

1:51:51 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, July 31, 2025

7:05 PM – 10:33 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)
- Shelley Kneuvean (Chief Financial Officer)
- Wendy Green (Chief Deputy Legal Counsel)
- Michael Sutton (Economic Development Coordinator)
- Chelsee Chism (Economic Development Director)
- Alyssa Marcy (Long Range Planner)

Call to Order

Mayor Garner called the meeting to order at 7:05 PM. Commissioner Hill led the invocation, followed by the Pledge of Allegiance.

Moment of Silence (Silence Begins 1:50:41)

Mayor Garner called for a moment of silence to honor:

- Wyandotte County Sheriff Deputy Elijah Ming, who was killed in the line of duty
- A young construction worker who died tragically in a work accident
- Retired Under Sheriff Larry Rowland, who passed away this week

Revisions to Agenda (Discussion Begins 1:51:25)

The Clerk reported there was an agenda update moving Item Nos. 8.3.3 and 8.3.4 from the Planning and Zoning Consent Agent to the Planning and Zoning Non-Consent Agenda.

Mayor's Agenda**Item No. 1 - PRESENTATION OF ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR) AUDIT REPORT FOR FY 2024 (Discussion Begins 1:51:51)**

County Administrator David Johnston introduced the presentation, noting this was the first time in recent years that the audit was being presented in a timely manner, meeting best practices by completing the audit by mid-year.

Dr. Shelley Kneuvean, Chief Financial Officer, introduced Jacob Holman from Forvis Mazars, the UG's independent auditor selected through an RFP process.

Key Points:

Audit Overview Presented by Jacob Holman:

- 2,600 hours of audit work completed
- Clean, unmodified opinion to be issued (highest level of audit opinion)
- Significant improvement in timing: audit completed in 7 months vs. previous 13 months
- Areas for consideration identified including inventory tracking, grant drawdown requests, and financial close processes

Key Financial Highlights:

- Net position increased by \$79.5 million to \$847.9 million
- Strong revenue growth from sales tax, property tax, and utilities
- Debt capacity utilization at 12% of limit
- Reserve policy compliance issues: City at 20%, County at 8% versus 25% policy target

Shelley Kneuvean, Chief Financial Officer, clarified that her presentation contained an error regarding quarterly profits. She noted that the statement indicating profits increased by 3% in the last quarter was incorrect and that the necessary corrections have been made.

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

6. Clerk's Statement (Statement Read 3:17:10)

7. Planning and Zoning Consent Agenda (Discussion Begins 3:25:49)

7.1. CHANGE OF ZONE APPLICATIONS

1. COZ2024-040 - CURTIS HOLLAND WITH POLSINELLI PC
2. COZ2025-011 - TYE ZEHNER WITH STRICKLAND CONSTRUCTION
3. COZ2025-012 - GUY TINER
4. COZ2025-016 - JUSTIN DIXON WITH CASE VENTURES, INC.
5. COZ2025-017 - TYE ZEHNER WITH STRICKLAND CONSTRUCTION

7.2. SPECIAL USE PERMIT APPLICATIONS

1. SP2025-020 - KATHERYN DUMOVICH
2. SP2025-023 - DOUG AND CARRIE TREE
3. SP2025-030 - GREGG FORYS WITH STRYTEN ENERGY

4. SP2025-034 - MITCHELL BROWN WITH POPULOUS
5. SP2025-035 - JOSEPH AAKER
6. SP2025-038 - LESLEE DUMMERMUTH

7.3 VACATION APPLICATION

1. VAC2025-002 - STEVE SOBEK

7.4 MASTER PLAN AMENDMENT APPLICATIONS

1. MPL2024-013 - CURTIS HOLLAND WITH POLSINELLI PC
2. MPL2025-007 - TYE ZEHNER WITH STRICKLAND CONSTRUCTION
3. MPL2025-009 - JUSTIN DIXON WITH CASE VENTURES, INC.

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

1. AN ORDINANCE rezoning property at 935, 945, and 911 Shawnee Road (COZ2025-009) from R-1 Single-Family and R-2 Two-Family to RP-1 Planned Single-Family District.
- 2.. AN ORDINANCE rezoning property at 2623 South 69th Street (COZ2025-010) from A-G Agriculture District to R-1 Single-Family District.
3. AN ORDINANCE rezoning property at 9630 Nelson Lane and 4321 North 97th Street (COZ2025-013) from A-G Agriculture District to R Rural Residential District.
4. AN ORDINANCE authorizing a Special Use Permit (SP2024-116) for a drinking establishment with live entertainment and events at 508 Kansas Avenue.
5. AN ORDINANCE authorizing a Special Use Permit (SP2025-003) for operation of a landscaping business at 11525 Parkview Avenue.
6. AN ORDINANCE authorizing a Special Use Permit (SP2025-024) for short-term rental at 7832 Kansas Avenue.
7. AN ORDINANCE authorizing a Special Use Permit (SP2025-025) for a short-term rental at 4509 Garfield Avenue.
8. AN ORDINANCE authorizing a Special Use Permit (SP2025-027) for keeping three (3) goats at a residential property at 3644 North 59th Street.
9. AN ORDINANCE authorizing a Special Use Permit (SP2025-028) for a daycare at 2515 Haskell Avenue.
10. AN ORDINANCE authorizing a Special Use Permit (SP2025-029) for the continuation of a short-term rental at 611 Douglas Avenue.
11. AN ORDINANCE authorizing a Special Use Permit (SP2025-031) for a wedding and event venue with lodging, live entertainment, short-term rental, and alcohol in excess of food sales at 935, 945, and 911 Shawnee Road.

