

Unified Government of Wyandotte County and Kansas City, Kansas



## BOARD OF COMMISSIONERS

Commission Chambers

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

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***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*

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## MINUTES

**Thursday, May 29, 2025**

**7:19 PM – 10:06 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's Absent:**

- Commissioner Ramirez

**Staff Present:**

- Alan Howze (Acting County Administrator)
- Monica L. Sparks (Unified Government Clerk)
- Angela Lawson (Interim Chief Legal Counsel)
- Irene Caudillo (Chief of Staff in Mayor's Office)
- Rodney Lucas (Interim Assistant County Administrator)

**Call to Order**

Mayor Garner called the meeting to order at 7:19 PM. Commissioner Hill led the invocation, followed by the Pledge of Allegiance.

**Revisions to Agenda (Discussion Begins 2:06:48)**

The Clerk reported there was an agenda update issued adding Item No. 14.3, removing Item No. 9.1 and updating Item No. 10.2.

**Mayor's Agenda****Item No. 6.1 - PRESENTATION: FUTURE LEADER OUTREACH NETWORK  
(Discussion Begins 2:07:22)**

Dr. Diana Clemons, Future Leader Outreach Network (FLON) presented an overview of the program. The presentation covered:

- Explained FLON's role as the contractor selected to mentor the Mayor's Youth Leadership Council (MYLC).
- Described the Council's purpose: empowering Wyandotte County youth to address community challenges, celebrate the community's strengths, and support neighborhood revitalization by amplifying youth voices.
- Introduced the MYLC student officers and members by name and role, and shared their reflections on:
  - How MYLC impacted their personal growth and leadership skills
  - Their experience developing and presenting a proposal (including the "What For Citizens Needs in Wyandotte County" concept)
  - Advice for future MYLC participants
- Noted that several members are graduating and plan to return to Wyandotte County after college to "pay it forward."

- The presentation concluded with thanks to Mayor Garner, staff, and others who supported the program.

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

**Item No. 6.2 - PRESENTATION: YOUTH LEADERSHIP COUNCIL (Discussion Begins 2:15:35)**

Chief of Staff Irene Caudillo presented certificates of participation to the graduating members:

- Makayla Clark (University of St. Mary)
- Caleb Harris (UMKC)
- Torrance Portley (DePaul University)
- Anjel Robinson (Lincoln University)
- Chau Tran (UMKC)

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

**Item No. 6.3 - PROCLAMATION: NATIONAL CORRECTIONAL OFFICERS AND EMPLOYEES WEEK (Discussion Begins 2:20:15)**

A Proclamation proclaiming May 4-10, 2025, as National Correctional Officers and Employees Week.

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

**Item No. 6.4 - PROCLAMATION: PROVIDER APPRECIATION DAY (Discussion Begins 2:20:37)**

A Proclamation proclaiming May 9, 2025, as Provider Appreciation Day.

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

**Item No. 6.5 - OLDER AMERICANS DAY (Discussion Begins 2:20:50)**

A Proclamation proclaiming May 22, 2025, as Older Americans Day.

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

**Item No. 6.6 - RUTH BENIEN DAY (Discussion Begins 2:21:04)**

A Proclamation proclaiming May 25, 2025, as Ruth Benien Day.

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

**Item No. 6.7 - NATIONAL SALVATION ARMY WEEK (Discussion Begins 2:21:19)**

A Proclamation proclaiming the week of May 12-18, 2025, as National Salvation Army Week.

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

**Clerk's Statement (Statement Read 2:22:00)**

**Planning and Zoning Consent Agenda (Discussion Begins 2:25:23)**

**7.1. CHANGE OF ZONE APPLICATIONS**

1. COZ2025-004 - MIKE MCCOWN

**7.2. SPECIAL USE PERMIT APPLICATIONS**

1. SP2025-006 - TIFFANY CLARK WITH ROSEDALE ROADHOUSE LLC
2. SP2025-014 - DAVID SWANSON WITH SWANSON HOLDINGS
3. SP2025-017 - ELI SCHWINN
4. SP2025-018 - RYAN DENK WITH MCANANY, VAN CLEAVE, & PHILLIPS P.A.
5. SP2025-019 - TYLER SHIRK WITH BEAR B&B
7. SP2025-022 - HASAN ABDULATEEF WITH HM SEMI TRUCK REPAIR

