

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, June 26, 2025

7:29 PM – 1:02 AM

Attendance:

Commissioner's Present:

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

Commissioner's Absent:

- None

Staff Present:

- David Johnston (County Administrator)
- Monica L. Sparks (Unified Government Clerk)
- Angela Lawson (Interim Chief Legal Counsel)
- Michael Abbott (Election Commissioner)
- Irene Caudillo (Chief of Staff, Mayor's Office)
- Angel Ferrara (Director, Parks and Recreation)
- Rodney Lucas (Interim Director, Urban Planning & Design)
- Alan Howze (Assistant County Administrator)
- Rose Morris (Planning)
- Mike Farley (Legal)
- Shelley Kneuvean (Chief Financial Officer)

Call to Order

Mayor Garner called the meeting to order at 7:29 PM. Commissioner Hill led the invocation, followed by the Pledge of Allegiance.

Revisions to Agenda (Discussion Begins 1:31:35)

The Clerk reported that two revisions were made to the agenda. Both Buccée's items were removed from the Administrator's Agenda. In addition, a change in order was made to the P&Z non-consent agenda.

Mayor's Agenda**Item No. 1 - PRESENTATION: ELECTION OFFICE CONTEST AND CONTEST WINNER (Discussion Begins 1:32:06)**

Irene Caudillo, Chief of Staff, introduced Michael Abbott, Wyandotte County Election Commissioner, who presented information about the first annual "I Voted" sticker contest. The contest was open to high school students in Wyandotte County for two months to design unique stickers for 2025 elections.

Michael Abbott announced Haley Mortal of Piper High School as the winner and presented her with the award. Mayor Garner congratulated the winner and reminded residents about upcoming local elections and the importance of voting. 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. 2 - PROCLAMATION: CENTRAL SOLUTIONS 100TH ANNIVERSARY DAY
(Discussion Begins 1:35:17)**

A Proclamation proclaiming June 19, 2025, as Central Solutions 100th Anniversary Day.

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

Item No. 3 - PROCLAMATION: JUNETEENTH FREEDOM DAY (Discussion Begins 1:35:42)

A Proclamation proclaiming June 19, 2025, as Juneteenth Freedom Day.

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

Item No. 4 - PRIDE MONTH (Discussion Begins 1:35:55)

A Proclamation proclaiming June 2025, as Pride Month.

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

Item No. 5 - PARKS AND RECREATION MONTH (Discussion Begins 1:36:09)

A Proclamation proclaiming July 2025 as Parks and Recreation Month.

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

Commissioners' Agenda

**Item No. 1 - RESOLUTION: APPROVING 2025 HOLLYWOOD CASINO GRANT
AWARD RECOMMENDATIONS (Discussion Begins 1:36:32)**

David Johnston, County Administrator, introduced Angel Ferrara, Parks and Recreation Director, who presented the annual Hollywood Casino grant awards with assistance from Sarah Forge and Terrell Brown from the Greater Kansas City Community Foundation.

Key Details:

- 97 requests for funding received by April 21 deadline
- Total funding requested: approximately \$20 million
- 71 requests recommended for support
- Each commissioner allocated \$43,000 (Commissioner Burroughs had \$44,000 due to rollover)
- Average grant amount: \$2,857

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

Vote: Motion carries 10/0

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

Clerk's Statement (Statement Read 1:42:27)

Planning and Zoning Consent Agenda (Discussion Begins 1:48:28)

8.1. CHANGE OF ZONE APPLICATIONS

1. COZ2025-009 - MICHAEL HEITMANN
2. COZ2025-010 - BOB LAYTON
3. COZ2025-013 - PROPERTIES BY TRACY & WILMA HAYWARD

8.2. SPECIAL USE PERMIT APPLICATIONS

1. SP2024-116 - NADIA GRIFFITT WITH LATIN QUARTERS
2. SP2025-024 - TODD GEARHEART
3. SP2025-025 - DAVID DIAL
4. SP2025-027 - WHITNEY PRESTON
5. SP2025-028 - KELLY SPENCER WITH CREATIVE TOTS CHILD CARE
6. SP2025-029 - JESSICA MORENO
7. SP2025-031 - MICHAEL HEITMANN

8.3. MASTER PLAN AMENDMENT APPLICATION

1. MPL2025-006 - MICHAEL HEITMANN

8.4. MISCELLANEOUS -

2. AN ORDINANCE rezoning property at 144 North 61st Street (COZ2024-041) from R-1 Single-Family District to A-G Agriculture District.
4. AN ORDINANCE authorizing a Special Use Permit (SP2024-088) for the keeping of pigeons at 2542 South 12th Terrace.
5. AN ORDINANCE authorizing a Special Use Permit (SP2025-004) for the keeping of a maximum of 25 fowl at 3030 South 63rd Street.

