

Unified Government of Wyandotte County and Kansas City, Kansas



Board of Commissioners

Commission Chambers
701 N. 7th Street Trafficway, Kansas City, KS 66101

Mayor Christal E. Watson

*Commissioner At-Large Dist. 1 Melissa Bynum – Commissioner At-Large Dist. 2 Andrew Kump –
Commissioner Dist. 1 Jermaine Howard – Commissioner Dist. 2 Bill Burns –
Commissioner Dist. 3 Christian Ramirez – Commissioner Dist. 4 Evelyn Hill –
Commissioner Dist. 5 Carlos Pacheco – Commissioner Dist. 6 Phil Lopez –
Commissioner Dist. 7 Chuck Stites – Commissioner Dist. 8 Andrew Davis*

MINUTES

Thursday, May 21, 2026

5:31 PM – 6:23 PM

Attendance:

Commissioners Present:

- Mayor CEO Christal E. Watson
- Commissioner Melissa Bynum
- Commissioner Christian Ramirez
- Commissioner Carlos Pacheco
- Commissioner Bill Burns
- Commissioner Chuck Stites
- Commissioner Andrew Kump
- Commissioner Andrew Davis

Commissioners Absent:

- Commissioner Jermaine Howard
- Commissioner Evelyn Hill
- Commissioner Phil Lopez

Staff Present:

- Monica L. Sparks, Unified Government Clerk
- David Johnston, County Administrator
- Angela Lawson, Acting Chief Counsel
- Troy Shaw, Public Works Director
- Diana Miles, Solid Waste Manager
- Jennifer Tarwater, Acting Director of Emergency Management
- Shelley Kneuvean, Chief Financial Officer
- Michael Sutton, Redevelopment Coordinator and Co-Land Bank Manager
- Chief Karl Oakman (Kansas City, Kansas Police Chief)

Call to Order

Mayor Watson called the meeting to order at 5:31 P.M. The invocation was led by Chaplain Ken Nettling from Grace Lutheran Church, followed by the Pledge of Allegiance.

Revisions to Agenda: (Discussion Begins 3:28)

The Clerk reported there was an agenda update issued, under the Consent Agenda, adding items 7.8, 7.9, 7.10, and 7.11, and under the Administrator's Agenda, adding items 10.2, 10.3, 10.4, 10.5, and 10.6

Public Announcements: (Discussion Begins 3:54)

Commissioner Bynum announced several upcoming events:

- **Emergency Medical Services Week Recognition:** (May 17-23, 2026) The KCK Fire Department responds to more than 30,000 medical calls annually, with nearly 500 members providing 24/7 emergency medical services to 175,000 citizens.
- **National Public Works Week Recognition:** (May 17-23, 2026) with the theme "Rooted in Service, Powered by Community." Public Works employees stood and were recognized for their service across seven divisions: Administration, Engineering, Environmental Services, Fleet Maintenance, Geospatial Services, Solid Waste Management, and Street Maintenance.
- **National Police Week Recognition:** (May 10-16, 2026) Three Wyandotte County law enforcement officers were honored at the National Law Enforcement Memorial:
 - A. Officer Hunter Simoncic (KCK, PD) - killed August 26, 2025
 - B. Officer Frank Stone (KCK, PD) - killed August 17, 1902
 - C. Deputy Elijah Ming (Wyandotte County Sheriff) - killed July 26, 2025

Chief Oakman and 15 KCK Police Department members attended the memorial. All law enforcement personnel present were recognized.

