



**CITY COUNCIL
CITY OF PRAIRIE VILLAGE
DECEMBER 2, 2024**

The City Council of Prairie Village, Kansas, met in regular session on Monday, December 2, at 6:00 p.m. Mayor Mikkelsen presided.

ROLL CALL

Roll was called by the City Clerk with the following councilmembers in attendance: Cole Robinson, Terry O'Toole, Inga Selders, Lori Sharp, Chi Nguyen, Dave Robinson, Greg Shelton (via Zoom), Nick Reddell, and Terrence Gallagher. Staff present: Eric McCullough, Deputy Chief of Police; Keith Bredehoeft, Director of Public Works; Melissa Prenger, City Engineer; City Attorney Alex Aggen, Hunter Law Group; Wes Jordan, City Administrator; Nickie Lee, Deputy City Administrator; Tim Schwartzkopf, Assistant City Administrator; Meghan Buum, Assistant City Administrator; Jason Hannaman, Finance Director; Adam Geffert, City Clerk.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Mr. Gallagher made a motion to approve the agenda as presented. The motion was seconded by Mr. Dave Robinson and passed 9-0.

INTRODUCTION OF STUDENTS AND SCOUTS

There were no students or scouts present at the meeting.

PRESENTATIONS

- Deputy Chief McCullough and Sgt. Joel Porter recognized graduates of the Citizens Police Academy.
- Julie Peterson with the U.S. Green Building Council and Sara Greenwood with Greenwood Consulting Group gave a presentation about LEED certification [the presentation is attached at the end of the minutes].

PUBLIC PARTICIPATION

- Amy Bagnall, Ward 6, shared her support for a new municipal building
- Jim Rosberg, Ward 1, Barbara Cantrell, Ward 4, Carrie Robinson, and Pam Justus, Ward 6, noted their opposition to the proposed municipal complex updates



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- Rob Kohl, Ward 2, and Luke Ismert, Ward 2, expressed their opposition to LEED certification for a new municipal building

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 - November 18, 2024
2. Consider issuance of cereal malt beverage licenses for 2025
3. Consider Resolution 2024-06, approving the Prairie Village Arts Council artist receptions in 2025 as special events promoting the arts to allow the serving of free alcohol
4. Consider agreement with Gordon CPA, LLC to audit the City's 2024 financial statements
5. Consider renewal of Blue Valley Public Safety contract for the City's outdoor warning siren system maintenance for 2025
6. Consider renewal of information technology services between Johnson County DTI and the City of Prairie Village
7. Consider bid award for electrical services
8. Consider bid award for painting services
9. Consider bid award for tree planting services

Ms. Sharp made a motion to approve the consent agenda as presented. A roll call vote was taken with the following votes cast: "aye": C. Robinson, O'Toole, Selders, Sharp, Nguyen, D. Robinson, Shelton, Reddell, Gallagher. The motion passed 9-0.

COMMITTEE REPORTS

- Mr. Dave Robinson provided information about "Candy Cane Lane", a Prairie Village holiday fixture at 79th Street and Outlook Lane since 1958.

MAYOR'S REPORT

- The Mayor noted that he had attended the following events since the prior Council meeting on November 18:
 - A MARC Board meeting at which an update was given on the recently completed streetcar line extension in Kansas City, MO
 - The Northeast Johnson County Chamber of Commerce's annual gala on November 23
- The Mayor shared the following upcoming events:
 - The annual holiday tree lighting ceremony at the Corinth Shops on December 5
 - The police department's "Tip-A-Cop" event on December 5 at Johnny's
 - The annual committee volunteer appreciation party on December 7



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- The annual gingerbread house building event on December 8
 - A Wyandotte County / Johnson County Mayors holiday social event on December 10
 - A United Community Services awards presentation event on December 13
- The Mayor also commended public works staff for their efforts in clearing snow that fell the prior weekend

STAFF REPORTS

- Ms. Prenger provided a review and update on the timeline for municipal complex improvements. The initial feasibility study for the municipal complex project began in 2021, with a facility assessment completed in 2022 and design concepts presented to council in 2023. In 2024, a public meeting to present project concepts was held in March, and later in the year, staff began consideration of purchasing and utilizing the property at 7820 Mission Road for improvements.

At its November 18, 2024 meeting, council directed staff to proceed with securing the funding for the purchase of the 7820 Mission Road property. Council also approved staff to engage with bond counsel to set up the funding structure at the contract price of \$4.5 million, and gave staff guidance to proceed with the construction of a new city hall building at 7820 Mission Road. The approval also included a renovation for municipal court and the police department in the existing buildings at 7700 and 7710 Mission Road.

Ms. Prenger stated that the design team would next move from schematic design to design development, and that staff would be back before council to discuss specific construction options at upcoming meetings. She also noted that McCown Gordon, the City's construction manager at-risk, had been under contract since March 2024, and would provide pre-construction services including cost estimating during the design development phase. The construction contract would be brought back before council as the "guaranteed maximum price", likely in the fall of 2025, and construction was expected to begin in spring of 2026.

Ms. Sharp stated that she wished to make a motion that would ensure residents had an opportunity to provide input on the proposal through a public vote. Mayor Mikkelsen suggested that she wait until Old Business to make the motion.

- Deputy Chief McCullough noted that the annual "Shop with a Cop" event would take place on December 11.

OLD BUSINESS

Ms. Sharp made a motion that the municipal complex proposal, specifically the cost, be placed on a ballot for public consideration and approval. Ms. Selders seconded the motion.



