PRAIRIE VILLAGE
KANSAS

CITY COUNCIL
CITY OF PRAIRIE VILLAGE
MARCH 3, 2025

The City Council of Prairie Village, Kansas, met in regular session on Monday, March 3, 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, Nick Reddell, Ian Graves and Terrence Gallagher. Staff present: Eric McCullough, Chief of Police; Keith Bredehoeft, Director of Public Works; City Attorney Alex Aggen, Hunter Law Group; Chris Brewster, MultiStudio; 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. Nelson made a motion to approve the agenda as presented. The motion was seconded by Mr. Agniel and passed 11-0.

INTRODUCTION OF STUDENTS AND SCOUTS

Several students from Rockhurst High School were present as a requirement for their U.S. Government class.

PRESENTATIONS

- Chief McCullough recognized resident Lisa Elsener's athletic accomplishments in the Special Olympics. Mayor Mikkelson read a proclamation declaring March 3, 2025 as Lisa Elsener Day in Prairie Village.
- Mayor Mikkelson read a proclamation declaring March as National Sleep Awareness Month in Prairie Village.
- Ms. Nguyen read a proclamation pronouncing March as Women's History Month in Prairie Village.
- Mayor Mikkelson recognized councilmembers for their service and presented their annual ceremonial checks.

PUBLIC PARTICIPATION

- Thoedore Fritz, Ward 2, stated his opposition to the demolition of the Mission Road Bible Church for the construction of a new city hall.
- Pam Justus, Ward 6, expressed her disapproval of the City's financial contributions to United Community Services.
- Ward 6 residents Anne Melia, Dennis Boody, and Paul Gorelick and Ward 5 resident Alan Bauman noted their frustration over dishonesty and misinformation in local politics in the community.
- Ward 1 residents Nick Alphs, Cooper Weeks, and Matt Jones voiced their support of a speed table to calm traffic on 66th Street west of Mission Road.
- Philip Kuhn, Ward 1, shared concern about the speed of traffic on Granada Street between 65th Street and 67th Street.

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 – February 18, 2025
2. Consider appointment of committee members
3. Consider mattress removal and reuse agreement with Sleepyhead Beds

Mr. Nelson 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, Nelson, Sharp, Nguyen, D. Robinson, Agniel, Reddell, Graves, Gallagher. The motion passed 11-0.

COMMITTEE REPORTS

- Planning Commission
  - **COU2025-12: R-1B Neighborhood design guidelines planning commission report and recommendation**

    Mr. Brewster noted that the first amendment to the neighborhood design guidelines occurred in 2017, and that the current second amendment went into effect in February 2019 with the understanding that guidelines could be revisited to address any issues that arose. The guidelines included requirements for street trees, greenspace, impervious coverage limits, building size and massing, garage extent and placement, and window and door openings. The housing discussion brought up questions about whether the design guidelines appropriately limited size and scale of homes, especially teardown/rebuilds. The city council held a work session in April 2023 to discuss next steps in the housing discussion related to R-1 zoning areas. At the work session, council completed a prioritization exercise to provide staff direction for which areas to address first. The top two results were updating the neighborhood design guidelines and researching further regulations and/or fees for short term rentals. Council directed staff to look into reducing the size and scale to better fit into existing neighborhoods, and also review green space and lot coverage requirements in the R-1B zoning areas.

Staff presented two options for initial discussion at the council committee of the whole on October 2, 2023. Generally, “Option 1” was a simple size restriction which could result in unintended design consequences, and “Option 2” would refine massing standards but leave building coverage and height unchanged. The council favored “Option 2” and directed staff to consult with the planning commission for further refinement and recommendations. Subsequent to this direction staff conducted additional analysis and received feedback on the options and arrived at modified third and fourth options that addressed some of the challenges with prior options.

At its December 3, 2024 meeting, the planning commission made a motion to send the neighborhood design guideline update discussion back to council to ensure interest remained in pursuing the topic. Any updates to design guidelines would require a zoning code update and a formal adoption process, including a public hearing and city council review and decision.