- **Homes for Generations program** now operational through the Clerk's office
- **One World Wyandotte Festival** scheduled for May 29, 2026, 3-6 PM at City Hall Plaza
- UG offices closed Monday, May 25, for Memorial Day; waste collection delayed one day

Consent Agenda: (Discussion Begins 13:07)d

Item No. 1 – RESOLUTION: 4601 RAINBOW / COMMENCEMENT OF CONSTRUCTION EXTENSION REQUEST

Item No. 2 – RESOLUTION: TANGER - AMENDMENT TO DEVELOPMENT

Item No. 3 – RESOLUTION: OPPORTUNITY ZONE 2.0 APPROVALS

Item No. 4 – RESOLUTION: CIRCUIT-BREAKER ASSISTANCE FOR RESIDENT EQUITY (CARE) PROGRAM

Item No. 5 – APPOINTMENT: BOARDS AND COMMISSIONS

Item No. 6 – MINUTES

Item No. 7 – WEEKLY BUSINESS

Item No. 8 – RESOLUTION: JUVENILE DETENTION CENTER BEHAVIORAL HEALTH SERVICES FUNDING APPLICATION FY2027 (ADDED PER AGENDA UPDATE)

Item No. 9 – RESOLUTION: LOVE YOUR BLOCK GRANT OPPORTUNITY (ADDED PER AGENDA UPDATE)

Item No. 10 – ORDINANCE: 2026 & 2027 SANITARY SEWER RATE (ADDED PER AGENDA UPDATE)

Item No. 11 – ORDINANCE: 2027 STORM WATER FEE (ADDED PER AGENDA UPDATE)

Commissioner Bynum made a motion to approve all items on the consent agenda. The motion was seconded by Commissioner Burns.

Vote: Motion carries 7/0

- Ayes: Bynum, Kump, Burns, Davis, Ramirez, Pacheco, Stites
- Nays: None
- Absent: Howard, Hill, Lopez

Administrator's Agenda:

Item No. 1 – RESOLUTION: COUNTY DECLARATION FOR WORLD CUP (Discussion Begins 14:07)

Jennifer Tarwater, Acting Director of Emergency Management, explained the resolution authorizes a preemptive disaster declaration during the World Cup to expedite resource acquisition from state and federal levels in case of severe weather or man-made disasters. Johnson County, Douglas County, and Kansas Division of Emergency Management are taking similar action.

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

Vote: Motion carries 7/0

- Ayes: Bynum, Kump, Burns, Davis, Ramirez, Pacheco, Stites
- Nays: None
- Absent: Howard, Hill, Lopez

Item No. 2 – ORDINANCE: 2027 SOLID WASTE FEE (ADDED PER AGENDA UPDATE) (Discussion Begins 15:55)

Troy Shaw, Public Works Director, and Diana Miles, Solid Waste Manager, explained the ordinance. It is an adoption of the 2027 solid waste fees. The Commission selected Option C, maintaining current rates but requiring cities of Bonner and Edwardsville to pay the actual cost of service for household hazardous waste and other countywide facilities instead of KCK residents subsidizing these services. Includes illegal dumping disposal costs and graffiti removal.

Commissioner Burns made a motion to approve the ordinance. The motion was seconded by Commissioner Pacheco.

Vote: Motion carries 6/2

- Ayes: Bynum, Burns, Davis, Ramirez, Pacheco, Watson
- Nays: Kump, Stites
- Absent: Howard, Hill, Lopez

Item No. 3 – RESOLUTION: AMENDING THE 2026-2030 CIP; AUTHORIZING VARIOUS PUBLIC IMPROVEMENTS AND AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS TO FINANCE A PORTION OF THE COSTS OF SUCH IMPROVEMENTS (ADDED PER AGENDA UPDATE) (Discussion Begins 19:25)

Shelley Kneuvean, CFO, introduced the items. There are three related items for \$66.9 million in general obligation bonds:

- \$55.5 million for sanitary sewer projects (enterprise fund, paid by ratepayers)
- \$10 million for city general fund projects (police station design, fire station #20, bridges, etc.)
- Complies with debt strategy; sanitary sewer projects required for EPA Consent Decree compliance

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

Vote: Motion carries 6/1

- Ayes: Bynum, Kump, Burns, Davis, Ramirez, Pacheco
- Nays: Stites
- Absent: Howard, Hill, Lopez

Item No. 4 – ORDINANCE: ISSUANCE OF GENERAL OBLIGATION IMPROVEMENT BONDS, SERIES 2026-B, OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS IN THE TOTAL PRINCIPAL AMOUNT NOT TO EXCEED \$66,955,000 (ADDED PER AGENDA UPDATE) (Discussion Begins 26:37)

This item was discussed along with Item No. 10.3. – Resolution: Amending the 2026-2030 CIP.