6. AN ORDINANCE authorizing a Special Use Permit (SP2025-006) for operation of a short-term rental at 1127 Southwest Boulevard.
7. AN ORDINANCE authorizing a Special Use Permit (SP2025-014) for operation of a short-term rental at 2629 South 49th Street.
8. AN ORDINANCE authorizing a Special Use Permit (SP2025-017) for storage of motor and recreational vehicles and equipment at 8440 Gibbs Road.
9. AN ORDINANCE authorizing a Special Use Permit (SP2025-018) for continuation of material and clean rubble excavation and stockpiling at 1500 South 73rd Drive and 7751 South 73rd Street.
10. AN ORDINANCE authorizing a Special Use Permit (SP2025-019) for operation of a short-term rental at 2105 West 43rd Avenue.
11. AN ORDINANCE authorizing a Special Use Permit (SP2025-022) for operation of a semi and heavy truck repair and maintenance facility at 451 South 14th Street.

Commissioner Kane made a motion to approve all items on the Planning and Zoning Consent Agenda as submitted, except the set-asides: Item Nos. 8.4.1 and 8.4.3. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 10/0

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

Set Aside Items:

David Wilson, Kansas City, Kansas, requested to set aside Item No. 8.4.3, Ordinance rezoning property at 13100 and 13130 State Avenue. **(Discussion Begins 1:56:25)**

8.4.3: ORDINANCE: REZONING PROPERTY (COZ2025-004)

Staff presented opening comments. The applicant was not present.

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

The public hearing was closed

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

Vote: Motion carries 10/0

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

Commissioner Townsend requested to set aside Item No. 8.4.1.

8.4.1: RESOLUTION FOR MORATORIUM ON PARKING REQUIREMENTS EAST OF I-635 (Discussion Begins 2:07:57)

The Mayor opened the public hearing. The following comments were received in favor of the item:

- Joseph Welch (Comments Begin: 2:12:32)
- Mindy Rocha (Comments Begin: 2:13:25)
- Greg Kindle (Comments Begin: 2:13:51)

The public hearing was closed.

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

Vote: Motion carries 10/0

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

Planning & Zoning Non-consent Agenda

9.1. CHANGE OF ZONE APPLICATIONS (Discussion Begins 2:30:11)

2. COZ2025-006 - AARON WOLOFSKY

Staff and the Applicant presented opening comments.

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

Mayor Garner asked the Clerk to tally the comments for the record. 11 in favor, 2 in opposition confirmed by Monica L. Sparks, UG Clerk. **(Discussion Begins 2:58:14)**

Comments received and read into the record in favor of the item:

- Ralph Oropeza (Comments Begin: 2:59:12)
- Capital Electric (Comments Begin: 3:01:43)

- **Pro Electric LC (Comments Begin: 3:04:55)**
- **Kansas City Area Development Council (Comments Begin: 3:08:00)**
- **Hermes Landscaping (Comments Begin: 3:09:05)**
- **Arista Networks (Comments Begin: 3:11:36)**
- **Kansas City Chamber (Comments Begin: 3:14:05)**
- **US Engineering Construction (Comments Begin: 3:16:28)**
- **KC Tech Council (Comments Begin: 3:18:48)**
- **KCK Chamber (Comments Begin: 3:21:00)**
- **Jessica Dain (Comments Begin: 3:23:10)**
- **Greg Kindle (Comments Begin: 3:25:57)**
- **Eric Soriano (Comments Begin: 3:29:20)**
- **Greg Moser (Comments Begin: 3:30:54)**
- **Chad Shafer (Comments Begin: 3:33:46)**
- **Wade Kiefer (Comments Begin: 3:34:56)**
- **Mindy Rocha Comments Begin: 3:36:49)**
- **Matt Watkins (Comments Begin: 3:38:09)**
- **Kevin Hendrickson (Comments Begin: 3:40:50)**
- **Max Galloway (Comments Begin: 3:43:23)**
- **Lisa Walker-Yeager (Comments Begin: 3:47:07)**
- **Darron Ammann (Comments Begin: 3:52:01)**

Comments received and read into the record in opposition to the item:

- **Scott Harding (Comments Begin: 3:53:30)**
- **Deasiray Bush (Comments Begin: 3:55:00)**
- **Neil Palmer (Comments Begin: 3:57:12)**
- **Richard Lavin (Comments Begin: 4:00:42)**
- **Alex Sanchez (Comments Begin: 4:04:43)**
- **David Wilson (Comments Begin: 4:08:10)**
- **Michael Mills (Comments Begin: 4:10:16)**
- **Jacqueline Escalante (Comments Begin: 4:13:33)**
- **Darren Welsh (Comments Begin: 4:17:50)**

- **Mike Yoritza (Comments Begin: 4:20:20)**
- **Stephanie Barton (Comments Begin: 4:23:00)**

The public hearing was closed.