At its December 16, 2024 meeting, the council made a motion to send the R-1B neighborhood design guideline recommendations back to the planning commission for further consideration.

At its February 4, 2025 meeting, the planning commission reviewed the direction from council and discussed the design guidelines. The consensus among members was that there was not a need for changes in R-1B guidelines at the present time due to several considerations, including a desire to avoid adjusting guidelines too frequently, and that a small building height reduction would not provide a noticeable difference. Commission members suggested that staff continue to monitor issues that arose which might need to be addressed.

Mr. Brewster said that if the council still wished to pursue changes on the topic, it would need to draft its own amendment to the zoning code, or provide more specific direction to the planning commission to amend the code.

Mr. Gallagher made the following motion: “*I move to accept the recommendation of the planning commission at its February 12 meeting regarding potential changes to R-1B lots at this time. Should staff, the city council, or the planning commission identify recurring issues in the future, they will be brought to the city council or planning commission for further consideration.*” Mr. Graves seconded the motion.

Ms. Selders stated that constituents in Ward 2 remained very concerned about the size of new homes in the City, and felt that guidelines needed to be reviewed and modified.

Mr. O'Toole said that the planning commission members were very deliberate in making their decision, and agreed that making changes too frequently could result in negative outcomes.

Mr. Gallagher noted that if approved, his motion would allow specific or recurring issues to come back before the council to review as needed.

After further discussion, the motion passed 9-2, with Ms. Selders and Mr. Dave Robinson in opposition.

MAYOR'S REPORT

- The Mayor noted events that had taken place since the prior council meeting on February 18:
  - A ribbon-cutting ceremony for the new Penny's restaurant in the Prairie Village Shops
  - The Mayor's Prayer Breakfast event in Kansas City, Mo.
  - A Northeast Johnson County Mayors lunch
  - A MARC Board meeting
  - A Total Transportation Policy Committee meeting
  - A meeting with the Johnson County Appraiser
- The Mayor shared the following upcoming events:
  - A Zoom call with leaders of Prairie Village's sister city, Dolyna, Ukraine
  - A Coffee with a Cop event on March 14 at Starbucks
  - The National Leage of Cities event in Washington, D.C., the week of March 10
- The Mayor also noted the following:
  - The City had closed on the purchase of the Mission Road Bible Church property
  - Staff continued to track bills in the State Legislature, including HB2396, which would do away with the current revenue neutral rate process
- Additionally, the Mayor provided historical data regarding the City's mill levy, and how it could fluctuate slightly based on the county's valuation data even if the council made no adjustment to the rate.

STAFF REPORTS

- Chief McCoullough shared information on two recent incidents that had occurred in the City.

- Mr. Jordan asked committee chairs to complete the filling of committee vacancies.

OLD BUSINESS
There was no old business to come before the council.

NEW BUSINESS
COU2025-13 Consider additional funding for property tax rebate program

2025 marked the fourth year of the property tax rebate program in the City. In December 2024, council voted to allocate $50,000 to the program in 2025, which was supplemented with an additional $940.78 in rollover from the prior year. As of February 26, $2,983.21 remained in the fund, with 12 rebates totaling approximately $7,900.00 left to process. 73 households had been issued refunds, for a total $47,957.57.

Staff requested an allocation of an additional $10,000.00 to the program in order to assist the pending applicants and other applications that may be received throughout the remainder of the year.

Mr. Reddell made a motion to approve an additional $10,000.00 for the 2025 property tax rebate program. The motion was seconded by Mr. Graves and passed 11-0.

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. Dave Robinson and passed 11-0.