Mr. Cole Robinson asked what specific language would be used on the ballot. Ms. Sharp suggested the language should indicate a maximum dollar amount for the project, which voters could either accept or reject. She added that she intended to work with Mr. Aggen to ensure the language was appropriate, and was comfortable utilizing a mail-in ballot rather than waiting for the next scheduled election in August 2025.

Mr. Cole Robinson noted that deadline to commit to purchasing the church property would expire long before a mail-in ballot could be sent to residents. Ms. Sharp proposed that the City could reach out to the church to extend the deadline for three months.

Mr. Gallagher expressed concern regarding the lack of clarity and specifics in the suggested motion. He requested that the oral motion be withdrawn, documented in writing, and included in a future council packet for consideration.

Mr. O'Toole said that the project was complicated and that Mr. Aggen's input and further council discussion should take place prior to voting on the motion.

Mr. Aggen stated that he would need to speak to the county election commissioner to ensure suitable ballot language was used, as well as the timing of the ballot.

Ms. Selders said that she was in favor of purchasing the church property, and asked that any references opposing it be removed from the motion. Ms. Sharp stated that her intent was simply to give residents the opportunity to vote on the total expense of the project, not the purchase of the property, which she supported.

After further discussion, Ms. Sharp withdrew the motion, noting that she would work with Mr. Aggen to develop language for the motion and bring it back for consideration at a future meeting.

NEW BUSINESS

COU2024-61

Consider approval of 2025 legislative platform

The council committee of the whole discussed the 2025 legislative platform at its November 18 meeting and directed staff to make the following changes to the platform for 2025:

- A. Remove "Sales Tax on Food" section since the change had already been implemented.
- B. Revise the "Tax Law" section to the following:
We strongly oppose any state imposed limits on the taxing and spending authority of cities and counties. We believe those elected to manage the affairs of cities and counties can be most responsive to the local taxpayers and make budget and tax decisions that are most reflective of the community's needs and financial interests.



State government should abide by the same taxing and spending decisions they impose on cities and counties. ~~The legislature should address the replacement for the tax lid that was passed in 2021 that intentionally confuses the electorate and causes additional intended problems with taxing policy. The law should return to what it was before the 2021 Legislative change and to the state it was before the tax lid was imposed in 2016 and 2014. If this cannot be accomplished, The current revenue neutral rate process should be amended to include exemptions for inflation and new construction. The State legislature, as required by Kansas statutes, should help relieve the burden on property taxpayers by funding reinstating the Local Ad Valorem Tax Reduction (LAVTR) program.~~

Mr. Gallagher said that he would vote in favor of the platform, but was only supportive of the legalization of medicinal cannabis, not recreational.

Mr. Reddell made a motion to approve the legislative platform as presented. Ms. Selders seconded the motion, which passed 8-1, with Ms. Sharp in opposition.

COU2024-64 Consider approval of Resolution 2024-07 authorizing project (acquisition of 7820 Mission Road)

Consider approval of Resolution 2024-08 authorizing sale of temporary notes

Mr. Hannaman said that since 2021, the City had worked through the needs and feasibility of renovating or rebuilding parts of the municipal complex campus. Based on the governing body's review of the facilities assessment and options for renovation and/or new construction, staff worked with the City's architects, construction manager, and owner's representative to put together a plan for final council action.

During the process, the City became aware that the owners of 7820 Mission Road were interested in selling the property. After conducting a third-party appraisal in August 2024, council approved entering into a contract with the property owner to purchase the property. Council directed staff to work with Clark Enersen to perform a site evaluation to review the condition of the structure and develop concepts to repurpose the existing structure to accommodate uses such as a city hall or police department.

At its November 18, 2024 meeting, council approved authorizing staff to engage bond counsel and the City's financial advisor to begin the process of preparing for the issuance of notes or bonds to fund the purchase of the 7820 Mission Road property. Resolution 2024-07 would authorize the issuance of notes in an amount of up to \$4.5M, plus costs of issuance and related financing costs, to finance the acquisition of the property.

Mr. Hannaman said that Resolution 2024-08 would authorize proceeding with the public sale of the City's general obligation temporary notes. Columbia Capital Management, the



City's financial advisor, and Gilmore & Bell, the City's bond counsel, would work with staff to prepare all necessary documents and proceedings for the notes. The City expected to take bids on the notes on or around January 20, and council would consider the bids at its meeting that evening.

Resolution 2024-08 would also authorize the Mayor to approve the sale of the notes to the best bidder as long as the principal amount did not exceed \$5M and the true interest cost did not exceed 5.50%, which would provide flexibility with regard to the pricing date of the notes in the event market conditions or other factors warrant an adjustment to the anticipated schedule.

Mr. Dave Robinson made a motion to approve Resolution 2024-07, authorizing the City of Prairie Village to acquire certain real property, generally located at 7820 Mission Road, and the issuance of general obligation bonds or temporary notes to finance such costs. Ms. Selders seconded the motion. A roll call vote was taken with the following votes cast: "aye": C. Robinson, Selders, Nguyen, D. Robinson, Shelton, Gallagher; "nay": O'Toole, Sharp, Reddell. The motion passed 6-3.

