

Unified Government of Wyandotte County and Kansas City, Kansas



## BOARD OF COMMISSIONERS

Commission Chambers

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

---

***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*

---

### **MINUTES**

**Thursday, January 8, 2026**

**7:01 PM – 7:39 PM**

**Attendance:**

**Commissioners Present:**

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

**Commissioners Absent:**

- None

**Staff Present:**

- David Johnston (County Administrator)
- Monica L. Sparks (Unified Government Clerk)
- Angela Lawson (Acting Chief Counsel)
- Alan Howze (Assistant County Administrator)
- Osiris Espinoza (Planning Department)

**1. Call to Order**

Mayor Watson called the meeting to order at 7:00 PM. Chaplain George Kemper Sr, Ebenezer Ministries, led the invocation, followed by the Pledge of Allegiance.

**4. Revisions to Agenda (Discussion Begins 3:40)**

Clerk Monica Sparks announced one revision to the agenda: adding item 7.3 to the regular consent agenda for appointments to the Quindaro Ruins Archaeological Park Task Force

**5. Clerk's Statement (Statement Read 4:06)****6. Planning and Zoning Consent Agenda (Discussion Begins 8:24)**

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

**6.1. CHANGE OF ZONE APPLICATIONS**

6.1.A: COZ2025-029 - JEROME NIENABER

**6.2. SPECIAL USE PERMIT APPLICATIONS**

6.2.A: SP2025-076 - ESTUARDO VASQUEZ WITH LA MACHAEA SPORTS BAR

6.2.B: SP2025-077 - KARLA PEREZ WITH BOSS JUANITO TIRE

6.2.C: SP2025-078 - KATRINA BADOWSKI

6.2.D: SP2025-081 - TATUM PHILIP

**6.3. PLAN REVIEW APPLICATION**

6.3.A: PR2025-034 - DOUG CLEMENTS

Commissioner Bynum made a motion to approve all items on the Planning and Zoning Consent Agenda as submitted, excluding the items set aside 6.2.E and 6.4.A. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 10/0

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

Set Aside Items:

**6.2.E: SP2025-082 - JAIME GARCIA (Discussion Begins 14:11)**

Gail Townsend requested to set aside 7.1.5 (COZ 2025-027).

Staff and the Applicant presented opening comments.

The Mayor opened the public hearing. Comments were received.

Comments in Opposition:

- **Gail Townsend (Comment Begins: 15:40)**

The public hearing was closed.

Commissioner Howard made a motion to send back to Planning and Zoning to check on the zoning. The motion was seconded by Commissioner Davis.

Vote: Motion carries 9/1

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

**6.4. MISCELLANEOUS**

**6.4.A: REDEVELOPMENT PROJECT PLAN FOR BUC-EE'S FAMILY TRAVEL CENTER REDEVELOPMENT DISTRICT (Discussion Begins 29:20)**

Scott Harding, requested to set aside Item 6.4.A.

Staff presented opening comments. The Applicant was not present.

The Mayor opened the public hearing. Comments were received.

Comments in Opposition:

- **Scott Harding (Comment Begins: 30:59)**

The public hearing was closed.

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

Vote: Motion carries 10/0

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

**7. Regular Consent Agenda (Discussion Begins 35:12)**

**Item No. 1 – MINUTES**

**Item No. 2 – WEEKLY BUSINESS**

**Item No. 3 – APPOINTMENT: BOARDS AND COMMISSIONS (ADDED PER AGENDA UPDATE)**

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

Vote: Motion carries 10/0

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

**8. Mayor's Agenda (Discussion Begins 36:10)**

**Item No. 1 - ORDINANCE: AMENDING RULES OF PROCEDURE (Discussion Begins 1:45:30)**

Mayor Watson introduced the item, explaining that it would amend the Unified Government Code of Ordinances, specifically the Rules of Procedure

Key Points:

- Commission meetings will begin at 5:30 PM starting in February 2026.
- The agenda for Board of Commissioners meetings will close (be finalized and published) on Friday immediately preceding the date of the meeting.

- The ordinance update aims to ensure meetings start and end at reasonable times for both commissioners and the public.
- Committees will retain a separate deadline for their own agendas (this only affects full commission meetings).

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

Vote: Motion carries 10/0

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

**15. Adjournment: (Discussion Begins 38:26)**

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

Vote: Motion carries 10/0

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

**MAYOR WATSON**

**ADJOURNED THE MEETING AT 7:39 P.M.**

**January 8, 2026**

---

Monica L. Sparks, CMC

Unified Government Clerk

ML