



**CITY COUNCIL
CITY OF PRAIRIE VILLAGE
AUGUST 19, 2024**

The City Council of Prairie Village, Kansas, met in regular session on Monday, August 19, 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, Lori Sharp, Chi Nguyen, Dave Robinson, Tyler Agniel, Greg Shelton, Nick Reddell, and Terrence Gallagher. Staff present: Byron Roberson, Chief of Police; Keith Bredehoeft, Director of Public Works; City Attorney Alex Aggen, Hunter Law Group; Nickie Lee, Deputy City Administrator; Tim Schwartzkopf, Assistant City Administrator; Meghan Buom, Assistant City Administrator; Jason Hannaman, Finance Director; Adam Geffert, City Clerk.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Mr. Nelson made a motion to approve the agenda as presented. The motion was seconded by Mr. Reddell and passed 11-0.

INTRODUCTION OF STUDENTS AND SCOUTS

There were no students or scouts present at the meeting.

PRESENTATIONS

Emily Randel with Climate Action KC provided a summary report of the group's initiatives and the regional climate action plan.

PUBLIC PARTICIPATION

- Pam Justus, Ward 6, expressed concern about spending and the City budget
- Bill Copher, 7844 Tomahawk Road, provided information on homelessness
- Barbara Cantrell, 8236 Nall Avenue, shared her thoughts about the City's financial contribution to the proposed homeless shelter in Lenexa

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 15, 2024
2. Consider approval of regular City Council meeting minutes - August 5, 2024
3. Consider an ordinance approving the Prairie Village Jazz Festival as a special event and authorizing the sale, consumption and possession of alcoholic liquor and cereal malt beverages within the boundaries of a barricaded public area of the event
4. Consider request for alcoholic beverage waiver for Harmon Park for the Prairie Village Jazz Festival
5. Consider approval of storm siren license agreement with Kansas City Christian School and purchase of a new outdoor warning siren system
6. Consider approval of 2025 Mission Hills contract and 2025 Mission Hills budget
7. Consider an ordinance approving a private outdoor event as a special event and authorizing the consumption and possession of alcoholic liquor and cereal malt beverages within the boundaries of a barricaded public area at such event
8. Consider changes to CP001 - City Committees
9. Consider approval of the city-state agreement with the Kansas Department of Transportation for Windsor Park trail project (BG900005)
10. Consider approval of debris monitoring agreements with DebrisTech and TetraTech

Mr. Gallagher asked that item #8 be removed for further discussion.

Mr. Reddell made a motion to approve the consent agenda excluding item #8. A roll call vote was taken with the following votes cast: “aye”: C. Robinson, O’Toole, Selders, Nelson, Sharp, Nguyen, D. Robinson, Agniel, Shelton, Reddell, Gallagher. The motion passed 11-0.

Mr. Gallagher asked for further information about the proposed changes to the Arts Council’s policies in CP001. Mr. Nelson said the changes more accurately reflected what the Arts Council was already doing and the group’s philosophy on the arts.

Mr. Gallagher made a motion to approve the changes to CP001 - City Committees as presented. Mr. Cole Robinson seconded the motion, which passed 11-0.

COMMITTEE REPORTS

- Mr. Shelton said that the next Environmental Committee meeting would be held on August 28, at which a presentation would be given by a representative of the Green Building Council.
- Mr. Nelson noted that the Arts Council’s “State of the Arts” opening reception would be held on September 11. He added that the council was focusing more on regional art and artists for exhibits.



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- Mr. Dave Robinson stated that the City's annual JazzFest event would be held on September 7.
- Mr. Reddell said that he and Mr. Shelton would be holding a Ward 5 meeting on September 26 at the Meadowbrook clubhouse.

MAYOR'S REPORT

- The Mayor noted that he had attended the following events since the July 15 Council meeting:
 - A meeting with Johnson County mayors and county officials to discuss the proposed homeless shelter in Lenexa
 - A forum at the Claridge Court senior living center
 - Several meetings with individual residents and small groups
 - A Police National Night Out event on August 6 at the Village Shops
 - A retirement ceremony for police chaplain Aaron Roberts
 - A ribbon-cutting for the new location of NSPJ Architects
- The Mayor shared the following upcoming events:
 - The Shawnee Mission School District's annual kickoff event
 - A briefing with other regional leaders regarding the 2026 World Cup
- The Mayor also noted the following:
 - Longtime resident and former United States senate candidate Charles Schollenberger had recently passed away
 - The City's second quarter financial information had been released, and showed higher revenues and lower expenses than expected
- The Mayor also provided details about plans to remodel the vacant Macy's building at the Village Shops for a new grocery store.

STAFF REPORTS

- Mr. Bredehoeft stated that the work to resurface four pickleball courts to a tennis court at Windsor Park would begin the following week.

OLD BUSINESS

None.