Mr. Dave Robinson made a motion to approve Resolution 2024-08, authorizing the City of Prairie Village to issue general obligation temporary notes in a principal amount not to exceed \$5,000,000 to finance the costs of acquiring the real property located at 7820 Mission Road, and certain documents and actions in connection with the issuance of said notes. Mr. Cole Robinson seconded the motion. A roll call vote was taken with the following votes cast: "aye": C. Robinson, Selders, Nguyen, D. Robinson, Shelton, Gallagher; "nay": O'Toole, Sharp, Reddell. The motion passed 6-3.

Ms. Sharp 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 9-0.

COUNCIL COMMITTEE OF THE WHOLE

COU2024-62 Discuss 2025 exterior and sustainability grant programs

Ms. Lee stated that in 2008, the exterior grant program was funded to encourage homeowners to improve the curb appeal of their homes. Each year, City staff prepared an annual report for the governing body that outlined how the exterior grant program funds were utilized. In 2024, the City allocated \$90,000 from the economic development fund to the program (\$74,000 in new money and \$16,000 from prior year carry-over funds). Below is a brief overview of the 2024 program results:

- 38 exterior grants awarded totaling \$73,500
- Total homeowner investment: \$391,016
- Average grant award for exterior grant: \$1,934
- Average appraised value for homes receiving grants: \$333,561



In 2021, the residential sustainability grant was created to encourage residents to reduce their carbon footprint by improving the energy efficiency of their homes. \$40,000 was budgeted for the program in 2024. Below is a brief overview of the 2024 program results:

- 20 sustainability grants awarded totaling \$38,199
- Total homeowner investment: \$246,598
- Average grant award: \$1,909

Ms. Lee said that staff recommend the following changes for 2025:

- Increase the appraised value maximum for the 2025 exterior grant program from \$400,000 to \$425,000
- Open the program on January 15, 2025 to allow for longer lead time to find contractors and receive supplies
- Reallocate the unused 2024 exterior grant funds (estimated around \$16,500) to the 2025 grant programs, increasing the 2025 exterior grant budget to \$80,500 and sustainability grant budget to \$40,000

Ms. Selders made a motion to remove rental and investment properties from eligibility in both programs. Ms. Sharp seconded the motion.

Mayor Mikkelson stated that the original intent of the exterior grant program was to improve “eyesore” properties in neighborhoods, regardless of whether they were rentals or owner-occupied, to benefit the community.

Ms. Sharp noted that the program was valuable to homeowners on fixed incomes rather than landlords that could simply increase rental prices to cover the cost of investments.

After further discussion, the motion passed 8-1, with Mr. O'Toole in opposition.

Mr. Gallagher made a motion to recommend approval of the program as revised to the city council for approval. Ms. Sharp seconded the motion.

Mr. Shelton noted that homes in Ward 5 had generally been excluded from the exterior grant program due to home values, and made a motion to amend the motion to base eligibility for that program entirely on income rather than property value. Mr. Reddell seconded the motion. After discussion, the motion failed 7-2, with Mr. Shelton and Mr. Reddell in support.

The original motion to recommend approval to the council passed 9-0.



Mr. Geffert said that In November 2021, council voted to allocate \$20,000 from the City's 2022 general fund to a property tax rebate program designed to alleviate some of the burden of home ownership due to rising property values. Only property owners that are Prairie Village residents living in owner-occupied homes, are current on payment of their property taxes and special assessments and meet the income guidelines are eligible for the program. Applicants must also live in a home that is appraised by the county at or below the previous year's average property value in the City (in 2024, this amount is \$523,805).

Initially, income limits were based on data provided by the U.S. Department of Housing and Urban Development's (HUD) "very low income" guidelines, which equal 50% of the regional median family income for a household of four people. For 2023, the council increased income guidelines to 65% of the median family income in an effort to assist a larger number of residents. This guideline was maintained in the 2024 program.

Participation and the amount refunded has increased each year:

Year	Recipients	Avg. Income	Avg. Refund	Avg. Home Appraisal	Total Refunded
2022	28	\$20,741.44	\$500.57	\$245,725.00	\$14,015.94
2023	53	\$28,434.66	\$550.97	\$279,733.96	\$29,201.53
2024	60	\$31,033.61	\$596.79	\$311,875.00	\$35,857.69

Mr. Geffert noted that \$50,000 had already been allocated to the program for 2025, and that staff recommended income limits remain at 65% of the Kansas City metro area median family income, as shown below. \$940.78 currently remains available in the 2024 budget allocation, bringing the total available funding for 2025 to \$50,940.78.

HUD Income Limits - FY 2024

Kansas City Metro Area Median Family Income: \$103,100

Household Size	65% MFI
1	\$46,925
2	\$53,625
3	\$60,325
4	\$67,025
5	\$72,400
6	\$77,750
7	\$83,125
8+	\$88,475



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KANSAS**

Mr. Reddell made a motion to recommend approval of staff's recommendations for the 2025 property tax rebate program as presented. Mr. Cole Robinson seconded the motion, which passed 9-0.

Mr. Reddell moved that the City Council end the Council Committee of the Whole portion of the meeting. The motion was seconded by Ms. Selders and passed 9-0.

EXECUTIVE SESSION

At 9:29 p.m., Mr. Dave Robinson made the following motion:

"I move the City Council recess into executive session for a period of 20 minutes for a discussion of the acquisition of real property, pursuant to K.S.A. 75-4319(b)(6). The Governing Body, City Administrator, Deputy City Administrator, Assistant City Administrators, Finance Director, Public Works Director and City Attorney will be present. The open meeting will resume at 9:55 p.m."

