

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, January 9, 2025

7:00 PM – 11:09 PM

Attendance:

Commissioner's Present:

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

Commissioner's Absent:

- Commissioner Burns

Staff Present:

- David Johnston (County Administrator)
- Monica L. Sparks (Unified Government Clerk)
- Wendy Green (Deputy Chief Counsel)
- Jeff Conway (Legal Counsel)
- Gunnar Hand (Director of Planning & Urban Design)
- Shelley Kneuvean (Chief Financial Officer)
- Jeff Conway (Legal Counsel)

Call to Order

Mayor Garner called the meeting to order at 7:00 PM. The invocation was led by Chaplain George Kemper, Sr. from the Ebenezer Ministries, followed by the Pledge of Allegiance.

Commissioner Stites requested a moment of silence for California wildfire victims. Mayor Garner expanded the moment of silence to include former President Jimmy Carter and local Ethics Administrator Ruth Benin, who recently passed away. Clerk Monica L. Sparks read Ruth Benin's biographical information, noting her service as UG Ethics Administrator since 2008.

Revisions to Agenda

No revisions to the agenda were reported.

Mayor's Agenda**Item No. 6.1 - PRESENTATION: MAYORS OF BONNER SPRINGS, EDWARDSVILLE AND LAKE QUIVIRA (Discussion Begins 7:42)**

Mayor Garner introduced presentations from the three other mayors in Wyandotte County, emphasizing the unified nature of the county.

Mayor Carolyn Caiharr of Edwardsville addressed three main issues:

- **PILOT Charge:** Requested removal of the PILOT charge from Edwardsville utility bills that funds Kansas City, Kansas general fund
- **PET Board:** Requested amendment to Library Board charter to remove non-paying members from voting on taxes they don't pay
- **CIFI Funding:** Requested restoration of the infrastructure funding program that was eliminated during budget cuts

Mayor Caiharr thanked the Commission for voting revenue neutral.

Mayor Tom Stephens of Bonner Springs presented comprehensive updates on Bonner Springs development:

2024 Accomplishments:

- New water treatment plant online (2-3 million gallons daily capacity)
- Full-time fire department providing mutual aid (234 calls to KCK, 181 received from KCK)

2025 Projects:

- 138th Street reconstruction (funding with SCI-FI contribution)
- Four multi-family housing developments totaling 392+ units
- Compass 70 Logistics Park with pharmaceutical company tenant
- Second QuikTrip location with diesel services (K-7 & Speaker Road)
- Country Stampede returning

Mayor Stephens also advocated for CIFI funding restoration, emphasizing its importance for infrastructure needs and community perception of county investment.

Mayor Dave McCullagh of Lake Quivira participated virtually, reporting on:

2024 Accomplishments:

- Holliday Drive cleanup and drainage improvements
- Class A dam spillway reconstruction (\$2+ million project)
- New ADA ramp at City Hall
- New Police Chief Manny Almos and hired second full-time police officer
- City-owned fuel station with ethanol-free gas

2025 Goals:

- Revenue diversification beyond property taxes
- Google Fiber expansion
- Personnel hires (building official, treasurer)
- Railroad quiet zone discussions
- Holliday Drive safety improvements

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

Item No. 6.2 - PROCLAMATION: PROVIDER APPRECIATION DAY (Discussion Begins 1:08:13)

A Proclamation proclaiming January 16, 2025, as Provider Appreciation Day

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

Item No. 6.3 - PROCLAMATION: GOLDEN ROYALTIES CHAPTER DAY (Discussion Begins 1:08:38)

A Proclamation proclaiming January 18, 2025, as Golden Royalties Chapter Day.

