

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, May 1, 2025

7:06 PM – 11:56 PM

Attendance:

Commissioner's Present:

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

Commissioner's Absent:

- None

Staff Present:

- David Johnston (County Administrator)
- Monica L. Sparks (Unified Government Clerk)

- Irene Caudillo (Chief of Staff in Mayor's Office)
- Reginald Lindsey (Budget Director)
- Rodney Lucas (Interim Assistant County Administrator)
- Kallie McLaughlin (Planning)

Call to Order

Mayor Garner called the meeting to order at 7:06 PM. Sister Therese Bangert of Our Lady of Rose Catholic Church led the invocation, followed by the Pledge of Allegiance.

Revisions to Agenda (Discussion Begins 15:32)

The Clerk reported there was an agenda update issued adding Item 5.1, Item 5.2 presentations and Item 5.4 proclamation to the Mayor's Agenda, changing the order of items to the Mayor's Agenda, and move Item 12.2 from the Administrator's Agenda to the Mayor's Agenda.

Mayor's Agenda

Item No. 5.1 - PRESENTATION: DOTTETALK (ADDED PER AGENDA UPDATE) (Discussion Begins 16:05)

Budget Director Reginald Lindsay presented a comprehensive overview of the 2025 budget and upcoming 2026 budget process. The presentation covered:

Commission Priorities for 2025-2026:

1. Uphold fiscal sustainability
2. Foster economic development
3. Focus on service and communication
4. Improve infrastructure

2025 Budget Snapshot:

- Total UG budget: \$471 million
- City General Fund: \$359 million (balanced)
- County General Fund: \$112 million (balanced)

Revenue Sources (City):

- Sales tax: largest revenue source
- Charges for services
- Property tax: 18%

Expenses (City):

- Public safety: 42%
- Infrastructure: 29%

County Budget:

- Property tax: 62% of revenue
- Public safety: 44% of expenses
- Constitutional offices: 55% of county budget

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

Item No. 5.2 - RESULTS OF THE 2025 COMMUNITY SURVEY (MOVE FROM ADMINISTRATOR'S AGENDA AND ADDED PER AGENDA UPDATE (ADDED PER AGENDA UPDATE) (Discussion Begins 33:01)

County Administrator David Johnston introduced Ryan Murray, Assistant Director of Community Research with ETC Institute, who presented the 2025 Community Survey results:

Survey Details:

- Over 1,200 complete surveys
- Margin of error: 2.8% at 95% confidence level
- 150 surveys completed per commission district
- Random sampling methodology used

Key Findings:

- Results consistent with prior years despite national trends
- 15-point increase in satisfaction with public involvement in local decision making
- Top priorities: economic development, property maintenance, police services, street maintenance
- 44 areas directly comparable to past results: 20 showed increase or no decrease in satisfaction

Public Safety & Services:

- Strong satisfaction with elections services
- High customer service ratings (63% contacted county in past 2 years)
- Motor vehicle services well-rated
- Public safety results remain strong

World Cup Impact:

- Positive economic outlook from residents
- Expected benefits for local small businesses
- Transportation/congestion concerns noted

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

Item No. 5.3 - PRESENTATION: DOTTE PROUD RECOGNITION (Discussion Begins 52:40)

Commissioner Townsend recognized Presidents of active neighborhood groups in District 1:

- Elnora Jefferson, Oak Grove Neighborhood Association **(Discussion Begins 56:10)**
- Vanessa Robinson, Caring Neighborhood Association **(Discussion Begins 59:07)**
- Candie Leonard Caldwell, Organization for Community Preservation (OCP) **(Discussion Begins 1:00:51)**
- Marlene Bouray, Neighbors Who Care Neighborhood Group **(Discussion Begins 1:03:00)**
- Marcia Rupp, Forty Sixers Neighborhood Watch Group **(Discussion Begins 1:05:07)**
- Lou Braswell, Leavenworth Road Association **(Discussion Begins 1:06:51)**
- John Cantwell, Leavenworth Road Association **(Discussion Begins 1:08:37)**
- Deniese Davis, North Welborn **(Discussion Begins 1:09:50)**
- Sandy Ziolo, The Block Hawks **(Discussion Begins 1:11:51)**
- Dorthy McField, Parkwood Colony, Inc. **(Discussion Begins 1:13:59)**

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

Item No. 5.4 - PROCLAMATION: DRINKING WATER WEEK (ADDED PER AGENDA UPDATE) (Discussion Begins 1:27:50)

A Proclamation proclaiming May 4th-10th, 2025 as Drinking Water Week.