Mr. Reddell seconded the motion, which passed 9-0.

The open meeting resumed at 9:55.

ANNOUNCEMENTS

Announcements were included in the Council meeting packet.

ADJOURNMENT

Mayor Mikkelsen declared the meeting adjourned at 9:56 p.m.

Adam Geffert
City Clerk



ABOUT LEED

Julie Peterson

Director, Market Transformation & Development of
USGBC Central Plains

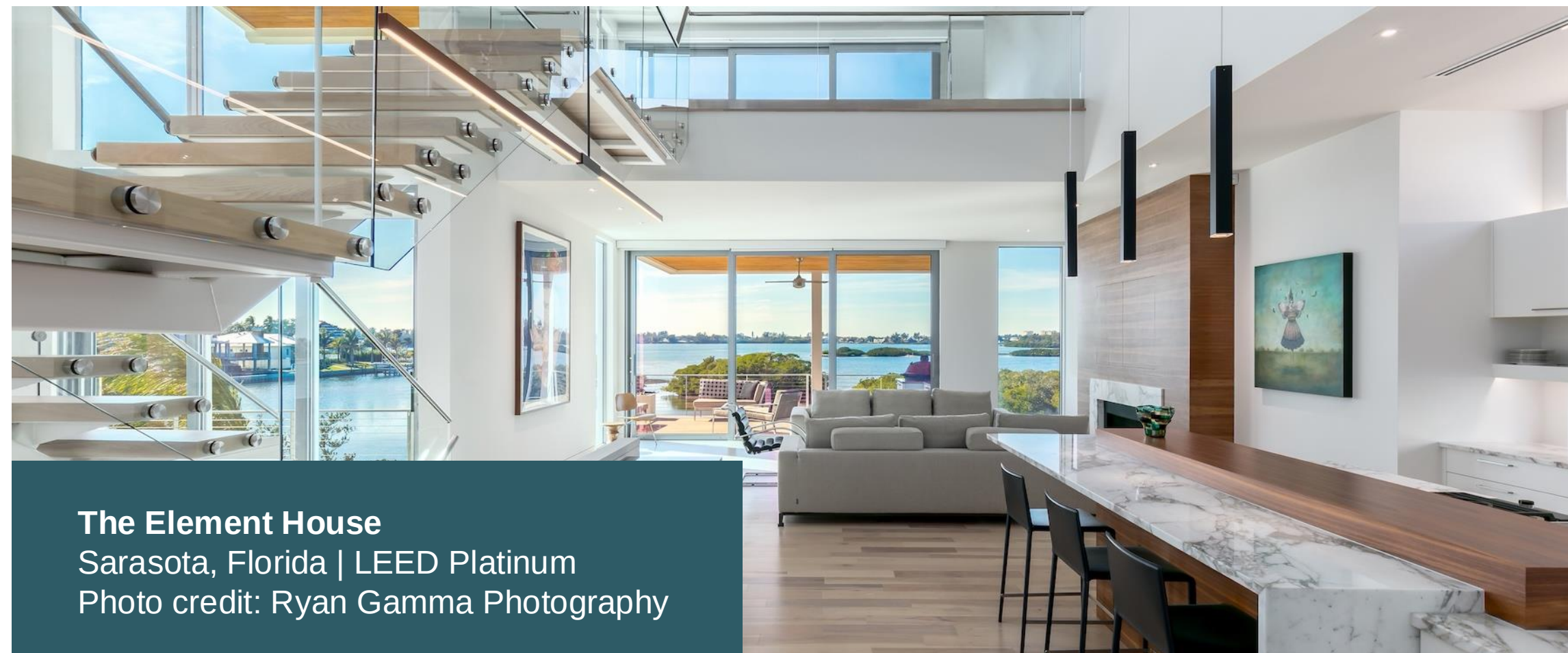
Sara Greenwood, LEED-Fellow, WELL Faculty,

Principal

Greenwood Consulting Group, LLC

LEED for every project.

LEED addresses new and existing: interior spaces, buildings, homes, communities and cities.



Benefits of LEED certification

- Save Money
- Consume Less Energy + Water
- Use Fewer Resources
- Healthy occupants
- Improve productivity and satisfaction for occupants
- Track carbon impact
- Ensures sustainability standards are met
- Increased asset value

Survey shows that employees working in LEED green buildings are happier, healthier, and more productive than those working in conventional buildings.

93% of those who work in LEED-certified green buildings say they are **satisfied on the job.**

81% of those who work in conventional buildings say the same.

Of these respondents, **85%** feel their access to quality outdoor views and natural sunlight boosts their overall productivity and happiness.

More than 80%

of all employees say being productive on the job and having access to clean and quality indoor air **contributes to overall workplace happiness.**

