



**PRAIRIE VILLAGE
KANSAS**

**CITY COUNCIL
CITY OF PRAIRIE VILLAGE
JULY 20, 2026**

The City Council of Prairie Village, Kansas, met in regular session on Monday, July 20, at 6:00 p.m. Mayor Mikkelson presided.

ROLL CALL

Roll was called by the city clerk with the following councilmembers in attendance: Cole Robinson, Terry O'Toole, Inga Selders, Ron Nelson, Andy Logan, Shelby Bartelt, Nathan Vallette, Tyler Agniel, Nick Reddell, Betsy Lawrence, Ian Graves and Jim Sellers. Staff present: Captain Josh Putthoff, Police Department; Keith Bredehoeft, Public Works Director; City Attorney Alex Aggen, Hunter Law Group; Wes Jordan, City Administrator; Nickie Lee, Deputy City Administrator; Meghan Buom, Assistant City Administrator; Jason Hannaman, Finance Director; Mitch Dringman, Building Official; Chris Brewster, Planning Consultant; Adam Geffert, City Clerk.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Mr. Agniel made a motion to approve the agenda as presented. The motion was seconded by Mr. Vallette and passed unanimously.

INTRODUCTION OF STUDENTS AND SCOUTS

No students or scouts were present at the meeting.

PRESENTATIONS

None.

PUBLIC PARTICIPATION

- Rob Kohl, Ward 2, shared concern about tree maintenance in the city.
- Melinda Lewis, Ward 1, and Alan Bauman, Ward 5, expressed their support for increased building efficiency standards in the city's energy conservation code.
- Anne Melia, Ward 6, noted her support for increased building efficiency standards and the proposed solid waste contract. She also shared concern about the lack of affordable housing in the city.
- Pam Justus, Ward 6, voiced her concerns about statements made by the governing body that she felt were not truthful.



- Kevin Kinsella, Ward 4, thanked the governing body and staff for making Prairie Village a welcoming city for all.

CONSENT AGENDA

Mayor Mikkelson asked if there were any items to be removed from the consent agenda for discussion:

1. Consider approval of regular city council meeting minutes - July 6, 2026
2. Consider approval of a contract with McAnany Construction for the 2026 CARS project ROAV0008 - Roe Avenue from 63rd Street to 83rd Street
3. Consider agreement with Integrity Locating Services for underground line location services related to the streetlight system
4. Consider approval of municipal complex project, phase 1 - police department furniture package

Mr. Nelson made a motion to approve the consent agenda as presented. A roll call vote was taken with the following votes cast: “aye”: Robinson, O’Toole, Selders, Nelson, Logan, Bartelt, Vallette, Agniel, Reddell, Lawrence, Graves, Sellers. The motion passed unanimously.

COMMITTEE REPORTS

Planning Commission: Consider ordinance to rezone 4200 W. 79th Street

Planning Commission: Consider final plat for 4200 W. 79th Street

Mr. Brewster said that the applicant, Price Brothers, was requesting to rezone the property at 4200 W. 79th Street from R-1A Single-Family Residential to RP-1B Planned Single-Family Residential district to build 20 detached dwellings. The property was used as a YMCA until 2024, which is a permitted use in the R-1A zoning district. The proposal includes a “planned” designation of R-1B for specific deviations from the standards of R-1B, primarily regarding the minimum lot width, lot coverage standards, and setbacks. The applicant also submitted a corresponding plat to divide the property into 20 residential lots, plat a private common access for the lots, and designate common space fronting the park on the north and providing a north/south connection from 79th Street.

Mr. Brewster stated that the planning commission considered the application at its June 2, 2026, meeting, at which time a public hearing was held. No one spoke in favor or against the application. The city did receive written comments from residents against the project for various reasons. After discussing and weighing the “golden factors” found in Section 19.52.030 of the city’s zoning regulations, the planning commission voted unanimously to recommend approval of the requested rezoning to the city council, with the following conditions listed in the staff report.



Mr. Brewster noted that the city's zoning regulations require rezoning requests to go to the city council for final approval, while the planning commission is tasked with the final approval of plats (the city council must accept or approve the dedication of land for public purposes following the plat approval). There is a 14 day required protest period between the time the public hearing is held before the council can take final action on the application. If a protest petition is filed during this time period by 20% of property owners within 200' of the address, a $\frac{3}{4}$ majority of the governing body would be needed in order to approve the application (10 votes including the Mayor). A protest petition was not filed with the city on this application.

A rezoning application requires the city council to act in its quasi-judicial role. When acting in this capacity, rather than a legislative capacity, the governing body cannot prejudge and must set aside personal opinions. Like a judge, the governing body must apply the law to facts presented in the public record. In considering a residential rezoning, the council must consider the overall use of the land/lot itself, and not the design of the structures that are being proposed. The "golden factors" must be used in determining the reason as to why the application should be approved or denied.