NEW BUSINESS

COU2024-44

Consider approval of contract for purchase of the property at 7820 Mission Road

Mr. Aggen stated that earlier in the year, Mission Road Bible Church had listed its property for sale. The property could potentially be an option for a renovated municipal building or



as land adjacent to the municipal complex. If approved, a subsequent addendum for Clark and Enersen would be brought forward to begin a feasibility study to determine the condition of the building. The study would provide information to help determine the best use of the property or to terminate the contract based on findings. The City would have a 120 day due diligence period to conduct a feasibility study on the building, and the \$45,000 earnest money deposit would be refunded if the City opted not to proceed.

Mr. Aggen noted that the purchase price of the property was \$4.5 million, and that the contract included a lease-back to the church for up to 18 months.

Mr. Nelson made a motion to approve the contract to purchase the property at 7820 Mission Road. Ms. Selders seconded the motion.

Ms. Nguyen asked for details about the “parking lease” referenced in the contract. Mr. Aggen said that the church currently had a lease with other entities to use the parking lot. During the lease-back period, the church could continue allowing other entities to use the lot, but would also be responsible for maintaining it.

Mr. O’Toole said that he had spoken to residents and developers who stated that the \$4.5 million sales price was too high.

Mr. Gallagher asked if there were any covenants or agreements between the church and Consolidated Fire District #2, whose driveway went through the church property. Mr. Aggen stated the proposed contract did not reference the fire station driveway, but that there were options for how to address the situation if the City were to complete the purchase.

After further discussion, a roll call vote was taken with the following votes cast: “aye”: C. Robinson, Selders, Nelson, Sharp, Nguyen, D. Robinson, Reddell; “nay”: O’Toole, Agniel, Shelton, Gallagher. The motion passed 7-4.

COU2024-45 Consider professional services supplemental No. 3 with Clark & Enersen for city hall improvements

Ms. Prenger said that Clark and Enersen was chosen by the city hall selection committee in August 2022 based on its work as the architect of record for the public works facility. The original agreement was executed at the September 6, 2022, council meeting in the amount of \$130,000, with supplemental no. 1 approved in the amount of \$360,000 at the August 21, 2023, council meeting for a total of \$490,000. Supplemental no. 2 included the design development phase, construction documents, bidding and construction administration totaling \$2,539,000. Supplemental no. 3 would raise the maximum fee to \$2,589,000 for the project and include the building site evaluation of 7820 Mission Road for \$50,000.



A feasibility study of the building would also be performed, to consider its condition, what updates or modifications would be required, and whether it could be used by the City. Ms. Prenger added that the study would include conversations with Consolidated Fire District #2 about the driveway that passed through the property.

Mr. Cole Robinson made a motion to approve the agreement as presented. Mr. Nelson seconded the motion. A roll call vote was taken with the following votes cast: “aye”: C. Robinson, O’Toole, Selders, Nelson, Sharp, Nguyen, D. Robinson, Shelton, Reddell, Gallagher; “nay”: Agniel. The motion passed 10-1.

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. Agniel and passed 11-0.

COUNCIL COMMITTEE OF THE WHOLE

Prairie Village community center location alternatives

Mr. Bredehoeft gave a presentation on the history of the project, three possible sites for the proposed community center building and library, and next steps. He noted that two statistically valid community surveys were completed in 2019 and 2023, along with two public meetings. A third public meeting would be held later in 2024.

Mr. O’Toole noted that the surveys were also sent to residents of surrounding communities, such as Overland Park and Kansas City, Mo., and as such, many of the responders were not taxpayers in the City. Mayor Mikkelsen stated that customers from other communities would be needed for the community center to be successful. He added that support from Prairie Village residents specifically for the community center was also positive.

Mr. Bredehoeft said that the location adjacent to the City pool complex, known as “Option B” or the “north site” was the location preferred by the public, YMCA staff and City staff. This location would allow for close proximity of the community center, library and pools, and for the existing YMCA and library to remain open during construction. Challenges would include the displacement of the tennis courts and impacts to both pool and Shawnee Mission East High School parking.

In total, the estimated cost of the project was expected to exceed \$55,000,000. That amount would be offset by a capital contribution by the YMCA, the amount of which was still yet to be determined. Next steps would include final conceptual designs for the preferred location, a third public meeting, and a mail-in ballot to residents to fund the project, potentially in the first quarter of 2025.



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Mr. Reddell noted that several nearby community centers were struggling financially, and made a motion to recommend to the City Council that there be no further discussion or consideration of a community center. Ms. Sharp seconded the motion.

Mayor Mikkelson, Mr. Cole Robinson, and Mr. Shelton noted their support for continuing with the process and giving residents the opportunity to make the final determination through a public vote.

Ms. Sharp stated that another statistically valid survey of residents completed by The Sentinel publication had shown that residents did not support a community center.

After further discussion, the motion failed 7-4, with Mr. O'Toole, Ms. Sharp, Mr. Agniel and Mr. Reddell in support.

Mr. Nelson moved that the City Council end the Council Committee of the Whole portion of the meeting. The motion was seconded by Mr. Reddell and passed 11-0.

ANNOUNCEMENTS

Announcements were included in the Council meeting packet.

ADJOURNMENT

Mayor Mikkelson declared the meeting adjourned at 8:49 p.m.

Adam Geffert
City Clerk