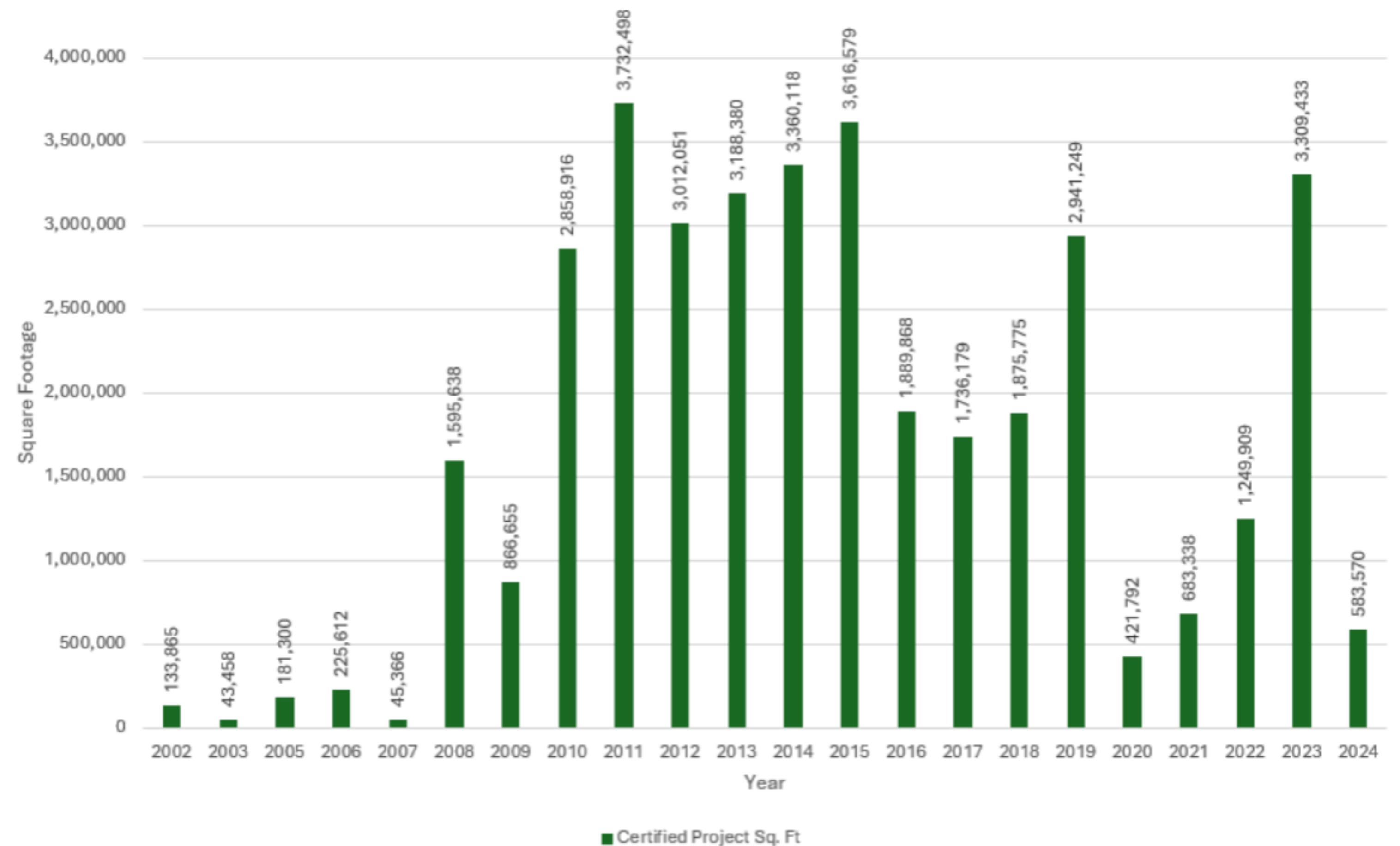
Based on their experience with LEED-certified buildings...

81% agree that the enhanced air quality improves their physical health and comfort.

79% of all employees say they would choose a job in a LEED-certified building over a non-LEED building.

84% of all employees prefer to work for a company with a strong, concrete mission and positive values.

405 certified
projects
totaling
37,531,550sf



Total LEED Certified Projects in Central Plains

2004 - 2024

405 projects

37,531,550 gsf

*As of August 31, 2024

USGBC Central Plains LEED Proje...

LEED Registered and Certified Project within the USGBC Central Plains Chapter Territory. Last updated 08.21.2024 by Jeremy Knoll.

61 views

Last edit was 2 minutes ago



Add layer Share Preview

☐ Certification Level

☐ Square Footage

☒ Year Certified

Styled by CertificationDate

2002 - 2007 (10)

