

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, June 5, 2025

7:04 PM – 10:04 PM

Attendance:

Commissioner's Present:

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

Commissioner's Absent:

- Commissioner Davis
- Commissioner Burroughs
- Commissioner Kane

Staff Present:

- David Johnston (County Administrator)
- Monica L. Sparks (Unified Government Clerk)
- Angela Lawson (Acting Chief Counsel)
- Irene Caudillo (Mayor's Chief of Staff)

- Reginald Lindsey (Budget Director)
- Chelsea Chism (Economic Development Director)
- Dr. Shelley Kneuvean (Chief Financial Officer)
- Terrie Garrison (Interim Health Department Director)
- Wesley McCain (Community Health Manager)
- Dr. Allen Greiner (Health Officer)

Call to Order:

Mayor Tyrone Garner called the meeting to order at 7:04 p.m. The invocation was led by Chaplain Ken Nettling of the Grace Lutheran Church, followed by the Pledge of Allegiance

Revisions to Agenda: (Discussion Begins 3:45)

The Clerk reported there was an agenda update issued, adding an honoree to Item No.5.2 to the Mayor's Agenda.

Mayor's Agenda:

Item No. 1 – PRESENTATION: DOTTE PROUD RECOGNITION (Discussion Begins: 4:00)

Mayor Garner recognized:

- Tenth Street Jewelry (**Discussion Begins 5:00**)

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

Item No. 2 - PRESENTATION: DOTTE PROUD RECOGNITION IN HONOR OF JUNETEENTH (Discussion Begins: 9:45)

Mayor Garner recognized:

- Victor Harris (**Discussion Begins 13:02**)
- BlaKCK MarQet (**Discussion Begins 15:45**)
- Kansas City Kansas Community College (**Discussion Begins 18:53**)
- Juneteenth in the Dotte (**Discussion Begins 21:00**)
- The Village Initiative (**Discussion Begins 22:50**)

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

Item No. 3 – PROCLAMATION: LEETA TERRY'S 100TH BIRTHDAY

A Proclamation proclaiming June 8, 2025, as Leeta Terry's 100th Birthday **(Discussion Begins 27:10)**

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

Item No. 4 – PROCLAMATION: MEN'S HEALTH WEEK

A Proclamation proclaiming the week of June 9th-June 15th, 2025, as Men's Health Week. **(Discussion Begins 27:35)**

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

Item No. 5 – PROCLAMATION: NATIONAL GUN VIOLENCE AWARENESS DAY

A Proclamation proclaiming June 6, 2025, as National Gun Violence Awareness Day. **(Discussion Begins 27:50)**

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

Item No. 6 – PROCLAMATION: ST. JOHN THE BAPTIST CATHOLIC CHURCH DAY

A Proclamation proclaiming June 16, 2025, as St. John the Baptist Catholic Church Day. **(Discussion Begins 28:04)**

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

Consent Agenda: (Discussion Begins 28:20)

Item No. 1 – PLAT: BOYD CENTER II

Item No. 2 - PLAT: CROWE ESTATES

Item No. 3 - PLAT: BESELICA ESTATES

Item No. 4 - PLAT: STONE HILL CLIFF ESTATES

Item No. 5 - MINUTES

Item No. 2 – WEEKLY BUSINESS

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

Vote: Motion carries 6/0

- Ayes: Lopez, Bynum, Ramirez, Burns, Hill, Stites
- Nays: None
- Absent: Townsend (Left the meeting at 7:14 p.m., returned at 7:35 p.m.); Davis, Burroughs, Kane

Public Hearing Agenda: (Discussion Begins 28:55)

Item No. 1 - PUBLIC HEARING: 2026 BUDGET PROCESS

County Administrator David Johnston introduced Budget Director Reginald Lindsey for the presentation. Mr. Lindsey presented the 2025 budget accomplishments based on four North Star priorities:

- Uphold fiscal sustainability (decreased BPU pilot by 1%, held property tax line, balanced budget)
- Foster economic development (57% transit ridership increase, 24% median household income growth, 4% unemployment decrease, 1000+ jobs created, \$1 billion retail sales increase)
- Focus on service and communication (260 calls handled, 7% communication satisfaction increase, expanded utility/tax rebate programs)
- Improve infrastructure (39,000 potholes filled, 443 lane miles paved, 30 bus shelters built, \$9 million parks investment, 80 major home repairs)

Budget Overview:

- Total UG Budget: \$474 million (balanced revenues and expenses)
- Revenue sources: Property tax 27%, Sales tax 19%, Charges for services 17%
- Expense allocation: Public safety 41%, Infrastructure 22%

Kansas City, Kansas Budget: \$361 million

- Revenue: Sales tax and charges for services (largest), Property tax 18%, BPU pilot 11%
- Expenses: Public safety 42%, Infrastructure 29%

Wyandotte County Budget: \$113 million

- Revenue: Property tax 62% (primary source)
- Expenses: Public safety 44%, Community services 23%
- Constitutional offices: \$61 million (55% of county budget)

Lindsay presented property tax breakdowns by school district and outlined the budget timeline, with final adoption scheduled for August 28, 2025.

The Mayor opened the public hearing. The following comments were received:

Public Comments:

The Clerk read the following comments submitted:

- Marcus Wynn (**Comment Begins 38:30**)
- Carrie McCarthy (**Comment Begins 39:35**)
- Karen Scheibi (**Comment Begins 40:20**)
- Jamie Johnson (**Comment Begins 42:08**)

The following individuals appeared in person or via Zoom:

- Matt Kleinman (**Comment Begins 43:16**)
- Stephanie Bell (**Comment Begins 45:43**)
- Ross Stewart (**Comment Begins 47:56**)
- Leah Gale (**Comment Begins 50:09**)
- Ryan Gale (**Comment Begins 52:20**)
- Mario Escobar (**Comment Begins 55:00**)
- Troy Osborne (**Comment Begins 56:22**)
- Thomas Gordon (**Comment Begins 59:24**)
- Rachel Russell (**Comment Begins 1:00:44**)
- Mai Henderson (**Comment Begins 1:03:45**)
- Darnell Bush (**Comment Begins 1:05:1**)
- Nicki Richardson (**Comment Begins 1:07:26**)
- Patricia Jambrozik (**Comment Begins 1:10:25**)
- Tara Knighton (**Comment Begins 1:14:41**)
- Dr. Alma Hall (**Comment Begins 1:17:32**)
- Candi Leonard Caldwell (**Comment Begins 1:20"**)
- Nanette Tucker (**Comment Begins 1:10:25**)

The Mayor closed the public hearing.

Standing Committee's Agenda:

Item No. 1 - RESOLUTION: FOURTH AMENDMENT TO DEVELOPMENT AGREEMENT (HOMEFIELD PROJECT) (Discussion Begins: 1:24:00)

Chelsee Chism, Economic Development Director, outlined amendment modifications:

- Amendment from standalone Jeep dealership to Hyundai dealership
- Industrial revenue bonds for Atlas9
- Private capital ratio accommodations
- Removal of Top Golf and Arena deadlines
- Community investment deadline extension
- Release of reversion rights upon substantial completion
- Developer membership amendment removing Rob Heinemann
- Updated budget exhibits

Developer Presentation: Richard Knapper, representing HomeField, provided a comprehensive project update:

Key Points:

- Not requesting additional funding or increased STAR Bond amounts
- Updating 2021 agreement to 2025 circumstances
- \$650 million total investment over three years (\$430 million completed, \$220 million contracted)
- Plugged \$13 million funding gap during 2022 bond issuance challenges

Completed Projects:

- HomeField Showcase Center (150,000 sq ft, \$56 million)
- HomeField Baseball facility (\$34 million)
- Margaritaville Resort Hotel (\$180 million, 229 rooms, ribbon cutting scheduled for June 17)
- Various supporting developments

Visitor Data:

- Showcase Center: 400,000 visitors in 12 months
- Baseball facility: 500,000 visitors in 12 months
- Combined 900,000 people with hotel/restaurant spending patterns in the first year

Community Investment:

- \$4.35 million commitment for downtown/urban areas
- Funds to be escrowed from the next STAR Bond issuance
- Six-month investment timeline after bond closing or lose money
- House students and staff from Arrowhead school after a fire occurred

Anna Krstulic, Stinson Legal Counsel, clarified development agreement details:

- 20% Wyandotte County resident discount for HomeField facilities
- 25% discount on Atlas9 tickets

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

Vote: Motion carries 6/2

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

Administrator's Agenda:**Item No. 1 - RESOLUTION: INFORMATION NETWORK OF KANSAS GRANT
(Discussion Begins: 2:18:28)**

Monica Sparks, UG Clerk, presented a grant request for records preservation:

- \$248,200 grant amount with no matching funds required
- Digitize deteriorating ordinances and resolutions from 1800s
- Records showing significant deterioration requiring immediate preservation

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

Vote: Motion carries 7/0

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

Item No. 2 - RESOLUTION: BONNER SPRINGS DEPARTMENT OF MOTOR VEHICLE LOCATION (Discussion Begins: 2:22:32)

Dr. Shelley Kneuvean, Chief Financial Officer, reported on DMV operational assessment:

- Request for proposals issued for operational assessment
- Currently serving 400-500 people daily at two locations
- Emphasis on online renewal options (40% still come in person)

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

Vote: Motion carries 7/0

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

Commissioner Bynum made a motion to adjourn and reconvene as the Land Bank Board of Trustees. The motion was seconded by Commissioner Ramirez. (Discussion Begins 2:30:20)

Vote: Motion carries 7/0

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

Land Bank Board of Trustees Consent Agenda: (Discussion Begins: 2:30:43)

Item No. 1: LAND BANK OPTIONS

Commissioner Ramirez made a motion to approve all items as submitted. The motion was seconded by Commissioner Townsend.

Vote: Motion carries 6/1

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

Commissioner Bynum made a motion to adjourn as the Land Bank Board of Trustees and reconvene as the Board of Health. The motion was seconded by Commissioner Ramirez. (Discussion Begins 2:31:12)

Vote: Motion carries 6/0

- Ayes: Townsend, Bynum, Ramirez, Lopez, Burns, Stites
- Nays: None
- Absent: Davis, Burroughs, Kane, Hill (Left meeting at 9:35 p.m.)

Board of Health Agenda: (Discussion Begins: 2:31:51)

Item No. 1: QUARTERLY UPDATE: BOARD OF HEALTH

County Administrator David Johnston introduced a quarterly health department reporting requirement.

Terrie Garrison, Interim Health Department Director, introduced a presentation focused on County Health Rankings and Community Health Improvement Plan (CHIP), emphasizing interconnected health issue impacts.

Dr. Allen Greiner, Health Officer, explained the County Health Rankings methodology:

- Robert Wood Johnson Foundation/University of Wisconsin collaboration
 - A. Healthcare delivery accounts for only 20% of health outcomes
 - B. 80% determined by social/economic factors
- Wyandotte County historically ranked 102nd in health outcomes, last in social factors
- Rankings now avoid numerical labels to prevent discouragement
- International data shows social service investment is correlated with better health outcomes

Wesley McCain, Community Health Manager, presented a comprehensive CHIP overview with three key messages:

- **Assessment Process Depth:** 1,000-household scientific survey matching demographics, community engagement sessions with 150 participants
- **Value for Money:** Grant funding for core support, leveraged partnerships, and raised significant additional grant funds
- **Collaboration Success:** Partnerships with lead agencies across five priority areas

Lead Agencies & Subcommittee:

- **Jobs and Education** (Economic Development Council lead) - 609 students toured 20+ local employers, \$15,000 scholarships provided
- **Healthcare Access** (Vibrant Health lead) - Transportation assistance for medical appointments
- **Housing** (Cross-Lines Community Outreach) - Housed 95 households, 109 children through rental assistance program
- **Violence Prevention** (Multiple agencies) – Liveable Neighborhood, MOCSA, ThrYve, WyCo PHD, Communities for All Ages, 150 gun locks distributed
- **Substance Use and Mental Health** (Wyandot Behavioral Health Network lead) - 4,000+ crisis hotline calls, 2,100 Narcan doses distributed

Funding Structure:

- Lead agencies receive up to \$40,000 annual stipends
- No unified government tax money for core support
- Funding sources: ARPA, Health Foundation grants, Hollywood Casino funds
- Additional project-specific grants leveraged through partnerships

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

Adjournment: (Discussion Begins 2:59:58)

Commissioner Burns made a motion to adjourn the meeting. The motion was seconded by Commissioner Bynum.

Vote: Motion carries 6/0

- Ayes: Townsend, Bynum, Ramirez, Lopez, Burns, Garner
- Nays: None
- Absent: Davis, Burroughs, Kane, Hill (Left meeting at 9:35 p.m.), Stites (Left meeting at 9:55 p.m.)

MAYOR GARNER

ADJOURNED THE MEETING AT 10:04 P.M.

June 5, 2025

Monica L. Sparks, CMC

Unified Government Clerk

MLS