According to Section 19.52.040 of the city's zoning regulations, the governing body can take the following actions on a rezoning recommendation from the planning commission:

1. Adopt the planning commission's recommendation by a simple majority (7 votes including the Mayor)
2. Override the planning commission's recommendation by a $\frac{2}{3}$ majority vote of the entire governing body (9 votes including the Mayor)
3. Return the recommendation to the planning commission with a statement specifying the basis for the governing body's failure to approve or disapprove by a simple majority. The planning commission can then submit the original recommendation or submit a new and amended recommendation. The governing body then can adopt or amend the recommendation by a simple majority (7 votes) or take no further action

Mr. Brewster said that, along with the rezoning application, the planning commission considered the preliminary plat at its June 2, 2026, meeting, and voted unanimously to advance the preliminary plat to the next planning commission meeting with the conditions listed in the staff report.

Applicants Bart Lowen with Price Brothers, Luke Moore with Olsson Engineering, and Patrick Reuter with Klover Architecture, were present to discuss the application. Mr. Reuter gave a presentation displaying plans and renderings of the project.

Mr. Reddell made a motion to accept the planning commission's recommendation and approve PC-26-01, rezoning 4200 W. 79th Street from R-1A (Single Family Residential) to RP-1B (Planned Single-Family Residential). Mr. Graves seconded the motion.



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Ms. Lawrence asked if the street between the homes would be public or private, and whether it would be gated. Mr. Reuter said the street would be public, and there would be no gate.

Mr. Sellers asked if native plants and trees would be used for landscaping. Mr. Brewster stated that specific species had not been selected for public trees, but that selections would be made based on the tree board's recommendations.

Mayor Mikkelson asked what the timeline was for the development. Mr. Lowen stated that he expected demolition and site development to begin in the fall and home construction to start in late-Spring or early Summer 2027.

After further discussion, a roll call vote was taken with the following votes cast: "aye": Robinson, O'Toole, Selders, Nelson, Logan, Bartelt, Vallette, Agniel, Reddell, Lawrence, Graves, Sellers, Mikkelson. The motion passed unanimously.

Mr. O'Toole made a motion to authorize the Mayor to execute the final plat for 4200 W. 79th Street for acceptance of rights-of-way and easements subject to the conditions of approval required by the planning commission. Mr. Logan seconded the motion. A roll call vote was taken with the following votes cast: "aye": Robinson, O'Toole, Selders, Nelson, Logan, Bartelt, Vallette, Agniel, Reddell, Lawrence, Graves, Sellers. The motion passed unanimously.

MAYOR'S REPORT

- The Mayor shared the following information:
 - The English soccer team had left the city after spending nearly a month based at the Meadowbrook Inn. The Mayor thanked the police department for their efforts providing security for the team.
 - A groundbreaking for the new city hall project on July 10.
 - A call with First Washington about parking issues at the Prairie Village shops. On the call, information was also provided about the clocktower courtyard updates and the future of the old Hen House location.
 - Corinth Quarter phase 2 was nearly complete, with the Flower Child restaurant opening in August, along with the opening of the La Fetta Italian Deli and the expansion of the Sopra Salon and Med Spa.

STAFF REPORTS

- Mr. Geffert provided an updated on the property tax rebate program.
- Captain Putthoff shared a summary of the police department's actions during the World Cup.



- Mr. Jordan stated that updates to the city's purchasing policy would be brought to the council for consideration at the August 3 meeting.

OLD BUSINESS

There was no old business to come before the council.

NEW BUSINESS

83rd Street modifications

Mr. Bredehoeft stated that 83rd Street between Mission Road and Somerset Drive would be undergoing a full rehabilitation, and was included as a CARS project for 2027. The city's comprehensive plan, Village Vision 2.0, identified this section of 83rd Street as a "village connector" and suggested several concepts for the area, such as more green space, on-street parking, pedestrian lighting, and better pedestrian connections. Public works assembled a team of council members and business representatives to help determine what would be best for the corridor.

After reviewing options, the team generally agreed that on-street parking was not necessary and that access needed to be maintained as it currently functioned. The preferred options included adding a pedestrian connection approximately mid-block and adding a large pedestrian island. Mr. Bredehoeft said that staff also recommended minor geometric changes and modified some lengths of the right turn lanes. The team was concerned about the proposed changes and wanted to ensure they did not negatively affect traffic. Staff reviewed the options with the city's traffic engineering consultant, and it was determined that given traffic in the area, the proposed changes would work well. The final design would include details of landscape items as well as the addition of pedestrian level lighting along the north side of 83rd Street and at the pedestrian crossing.