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

1. AN ORDINANCE rezoning property at 2951 South 34th Street (COZ2024-033) from A-G Agriculture District to R-1 Single Family District
3. AN ORDINANCE authorizing a Special Use Permit (SP2024-111) for continuation of a short-term rental at 809 Central Avenue
4. AN ORDINANCE authorizing a Special Use Permit (SP2025-008) for continuation of stockpiling and movement of materials for a rock crushing and gravel operation at 7241 Kaw Drive
5. AN ORDINANCE authorizing a Special Use Permit (SP2025-010) for the continuation of a Chiropractic Office at 5331 Miami Avenue, RECOMMENDED FOR APPROVAL

6. AN ORDINANCE authorizing a Special Use Permit (SP2025-012) for a short-term rental at 3030 North 64th Street
7. AN ORDINANCE authorizing a Special Use Permit (SP2025-015) for a short-term rental at 616 Elizabeth Avenue

Commissioner Kane made a motion to approve all items on the Planning and Zoning Consent Agenda as submitted, except the set-aside items. The motion was seconded by Commissioner Davis.

Vote: Motion carries 9/0

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

#### Set Aside Items:

#### **7.2.8: SP2025-033 - ORACIO PEREZ (Discussion Begins 2:33:42)**

Applicant, Horacio Perez requested to set aside 7.2.8 (SP2025-033).

Applicant requested to withdraw the application to work with staff on agricultural zoning instead.

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

Commissioner Townsend made a motion to return the matter to the Planning Commission for additional clarification. The motion was seconded by Commissioner Davis.

Vote: Motion carries 9/0

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

#### **7.2.6: SP2025-020 - KATHERYN DUMOVICH (Discussion Begins 2:44:41)**

Commissioner Lopez requested to set aside 7.2.6 (SP2025-020).

Staff and the Applicant presented opening comments.

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

Commissioner Lopez made a motion to return the matter to the Planning Commission for further investigation including police and highway reports from 2023 forward. The motion was seconded by Commissioner Stites.

Vote: Motion carries 9/0

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

### **7.3.2: ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2024-057) (Discussion Begins 3:13:08)**

Commissioner Lopez requested to set aside 7.3.2 (SP2024-057).

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

Vote: Motion carries 8/1

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

### **Planning & Zoning Non-consent Agenda (Discussion Begins 3:16:56)**

#### **8.1. SPECIAL USE PERMIT APPLICATIONS (Discussion Begins 3:17:07)**

##### **1. SP2024-088 - JESUS SANTOYO**

Staff and the Applicant presented opening comments. Brian Santoyo translated for his dad, Jesus Santoyo.

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

Commissioner Bynum made a motion to approve the application with added conditions. The motion was withdrawn by Commissioner Bynum and noted for the record requested by Mayor Garner.

Commissioner Kane made a motion to approve the application as written. The motion was seconded by Commissioner Stites.

Vote: Motion carries 7/2

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

**Regular Consent Agenda (Discussion Begins 3:35:47)**

**Item No. 1 RESOLUTION: TWO-YEAR EXTENSION OF COUNTY ADMINISTRATOR CONTRACT (REMOVED PER AGENDA UPDATE)**

**Item No. 2 – RESOLUTION: ADOPTING FOURTH AMENDMENT TO KAW RIVER BRIDGE COOPERATIVE AND DEVELOPMENT AGREEMENT**

**Item No. 3 – APPOINTMENT: BOARDS AND COMMISSIONS**

**Item No. 4 – MINUTES**

**Item No. 5 – 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 8/1

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

**Mayor Garner left the meeting at 8:53 p.m. and returned at 8:55 p.m. Commissioner Burroughs acted as Mayor Pro Tem in his absence.**

**Public Hearing Agenda**

**Item No. 1 - PUBLIC HEARING/ORDINANCE: CREATION OF AMERICAN ROYAL COMMUNITY IMPROVEMENT DISTRICT (Discussion Begins 3:36:37)**

Chelsee Chism, Director of Economic Development, presented the public hearing for creating the American Royal Community Improvement District with 1% sales tax for 22 years.

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

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

Vote: Motion carries 9/0

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

### **Standing Committee's Agenda**

#### **Item No. 1 - RESOLUTION: AUTHORIZING SIXTH AMENDMENT TO DEVELOPMENT AGREEMENT FOR LEGENDS WEST LAWN (Discussion Begins 3:42:38)**

Commissioner Burroughs, Economic Development and Finance Standing Committee Chair, reported the committee voted 4-2 to approve extending completion dates for paving improvements and establishing a \$500,000 escrow account.

