

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 Christal E. Watson***

*Commissioner At-Large Dist. 1 Melissa Bynum – Commissioner At-Large Dist. 2 Andrew Kump –  
Commissioner Dist. 1 Jermaine Howard – Commissioner Dist. 2 Bill Burns –  
Commissioner Dist. 3 Christian Ramirez – Commissioner Dist. 4 Evelyn Hill –  
Commissioner Dist. 5 Carlos Pacheco – Commissioner Dist. 6 Phil Lopez –  
Commissioner Dist. 7 Chuck Stites – Commissioner Dist. 8 Andrew Davis*

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### **MINUTES**

**Thursday, April 30, 2026  
5:30 PM – 9:55 PM**

**Attendance:**

**Commissioners Present:**

- Mayor CEO Crystal E. Watson
- Commissioner Andrew Kump
- Commissioner Jermaine Howard
- Commissioner Bill Burns
- Commissioner Christian Ramirez
- Commissioner Evelyn Hill
- Commissioner Carlos Pacheco
- Commissioner Andrew Davis
- Commissioner Phil Lopez
- Commissioner Chuck Stites
- Commissioner Melissa Bynum

**Commissioners Absent:**

- None

**Staff Present:**

- David Johnston (County Administrator)
- Monica L. Sparks (Unified Government Clerk)
- Angela Lawson (Acting Chief Counsel)
- Rodney Lucas (Interim Planning Director)
- Alicia Deville (Mayor Chief of Staff)
- Wendy Green (Deputy Chief Counsel)
- Alyssa Marcy (Planning)

**Call to Order**

Mayor Watson called the meeting to order at 5:30 PM. Chaplain Dana Gouge, with One Hope Church, led the invocation, followed by the Pledge of Allegiance.

**Revisions to Agenda: (Discussion Begins 5:22)**

The Clerk reported there was an agenda update issued. Mayor's agenda is to be heard first, followed by the Administrator's Agenda; Item Nos. 6.2 and 6.3 were added to the Mayor's Agenda; documents were added to Item No. 7.1 under the Administrator's Agenda, and to Items 8.1.A and 8.2.A under Planning and Zoning Non-Consent Agenda. Executive Session added as the last item on the agenda.

**Public Announcements: (Discussion 6:15)**

Mayor Watson recognized elected officials in attendance.

Commissioner Bynum made several announcements:

- Recognition of Rusty Quick and Gary Wright of Big Q Barbecue retiring after 40 years of service (on behalf of Commissioner Ramirez)
- Next Christal Clear Conversation scheduled for May 5 at 6 PM at George Meyn Community Center, 126<sup>th</sup> and State Ave in Bonner Springs
- One World Wyandotte Annual Festival on May 29, 3-6 PM at City Hall Plaza

Mayor Watson attended Churches United for Justice, and wanted to provide rebate statistics:

- 2,185 total applicants (increase of 700 from last year)
- \$682,714.28 in utility and sales tax rebates from UG (increase of \$217,258.74)
- \$617,991 in property tax rebates from State of Kansas (increase of \$149,381)
- Total rebated: \$1,300,706 to citizens of Wyandotte County

**Mayor's Agenda:**

**Item No. 1 – PRESENTATION: DOTTE PROUD HONOREES (Discussion Begins 10:44)**

Dr. Alicia Deville, Chief of Staff in the Mayor's Office, presented. Three groups were honored with certificates for community contributions:

- First Honorees: Glen and Gina Cusimano (Full Throttle Foundation)  
Commissioner Kump spoke on their behalf, describing their work with youth in underserved communities.
- Second Honorees: UG Staff Members
  - Ljubica Maracic (Luby)
  - Marvin Flores
  - George Showalter
  - Dorety A. Miranda
  - Maria M. Morales
  - Jose A. Hernandez
  - Ana Dolinar (Supervisor)
- Third Honorees: Chuck and Aileen Colbert. Representative Melton presented certificates recognizing their military service (24+ years each) and community service picking up litter year-round, covering over 200 miles of roads.

