PRAIRIE VILLAGE
KANSAS

CITY COUNCIL
CITY OF PRAIRIE VILLAGE
JUNE 2, 2025

The City Council of Prairie Village, Kansas, met in regular session on Monday, June 2, 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 (via Zoom), Dave Robinson, Tyler Agniel, Greg Shelton, 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.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Mr. Agniel 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

- Mayor Mikkelson read a proclamation declaring June 6 as National Gun Violence Awareness Day in Prairie Village, and held a moment of silence for Sarah Milgrim, a Prairie Village native that had been killed in a recent antisemitic attack in Washington, D.C., along with her boyfriend, Yaron Lischinsky. Nora Alexander with Moms Demand Action of Johnson County spoke about gun violence in the area and throughout the country.
- Mr. Nelson read a proclamation declaring June 2025 as Pride Month in Prairie Village, and Amy Butcher-Long with Equality Kansas was present to share information about the organization.

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:
  - Jim Rosberg, Ward 1
  - Sheila Myers, Ward 4
  - Chet Hanson, Ward 2
  - Rob Ingraham, Ward 6
  - Rob Kohl, Ward 2
  - Jim McGrath, Ward 3
  - Patricia Uhlmann, Ward 4
  - Jori Nelson, Ward 1
  - Jan Lane, Ward 1
  - Janice Hamill, Ward 4
  - Marc Vianello, Ward 4
  - John Anderson, Ward 1
  - Caleb Herman, Ward 1
  - Philip Kuhn, Ward 1
  - Leon Patton, Ward 5
- The following residents spoke in favor of the construction of a new city hall building and/or the utilization of LEED building practices:
  - Piper Reimer, Ward 4
  - Margaret Thomas, Ward 5
  - Dennis Boody, Ward 6
  - Kathy Riordan, Ward 3
  - Deborah Nixon, Ward 6
  - Mike Riordan, Ward 3
  - Anna Graether, Ward 5
  - Brynn Bettenhausen, Ward 1
  - Cory Reider, Ward 1
  - Anne Melia, Ward 6
  - Tom Melia, Ward 6
  - Alan Bauman, Ward 5
  - Gardiner Davis, Ward 5
  - Libby Clabaugh, Ward 5
  - Rick Wohlfarth, Ward 4
  - Pat Daniels, Ward 4
  - John Riley, Ward 3
  - Amy Bagnall, Ward 6
  - Ed Stevenson, Ward 5
  - Sara Greenwood, Ward 6
  - Jennifer Brown, Ward 1
  - Erika Winters-Daly, Lenexa, KS
  - Bob Berkebile, Ward 6
  - Julie Peterson, Westwood, KS
  - Whitney Wilson, Ward 1
- Steve Snitz, Ward 1, spoke about growth in the City.

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- Ted Fritz, Ward 2, Mike Sweeney, Ward 1, and Brad Downs, Ward 4, shared concern about the increase in property taxes in recent years.
- Pam Justus, Ward 6, expressed her concern about disinformation.
- Sarah Cochran, Ward 3, noted her objection to the City's financial contribution to its sister-city Dolyna, Ukraine.
- Anna Gepson, Ward 2, and Laura Stach, Ward 3, shared their frustration about problems caused by the construction of new homes in the City.

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 – May 5, 2025
2. Consider approval of expenditure ordinance #3050
3. Consider appointment to the Diversity Committee
4. Consider purchase request for computer server with licenses and services

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, Shelton, Agniel, Graves, Gallagher. The motion passed 11-0.

COMMITTEE REPORTS

- Mr. Dave Robinson congratulated residents in Ward 4 who had recently had a baby, and also shared information about the birth of his own grandson.

- Ms. Selders stated that City's Juneteenth Festival would be held at Franklin Park on June 7, and thanked councilmembers that volunteered to help at the event.

- Mr. Shelton provided an Environmental Committee update, noting that events had been held for Earth Day and Arbor Day in April. Additionally, results had been received for the City's carbon disclosure project for the year 2024. Lastly, he noted that the committee would have a booth at VillageFest on July 4.

MAYOR'S REPORT

- The Mayor noted events that had taken place since the prior council meeting on May 5:
  - The Northeast Johnson County Chamber of Commerce's "Wine Walk" at Meadowbrook Park
  - A Peace Officers memorial ceremony
  - The Diversity Committee's forum on immigration
  - Two Finance Committee meetings to work on the 2026 budget

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    - Corinth Square's 70th anniversary celebration
    - Two MARC Board and Total Transportation Policy Board meetings
    - The annual Prairie Village Art Fair at the Village Shops
    - A Touch-a-Truck event at the Public Works facility
    - Ribbon-cutting events for Playa Bowls, Booth Creek Wagyu and Koma Taekwondo
- The Mayor stated that the Meadowbrook Park Festival would be held on June 6
- The Mayor also noted the following:
    - The City's swimming pool had opened on May 24
    - The Prairie Village Foundation had placed a drawing by a young resident stating "It's Cool to be Kind" in City parks.

