

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, September 25, 2025

7:02 PM – 8:49 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

Commissioners Absent:

- Commissioner Ramirez

Staff Present:

- David Johnston (County Administrator)
- Monica L. Sparks (Unified Government Clerk)
- Irene Caudillo (Chief of Staff in Mayor's Office)
- Randy Greeves (Planning)
- Debbie Jonscher (Deputy Chief Financial Officer)
- Reginald Lindsey (Budget Director)
- Shelley Kneuvean (Chief Financial Officer)

Call to Order

Mayor Garner called the meeting to order at 7:02 p.m. Chaplain George Kempfer, Ebenezer Ministries, led the invocation, followed by the Pledge of Allegiance.

Revisions to Agenda

No revisions to the agenda were reported.

Mayor's Agenda**Item No. 1 - PRESENTATION: DOTTE PROUD RECOGNITION (Discussion Begins 5:40)**

Mayor Garner recognized the following individuals:

- **Gilbert Chacon (Discussion Begins 8:32)**
- **Maximilian R. Mendoza (Discussion Begins 11:27)**
- **Brenda Mortell (Discussion Begins 14:02)**
- **Gabe Munoz (Discussion Begins 16:50)**
- **Sandra Olivas (Discussion Begins 19:05)**
- **Flaco Ramirez Boxing Gym (Discussion Begins 24:08)**
- **Daniel Silva (Discussion Begins 27:44)**

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

Mayor Garner called the meeting into a recess at 7:32 PM. The meeting was called back to order at 7:36 PM. All members were present.

**Item No. 2 – PROCLAMATION: PROSTATE CANCER AWARENESS MONTH
(Discussion Begins 34:10)**

A Proclamation proclaiming the month of September 2025 as Prostate Cancer Awareness Month.
This item was read into the record of the meeting, and no commission action was required.

Item No. 3 – PROCLAMATION: SUICIDE PREVENTION MONTH (Discussion Begins 34:33)

A Proclamation proclaiming the month of September 2025 as Suicide Prevention Month.
This item was read into the record of the meeting, and no commission action was required.

Item No. 4 – PROCLAMATION: 913 WEEK (Discussion Begins 34:45)

A Proclamation proclaiming September 8th-14th, 2025, as 913 Week.
This item was read into the record of the meeting, and no commission action was required.

**Item No. 5 – PROCLAMATION: ERNESTINE B. SMITH'S 100TH BIRTHDAY
(Discussion Begins 35:05)**

A Proclamation proclaiming September 22, 2025, as Ernestine B. Smith's 100th Birthday.
This item was read into the record of the meeting, and no commission action was required.

Mayor Garner called the meeting into recess at 7:32 p.m. The meeting was called back to order at 7:35 p.m. All members were present.

Clerk's Statement (Statement Read 35:50)

Planning and Zoning Consent Agenda (Discussion Begins 39:55)

7.1. CHANGE OF ZONE APPLICATIONS

1. COZ2025-019 - LINDA HOUSTON FOUNDATION
2. COZ2025-020 - KATRINA GERBER

7.2. SPECIAL USE PERMIT APPLICATIONS

1. SP2025-050 - JOSEPH COLLINS
2. SP2025-052 - RXR HOUSING SOLUTIONS LLC
3. SP2025-053- VENKATESWARE CHADALAWADA WITH LEGENDS LIQUORS