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

**Item No. 2 – RESOLUTION: SISTER CITY WITH CITY OF CONCEPCION, TUCUMAN, ARGENTINA (ADDED PER AGENDA UPDATE) (Discussion Begins 24:04)**

Mayor Watson introduced a resolution establishing a sister city relationship with Concepcion, Tucuman, Argentina.

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

Vote: Motion carries 10/0

- Ayes: Lopez, Pacheco, Stites, Davis, Kump, Howard, Burns, Ramirez, Hill, Bynum
- Nays: None
- Absent: None

**Item No. 1 – RESOLUTION: AMERICAN ROYAL SUBCOMMITTEE ORIGINATION FEE RECOMMENDATIONS (ADDED PER AGENDA UPDATE) (Discussion Begins 25:00)**

Commissioner Bynum presented recommendations for allocating American Royal funds totaling \$865,000 from the \$5 million origination fee:

- \$150,000 for downtown grocery store support
- \$250,000 for Little Turkey Creek infrastructure project
- \$300,000 for economic mobility and business support
- \$150,000 to enhance UG small business grant program
- \$15,000 for World Cup cultural training

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

Vote: Motion carries 9/1

- Ayes: Lopez, Pacheco, Davis, Kump, Howard, Burns, Ramirez, Hill, Bynum
- Nays: Stites
- Absent: None

**Administrator’s Agenda:**

**Item No. 1 – PRESENTATION: LEGISLATIVE UPDATE (DOCUMENTS ADDED PER AGENDA UPDATE) (Discussion Begins 31:24)**

County Administrator David Johnston introduced lobbyist Paul Davis for the annual legislative session update.

Paul Davis provided a comprehensive review of the 2026 legislative session.

Key Points:

- **Property Tax Issues:**
  - A. No comprehensive property tax relief passed
  - B. House and Senate disagreed on approaches
  - C. Governor vetoed local spending restriction bills
- **Significant Legislation:**
  - A. World Cup declaration authority (HB 2212)
  - B. Construction contract threshold raised to \$100,000 (from \$25,000)
  - C. Buy Right Housing Development Act (SB 418) - streamlines permitting
  - D. World Cup Alcohol Sales Bill (HB 2481) - opt-in basis, June 11-July 19
  - E. Chiefs Stadium Sports Authority (HB 2466) - Mayor Watson included on board
  - F. Star bonds reauthorized with additional reporting requirements

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

**Clerk's Statement (Statement Read 1:24:34)**

**Planning and Zoning Consent Agenda (Discussion Begins 1:31:14)**

Clerk, Monica L. Sparks, read all items on the Planning and Zoning consent agenda, including:

**9.1. CHANGE OF ZONE APPLICATIONS**

9.1.A: COZ2026-003 - CRIS POWELL

9.1.B: COZ2026-004 - MATTHEW DANNER WITH AMD PARTNERS LLC

**9.2. SPECIAL USE PERMIT APPLICATIONS**

9.2.A: SP2026-005 - LAJOYCE CALLOWAY

9.2.B: SP2025-087 - SP2026-005 - LAJOYCE CALLOWAY

9.2.C: SP2026-008 - LEE AND JAMIE ROSTERMAN WITH BLESSING ABUNDANT LLC

9.2.D: SP2026-010 - ANDREW BASELICA

9.2.E: SP2026-011 - ANDREW BESELICA

9.2.F: SP2026-012 - BRIAN GLASSER WITH AKCO INVESTMENTS LLC

9.2.G: SP2026-014 - SYL BARNETT

9.2.H: SP2026-016 - GRIER BRYANT

9.2.I: SP2026-017 - KAMERON GREEN WITH LOVE EVENT SPACE

### **9.3. VACATION APPLICATIONS**

9.3.A: VAC2026-001 - TGC KANSAS CITY LLC

9.3.A: VAC2026-002 - JAKE YOUNG

9.3.A: VAC2026-003 - EARL FREEMAN WITH RIVER PARK PROPERTIES

### **9.4. MASTER PLAN AMENDMENTS**

9.4.A: MPL2026-002 - MATTHEW DANNER WITH AMD PARTNERS LLC

### **9.5. MINUTES**

9.5.A: MINUTES

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

Vote: Motion carries 10/0

- Ayes: Lopez, Pacheco, Stites, Davis, Kump, Howard, Burns, Ramirez, Hill, Bynum
- Nays: None
- Absent: None

### **Planning and Zoning Non-Consent Agenda**

#### **10.1. SPECIAL USE PERMIT APPLICATION (Discussion Begins 1:38:23)**

10.1.A: SP2025-094 - EAST SIDE STORAGE LLC WITH ACCELERGEN ENERGY LLC  
(DOCUMENTS ADDED PER AGENDA UPDATE)

Deputy Chief Counsel Wendy Green provided background on the invalid protest petition submitted regarding agenda items SP-2025-94 and PR-2025-039 for a battery storage facility at 8900 Metropolitan Avenue.

