClaskey, President and CEO
- Corb Maxwell, Polsinelli Attorney

Key Project Details:

- \$375 million total project (\$450 million with festival grounds)
- \$155 million in STAR Bonds requested
- Million square feet facility including 400,000 sq ft barn/exhibition hall
- Projected 2.3 million annual visitors by year 20
- \$526 million annual economic impact projected
- Current economic impact: \$86 million with 412,000 attendee days

Financial Structure Presented:

- \$5 million origination fee paid to UG
- \$1.3 million annual payments over 20 years (\$25 Million in total)
- Projected \$63 million net benefit to UG over 20 years

The Mayor opened the public hearing. Comments were received as follows:

Jeffrey Bowker (Comments Begin 2:06:35)

Matt Tegarden (Comments Begin 2:07:15)

Kimberly Young (Comments Begin 2:07:53)

Dr. Anna Stubblefield (Comments Begin 2:08:23)

Greg Ganney (Comments Begin 2:09:58)

Trey Venerable (Comments Begin 2:11:29)

Eric Bernard (Comments Begin 2:11:51)
Tim Cowden (Comments Begin 2:13:37)
Joe Reardon (Comments Begin 2:14:41)
David Hurrelebrink (Comments Begin 2:16:01)
Alex Lowe (Comments Begin 2:17:01)
Jake Reiki (Comments Begin 2:17:55)
Allen Dillingham (Comments Begin 2:18:49)
Karen Schibi (Comments Begin 2:21:01)
Janet Ruby (Comments Begin 2:24:07)
Susie Knetter (Comments Begin 2:26:35)
Carrie McCarthy (Comments Begin 2:25:00)
Alan Carr (Comments Begin 2:28:35)
Dan Lolly (Comments Begin 2:31:20)
Denise Dias (Comments Begin 2:33:55)
Jim Gamble (Comments Begin 2:37:26)
Jarah Settles (Comments Begin 2:40:15)
Steve Allison (Comments Begin 2:42:49)
Jim Eichols (Comments Begin 2:46:04)
Dan Saran (Comments Begin 2:49:19)
Nicholas Segura (Comments Begin 2:51:36)
Scott Harding (Comments Begin 2:52:40)
J. Michael Tyner (Comments Begin 2:56:35)
Renee Hadley (Comments Begin 2:58:35)
Dave Coleman (Comments Begin 3:00:00)
Greg Kindle (Comments Begin 3:00:35)
Tony Rohr (Comments Begin 3:02:25)
Rosanna Biondo (Comments Begin 3:03:55)
Pastor Stevie Wakes (Comments Begin 3:04:38)
Perry Ann Gibelli (Comments Begin 3:05:48)

Matt Watkins (Comments Begin 3:09:13)

The public hearing was closed.

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

Vote: Motion carries 8/1

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

Item No. 4 - RESOLUTION: SETTING PUBLIC HEARING AND GIVING NOTICE OF CREATING A COMMUNITY IMPROVEMENT DISTRICT (AMERICAN ROYAL COMMUNITY IMPROVEMENT DISTRICT) (Discussion Begins: 4:04:25)

Resolution setting public hearing for May 29, 2025, at 7:00 PM for creating the American Royal Community Improvement District.

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

Vote: Motion carries 8/1

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

Item No. 5 - RESOLUTION: APPROVING AMENDED & RESTATED DEVELOPMENT AGREEMENT (AMERICAN ROYAL) (SUBSTITUTING DOCUMENTS PER AGENDA UPDATE) (Discussion Begins: 4:05:10)

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

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

Vote: Motion carries 8/1

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

Commissioner Garner made a motion to adjourn and reconvene as the Land Bank Board of Trustees. The motion was seconded by Commissioner Ramirez. (Discussion Begins 4:06:12)

Vote: Motion carries 10/0

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

Land Bank Board of Trustees Consent Agenda: (Discussion Begins: 4:07:00

Item No. 1: LAND BANK OPTIONS

Item No. 2: RESOLUTION: LAND BANK HOLD FOR QUINDARO RUINS

Item No. 3: RESOLUTION: LAND BANK HOLD-61ST AND I-70

Commissioner Davis made a motion to approve the consent agenda. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 10/0

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

Adjournment: (Discussion Begins 4:07:31)

Commissioner Stites made a motion to adjourn the meeting. The motion was seconded by Commissioner Davis.

Vote: Motion carries 10/0

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

MAYOR GARNER

ADJOURNED THE MEETING AT 10:24 P.M.

April 24, 2025

Monica L. Sparks, CMC

Unified Government Clerk

MLS