PRAIRIE VILLAGE
KANSAS

CITY COUNCIL
CITY OF PRAIRIE VILLAGE
MAY 5, 2025

The City Council of Prairie Village, Kansas, met in regular session on Monday, May 5, 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*, Ian Graves and Terrence Gallagher. Staff present: Eric McCullough, 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.

*Mr. Reddell arrived during public participation.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

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

INTRODUCTION OF STUDENTS AND SCOUTS

There were no students or scouts present at the meeting.

PRESENTATIONS

- Rebecca Faulkner Axelrod, Executive Director of the USTA Heart of America, shared information about the history and benefits of tennis, and Mr. Agniel read a proclamation declaring May as National Tennis Month in Prairie Village.
- Mayor Mikkelson read a proclamation declaring the week of May 11 through May 17, 2025, as National Police Week in Prairie Village.
- Bety Le Shackelford, Executive Director of Hella Good Deeds, spoke about the Asian community in Kansas City, and Ms. Nguyen read a proclamation designating May as Asian American and Native Hawaiian/Pacific Islander Month in Prairie Village.
- Mallory Lutz with Little Government Relations provided a summary of the Legislative session that had recently concluded.

STAFF REPORTS

Due to the large number of public speakers, Mayor Mikkelson asked Consolidated Fire District #2 Chief Steve Chick to move up his report on recent events at the district.

PUBLIC PARTICIPATION

- The following residents spoke in opposition to the construction of a new city hall building and/or the utilization of LEED building practices:
    - Connie McKenzie, Ward 1
    - Steve Snitz, Ward 1
    - Rob Kohl, Ward 2
    - Barbara Cantrell, Ward 4
    - Kathleen Kouba, Ward 6
    - Karen Gibbons, Ward 3
- The following residents spoke in favor of the construction of a new city hall building and/or the utilization of LEED building practices:
    - Anne Melia, Ward 6
    - Tom Melia, Ward 6
    - Dennis Boody, Ward 6
    - Margaret Thomas, Ward 5
    - Whitney Wilson, Ward 1
    - Leslie Harris, Ward 2
    - Amy Bagnall, Ward 6
    - David Magariel, Ward 1
    - Pat Daniels, Ward 4
    - Ed Stevenson, Ward 5
- Ted Fritz, Ward 2, shared concern about the increase in his property taxes in recent years.
- Deborah Frey, Ward 6, said that she felt pool rentals and short-term rentals should be allowed in Prairie Village.
- Jim Rosberg, Ward 1, noted his objection to personal attacks against residents made on social media platforms.
- Scott McKenize, Ward 1, stated his opposition to the financial donation that had been made to Dolyna, Ukraine.
- Pam Justus, Ward 6, noted her objection to spending by the council.
- Anna Gepson, Ward 2, shared her opposition to the teardown of original homes and the construction of new homes in the City.

After public participation concluded, councilmembers shared their thoughts on disinformation that was being spread on social media about several items, such as the donation to Dolyna, Ukraine and the municipal complex improvement project.

Mr. Gallagher noted that many residents were seeking an opportunity to vote on the proposed municipal complex improvements, and asked Mr. Aggen if putting the item on a ballot was possible. Mr. Aggen said that an "advisory election", in which a governing body was the proper entity to make a decision, such as the one being discussed, would not be allowed to be placed on a ballot by both the Johnson County Election Commissioner and Kansas Secretary of State. Resident voting on any bond project would require passage of a new charter ordinance to replace Prairie Village Charter Ordinance 28, which allowed the City to issue bonds for general improvements without a public vote. He added that this statute was unlike a sales tax initiative, which would require ballot approval. Mr. Jordan echoed similar thoughts.

Ms. Selders asked how common it was for cities to have an ordinance similar to Charter Ordinance 28 in the state of Kansas. Mr. Jordan stated that staff had been unable to find another city in the region, and possibly the entire state, that did not have a similar charter ordinance in place.

Mr. Graves noted that several multimillion dollar projects in Prairie Village had been completed in the past without a public vote, such as the new public works facility.

Ms. Selders said that she and Ms. Sharp had been prevented from placing an item on a council agenda to discuss a potential rehabilitation of the existing church building at 7820 Mission Road rather than replacing it with a new building. Mayor Mikkelson noted that Ms. Sharp had made a motion at the January 21, 2025 meeting to explore a renovation of the church building as an option for city hall, but that it had failed 7-2. Mr. Shelton added that multiple options for city hall had been presented by staff and considered by the council before the choice was made to proceed with a new building.

After further discussion, Mr. Graves made a privileged motion to close public participation and return to the regular meeting. The motion passed unanimously.

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 – April 21, 2025
2. Consider purchase of replacement drainage camera system equipment
3. Consider bid for plumbing services
4. Consider design agreement with Affinis Corporation for the design of the 2025 residential street program (PAVP2025) and the Windsor Park trail – federal aid project (BG900005)

Mr. Agniel 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, Shelton, Agniel, Reddell, Graves, Gallagher. The motion passed unanimously.