Mayor Garner left the meeting at 9:50 p.m. and returned at 9:56 p.m. Commissioner Burroughs acted as Mayor Pro Tem in his absence.

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

Vote: Motion carries 9/2

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

Mayor Garner called the meeting into recess at 11:30 p.m. The meeting was called back to order at 11:39 p.m. All members were present.

1. COZ2025-005 - AARON WOLOFSKY (Discussion Begins 5:49:00)

Staff and the Applicant presented opening comments.

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

Comments received and read into the record in favor of the item:

- **Curt Peterson (Comments Begin: 5:50:49)**
- **James Guy (Comments Begin: 5:51:50)**
- **Matt Watkins (Comments Begin: 5:55:00)**
- **Kim Brown (Comments Begin: 5:56:50)**

Comments received and read into the record in opposition to the item:

- **Neil Palmer (Comments Begin: 6:01:07)**
- **Dave Wilson (Comments Begin: 6:04:38)**
- **Mike Mills (Comments Begin: 6:08:14)**

The public hearing was closed.

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

Vote: Motion carries 8/2

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

9.2. MASTER PLAN AMENDMENT APPLICATIONS (Discussion Begins 5:29:35)

1. MPL2025-003 – AARON WOLOFSKY

Staff and the Applicant presented opening comments.

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

The following comments were received in opposition:

- **Neil Palmer (Comments Begin: 5:34:25)**
- **Scott Harding (Comments Begin: 5:36:05)**
- **Mike Burrell (Comments Begin: 5:39:24)**

The public hearing was closed.

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

Vote: Motion carries 8/2

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

Mayor Garner made a motion to suspend rules to proceed past midnight, Rule 517. The motion was seconded by Commissioner Bynum.

Vote: Motion carries 10/0

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

2. MPL2025-004 - AARON WOLOFSKY (Discussion Begins 6:32:33)

Staff and the Applicant presented opening comments.

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

- **Neil Palmer (Comments Begin: 6:34:14)**

The public hearing was closed.

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

Vote: Motion carries 8/2

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

Commissioners Stites and Kane left the meeting at 12:53 a.m.

Regular Consent Agenda (Discussion Begins 6:39:25)

Item No. 1 RESOLUTION: SAUER CASTLE INDUSTRIAL REVENUE BONDS)

Item No. 2 – RESOLUTION: SAUER CASTLE NRA SPECIAL PROJECT

Item No. 3 – RESOLUTION: BUDGETARY AND FINANCIAL POLICIES OF THE UNIFIED GOVERNMENT

Item No. 4 - NOMINATIONS: BOARDS & COMMISSIONS

Item No. 5 – MINUTES

Item No. 6 – WEEKLY BUSINESS

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

Vote: Motion carries 8/0

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

Public Hearing Agenda

Item No. 1 - PUBLIC HEARING RESOLUTION/ORDINANCE: ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS FOR THE HOMEFIELD ATLAS 9 PROJECT (Discussion Begins 6:40:02)

There are 3 items related to this topic and requires a public hearing, action on number two and number three.

Chelsee Chism, Director of Economic Development, provided important corrections:

- This is not a 100% property tax abatement
- Property tax payments will total \$1.2 million over 10-year period
- Valuation based on AMC theater comparison (AMC pays \$365,000 annually for 112,000 sq ft facility)
- Atlas Nine is 28,000 sq ft (approximately quarter size of AMC)
- Structure provides tax payment certainty due to lack of comparable properties

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

- **Greg Kindle (Comments Begin: 6:43:08)**

The public hearing was closed.

Commissioner Davis made a motion to adopt the resolution amending the previous resolution authorizing issuance of industrial revenue bonds. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 7/1

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

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing.

Commissioner Davis made a motion to approve the ordinance issuing industrial revenue bonds. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 7/1

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

Administrator's Agenda

Item No. 1 - RESOLUTION: PROVIDING PUBLIC NOTICE OF THE ADVISABILITY OF CREATING A REDEVELOPMENT DISTRICT (BUC-EE'S PROJECT)

This item was removed from the agenda.

Item No. 2 - RESOLUTION: SETTING PUBLIC HEARING AND GIVING NOTICE OF CREATING A COMMUNITY IMPROVEMENT DISTRICT (BUC-EE'S FAMILY TRAVEL CENTER COMMUNITY IMPROVEMENT DISTRICT)

This item was removed from the agenda

Adjournment: (Discussion Begins 6:49:04)

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

Vote: Motion carries 8/0

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

MAYOR GARNER

ADJOURNED THE MEETING AT 1:02 A.M.

June 26, 2025

Monica L. Sparks, CMC
Unified Government Clerk

MLS