

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 29, 2026

7:03 PM – 8:39 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 Chuck Stites
- Commissioner Andrew Davis

Commissioners Absent:

- Commissioner Phil Lopez (Absence memo provided)

Staff Present:

- David Johnston (County Administrator)
- Monica L. Sparks (Unified Government Clerk)

- Angela Lawson (Acting Chief Counsel)
- Osiris Espinoza (Planning Department)
- Alyssa Marcy (Planning Department)
- Michael Sutton (Redevelopment Coordinator)

1. Call to Order

Mayor Watson called the meeting to order at 7:00 PM. Chaplain Annie Erickson, NOVO Mission, led the invocation, followed by the Pledge of Allegiance.

4. Revisions to Agenda

No revisions to the agenda were reported.

5. Clerk's Statement (Statement Read 30:10)

6. Planning and Zoning Consent Agenda (Discussion Begins 35:21)

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

6.1. SPECIAL USE PERMIT APPLICATIONS

6.1.A: SP2025-079 - MICHELLE BRANSCUM

6.1.B: SP2025-080 - ROMELIA SOTO

6.1.C: SP2025-082 - JAIME GARCIA

6.1.D: SP2025-083 - SANTOS ORNELAS

6.1.E: SP2025-084 - JOE AND VERONICA QUINN

6.1.F: SP2025-085 - SEAN AND HEATHER THOMPSON WITH CLOUD NINE STAYS LLC

6.1.G: SP2025-086 - JEFFREY STEINBERG WITH APEX TECHNICAL INSTITUTE

6.1.H: SP2025-089 - RAJIV CHHABRA

6.1.I: SP2025-093 - DOTTIE BRADLEY

6.1.J: SP2025-095 - STEPHANIE PRIDDY

6.2. VACATION APPLICATION

6.2.A: VAC2025-004 - DAVID HILL WITH DH4 LEGENDS LLC

Commissioner Stites made a motion to approve all items on the Planning and Zoning Consent Agenda as submitted, excluding the items set aside, 6.1.C and 6.1.B. The motion was seconded by Commissioner Davis.

Vote: Motion carries 9/0

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

Set Aside Items:

6.1.C: SP2025-082 - JAIME GARCIA (Discussion Begins 41:27)

Commissioner Howard requested to set aside 6.1.C (SP2025-082).

Staff and the Applicant presented opening comments.

The Mayor allowed the commission to state any questions or comments.

Commissioner Bynum made a motion to approve the special use permit for two years. The motion was seconded by Commissioner Kump.

Vote: Motion carries 9/0

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

6.1.B: SP2025-080 - ROMELIA SOTO (Discussion Begins 1:06:48)

Commissioner Hill requested to set aside 6.1.B (SP2025-080).

Staff and the Applicant presented opening comments.

The Mayor allowed the commission to state any questions or comments.

Commissioner Burns made a motion to approve for 6 months. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 8/1

- Ayes: Pacheco, Davis, Bynum, Kump, Howard, Burns, Ramirez, Hill
- Nays: Stites
- Absent: Lopez

7. Planning and Zoning Non-Consent Agenda (Discussion Begins 1:18:24)

7.1.A: SP2025-091 - SANDRA KNIGHT WITH WINE TIME KC (Discussion Begins 1:18:24)

Staff presented opening comments. The Applicant was not present.

The Mayor allowed the commission to state any questions or comments.

Commissioner Davis made a motion to approve the item. The motion was seconded by Commissioner Stites.

Vote: Motion carries 9/0

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

7.1.B: SP2025-092 - NDIDI OBIEFUNA WITH GRACE HOME CARE AT PIPER INC (Discussion Begins 1:28:20)

Staff presented opening comments. The Applicant was present and offered statements.

The Mayor allowed the commission to state any questions or comments.

Commissioner Stites made a motion to approve the item with the amended condition on #4. The motion was seconded by Commissioner Kump.

Vote: Motion carries 9/0

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

9. Regular Consent Agenda (Discussion Begins 1:50:28)

Item No. 1 – APPOINTMENT: BOARDS AND COMMISSIONS

Item No. 2 – ORDINANCE: AUTHORIZING ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS (AMERICAN ROYAL ASSOCIATION PROJECT) SERIES 2026

Commissioner Bynum made a motion to approve Item Nos. 1 & 2 on the Consent Agenda. The motion was seconded by Commissioner Davis.

Vote: Motion carries 8/0

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

Item No. 3 – ORDINANCE: ISSUING NORTHWEST SPEEDWAY STAR BONDS

Item No. 4 – MINUTES

Item No. 5 – WEEKLY BUSINESS

Commissioner Bynum made a motion to approve Item Nos. 3, 4 & 5 on the Consent Agenda. The motion was seconded by Commissioner Davis.

Vote: Motion carries 9/0

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

10. Public Hearing Agenda (Discussion Begins 1:52:05)

Item No. 1 - PUBLIC HEARING AND ORDINANCE: ESTABLISHMENT OF A REDEVELOPMENT DISTRICT FOR THE BUC-EE'S PROJECT (Discussion Begins 1:52:05)

County Administrator David Johnson introduced Todd LaSala, outside bond counsel, who presented on the BUC-EEs TIF district establishment.

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

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

Vote: Motion carries 8/0

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

12. Administrator's Agenda (Discussion Begins 1:56:03)

Item No. 1 - RESOLUTION: ADOPT PUBLIC HEARING FOR NEIGHBORHOOD REVITALIZATION ACT PLAN RENEWAL (Discussion Begins 1:56:03)

County Administrator David Johnson introduced Deputy Chief Counsel Wendy Green, who presented the resolution.

Commissioner Burns made a motion to adopt the resolution to set the public hearing for February 19. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 9/0

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

Commissioner Ramirez made a motion to adjourn and reconvene as the Land Bank Board of Trustees. The motion was seconded by Commissioner Burns. (Discussion Begins 1:59:05)

Vote: Motion carries 9/0

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

14. Land Bank Board of Trustees' Consent Agenda (Discussion Begins 1:59:36)

Item No. 1 - LAND BANK OPTIONS

Item No. 2 - LAND BANK PROPERTY TRANSFERS

Commissioner Ramirez made a motion to approve all items as submitted. The motion was seconded by Commissioner Davis.

Vote: Motion carries 9/0

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

15. Land Bank Board of Trustees' Non-Consent Agenda

Item No. 1 - LAND BANK OPTIONS NON-CONSENT (Discussion Begins 2:00:09)

B 3. LMK & Associates LLC – 6 homes

1746 GREELEY AVE - 115996
1742 GREELEY AVE - 115995
1738 GREELEY AVE - 115994
1732 GREELEY AVE - 115992
1720 GREELEY AVE - 115988
1716 GREELEY AVE - 115987

Michael Sutton, Redevelopment Coordinator, reported that neighborhood concerns were addressed and the developer provided updates as requested.

Commissioner Ramirez made a motion to approve the item as submitted. The motion was seconded by Commissioner Davis.

Vote: Motion carries 9/0

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

18. Adjournment: (Discussion Begins 2:02:02)

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

Vote: Motion carries 9/0

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

MAYOR WATSON

ADJOURNED THE MEETING AT 8:39 P.M.

January 29, 2026

Monica L. Sparks, CMC

Unified Government Clerk

ML