COMMITTEE REPORTS

- Ms. Selders said that volunteers were needed for the City's Juneteenth Festival at Franklin Park on June 7.

- Ms. Nguyen stated that the Diversity Committee would be hosting a town hall event on immigration at the Meadowbrook Park clubhouse on May 15.

MAYOR'S REPORT

- The Mayor noted events that had taken place since the prior council meeting on April 21:
    - An Arbor Day event at Harmon Park
    - A meeting with students from several African counties as part of the Global Ties Network
    - A ribbon-cutting event at Booth Creek Wagyu
    - Several one-on-one meetings with residents
- The Mayor shared the following upcoming events:
    - The Northeast Johnson County Chamber of Commerce's "Wine Walk" at Meadowbrook Park on May 10
    - The Arts Council's "Art of Photography" exhibit at city hall
    - A Peace Officers Memorial Ceremony on May 15 at city hall
- The Mayor also noted the following:
    - Two of the four weekends of large-item trash pickup had been completed
    - A reply brief had been filed by the City regarding petitions submitted by Prairie Village United to the Kansas Supreme Court

STAFF REPORTS

- Chief McCullough provided additional information about the Peace Officers Memorial Ceremony that would be held the morning of May 15.
- Mr. Jordan noted that the May plan of action was included in the packet.

OLD BUSINESS

There was no old business to come before the council.

NEW BUSINESS

COU2025-25 **Funding transfer for CIP BG510003 – municipal complex improvement project**

PRAIRIE VILLAGE
KANSAS

Mr. Bredehoeft stated that ARPA funds were currently assigned to three contracts for the municipal complex improvement project:

1. The owner's representative contract with Project Advocates for $150,000, approved on March 4, 2024
2. The construction manager at-risk contract with McCown Gordon for pre-construction services for $45,000, approved on March 4, 2024
3. The architectural design contract supplemental with Clark Enersen utilizing $1,560,000 in ARPA funds, approved on August 19, 2024

Mr. Bredehoeft said that subsequent analysis determined that there were not enough total ARPA funds to cover the three executed contracts. He noted that the 2025 City budget included $1,150,000 for planned municipal complex improvement debt; from this funding, the money associated with the two smaller contracts would be transferred to the CIP fund. All remaining ARPA funds would then be used for the design contract with Clark Enersen. Due to timing requirements, all ARPA funds would need to be used prior to any City sources.

	APPROVED FUNDING SOURCES			PROPOSED FUNDING SOURCES		
Agreement	CIP	ARPA	TOTAL	CIP	ARPA	TOTAL
Clark Enersen	1,029,000	$1,560,000	$2,589,000	$ 964,000	$1,625,000 *	$2,589,000
McCown Gordon		$ 45,000	$ 45,000	$ 45,000		$ 45,000
Project Advocates		$ 150,000	$ 150,000	$ 150,000		$ 150,000
TOTAL	**1,029,000**	**$1,755,000**	**$2,784,000**	**$1,159,000**	**$1,625,000**	**$2,784,000**

*Mr. Bredehoeft added that ARPA funds were held in an interest-bearing account, so the final amount would be slightly higher.

Mr. Graves made a motion to approve the transfer of funds in the amount of $195,000 into the CIP project municipal complex improvements (BG510003). Mr. Nelson seconded the motion. A roll call vote on the motion was taken with the following votes cast: "aye": C. Robinson, O'Toole, Selders, Nelson, Nguyen, D. Robinson, Shelton, Agniel, Reddell, Graves, Gallagher; "nay": Sharp. The motion passed 11-1.

COU2025-26 Consider construction contract with Superior Bowen for the 2025 residential street rehabilitation program (PAVP2025)

Ms. Prenger said that the project would address many streets throughout the City, and include new curbs and gutters, sidewalks, and an asphalt mill and overlay. Staff reviewed the bid proposal submitted for the program and agreed to the proposed unit pricing based on established bids from neighboring communities for projects of similar nature. Staff also compared prices from 2024 and noted an acceptable increase of approximately 3% in overall project costs given the recent rates of inflation. She noted that there was a 0% increase in the cost of asphalt, which represented approximately 19% of the total construction costs.

Ms. Prenger stated that the contract would be awarded for $3,060,000, with change order authorization up to an additional $200,000 to allow for the quick approval of possible changes required to complete the project.

Mr. Dave Robinson asked how the amount of street work was determined based on the budget. Ms. Prenger said that each street was evaluated to determine how much work was needed, but that it could change once construction began. Additionally, streets could be removed or added as needed to meet the budgeted amount.

Mr. Dave Robinson made a motion to approve the construction contract with Superior Bowen for the 2025 residential street rehabilitation program for $3,060,000. The motion was seconded by Mr. Shelton and passed unanimously.

Mr. Reddell 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. Graves and passed unanimously.