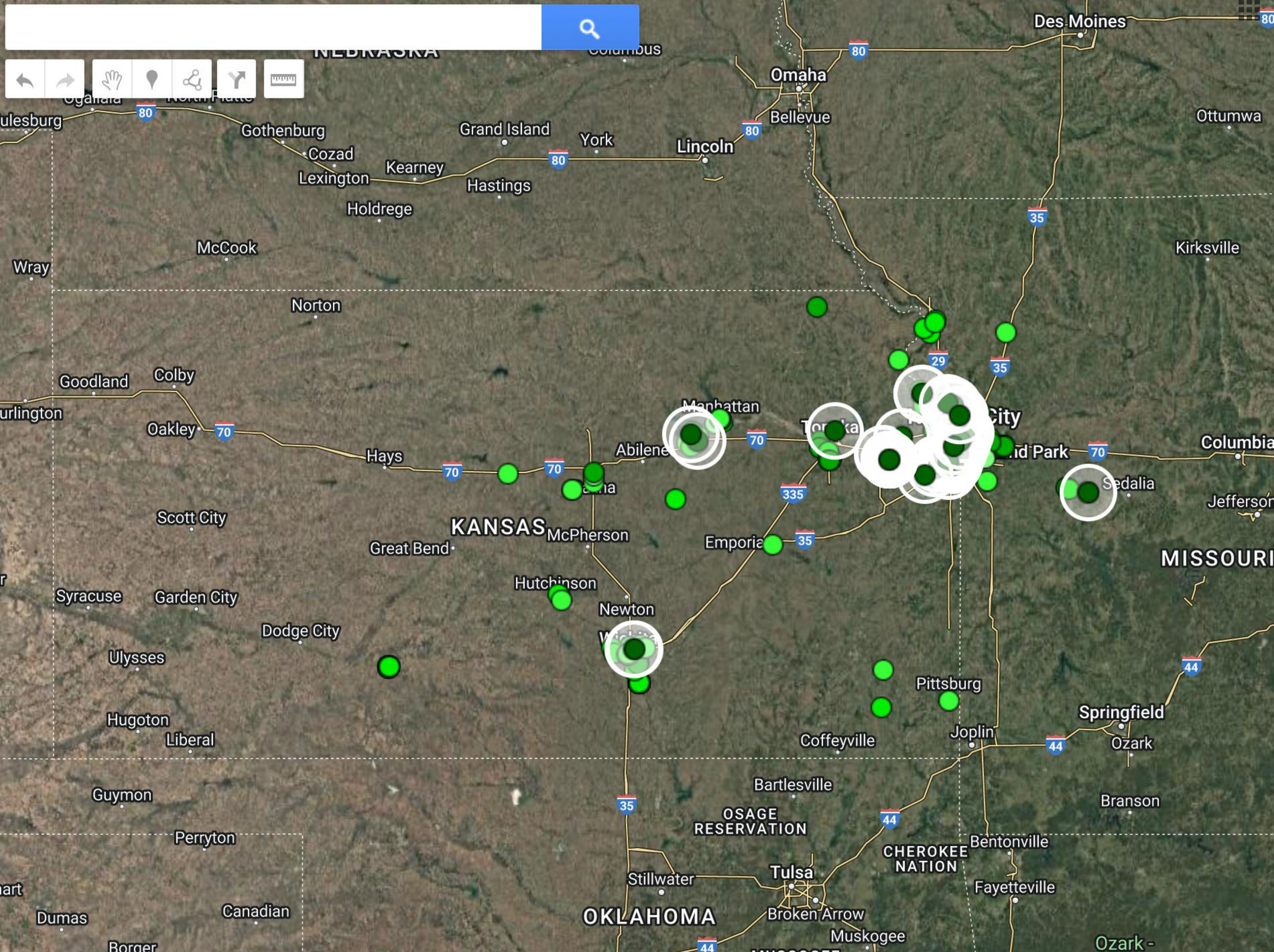
2008 - 2011 (93)

2012 - 2016 (181)

2017 - 2020 (67)

2021 - 2024 (53)

Base map



USGBC Central Plains

Total Carbon Emissions Avoided in the region from 2004-2024

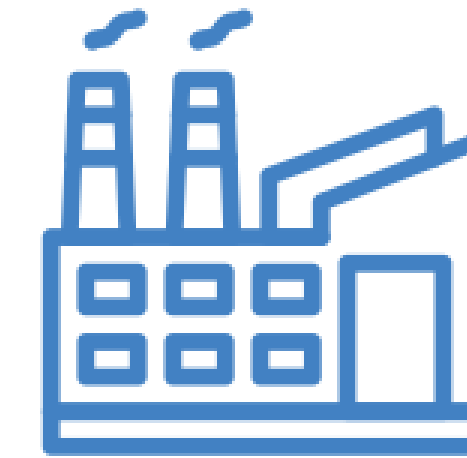
2,608,100 Metric Tons CO₂e

That's the equivalent of...



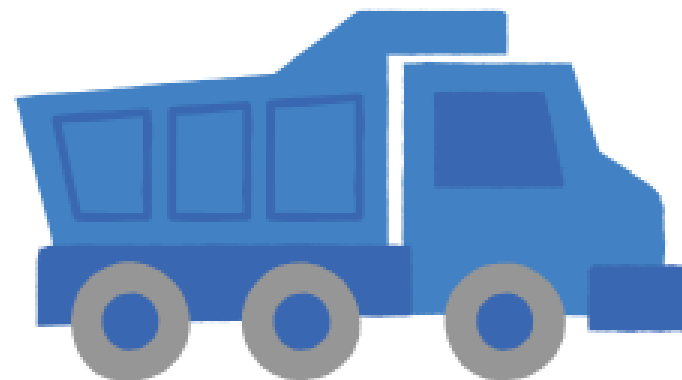
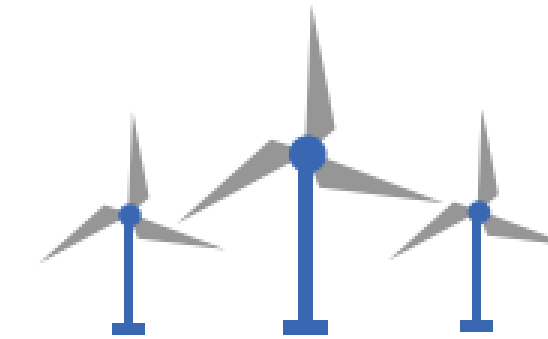
14,345 rail cars of coal

