

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, March 26, 2026

5:39 PM – 7:10 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

Commissioners Absent:

- Commissioner Melissa Bynum

Staff Present:

- David Johnston (County Administrator)
- Monica L. Sparks (Unified Government Clerk)
- Angela Lawson (Acting Chief Counsel)
- Rodney Lucas (Interim Planning Director)

Call to Order

Mayor Watson called the meeting to order at 5:39 PM. Commissioner Hill led the invocation, followed by the Pledge of Allegiance.

Revisions to Agenda

No revisions to the agenda were reported.

Clerk's Statement (Statement Read 11:07)**Planning and Zoning Consent Agenda (Discussion Begins 15:05)**

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

7.1. CHANGE OF ZONE APPLICATION

7.1.A: COZ2025-032 - SCOTT SPERRY WITH KANSAS AFFORDABLE 1 LLC

7.2. SPECIAL USE PERMIT APPLICATIONS

7.2.A: SP2025-063 - ALBERT HERMANS WITH SDC ENGINEERING

7.2.B: SP2025-087 - MICHAEL MORSE WITH QUICK'S AUTO SALVAGE STORAGE & TOW LLC

7.2.C: SP2025-097 - MATTHEW OSTERMANN AND MARY WOELK WITH EASTERN WOLF LLC

7.2.D: SP2026-002 - EMILY THORNTON

7.2.E: SP2026-003 - DENNIS MENDOZA

7.2.F: SP2026-004 - ANDREA NELSON

7.3. MINUTES

7.3.A: MINUTES

Commissioner Ramirez made a motion to approve all remaining items, except the set aside item, on the Planning and Zoning Consent Agenda as submitted. The motion was seconded by Commissioner Davis.

Vote: Motion carries 9/0

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

Set Aside

7.1. CHANGE OF ZONE APPLICATION (Discussion Begins 21:44)

7.1.B: COZ2025-032 - COZ2025-033 - TYLER COEY WITH PEARL PROPERTIES LLC

Staff and the Applicant presented opening comments.

Commissioner Ramirez made a motion to remand the application back to the Planning Commission to discuss and review the stipulation raised by the applicant. The motion was seconded by Commissioner Burns.

Vote: Motion carries 9/0

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

Executive Session:

Motion made by Commissioner Kump that the Commission convene into Executive Session until 6:48 p.m. in the 5th floor conference room to consult with our attorneys on matters relating to employer-employee negotiations whether or not in consultation with the representative or representatives of the public body to agency, as permitted under the Kansas Open Meetings Act; and that David Johnston, Angela Lawson, Casey Meyer, Ryan Denk, Dennis Rubin, and Renee Ramirez remain as needed to participate in the discussion.

The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 9/0

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

Present for the Executive Session: Kump, Howard, Burns, Ramirez, Hill, Pacheco, Lopez, Stites, Davis, and Watson, Mayor/CEO; presiding. Staff Present: David Johnston, County Administrator, Angela Lawson, Interim Chief Counsel, Casey Meyer, Senior Counsel, Ryan Denk, Fire Department, Dennis Rubin, Fire Chief from Fire Department, and Renee Ramirez, Human Resources Director.

Mayor Watson reconvened back into session at 6:48 p.m.

Mayor Watson asked for a motion to go back into Executive Session.

Commissioner Kump made a motion to extend the Executive Session until 7:10 p.m.

The motion was seconded by Commissioner Stites.

Vote: Motion carries 9/0

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

Mayor Watson reconvened back into session at 7:10 p.m.

Adjournment:

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

Vote: Motion carries 9/0

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

**MAYOR WATSON
ADJOURNED THE MEETING AT 7:10 P.M.
March 26, 2026**

Monica L. Sparks, CMC
Unified Government Clerk

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