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

1. AN ORDINANCE rezoning property at 430 North 86th Street (COZ2025-007) from R-1 Single Family to A-G Agriculture District.
2. AN ORDINANCE authorizing a Special Use Permit (SP2025-013) for a building expansion on a used automotive dealership to provide vehicle maintenance and repair services at 1801 North 100th Terrace.
3. AN ORDINANCE authorizing a Special Use Permit (SP2025-026) for maintenance of fleet vehicles at 1625 South 45th Street.
4. AN ORDINANCE authorizing a Special Use Permit (SP2025-037) for continuation of a Short-Term Rental at 2614 South 27th Street.
5. AN ORDINANCE authorizing a Special Use Permit (SP2025-039) for a liquor store at 1863 North 18th Street.
6. AN ORDINANCE authorizing a Special Use Permit (SP2025-040) for a Short-Term Rental at 4448 Rainbow Boulevard.
7. AN ORDINANCE authorizing a Special Use Permit (SP2025-044) for a kitchen and event space at 1017 North 9th Street.
8. AN ORDINANCE authorizing a Special Use Permit (SP2025-045) for continuation of a Short-Term Rental at 7917 Tauromee Avenue.
9. AN ORDINANCE authorizing a Special Use Permit (SP2025-047) for the continuation of an event space at 6300 Parallel Parkway.
10. AN ORDINANCE authorizing a Special Use Permit (SP2025-048) for a Short-Term Rental at 13143 Nebraska Court.

Commissioner Davis made a motion to approve all items on the Planning and Zoning Consent Agenda as submitted except for Item No. 7.1.3. 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

Set Aside Items:

7.1.3: COZ2025-021 - PMG ASSET SERVICES LLC (Discussion Begins 46:40)

Tim Lewis, Kansas City, Kansas requested to set aside Item No. 7.1.3., expressing opposition to giving the casino money back and stating citizens should not fund the project.

Staff and the Applicant presented opening comments.

The mayor opened the public hearing. The following comments were received in opposition:

- **Tim Lewis (Comments Begin 50:38)**

The public hearing was closed.

Commissioner Davis made a motion to approve the item. 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

Planning & Zoning Non-Consent Agenda

8.1. MISCELLANEOUS (Discussion Begins 1:03:55)

1. ORDINANCE: REZONING PROPERTY (COZ2025-005)

Commissioner Kane noted this had been discussed multiple times over several months in meetings on July 31 and August 28. He described it as a \$12 billion project, the largest in Kansas state history.

Angela Lawson, Interim Chief Counsel, explained this is simply the ordinance that codifies the action the Commission previously took in approving the rezoning. This is a ministerial function for ordinance publication and does not touch on any development agreement.

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

Vote: Motion fails 7/2 (The motion requires 9 votes to pass)

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

Regular Consent Agenda (Discussion Begins 1:08:57)

Item No. 1 – RESOLUTION: AREA AGENCY ON AGING AREA PLAN

Item No. 2 – MINUTES

Item No. 3 – 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 9/0

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

Administrator's Agenda

Item No. 1 - ORDINANCE: APPROVING SELF-SUPPORTED MUNICIPAL IMPROVEMENT DISTRICT BUDGET (Discussion Begins 1:09:36)

David Johnston, County Administrator, explained this involves a separate taxing district seeking approval of its tax levy rate. They submitted a revenue neutral rate as agreed earlier in the year.

Commissioner Bynum questioned whether the \$127,000 contribution from the Unified Government general fund was included in the budget supporting the mill levy rate. Clerk Monica Sparks clarified that the mill levy is based on ad valorem tax in the district, so contributions from other entities are not factored into setting the levy.

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

Vote: Motion carries 8/1

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

Item No. 2 - RESOLUTION: WYANDOTTE COUNTY LIBRARY BUDGET (Discussion Begins 1:17:26)

Angela Lawson, Interim Chief Counsel, explained that state law grants the Library Board the ability to set the mill levy. The commission vote simply codifies what the board has already set under their right under state law. Mayor Garner clarified that state law does not allow this body to change the decision of the library board, and the commission is just recognizing and codifying their action.

Commissioner Burns made a motion to adopt the resolution at a rate of 4.881 mill. The motion was seconded by Commissioner Davis.

Vote: Motion carries 7/2

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

Adjournment: (Discussion Begins 1:45:52)

Commissioner Burroughs 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 8:49 P.M.
September 25, 2025

Monica L. Sparks, CMC
Unified Government Clerk

MLS