Mr. Robinson made a motion to approve the 83rd Street modifications as presented. Mr. Vallette seconded the motion.

Mr. Reddell and Ms. Lawrence stated that they appreciated staff's flexibility while working with the team.

Ms. Bartelt asked if the changes to the right-turn lane at 83rd Street and Mission Road would have any negative impacts on Corinth School. Mr. Bredehoeft said he felt the new design would improve the safety of the pedestrian crossing to and from the school.

After further discussion, the motion passed unanimously.

Consider approval of the residential solid waste and recycling services agreement with GFL Services for collection operations beginning January 1, 2027



Mr. Jordan said that at its June 15, 2026, meeting, the council voted 8-2 to direct staff to move forward with a ten-year + 90 day agreement with GFL for solid waste services which would include solid waste, recycling, and yard waste. The contract would start on January 1, 2027, and end on March 31, 2037, with a provision for a five-year extension. Mr. Jordan gave a presentation highlighting key points regarding the scope of services.

Mr. Robinson asked if the city could exit the agreement if GFL were to transfer services to another vendor. Mr. Aggen stated that there was a non-assignability clause that would prevent GFL from transferring services without the city's consent.

Mr. Jordan said that he had been contacted by another service provider, KC Disposal, who stated they were interested in addressing the council and putting forth a bid for a similar scope of services. KC Disposal later sent a letter of intent that indicated the company could provide the same services as GFL for \$1.00 less per month, per household. Mr. Jordan stated that Matt Gibson from KC Disposal was present to speak and answer questions from the council.

Mr. O'Toole said that he felt that the process was past the point of consideration of new bids, and made a motion to approve the solid waste and recycling services agreement with GFL Services for collection operations beginning January 1, 2027, for a term of 10 years + 90 days as presented. Mr. Robinson seconded the motion.

Ms. Selders, Ms. Bartelt and Ms. Lawrence said that they felt that an RFP process should be undertaken to accurately compare all potential service providers in the area.

Mr. Vallette noted that the council had already voted to move forward without an RFP when considering the issue previously.

Mr. Jordan stated that going through an RFP process would take 8-12 weeks, which would be detrimental to the timeframe of a provider being ready to service the city by January 1, 2027. He added that the existing agreement with Republic Services would end on December 31.

Mr. Sellers asked whether KC Disposal had agreements with any municipalities of a similar population. Mr. Gibson stated that the company serviced the City of Edwardsville, KS. He added that the reason the bid came in at such a late date was because he was unaware that the city was looking for a new service provider. Further, he noted that Edwardsville was the only city contract that KC Disposal had, but that it had over 60,000 customers in the region.

Mr. Vallette asked if KC Disposal would be able to service the city by the first of January. Mr. Gibson said that the company would be ready, and that the city could be serviced by the company's existing fleet of trucks until new trucks were purchased and received, and that trash and recycle bins could be manufactured in time.



Tom Coffman, Government Contracts Manager with GFL Services, stated that he was prepared to purchase trucks and order carts immediately if the contract were approved by the council. He added that if the council opted to pursue an RFP process, he could not guarantee that they could be acquired by January 1.

Mr. Sellers asked how many customers GFL provided services for, and Mr. Coffman stated that the company worked with approximately 75 municipalities in the region.

After further discussion, a roll call vote was taken with the following votes cast: “aye”: Robinson, O’Toole, Nelson, Logan, Vallette, Agniel, Reddell, Graves, Sellers; “nay”: Selders, Bartelt, Lawrence. The motion passed 9-3.

Consider charter ordinance designating official publications for legal notices

Mr. Geffert said that Charter Ordinance #6, passed in 1975 by the city council, exempted the city from K.S.A. 13-420, pertaining to the designation of official newspapers of the city. This charter ordinance designated the newspapers as “The Johnson County Herald and/or Sun Publications”. Since that time, Section 1-110 of the city’s municipal code was updated to designate “The Johnson County Sun or the Johnson County Legal Record” as the official city newspapers.

Mr. Geffert said that the city had been using the Johnson County Legal Record for many years, particularly since the Johnson County Sun ceased operations in 2011. He noted that the Legal Record has been a reliable, though expensive, newspaper in which to publish legal notices. However, the deadline by which publications must be submitted to the paper had become stricter in recent years, which had on occasion been a burden for city staff.

In 2025, the Johnson County Post officially met the legal requirements of State Statute 64-101, allowing legal notices to be published in its weekly printed edition. Mr. Geffert stated that staff was requesting that the charter ordinance and associated ordinance be approved to amend existing language in the municipal code to allow publications of legal notices to appear in the Johnson County Post, the Johnson County Legal Record, or the city website, www.prairievillageks.gov. Approval would update the city code to remove references to the Johnson County Sun, and also provide staff flexibility on where notices could be published.