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

Item No. 5.5 - GLOBAL LOVE DAY (Discussion Begins 1:30:06)

A Proclamation proclaiming May 1, 2025, as Global Love Day.

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

Item No. 5.6 - KANSAS CITY, KANSAS POLICE DEPARTMENT WEEK (Discussion Begins 1:30:21)

A Proclamation proclaiming May 11 through 17, 2025, as Kansas City, Kansas Police Department Week.

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

Item No. 5.7 – COMMUNITY INPUT AND RECOMMENDATIONS: (Comments Begin 1:30:44)

Multiple residents spoke during the public forum. Public comments:

- **Neal Palmer (Kansas City, KS) (Comment Begins 1:32:52)**
- **Shirley Walton (Kansas City, KS) (Comment Begins 1:36:32)**
- **Rochelle Donald (Kansas City, KS) (Comment Begins 1:40:02)**
- **Linda Sullivan (Kansas City, KS) (Comment Begins 1:43:23)**
- **Carol White (Kansas City, KS) (Comment Begins 1:46:45)**
- **America B. Patten (Kansas City, KS) (Comment Begins 1:49:01)**
- **Ty Gorman (Kansas City, KS) (Comment Begins 1:52:45)**
- **Mary Theiss (Kansas City, KS) (Comment Begins 1:55:48)**
- **Victor Harris (Kansas City, KS) (Comment Begins 1:56:17)**
- **Robert Ewing (Kansas City, KS) (Comment Begins 2:00:25)**
- **Reece Towers (Kansas City, KS) (Comment Begins 2:05:45)**
- **Carrie Van Meveren (Kansas City, KS) (Comment Begins 2:07:18)**
- **Karen Schibi (Kansas City, KS) (Comment Begins 2:10:43)**

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

The commission went into recess at 9:30 p.m. and returned at 9:35 p.m. All members present.

6. Clerk's Statement (Statement Read 2:35:00)

7. Planning and Zoning Consent Agenda (Discussion Begins 2:40:00)

7.1. CHANGE OF ZONE APPLICATIONS

1. **COZ2024-033 - LYNNE BEAVER**

7.2. SPECIAL USE PERMIT APPLICATIONS

1. SP2025-004 - ADAM AND LAURA JOHNSON
2. SP2025-008 - TIM GIEFER WITH KANSAS HEAVY CONSTRUCTION
3. SP2025-010 - SHERRI BAILEY SCOTT
4. SP2025-012 - CYNTHIA NIELSEN
5. SP2025-013 - PREMIER RE 1801 LLC
6. SP2025-015 - BRIAN GLASSER

7.3. MASTER PLAN AMENDMENT APPLICATIONS

1. MPL2025-002 - AUSTIN THOMPSON WITH ATLAS LAND CONSULTING

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

1. AN ORDINANCE rezoning property at 6909 State Avenue (COZ2024-034) from No Zoning to RP-5 Planned Apartment District
- 2.. AN ORDINANCE rezoning property at 9700 State Avenue (COZ2024-042) from A-G Agriculture District to CP-2 Planned General Business District
3. AN ORDINANCE rezoning property at 2506 West 43rd Avenue (COZ2025-003) from R-1(B) Single Family District to R-2(B) Two Family District
4. AN ORDINANCE authorizing a Special Use Permit (SP2024-113) for continuation of a short-term rental at 4211 South Thompson Street
5. AN ORDINANCE authorizing a Special Use Permit (SP2024-114) for continuation of a short-term rental at 508 Ohio Avenue
6. AN ORDINANCE authorizing a Special Use Permit (SP2024-115) for continuation of an automotive body shop at 3151 Fiberglass Road
7. AN ORDINANCE authorizing a Special Use Permit (SP2025-005) for continuation of a short-term rental at 2311 North 104th Terrace
8. AN ORDINANCE authorizing a Special Use Permit (SP2025-007) for operation of a short-term rental at 2506 West 43rd Avenue
9. AN ORDINANCE authorizing a Special Use Permit (SP2025-016) for operation of an 18-unit hotel at 4325 Rainbow Boulevard
10. AN ORDINANCE vacating property (VAC2025-001) at 4555 North 97th Street,

Commissioner Kane made a motion to approve all items on the Planning and Zoning Consent Agenda as submitted. The motion was seconded by Commissioner Bynum.

Vote: Motion carries 10/0

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

Planning & Zoning Non-consent Agenda

8.1. SPECIAL USE PERMIT APPLICATIONS (Discussion Begins 2:46:14)

1. SP2024-057 - BRAD WILLITS WITH DYNASTY HOLDINGS

Staff and the Applicant presented opening comments.