COUNCIL COMMITTEE OF THE WHOLE
2026 Budget goals and objectives

Mr. Hannaman said that the next step in the budget process was to discuss goals and objectives for 2026, noting that the goals and objectives were developed under the framework of the council's organizational priorities:

- Quality of life
- Superior services
- Community safety
- Be mindful of tax burden
- Invest in public realm
- Environmental sustainability

Mr. Hannaman stated that each year, the council reaffirmed its goals and objectives specific to the upcoming budget year. The draft 2026 document carried forward the adopted 2025 budget goals and objectives for council to provide input and direction for any desired changes:

- Maintain high quality services and programs
- Maintain quality streets, parks, and infrastructure
- Continue strong financial condition
- Maintain financial transparency and citizen participation in budget issues

He added that the 2025 budget had a built-in $1.15M of funding for the municipal complex project, and that the remaining funding needed for planned debt service would depend on the amount of cash funding versus borrowing that was ultimately needed, as well as how payments would be structured.

Mr. Hannaman shared information about "decision packages", which were generally considered additions or reductions of core services of the City, such as:

- Mill levy reductions
- Grant programs
- Increased funding for street maintenance in the capital improvement plan

He noted that decision package items should be submitted by April 10 to be discussed by the finance committee and council.

Mr. Gallagher said that any suggested modifications to the budget needed to be very specific in describing where funding would be increased or reduced.

Mr. Cole Robinson asked whether there were any federal funds included in the budget that could be at risk. Mr. Bredehoeft said both the "Safe Streets for All" program and the carbon reduction program in public works could be impacted by changes to federal funding. Mr. Jordan added that the City had recently applied for federal grants for the municipal complex construction project.

Mr. Nelson made a motion to approve 2026 budget goals and objectives as presented. The motion was seconded by Mr. Cole Robinson and passed 11-0.

Discussion of traffic and pedestrian safety on 66th Street west of Mission Road

Mr. Bredehoeft said that traffic calming on 66th Street was first studied in 2010 based on a request from residents. The results of that study showed that 66th Street did not meet the requirements of the traffic calming program and measures were not installed at that time. Recently, traffic calming was again requested, and new traffic data remained similar to previous results. Data from 2010 and 2024 showed that speeds still did not meet the threshold for traffic calming:

	85th Percentile Speed
• 2010 Data:	29 MPH
• 2024 Data:	28 MPH

Mr. Bredehoeft noted that a second issue in the subject section of road was the crosswalk connecting Prairie Elementary School to the neighborhood. A pedestrian bridge linked to a sidewalk between residential lots going from the school to 66th Street, at which a significant number of parents drop off and pick up students during the school year. To improve safety, public works and the police department studied the location and adjusted "no parking" areas to improve sightlines for the pedestrian crossing. He added that staff had continued to review the area periodically to make sure no additional changes were needed.

Recently, the principal of Prairie Elementary School submitted comments expressing her concern for the safety of pedestrians in the area. A crossing guard was not warranted per the police department's criteria for the crossing, so the principal suggested that the City install a pedestrian crossing beacon to help bring awareness to vehicles when pedestrians are present. Police department and public works staff met with residents in the neighborhood and with Ward 1 councilmembers, and agreed to install a pedestrian crossing beacon.

Mr. Bredehoeft noted that residents along 66th Street also felt that a speed table was warranted along with a pedestrian beacon to help calm traffic throughout the day. However, traffic data did not support the installation of a speed table based on the traffic calming policy. He said that approving the installation of calming measures that did not meet the policy threshold could create challenges with future applications and those that had been denied in the past.

Mr. Reddell made a motion to recommend approval of the installation of a speed table on 66th Street west of Mission Road. The motion was seconded by Mr. Graves.

Mr. O'Toole, Ms. Nguyen and Mr. Cole Robinson stated that they felt it was appropriate to install traffic calming measures even though the area did not meet the criteria due to limited sightlines and the large number of children crossing the street during school days.

Mr. Bredehoeft suggested that a lighted crossing beacon should also be added along with the speed table to provide additional safety.

Mr. Reddell agreed to amend his motion to recommend approval of the installation of a lighted crossing beacon along with the speed table. Mr. Graves agreed to second the amended motion.

After further discussion, the motion passed 11-0.