#### **Timeline of Planning Commission Review:**

- February 9: Initial Planning Commission hearing, held over to March 9
- March 9: Applicant requested continuation to April 13
- April 13: Planning Commission voted 6-1 to recommend denial

Counsel Green stated that a protest petition was filed on April 27, which was timely filed but deemed invalid because it did not meet the 20% threshold required by state statute and county ordinances. Only 4 out of 12 property owners within the 200-foot buffer provided valid signatures, falling short of the required 20% threshold.

The Applicant, Josh Scogan with Accelerant Energy LLC, presented comments.

Commissioner Pacheco stated he wanted this for the record, “So here's the thing, man, I think it's very important for us to understand the facts here. We've said multiple times throughout the meeting that even if they do not have a contract with BPU, that this still stabilizes a grid and still makes the market [that] the utility companies buy the power from more affordable. So, it is very important for us to make these points. You know, we can make points, but we have to ground them in fact, not in our opinion, or not in our feelings, our feelings are good. Not to say that they're bad, but we have to ground them. In fact, we've heard it from our folks from BPU, why, even if they didn't have a contract with them, why it would still be good for the grid, because we're all in the same power pool, so I just want that to be on the record.”

Commissioner Davis made a motion to approve Item 10.1.A for a 10-year special use permit with three 5-year renewals, subject to compliance checks and all stipulated conditions. The motion was seconded by Commissioner Bynum.

Vote: Motion carries 8/2

- Ayes: Pacheco, Davis, Kump, Howard, Burns, Ramirez, Hill, Bynum
- Nays: Lopez, Stites
- Absent: None

## **10.2. PLAN REVIEW APPLICATION (Discussion Begins 4:01:00)**

10.2.A: PR2025-039 - EASTSIDE STORAGE LLC (DOCUMENTS ADDED PER AGENDA UPDATE)

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

Vote: Motion carries 8/2

- Ayes: Pacheco, Davis, Kump, Howard, Burns, Ramirez, Hill, Bynum
- Nays: Lopez, Stites
- Absent: None

**Executive Session:**

Motion made by Commissioner Bynum that the Commission go into recess at 9:31 p.m. for 5 minutes and reconvene into Executive Session until 9:55 p.m. in the 5<sup>th</sup> floor conference room to consult with our attorneys on matters relating to personnel matters of non-elected personnel, as permitted under the Kansas Open Meetings Act; and that David Johnston and Angela Lawson remain as needed to participate in the discussion.

The motion was seconded by Commissioner Kump.

Vote: Motion carries 10/0

- Ayes: Lopez, Pacheco, Stites, Davis, Kump, Howard, Burns, Ramirez, Hill, Bynum
- Nays: None
- Absent: None

Present for the Executive Session: Kump, Howard, Burns, Ramirez, Hill, Pacheco, Lopez, Stites, Davis, Bynum, and Watson, Mayor/CEO; presiding. Staff Present: David Johnston, County Administrator, and Angela Lawson, Interim Chief Counsel.

**Mayor Watson** reconvened back into session at 9:55 p.m.

**Adjournment:**

Commissioner Kump made a motion to adjourn. The motion was seconded by Commissioner Davis.

Vote: Motion carries 10/0

- Ayes: Lopez, Pacheco, Stites, Davis, Kump, Howard, Burns, Ramirez, Hill, Bynum
- Nays: None
- Absent: None

**MAYOR WATSON**  
**ADJOURNED THE MEETING 9:55 P.M.**  
**April 30, 2026**

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Monica L. Sparks, CMC  
Unified Government Clerk

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