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

Clerk's Statement (Statement Read 1:09:15)

Planning and Zoning Consent Agenda (Discussion Begins 1:12:47)

A. CHANGE OF ZONE APPLICATIONS

1. COZ2024-031 - AUSTIN THOMPSON WITH ATLAS LAND CONSULTING
3. COZ2024-034 - AMY GRANT WITH POLSINELLI PC
4. COZ2024-035 - DONNA AGEE

B. SPECIAL USE PERMIT APPLICATIONS

1. SP2024-089 - DANIEL PARKER WITH ABOGADOS KC LLC
2. SP2024-102 - NEAL PALMER
3. SP2024-103 - JAMES SULLIVAN
4. SP2024-104 - DENISE TOMASIC
5. SP2024-106 - TRAVIS GUNTER WITH VERITAS ARCHITECTURE

C. MASTER PLAN AMENDMENT APPLICATION

1. MPL2024-012 - AMY GRANT WITH POLSINELLI PC

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

1. AN ORDINANCE rezoning property at 601 Village West Parkway (COZ2024-014) from A-G Agriculture District to CP-3 Planned Commercial District.
2. AN ORDINANCE rezoning property at 9711 State Avenue (COZ2024-025) from A-G Agriculture District to MP-2 Planned General Industrial District.
3. AN AN ORDINANCE rezoning property at 313 North 10th Street (COZ2024-026) from R-1(B) Single-Family District to RP-5 Planned Apartment District.

4. AN ORDINANCE rezoning property at 7957 State Avenue (COZ2024-030) from C-1 Limited Business District and R-1 Single Family District to CP-1 Planned Limited Business District.
5. AN ORDINANCE authorizing a Special Use Permit (SP2024-005) for operation of an automotive repair business at 1101 Minnesota Avenue.
6. AN ORDINANCE authorizing a Special Use Permit (SP2024-054) for continuation of the temporary use of land for a community garden and greenhouse at 1810 North 1st Street.
7. AN ORDINANCE authorizing a Special Use Permit (SP2024-055) for continuation of community garden, storage containers, coolers, and farm market training at 1900 North 1st Street.
8. AN ORDINANCE authorizing a Special Use Permit (SP2024-063) for continuation of live entertainment at a drinking establishment at 322 North 6th Street.
9. AN ORDINANCE authorizing a Special Use Permit (SP2024-065) for a daycare center at 3424 North 99th Street.
10. AN ORDINANCE authorizing a Special Use Permit (SP2024-070) for continuation of a Short-Term Rental at 408 Sandusky Avenue.
11. AN ORDINANCE authorizing a Special Use Permit (SP2024-071) for continuation of a Short-Term Rental at 2706 Espenlaub Lane.
12. AN ORDINANCE authorizing a Special Use Permit (SP2024-072) for continuation of a Short-Term Rental at 4138 Lloyd Street.
13. AN ORDINANCE authorizing a Special Use Permit (SP2024-079) for continuation of a Short-Term Rental at 3925 Springfield Street.
14. AN ORDINANCE authorizing a Special Use Permit (SP2024-080) for continuation of a Short-Term Rental at 4028 Booth Street.
15. AN ORDINANCE authorizing a Special Use Permit (SP2024-081) for continuation of a Short-Term Rental at 4456 Springfield Street.
16. AN ORDINANCE authorizing a Special Use Permit (SP2024-085) for used automotive sales at 49 South 7th Street.
17. AN ORDINANCE authorizing a Special Use Permit (SP2024-090) for continuation of a Short-Term Rental at 4110 South Minnie Street.
18. AN ORDINANCE authorizing a Special Use Permit (SP2024-091) for operation of a Short-Term Rental at 4516 Eaton Street.
19. AN ORDINANCE authorizing a Special Use Permit (SP2024-092) for operation of a Short-Term Rental at 2918 West 46th Avenue.
20. AN ORDINANCE authorizing a Special Use Permit (SP2024-093) for operation of a Short-Term Rental at 7146 Parallel Parkway.

21. AN ORDINANCE authorizing a Special Use Permit (SP2024-096) for operation of a used automotive sales lot with light repair at 7521 Nebraska Avenue.

Commissioner Davis made a motion to approve all items on the Planning and Zoning Consent Agenda as submitted, except Item No. 8.A.2. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 9/0

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

Set Aside:

A request was made by Commissioner Lopez to set aside Item No. 8.A.2. **(Discussion Begins 1:24:38)**

COZ2024-032 - LADENA WASHINGTON WITH ALTAR SUPPORT

Staff presented opening comments. The Applicant was present and provided no comments.

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

Commissioner Kane made a motion to approve Item 8.A.2. The motion was seconded by Commissioner Davis.