The Mayor opened the public hearing. Comments were received as noted.

Public Comments in Support of the Item:

- **Steve Redmond (Kansas City, Missouri) (Comment Begins 3:00:25)**
- **Alania Brantley (Kansas City, Kansas) (Comment Begins 3:03:12)**
- **Johnny Hodge (Kansas City, Kansas) (Comment Begins 3:04:25)**
- **Zion Jones (Kansas City, Kansas) (Comment Begins 3:06:06)**
- **De Montes Pendleton (Kansas City, Kansas) (Comment Begins 3:08:22)**
- **Simona (Kansas City, Kansas) (Comment Begins 3:10:40)**

Public Comments in Opposition to Item:

- **Beth Wyatt (Kansas City, Kansas) (Comment Begins 3:13:43)**
- **Kathy West (Kansas City, Kansas) (Comment Begins 3:17:21)**
- **Jim Seals (Kansas City, Kansas) (Comment Begins 3:20:23)**
- **Karen Schibi (Kansas City, Kansas) (Comment Begins 3:22:47)**
- **Tim Messer (Kansas City, Kansas) (Comment Begins 3:24:17)**

The public hearing was closed.

Commissioner Lopez made a motion to deny the application. The motion failed due to lack of a second.

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

Vote: Motion carries 9/1

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

8.2. SPECIAL USE PERMIT APPLICATIONS (Discussion Begins 4:17:30)

2. SP2025-003 – HENRY CALHOUN

Staff and the Applicant presented opening comments.

The Mayor opened the public hearing. Comments were received as noted.

Public Comments in Support of the Item:

- **Chuck Colbert (Kansas City, Missouri) (Comment Begins 4:23:26)**
- **Eileen Colbert (Kansas City, Kansas) (Comment Begins 4:25:23)**

Public Comments in Opposition to Item:

- **Matthew Revell (Kansas City, Kansas) (Comment Begins 4:27:28)**

The public hearing was closed.

Commissioner Townsend made a motion to approve the application. The motion was seconded by Commissioner Kane.

Vote: Motion carries 10/0

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

Regular Consent Agenda (Discussion Begins 4:42:14)

Item No. 1 – RESOLUTION: FISCAL YEAR 2026-2027 KANSAS DEPARTMENT OF CORRECTIONS JUVENILE EVIDENCE-BASED PROGRAM

Item No. 2 – RESOLUTION: SOLID WASTE MANAGEMENT PLAN ANNUAL REVIEW

Item No. 3 – RESOLUTION: FEMA HAZARD MITIGATION ASSISTANCE PROGRAM GRANT APPLICATION

Item No. 4 – APPOINTMENT: BOARDS AND COMMISSIONS

Item No. 5 – PLAT: MT. CARMEL CIRCLE

Item No. 6 – PLAT: PREMIER FARMS

Item No. 7 - MINUTES

Item No. 8 – WEEKLY BUSINESS

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

Vote: Motion carries 10/0

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

Mayor Garner made a motion to suspend meeting time beyond 12:00 a.m. The motion was seconded by Commissioner Bynum.

Vote: Motion failed 3/7

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

Standing Committee's Agenda

Item No. 1 - RESOLUTION: APPROVAL OF OPTION/PURCHASE FOR QUINDARO PLANT SITE (Discussion Begins 4:46:11)

Chelsee Chism presented the Buc-ee's industrial revenue bonds (IRB). She explained that the IRB is \$43 million, covering land acquisition, construction costs, and machinery and equipment expenses. The total project cost is closer to \$95 million.

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

Vote: Motion carries 10/0

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

Administrator's Agenda

Item No. 1 - PRESENTATION: RESULTS OF THE 2025 COMMUNITY SURVEY (MOVE FROM ADMINISTRATOR'S AGENDA AND ADDED TO MAYOR'S AGENDA PER AGENDA UPDATE)

This item was heard under the Mayor's Agenda.

The Mayor addressed the length of commission meetings and announced plans to propose returning to three or four meetings per month to reduce individual meeting duration. He requested commissioners provide recommendations through his Chief of Staff for legal to draft a resolution.

Adjournment: (Discussion Begins 4:49:35)

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

Vote: Motion carries 10/0

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

MAYOR GARNER

ADJOURNED THE MEETING AT 11:56 P.M.

May 1, 2025

Monica L. Sparks, CMC

Unified Government Clerk

MLS