7 natural gas plants
fired for 1 year



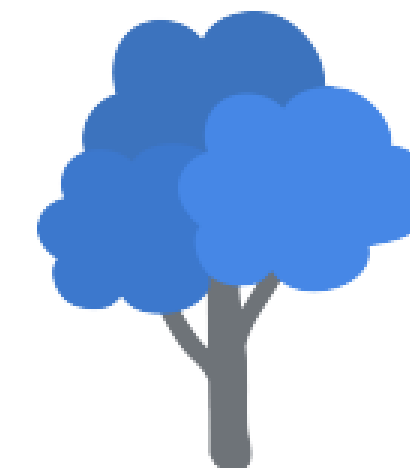
514,722 homes electricity use

686 wind turbines running
for one year



905,586 tons of garbage
recycled instead of landfilled

3 million acres of US
forest sequestration





Certified

40 – 49
points earned



Silver

50 – 69
points earned



Gold

60 – 79
points earned



Platinum

80+
points earned

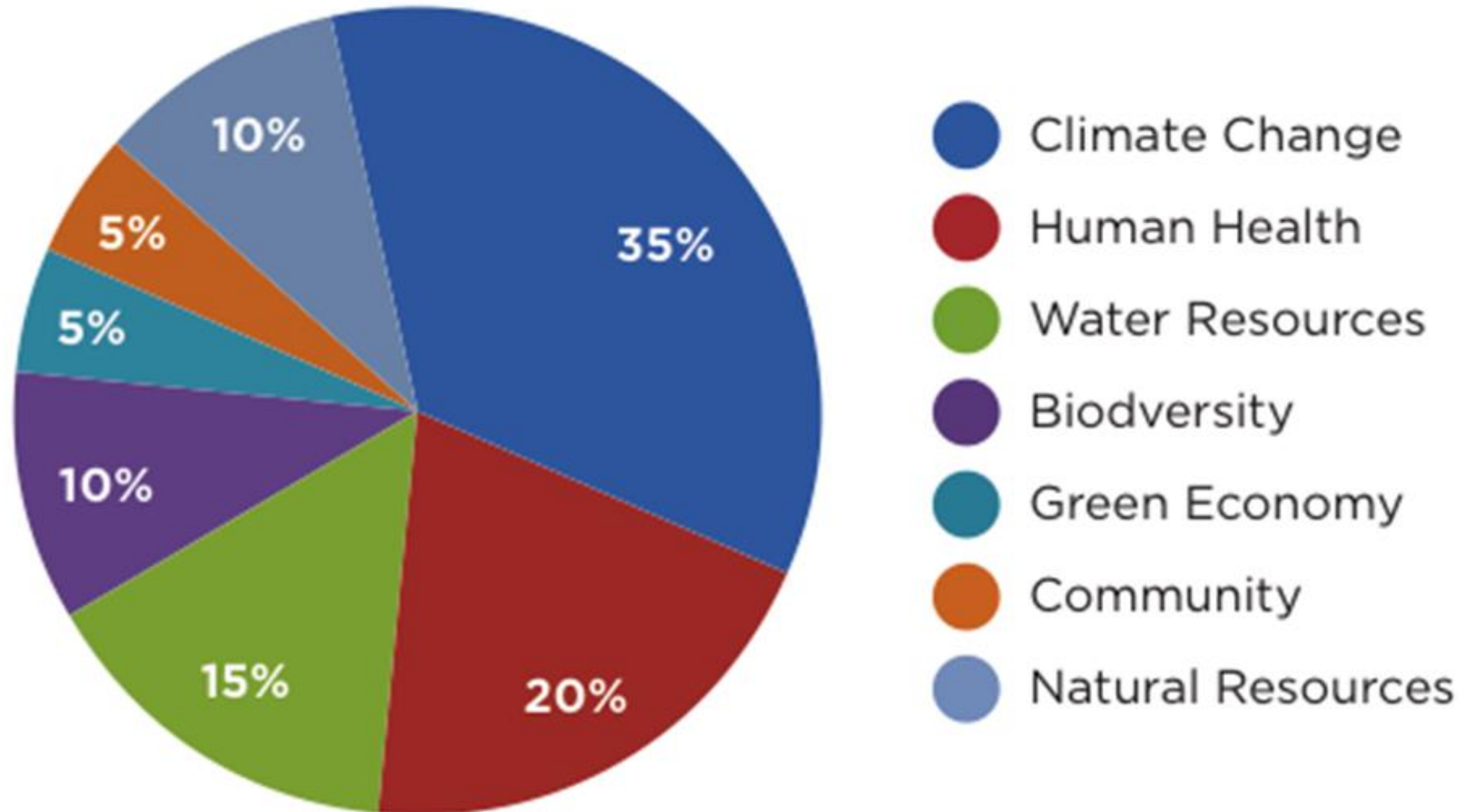


LEED Credit Categories

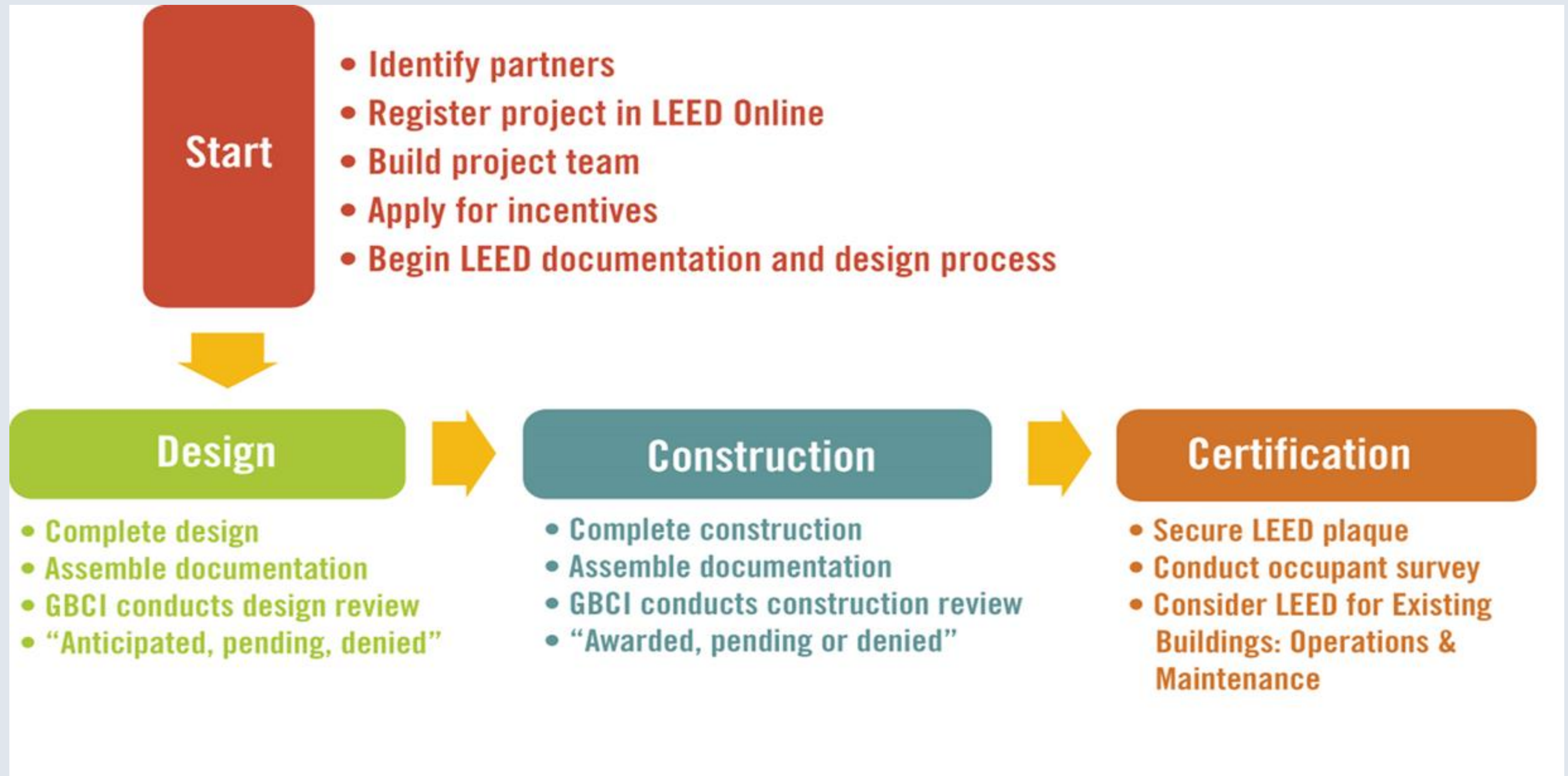


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LEED Credit Weightings



LEED Certification Process



PRAIRIE VILLAGE PUBLIC WORKS

PRAIRIE VILLAGE, KS

LEED STRATEGIES

- ECM and water-savings methods were evaluated and incorporated into the project design.
- Reducing installed lighting power and increasing flexibility of controls.
- Gray water systems were installed to provide non-potable water to water closets.
- Bicycle storage and electrical vehicle charging stations were provided.
- Constructed on a previously developed site and located in an area with existing infrastructure.
- Light colored roof with high SRI.

OWNER	YEAR COMPLETE	CONSTRUCTION COST
The City of Prairie Village	2022	\$7.5 Million
ARCHITECTS	SQUARE FOOTAGE	
Clark & Enersen	18,000 SF	

The new Prairie Village Public Works facility replaced the City's existing building. The new facility houses the administration offices, crew area, and garage bays. Water Use Reduction methods resulted in a 76% reduction in water use. Some water reduction methods included the use of native plants which required no