Vote: Motion carries 8/1

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

Regular Consent Agenda (Discussion Begins 1:34:43)

Item No. 1 - PLAT: AMOURDALE BUSINESS PARK

Item No. 2 - MINUTES

Item No. 3 – WEEKLY BUSINESS

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

Vote: Motion carries 9/0

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

Standing Committees' Agenda

Item No. 1 - RESOLUTION: APPROVING THE WAIVING OF CERTAIN APPLICATION AND PERMIT FEES FOR RESIDENTIAL DEVELOPMENT EAST OF 55TH STREET IN KANSAS CITY, KANSAS (Discussion Begins 1:35:35)

The resolution waiving certain application and permit fees for residential development east of 55th Street was brought forward from the Economic Development and Finance Standing Committee by Chair Burroughs.

Commissioner Davis made a motion to adopt the resolution with one change, to add single family homes and duplexes as residential development. The motion was seconded by Commissioner Townsend.

Vote: Motion carries 9/0

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

Item No. 2 - RESOLUTION: AUTHORIZING THE COUNTY ADMINISTRATOR TO CALCULATE CERTAIN NEW GROWTH REVENUES FOR THE PURPOSE OF RECOMMENDING BUDGETARY OPTIONS (Discussion Begins 1:41:05)

The resolution authorizing calculation of new growth revenues was taken up under the Economic Development and Finance Standing Committee section by Chair Burroughs. County Administrator David Johnston explained the concept addresses property tax relief by dedicating 25% of new revenues when economic development incentives expire (such as STAR bonds, TIFs, property tax abatements) to either debt reduction or direct mill levy reduction.

Commissioner Ramirez made a motion to adopt the resolution and to raise the percentage to 50% and add “and/or” language for flexibility between debt reduction and mill levy reduction options. The motion was seconded by Commissioner Stites.

Vote: Motion carries 8/1

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

Administrator’s Agenda

Item No. 1 - ORDINANCE: AUTHORIZING VARIOUS PUBLIC IMPROVEMENTS FOR DEBT FINANCING (Discussion Begins 2:45:36)

Shelley Kneuvean, Chief Financial Officer, introduced the ordinance.

Key Points:

- This action completes projects already put in motion over several years, not part of the full debt strategy discussion planned for Spring
- Total project cost: \$89 million (including temporary notes, interest, and issuance costs)
- Original Commission approval was for about \$85 million in projects
- Temporary notes were issued for \$53 million as cash flow tool
- 36 projects were previously approved by Commission
- 19 projects needed updated debt authorization descriptions
- 15 projects had descriptions made more specific
- 4 projects had dollar amount amendments (all decreased)
- Sanitary sewer projects: \$61 million (paid through sewer rates, not general fund)
- City projects: \$28 million through City General Fund
- Debt payments factored into approved sewer rate increases (4% annually through 2029, then 3.5%)
- Temporary notes come due April 1 and must be refinanced into permanent debt

Commissioner Townsend made a motion to approve the ordinance. The motion was seconded by Commissioner Davis.

Vote: Motion carries 7/2

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

Item No. 2 - RESOLUTION: SALE OF GO BONDS (Discussion Begins 4:04:28)

Shelley Kneuvean, Chief Financial Officer, introduced the item, explaining that this item authorizes advertising and proceeding with the sale of the general obligation bonds. The UG would return to Commission on February 27 to present sale results and request approval of bid award.

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

Vote: Motion carries 7/2

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

Mayor Garner stated, “Janet Parker was here earlier today, and just for the record, she served an outstanding long career here, longer than me, and I did 32 years. So, [she], she's been here for quite a while. She was here earlier. This will be her last meeting. Janet, if you're watching, or if you want to roll the tape back on behalf of all the people that love and call Wyandotte County home, we just want to say thank you for your dedication, your commitment, your service, not just to the Unified Government, but to people here in Wyandotte County. It's valued, it's appreciated, and we're wishing you continued blessings and success in all your future endeavors, and enjoy your retirement.”

Adjournment: (Discussion Begins 4:07:03)

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

Vote: Motion carries 9/0

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

MAYOR GARNER
ADJOURNED THE MEETING AT 11:09 P.M.
January 9, 2025

Monica L. Sparks, CMC
Unified Government Clerk

MLS