STAFF REPORTS

- Chief McCullough stated that the police department was fully staffed for the first time since 2018. He added that the Law Enforcement Torch Run for the Special Olympics would be held on June 4.

- Mr. Jordan noted that the June plan of action was included in the packet.

OLD BUSINESS

There was no old business to come before the council.

NEW BUSINESS

Discussion of LEED certification development for new city hall (Project BG510003)

Ms. Prenger said that throughout the municipal complex design process, decisions had been made to improve efficiencies and focus on sustainable construction. As a result, the proposed new city hall building would qualify for LEED certification at no additional cost. She shared information about the other LEED certification levels that could be considered for the new building. She also noted that there was no LEED certification planned for the existing building which would be remodeled for the police department and municipal court.

- LEED Silver - The implementation of two strategies: renewable energy production (solar panels) at 35% of projected annual need, and high efficiency HVAC systems. The new city hall building could be certified at a LEED Silver level for an estimated cost of $283,000.
- LEED Gold - Utilization of the same two strategies with an increase in solar production to 50% of annual need. The new city hall building could be certified at a LEED Gold level for an estimated cost of $335,000.

- LEED Platinum - The use of LEED Gold strategies plus additional items, such as rain water harvesting and interior lighting control. The new city hall building could be certified at a LEED Platinum level for an estimated cost of $644,000.

Mr. Shelton made a motion for staff to proceed with pursuing LEED Platinum certification the new city hall building and consider LEED Gold certification for the interior design and construction of the existing building. The motion was seconded by Mr. Graves.

Mr. O'Toole noted than only 95 buildings had been built to LEED certification in Wyandotte County and Johnson County in the past twenty years, indicating that the expense might not be justified. He added that the base building would already achieve LEED certification at no additional cost.

Mr. Gallagher stated that LEED certification discussion for the two building should be separated and considered individually. He also asked why the additional costs for the various LEED levels was not included in the project budget. Ms. Prenger said that the amount budgeted for LEED Platinum was always included in the budget, and that if a lower level were selected, the overall project cost would be reduced.

Mr. Agniel asked what the on-going commissioning costs would be to maintain LEED certification throughout the life of the building, and whether the building could be built to LEED standards without being certified in order to reduce costs. Ms. Prenger noted that commissioning costs, which verified that the proposed energy-saving systems were working as designed, would only be paid at the beginning of the project and would not be on-going. Further, the cost of certification would be less than $10,000.

Mr. O'Toole noted that to reduce costs, he did not feel achieving any sort of LEED certification should be attempted on the existing building.

Several councilmembers expressed that achieving LEED Gold was sufficient. Mr. Shelton and Mr. Graves noted that some of the items that were identified for LEED Platinum certification were still worth pursuing.

Mr. Gallagher asked if Mr. Shelton and Mr. Graves would support amending the motion to separate consideration of the two properties individually. Both Mr. Shelton and Mr. Graves agreed to the amendment.

A roll call vote was taken on the motion to direct staff to continue to pursue the council policy for LEED Platinum certification on new construction for the 7820 Mission Road building with the following votes cast: "aye": Nelson, Nguyen, Shelton, Graves; "nay": C. Robinson, O'Toole, Selders, Sharp, D. Robinson, Agniel, Gallagher. The motion failed 7-4.

Mr. Gallagher made a motion to direct staff to pursue LEED Gold certification for the 7820 Mission Road building. The motion was seconded by Mr. Graves.

Mr. Graves asked that some of the additional items required for LEED Platinum certification be considered at an upcoming meeting.

A roll call vote was taken with the following votes cast: "aye": C. Robinson, Selders, Nelson, Nguyen, D. Robinson, Shelton, Graves; Gallagher; "nay": O'Toole, Sharp, Agniel. The motion passed 8-3.

Mr. Agniel 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. Cole Robinson and passed 11-0.