Mr. Geffert said that several cities in Johnson County, including Overland Park, Olathe, and Leawood, had begun publishing their notices in the Johnson County Post. He added that the Post was less expensive than the Legal Record, and had a later deadline for submissions. Staff considered the idea of using only the city website for publications, but state statutes dictate that certain items, such as public hearings and specific zoning changes, still require publication in a printed newspaper of general circulation.



Ms. Selders asked if individuals would have the same access to legal publications in the Post as they would with the Legal Record. Mr. Geffert said that the Post had a weekly printed edition just as the Legal Record did, so access to the information would not change.

Mr. Sellers made a motion to approve Charter Ordinance No. 30, a charter ordinance of the City of Prairie Village, Kansas, relating to the designation of the official city newspaper, exempting the city from the provisions of K.S.A. 64-101, providing for additional and substitute provisions on the same subject, and repealing Charter Ordinance No. 6. Ms. Lawrence seconded the motion. A roll call vote was taken with the following votes cast: “aye”: Robinson, O’Toole, Selders, Nelson, Logan, Bartelt, Vallette, Agniel, Reddell, Lawrence, Graves, Sellers, Mikkelson. The motion passed unanimously.

Mr. Nelson made a motion to approve Ordinance No. 2520, and ordinance regarding the publication of ordinances, amending Section 1-110 (Same; Publication) of Article 1 (Ordinances), Chapter I (Administration), of the Code of the City of Prairie Village. Ms. Bartelt seconded the motion. A roll call vote was taken with the following votes cast: “aye”: Robinson, O’Toole, Selders, Nelson, Logan, Bartelt, Vallette, Agniel, Reddell, Lawrence, Graves, Sellers. The motion passed unanimously.

Mr. Nelson made a motion for the city council to move to the council committee of the whole portion of the meeting. The motion was seconded by Mr. Reddell and passed unanimously.

COUNCIL COMMITTEE OF THE WHOLE

Discuss amendments to the adopted 2018 International Energy Conservation Code

Ms. Lee stated that The International Codes Council (ICC) published updated editions of model building codes and standards every three years for consideration and adoption by local jurisdictions. Prairie Village typically considered updates to its building codes on a six-year adoption cycle. This is done in conjunction and collaboration with the building officials from all Johnson County municipalities. She noted that the city currently operated under the 2018 building codes which were adopted in 2021, and had been reviewing the 2024 building codes. Staff had been planning to recommend portions of the 2024 codes prior to the adoption of Senate Bill 418 in May 2026.

Senate Bill 418, the “by-right housing bill”, was passed with the goal of increase housing production across the state. A portion of the bill requires that nothing newer than the 2018 building codes could be required for single family homes under 2,500 square feet. The measurement of 2,500 square feet is defined as “livable” and does not include basements, closets, porches, decks and garages. According to staff analysis, 30%+ of new builds in the city would qualify to remain on 2018 building codes. Ms. Lee said that the small size of the city’s building staff could not accommodate two separate sets of building codes, and



staff believed from an equity standpoint for residents and builders it made more sense to operate under one code. As such, staff recommended remaining on the 2018 building codes, but modifying the adopted 2018 energy code to increase energy efficiency.

Mr. Dringman said that the only recommended changes to the adopted code were to the insulation requirements in Table N1102.1.2 and the Energy Rating Index (ERI) and Home Energy Rating Score (HERS). These amendments would increase energy efficiency requirements specifically for wood walls above grade from R-15 to R-20 (or R-13 fiberglass+ R-5 continuous), and ERI or HERS from 68 points to a greater efficiency score of 62 or less.

Mayor Mikkelson asked for additional information about R-13 fiberglass + R-5 continuous insulation. Mr. Dringman said that the combination of fiberglass and foam board insulation was actually somewhat more efficient than R-20.

Ms. Lee said that the recommended implementation date for the 2018 energy code amendments would be January 1, 2027, in order to give staff and builders adequate time to communicate changes and update processes and information. She added that staff would continue to monitor the impacts of SB 418 and review other cities' approaches and potential opportunities for modification. Other impacts of SB 418 would be discussed at a future council meeting.

Ms. Selders asked if there was a substantial cost difference for the new requirements. Mr. Dringman said the cost increase was not significant.

Mr. Graves made a motion to recommend approval of the proposed amendments to the adopted 2018 International Energy Conservation Code as presented. The motion was seconded by Mr. Vallette and passed unanimously.

Mr. Reddell moved that the city council end the council committee of the whole portion of the meeting. The motion was seconded by Mr. Agniel and passed unanimously.

INFORMATIONAL ITEMS

Informational items were included in the council meeting packet.

ADJOURNMENT

Mayor Mikkelson declared the meeting adjourned at 8:47 p.m.

Adam Geffert
City Clerk