Commissioner Burns made a motion to approve the ordinance. The motion was seconded by Commissioner Ramirez .

Vote: Motion carries 6/1

- Ayes: Bynum, Kump, Burns, Davis, Ramirez, Pacheco
- Nays: Stites
- Absent: Howard, Hill, Lopez

Item No. 5 – RESOLUTION: AUTHORIZING THE DELIVERY OF GENERAL OBLIGATION IMPROVEMENT BONDS, SERIES 2026-B, OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, IN THE TOTAL PRINCIPAL AMOUNT NOT TO EXCEED \$66,955,000 (ADDED PER AGENDA UPDATE) (Discussion Begins 27:16)

This item was discussed along with Item No. 10.3. – Resolution: Amending the 2026-2030 CIP.

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

Vote: Motion carries 6/1

- Ayes: Bynum, Kump, Burns, Davis, Ramirez, Pacheco
- Nays: Stites
- Absent: Howard, Hill, Lopez

Item No. 6 – RESOLUTION: GRANT APPLICATION AND POLICY (ADDED PER AGENDA UPDATE) (Discussion Begins 27:50)

County Administrator David Johnson proposed an amendment to increase the threshold from \$50,000 to \$100,000 for commission approval of grant applications, with single approval for both application and acceptance.

For the record: Commissioner Bynum noted, “my memory is bringing me a story of when I was first elected, and we did approve the police department specifically to apply for a federal grant to help pay for the body-worn cameras, and we were awarded that grant. However, the grant award may not have had a match, but it sure had a lot of other money that was needed locally in order to be able to use the body-worn cameras. Chief, I'm looking at you. I know you were not here, but I'm sure you're familiar. In that case, and Alan, you may have been here. In that case, we needed a lot of fiber connectivity. We needed all the capacity to download and store. There was a lot more to that grant, and it was going to be very expensive. We actually turned back the grant, so I just shared that caveat. If we allow a department to apply for and accept, just because there's no cash match associated specifically with the grant, we might still be incurring a great deal of cost. Just wanted to put that on the record.”

Commissioner Kump made a motion to remand to the Administration & Human Services Standing Committee. The motion was seconded by Commissioner Bynum.

Vote: Motion carries 7/0

- Ayes: Bynum, Kump, Burns, Davis, Ramirez, Pacheco, Stites
- Nays: None
- Absent: Howard, Hill, Lopez

Commissioner's Agenda:

Item No. 1 – TRAVEL REQUEST: COMMISSIONER HILL (Discussion Begins 41:20)

Commissioner Bynum explained that the request is for Commissioner Hill to attend NACo Public Health Leadership Academy in Washington, D.C. The Unified Government was one of 10 selected from 80+ applications. All expenses paid by the sponsoring organization.

For the record, Commissioner Bynum said, "I did want to just quickly say that obviously I will make a motion for Commissioner Hill's travel request. She is going to Washington, DC, to represent us for a health leadership conference that our Health Department applied for and was awarded. They had originally reached out to me, and I had agreed to go through this leadership academy, and then when we were awarded it, realized they were mandating travel to Washington, D.C. on days that I'm already going to be out of town somewhere else, so Commissioner Hill agreed to go, and I just want to share that there were 80 some applications for this Health Leadership Academy, and we're one of like 10 that received it, so and it is entirely paid for by them. So, I just wanted to put all that on the record, and with that I would move approval."