COUNCIL COMMITTEE OF THE WHOLE

Preliminary 2026 budget presentation

Mr. Hannaman gave a presentation on the proposed 2026 budget. He noted that it had been reviewed by the Finance Committee on May 13, 2025, and was unanimously approved by the committee at its May 22, 2025, meeting. He stated that the "all in number" for expenditures in the general fund budget represented a 4.3% increase over 2025, totaling $33,389,013. Proposed increases included 3.5% for personnel, 4.8% for contract services, and 70% for capital outlay (which represented 2% of total expenditures). He noted that the entirety of the increase to capital outlay was for the police department's body camera contract that had been approved in 2024. Lastly, there would be a 1.0% decrease for commodities.

Mr. Hannaman added that the mill levy would be reduced from 18.325 to 18.076 mills, which, if adopted, would put the fund balance slightly over its 25% target, at 25.1%.

Mr. Cole Robinson stated that the Finance Committee meetings went well, and that all members were in favor of the mill rate reduction.

Mr. Nelson made a motion to approve the preliminary budget as presented. Mr. Graves seconded the motion.

Ms. Sharp asked for the amount of funding that would be contributed to the municipal complex improvement project. Mr. Hannaman said that $1.25 million would be allocated to the project in the 2026 budget. She also asked how much the mill rate would need to be reduced to remain revenue neutral. Mr. Hannaman said that a 0.8 mill reduction would be required to match the total 2025 revenue.

Mr. Shelton asked if any Johnson County cities had been able to maintain a revenue neutral rate. Mr. Hannaman said that he believed that only some smaller cities, such as Westwood Hills and Mission Woods, had been able to do so.

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

Council requested agenda item: Potential restrictions on residential development and redevelopment

Due to the late hour of the meeting, **Ms. Selders made a motion for the agenda item be moved to another council meeting so that it could be given its due diligence. Mr. Dave Robinson seconded the motion, which passed 9-2, with Mr. O'Toole and Mr. Agniel in opposition.**

Council requested agenda item: Discuss if Charter Ordinance 28 should be revised

Mr. Nelson made a motion to move the item to a future meeting once more information about what councilmembers needed to consider was made available. There was no second to the motion.

Ms. Selders stated that after conversations with her constituents, she wanted to review Charter Ordinance 28, which allowed the City to issue bonds for projects without being placed on a ballot. She noted that both she and Ms. Sharp believed issuing bonds for the municipal complex project should be put on a ballot to be considered by voters. Ms. Sharp added that she felt residents should be given the opportunity to vote on the issuance of bonds per state statute.

Ms. Sharp made a motion to have staff devise language to repeal Charter Ordinance 28. Ms. Selders seconded the motion.

Mr. Aggen noted that Charter Ordinance 28 had been preceded by Charter Ordinance 25, which was originally approved in 2009. That ordinance exempted the City from the requirement of taking the issuance of bonds to a public vote, as required in the provisions of K.S.A. 13-1024a. Charter Ordinance 28 was passed in 2016, repealing Charter Ordinance 25. It added language stating that the exemption from State Statute also applied to the "improvement, repair, or extension of any streetlights." Mr. Aggen said that this addition was made in order to allow the City to issue bonds for the purchase of the streetlight system in Prairie Village.

Mr. Graves asked if Charter Ordinance 28 would need to be repealed to place an item on the ballot. Mr. Aggen said that it would.

Mayor Mikkelson asked if there were any cities in Kansas that did not use a charter ordinance for similar purposes. Mr. Jordan said he was not aware of any. Mayor Mikkelson also noted that the language "public building or structure" was included in both Charter

Ordinance 25 and 28, and therefore the exemption was not simply meant for smaller projects.

Ms. Selders stated that the cities of Garden City and Atchison both had expenditure limits in their Charter Ordinances that required a public vote for projects that exceeded the threshold.

Mr. Shelton noted that several multimillion dollar projects had been approved by the city council without a public vote since the passage of Charter Ordinance 25 and 28, including major street investments, the purchase of the Meadowbrook Park property, and the construction of the public works building.

Mr. Jordan said that even if a new ordinance repealing Charter Ordinance 28 was passed at an upcoming meeting, it was already too late in the year to place an item on the November ballot.

After further discussion, a roll call vote was taken with the following votes cast: "aye": Selders, Sharp. "nay": C. Robinson, O'Toole, Nelson, Nguyen, D. Robinson, Agniel, Shelton, Graves; Gallagher. The motion failed 9-2.

Mr. Agniel moved that the city council end the council committee of the whole portion of the meeting. The motion was seconded by Mr. Graves and passed 11-0.

ANNOUNCEMENTS

Announcements were included in the council meeting packet.

ADJOURNMENT

Mayor Mikkelson declared the meeting adjourned at 12:05 a.m.

Adam Geffert
City Clerk