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

Vote: Motion carries 6/4

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

### **Administrator's Agenda**

#### **Item No. 1 - RESOLUTION: APPOINTMENT OF COUNTY APPRAISER PER (Discussion Begins: 3:46:37)**

Acting County Administrator Alan Howze recommended reappointing Matthew Willard as Wyandotte County Appraiser for July 1, 2025, through June 30, 2029.

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

Vote: Motion carries 9/0

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

**Item No. 2 - RESOLUTION: AGREEMENT WITH DOWNTOWN SHAREHOLDERS  
(Discussion Begins: 3:50:02)**

Casey Meyer explained this is an MOU between the Unified Government and Downtown Shareholders for a six-month agreement from June 16 through December 31, 2025. The agreement provides:

- One on-duty police officer with marked patrol unit Monday-Friday, 10:30 AM to 2:30 PM (as staffing allows)
- One on-duty police officer with marked patrol unit Monday-Friday, 5:30 PM to 10:30 PM (as staffing allows)
- On-duty police officer for special events/weekends with 72-hour notice (as staffing allows)
- Reimbursement rate of \$50 per hour per officer
- Payment within 30 days
- This involves the UG police department (a municipal entity), commission approval is required under KSA 12-29-08, unlike previous private security arrangements.

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

Vote: Motion carries 9/0

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

**Item No. 3 - ORDINANCE: TERMINATING SPEEDWAY PLAZA REDEVELOPMENT DISTRICT AND TAX INCREMENT FINANCING (Discussion Begins: 4:23:58)**

Chelsee Chism, Director of Economic Development, introduced Todd LaSala to explain the ordinance. Mr. LaSala explained this terminates the TIF district for Plaza at the Speedway shopping center, formed in 2006. The bonds were paid off, and the development agreement allows termination when this occurs. The shopping center is also in the American Royal STAR bond district with recently approved project plan

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

Vote: Motion carries 9/0

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

**Item No. 4 - RESOLUTION: MEMORANDUM OF UNDERSTANDING WITH INTERNATIONAL ASSOCIATION OF FIREFIGHTERS LOCAL NO. 64 (Discussion Begins: 4:35:30)**

Acting County Administrator Alan Howze presented three union contracts for ratification, all approved by memberships for three-year periods from January 1, 2025, through December 31, 2027.

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

Vote: Motion carries 9/0

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

**Item No. 5 - RESOLUTION: MEMORANDUM OF UNDERSTANDING WITH CONSTRUCTION AND GENERAL LABORERS LOCAL NO. 1290 (Discussion Begins: 4:37:56)**

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

Vote: Motion carries 8/0

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

**Item No. 6 - RESOLUTION: MEMORANDUM OF UNDERSTANDING WITH TEAMSTERS LOCAL NO. 955 (Discussion Begins: 4:38:50)**

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

Vote: Motion carries 9/0

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

**Commissioner Davis made a motion to adjourn and reconvene as the Land Bank Board of Trustees. The motion was seconded by Commissioner Bynum. (Discussion Begins 4:39:43)**

Vote: Motion carries 9/0

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

**Land Bank Board of Trustees Consent Agenda: (Discussion Begins 4:40:08)**

**Item No. 1: RESOLUTION: ADOPTING REVISION TO THE LAND BANK POLICY**

**Item No. 2: RESOLUTION: LAND BANK HOLD UNIFIED GOVERNMENT**

**Item No. 3: LAND BANK OPTION APPLICATIONS (ADDED PER AGENDA UPDATE)**

Commissioner Townsend made a motion to approve all items, except Item No. A.12. The motion was seconded by Commissioner Davis.

Vote: Motion carries 8/1

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

Commissioner Townsend made a motion to set Item No. A.12 to the next meeting. The motion was seconded by Commissioner Davis.

Vote: Motion carries 9/0

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

**Adjournment: (Discussion Begins 4:50:28)**

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

Vote: Motion carries 9/0

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

**MAYOR GARNER**  
**ADJOURNED THE MEETING AT 10:06 P.M.**  
**May 29, 2025**

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Monica L. Sparks, CMC  
Unified Government Clerk

MLS