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

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. CHANGE OF ZONE APPLICATIONS (Discussion Begins 3:34:32)

1. COZ2024-016 - STEVE SOBEK

Staff and the Applicant presented opening comments.

Applicant requested withdrawal of the application.

Commissioner Bynum made a motion to accept the withdrawal of 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

2. COZ2025-014 - JENNY NIELSON WITH LONE TREE LAND & DEVELOPMENT (Discussion Begins 3:39:18)

Staff and the Applicant presented opening comments.

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

- **Lisa Walker Yeager (Comments Begins 3:50:08)**

The public hearing was closed.

Commissioner Stites made a motion to approve the change of zone application. The motion was seconded by Mayor Garner.

Vote: Motion carries 10/0

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

3. COZ2025-018 - MICHAEL RHODES (Discussion Begins 4:04:00)

Staff presented opening comments. The applicant was not present.

Applicant requested withdrawal of the application.

Commissioner Stites made a motion to accept the withdrawal of the application. 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

8.2. MASTER PLAN AMENDMENT APPLICATION

1. MPL2025-008 - JENNY NIELSON WITH LONE TREE LAND & DEVELOPMENT (Discussion Begins 3:39:18)

The item relates to Item No. 8.1.2 and was discussed with the item.

Mayor Garner made a motion to approve the application. 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

8.3. MISCELLANEOUS

1. ORDINANCE REGARDING THE DISCRETION OF THE PLANNING DIRECTOR IN CERTAIN PLANNING MATTERS (Discussion Begins 4:10:49)

County Administrator David Johnston explained the ordinance addresses issues with planning director's use of discretion that changed policy passed by the commission, citing examples including Planet Fitness, Bethel Center, Camping World, and Bucky's where administrative decisions stifled development.

Commissioner Stites made a motion to send the item back to the Planning Commission for further clarification. The motion was withdrawn.

Commissioner Townsend made a motion to override the determination of the Planning Commission. The motion was seconded by Commissioner Stites.

Vote: Motion carries 8/3

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

2. ORDINANCE ELIMINATING THE REQUIREMENT THAT LOWER-MEDIUM DENSITY RESIDENTIAL AREAS COMPLY WITH NARROW LOT DESIGN GUIDELINES IN THE NORTHEAST AREA (Discussion Begins 4:37:37)

Staff and the Applicant presented opening comments.

Michael Sutton, Economic Development Coordinator explained the amendment would provide developers more flexibility while maintaining narrow lot design guidelines in certain situations.

Commissioner Kane made a motion to approve the application. 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

3. ORDINANCE: REZONING PROPERTY (COZ2025-006) (MOVED PER AGENDA UPDATE) (Discussion Begins 4:40:24)

Wendy Green, Deputy Chief Legal Counsel, clarified voting requirements due to protest petitions. Item 8.3.3 (southern parcels) had no valid protest petition requiring simple majority.

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

Vote: Motion carries 9/2

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

4. ORDINANCE: REZONING PROPERTY (COZ2025-005) (MOVED PER AGENDA UPDATE) (Discussion Begins 4:43:51)

Wendy Green, Deputy Chief Legal Counsel, clarified voting requirements due to protest petitions. Item 8.3.4 (northern parcels) had valid protest petition requiring nine votes.

Commissioner Burroughs made a motion to approve the item. The motion was seconded by Commissioner Ramirez.

Vote: Motion fails 7/3

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

Regular Consent Agenda (Discussion Begins 5:03:28)

Item No. 1 – RESOLUTION: SETTING A PUBLIC HEARING AND GIVING NOTICE OF CREATING A COMMUNITY IMPROVEMENT DISTRICT (BUC-EE’S FAMILY TRAVEL CENTER COMMUNITY IMPROVEMENT DISTRICT)

Item No. 2 – RESOLUTION: PROVIDING PUBLIC NOTICE OF THE ADVISABILITY OF CREATING A REDEVELOPMENT DISTRICT (BUC-EE’S PROJECT)

Item No. 3 – MINUTES

Item No. 4 – WEEKLY BUSINESS

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

Vote: Motion carries 10/0

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

Administrator’s Agenda

Item No. 1 - RESOLUTION: MEMORANDUM OF UNDERSTANDING WITH SERVICE EMPLOYEES INTERNATIONAL UNION LOCAL #1 (Discussion Begins 5:04:11)

Wendy Green, Deputy Chief Legal Counsel, noted title page error in dates - should be January 1, 2025, through December 31, 2027 (not 2028).

Commissioner Bynum made a motion to approve the Memorandum of Understanding with Employees International Union Local 1, with the corrected dates. 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

Item No. 2 - RESOLUTION: ADOPTING THE AMENDMENT TO THE DEVELOPMENT AGREEMENT (BUC-EE'S FAMILY TRAVEL CENTER) 1 (Discussion Begins 5:06:24)

Todd LaSala from Stinson explained three main changes:

- 1) Moving construction commencement date to October 1, 2025.
- 2) Lender-requested detail changes.
- 3) Modified legal descriptions for Village West Parkway land swap.

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

Vote: Motion carries 10/0

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

Item No. 3 - ORDINANCE: KANSAS DEVELOPMENT FINANCE AUTHORITY FOR CHALET MANOR APARTMENTS PROJECT (Discussion Begins 5:08:42)

Chelsee Chism, Economic Development Director, explained this is notification from KDFA allowing 15 days to approve or deny low-income housing tax credits request.

Commissioner Bynum made a motion to approve the ordinance. 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

Adjournment: (Discussion Begins 5:11:12)

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

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 10:33 P.M.
July 31, 2025

Monica L. Sparks, CMC
Unified Government Clerk

MLS