COU2025-09 Discuss proposal of a city ordinance regarding the requirement of helmets for juvenile e-scooter users

Chief McCullough said that the police department had received safety concerns regarding e-scooter use from residents, department members, and the council. The department implemented a multi-faceted approach of education, public messaging, and enforcement in response. Efforts included e-scooter safety presentations incorporated into the D.A.R.E. program, public messaging utilizing City, police department, Shawnee Mission School District social media channels, and articles in the Village Voice. He noted that while there had been a few e-scooter crashes in the city, none resulted in serious injuries.

Chief McCullough stated that to further promote safe e-scooter practices among young riders and prevent future incidents, the department recommended a City ordinance requiring helmet use for children 17 and younger. The proposed ordinance would prioritize education and awareness; first-time violations would result in a warning, though subsequent violations could result in a citation at the officer's discretion. He added that the department intended to use the ordinance to foster positive interactions with e-scooter users and parents, encouraging voluntary compliance with safety regulations and City ordinances.

Ms. Sharp made a motion to recommend approval of Ordinance #2504, requiring motorized scooter helmets for minor riders. The motion was seconded by Mr. Cole Robinson.

Ms. Selders made a friendly amendment the motion to also include helmet requirements for e-bikes in the ordinance. Ms. Sharp and Mr. Cole Robinson agreed to the amendment.

After further discussion, the amended motion passed 11-0.

Discussion of potential partnership opportunities regarding the YMCA property

Mr. Jordan said City staff had met with the broker handling the sale of the YMCA property and had received inquiries from entities that expressed interested in purchasing the property for redevelopment. He noted that City staff had shared expectations of land use under Village Vision 2.0 and the importance of any new development fitting the character of the community and neighborhood, should there be an application for rezoning.

Staff was also asked about partnership opportunities, and conveyed that the council would likely be open to discuss ideas providing a direct community benefit. Mr. Jordan said that staff wished to discuss the topic with council to determine a general framework from the City’s perspective that could be shared with interested parties.

Mr. Jordan noted that the broker had indicated that over 20 entities had expressed interest in the property, which would have an anticipated sales price of approximately $3M. He added that a partnership between the City and a developer would likely include incentives of some kind, such as tax-increment financing or industrial revenue bonds, and would need to include a benefit to the community, such as reconstruction of the pool house.

Mr. Dave Robinson said that he favored either a partnership that would include an extension to Harmon Park along with residential development, or collaboration with the Johnson County Library.

Mayor Mikkelson stated that council should consider whether the City purchasing the property was an option. He stated that he also supported using the parcel for the library, an indoor aquatic recreation facility or attainable townhomes.

Mr. Reddell said that he did not favor the City purchasing the property and suggested that staff ask developers specifically what they could offer.

Mr. Gallagher stated that he felt any potential rezoning possibilities needed to be considerate of residents in surrounding neighborhoods based on the rezoning discussion that had taken place in recent years. He added that he was not in favor of the City providing financial support to developers.

Mr. Cole Robinson requested that the council hold an executive session at the end of the meeting to discuss potential options for acquisition of the property.

Ms. Selders, Ms. Sharp and Mr. Agniel stated their opposition to public incentives for developers at the property.

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

EXECUTIVE SESSION

At 9:35 p.m., Mr. Cole Robinson made the following motion:

"I move the City Council recess into executive session for a period of 15 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, and City Attorney will be present. The open meeting will resume at 9:55 p.m."

The motion was seconded by Mr. Graves and passed 11-0.

The regular meeting resumed at 9:55 p.m.

At 9:55 p.m., Mr. Cole Robinson made the following motion:

"I move the City Council recess into executive session for a period of 15 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, and City Attorney will be present. The open meeting will resume at 10:10 p.m."

The regular meeting resumed at 10:10 p.m.

ANNOUNCEMENTS

Announcements were included in the Council meeting packet.

ADJOURNMENT

Mayor Mikkelson declared the meeting adjourned at 10:11 p.m.

Adam Geffert
City Clerk