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

Vote: Motion carries 7/0

- Ayes: Bynum, Kump, Burns, Davis, Ramirez, Pacheco, Stites
- Nays: None
- Absent: Howard, Hill, Lopez

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 43:08)

Vote: Motion carries 7/0

- Ayes: Bynum, Kump, Burns, Davis, Ramirez, Pacheco, Stites
- Nays: None
- Absent: Howard, Hill, Lopez

Land Bank Board of Trustees' Consent Agenda (Discussion Begins 43:40)

Item No. 1 - LAND BANK OPTIONS

Item No. 2 - LAND BANK PROPERTY TRANSFERS

Commissioner Davis made a motion to approve all items as submitted. The motion was seconded by Commissioner Pacheco.

Vote: Motion carries 7/0

- Ayes: Bynum, Kump, Burns, Davis, Ramirez, Pacheco, Stites
- Nays: None
- Absent: Howard, Hill, Lopez

Land Bank Board of Trustees' Non-Consent Agenda

Item No. 1 - LAND BANK OPTIONS (Discussion Begins 44:15)

For the record: Commissioner Davis stated, "I do want to add some clarity. In our last NCD meeting, I had made an incorrect interpretation regarding our Brownfield site map. One of the interpretations that I made was that a parcel that is not a Brownfield parcel, but is a Land Bank, arrived at being not a Brownfield due to assessment, which was not completely accurate. It just meant it wasn't assessed at that time. I do have some confirmation that some of these applications, or these Land Bank parcels, have been assessed, and they are good to go. I'll let staff first do their remarks, but I did want to make that very clear."

"The other thing regarding assessments, I just want it to be on record, and I've communicated this to community members, is that there's nothing that would stop a land bank applicant from getting your parcel assessed, [and] so we do also let Land Bank applicants know that it is up to them to do their due diligence, as any other developer would need to on the quality of that parcel. Certain activities can take place, like raised guard beds, for example, even if you're still waiting on the assessment. And free soil testing is available at the Wyandotte Extension [for] K-State, and so again wanted to make it very, very clear and clear up that miscommunication and provide that larger context. I'll hand it off to the staff to explain the rest of the applications."

Michael Sutton, Redevelopment Coordinator and Co-Land Bank Manager, explained the application from Urban Haven LLC for Land Bank parcels, modified from three lots to two lots after neighborhood input. The project includes one duplex and one single-family home. Neighborhood opposition cited economic conditions, but commissioners noted this reasoning was insufficient given the housing crisis and economic benefits of development.

Commissioner Davis made a motion to approve the item as submitted. The motion was seconded by Commissioner Kump.

Vote: Motion carries 7/0

- Ayes: Bynum, Kump, Burns, Davis, Ramirez, Pacheco, Stites
- Nays: None
- Absent: Howard, Hill, Lopez

Item No. 2 - LAND BANK OPTIONS (Discussion Begins 51:45)

Item was discussed with Item No. 1 – Land Bank Options.

Michael Sutton, Redevelopment Coordinator and Co-Land Bank Manager, explained that the same applicant was requesting additional parcels for four duplexes (8 total units). Same neighborhood opposition for the same reasons.

Commissioner Davis made a motion to approve the item as submitted. The motion was seconded by Commissioner Pacheco.

Vote: Motion carries 7/0

- Ayes: Bynum, Kump, Burns, Davis, Ramirez, Pacheco, Stites
- Nays: None
- Absent: Howard, Hill, Lopez

Adjournment: (Discussion Begins 52:20)

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

Vote: Motion carries 7/0

- Ayes: Bynum, Kump, Burns, Davis, Ramirez, Pacheco, Stites
- Nays: None
- Absent: Howard, Hill, Lopez

MAYOR WATSON

ADJOURNED THE MEETING AT 6:23 P.M.

May 21, 2026

Monica L. Sparks, CMC

Unified Government Clerk

ML