irrigation, rain gardens, and WaterSense and Energy Star indoor fixture that utilized rain water and were powered by Solar. The new facility had an overall 78% modeled energy cost savings through the use of energy-efficient systems, efficient LED lighting, and solar photo voltaic panels on the roof. The solar energy provided by these panels offered 50% of the buildings' day to day needs. The project construction team was able to divert 86% of construction waste from the landfill. Low emitting materials were installed, along with a building flush-out and air quality testing to earn high scores in Indoor Environmental Quality.



©Courtesy of Clark & Enersen

Costs for Prairie Village Public Works LEED certification:

*Soft Costs:

LEED Consultant - \$42,000
Energy Modeling - \$0 (included within the design contract)
Commissioning Authority - \$40,000

Total: \$82,000

***Soft costs were .82% of the total project cost of \$10 Million (less than 1%)**

Hard Costs: LEED Certification fees paid to Green Building Certification Institute (GBCI):

Project Registration - \$1,500
Design Preliminary Review - \$2,325
Construction Phase Review - \$775

Total: \$4,600

LEED certification fees were .046% of the total project cost of \$10 Million

*If a project says it is "designed to the LEED Standard", then the soft costs would be assumed regardless.

“Our data proves that the cost of pursuing LEED adds **less than 1%** of the total project costs while accounting for significant water & energy savings and subsequent payback.”

— Heather Stewart, Populous

Questions?

Thank You.