COUNCIL COMMITTEE OF THE WHOLE

2026 Capital Infrastructure Program presentation

Mr. Gallagher recommended that in order to shorten the meeting, the CIP presentation Ms. Prenger had developed could be skipped. He noted that councilmembers had already had the opportunity to review the presentation in the meeting packet, and therefore it did not need to be covered again.

Mr. Reddell made a motion to skip the presentation and proceed directly to discussion of the capital infrastructure program. Mr. Agniel seconded the motion, which passed unanimously.

Ms. Sharp asked for more information about costs for street repairs. Ms. Prenger noted that street repairs could be roughly estimated at $1,000,000 per mile. Ms. Sharp asked if bonds needed to be used to pay for the repairs. Ms. Prenger said that bonds did not need to be used, as the CIP budget was a part of the City's overall budget. Additionally, some projects were also partially funded through county programs, and at times, other cities split costs for work on shared infrastructure.

Mr. Gallagher noted that the CIP budget would next be discussed by the Finance Committee.

Timeline update for municipal complex improvements

Mr. Hannaman said that since 2021, the City had been working through the needs and feasibility of renovating or rebuilding parts of the municipal complex campus. Based on the council's review of the City's facilities assessment and options for renovation versus new construction, staff worked with the City's architects, construction manager, and owner's representative to put together a plan for final council action. This work followed council approvals to both acquire the property at 7820 Mission Road and plan for new construction on that site with renovations to the existing spaces at 7700 and 7710 Mission Road.

At the December 2, 2024 council meeting, staff presented a timeline for the project, including work that had already been completed and estimated dates for future milestones. Since then, staff worked with the project architects, the City's municipal financial advisors, and bond counsel to create a timeline that would accommodate the needed interrelated steps into one document. Mr. Hannaman stated that the timeline was similar to the one used during the 2019 public works building approval process:

- May 5 City Council meeting: presentation of project timeline
- May 19 City Council meeting: LEED certification level discussion
- May 22 Finance Committee meeting: review of debt service options
- June 2 City Council meeting: design development preview
- June 16 City Council meeting:
    - Design development presentation
    - Project resolution and bond resolution
- August 4 City Council meeting: acceptance of bond bids and terms
- October 20 City Council meeting: Guaranteed maximum price (GMP) construction contract awarded

Mr. Hannaman said that the dates were interrelated: if one step was delayed, future dates would likely need to be adjusted as well. Additionally, consideration in developing the timeline included the federal government's discussions of potential changes to the tax-exempt status of municipal bonds. The existing tax exemption made municipal bonds more attractive to investors, resulting in lower interest rates for issuers. If it were eliminated or altered, future buyers would likely demand higher yields, increasing the City's borrowing costs. Issuing bonds earlier in 2025 would allow the City to capitalize on current market demand and preserve lower financing costs before any potential policy changes took effect.

Jeff White with Columbia Capital, the City's financial advisor, shared information about the possibility of the elimination of the tax-exempt status of municipal bonds. He noted that the change would potentially be a part of the proposed budget that was currently being debated by Congress, and that more information would be available in upcoming weeks.

Mr. White added that the main concern was that if the tax exemption was removed, it would likely go into effect in January 2026. As a result, a substantial number of the roughly 50,000 issuers of tax-exempt bonds in the country might try to borrow funds before the end of 2025. If that were to happen, not only could borrowing rates rise, but there would not be enough personnel in the bond market to handle all the requests. Mr. White said he recommended that his clients issue bonds prior to the fourth quarter of 2025 as a precautionary measure.

Mr. Dave Robinson asked what would happen if the municipal complex project did not end up happening after bonds were issued. Mr. White said that it would have significant negative market consequences for the City. Additionally, the bonds would have an eight year call date, meaning they could not be completely redeemed without penalty or refinanced prior to that period. He noted, however, that the council could choose to use the funds for other capital projects.

Ms. Sharp asked whether the elimination of the tax exemption was a legitimate enough concern that the project timeline needed to be accelerated. Mr. White stated that his recommendation only moved the timeline up by approximately two months. He noted that numerous agencies, such as the Government Finance Officers Association, were warning about the probability of the tax exemption elimination. Mr. Bredehoeft added that the proposed timeline was not significantly different than what had already been anticipated for the project.

Mr. Hannaman stated that if the council were to decide not to continue the municipal complex project, that decision needed to be made at its June 16 meeting to avoid any potential ramifications.

Ms. Sharp said that she felt there hadn't been enough discussion about the project with residents, and that they needed more opportunities to participate in the decision making process.

Mr. Cole Robinson noted that suggestions had been made that the police department could be expanded without the construction of a new city hall. However, no plans had been presented showing it was feasible.

After further discussion, Mr. Graves 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 unanimously.

ANNOUNCEMENTS

Announcements were included in the Council meeting packet.

ADJOURNMENT

Mayor Mikkelson declared the meeting adjourned at 10:08 p.m.

Adam Geffert
City Clerk