PRAIRIE VILLAGE
KANSAS

CITY COUNCIL
CITY OF PRAIRIE VILLAGE
JUNE 16, 2025

The City Council of Prairie Village, Kansas, met in regular session on Monday, June 16, 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, 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.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Mr. Nelson made a motion to approve the agenda with an amendment to switch the order of presentations. The motion was seconded by Mr. Gallagher and passed 10-0.

INTRODUCTION OF STUDENTS AND SCOUTS

There were no students or scouts present at the meeting.

PRESENTATIONS

- Chief McCullough presented meritorious service awards to Officers Blaise Hinton, Austin Gordon and Ayham Johnson for their efforts during recent incidents.

- Mr. Shawn Gordon with Gordon CPA presented the City's 2024 Annual Comprehensive Financial Report (ACFR). He noted that the company had issued an unmodified audit opinion, which was the best opinion that could be received.

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
  - Scott McKenzie, Ward 1

- Connie Link-McKenzie, Ward 1
  - Rob Kohl, Ward 2
  - Pam Justus, Ward 6
  - Jan Lane, Ward 1
  - Barbara Cantrell, Ward 4
- 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
  - Melinda Lewis, Ward 1
  - Alan Bauman, Ward 5
  - Rick Wohlfarth, Ward 4
  - Amy Bagnall, Ward 6
  - Pat Daniels, Ward 4
  - Mark Hague, Ward 4
  - David Magariel, Ward 1
- Ted Fritz, Ward 2, shared his support for sister-city Dolyna, Ukraine.
- Edward Boersma, Ward 2, said that summaries of council actions released by the city should include more detail, specifically the cost of items that were approved.
- Lilian Valdez-Shipps, Ward 2, stated her concern about federal immigration policies.
- Tim Swanson, Ward 3, expressed his support of federal immigrations policies.
- Paul Gorelick, Ward 6, noted his concern about disinformation spread by some council members and residents.

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 – June 2, 2025
2. Consider amendments to Council Policy 001 – City Committees

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, Nelson, Sharp, Nguyen, D. Robinson, Agniel, Shelton, Reddell, Graves, Gallagher. The motion passed 10-0.

COMMITTEE REPORTS

- Ms. Nguyen provided an update from the Diversity Committee, and read a statement developed by the committee with assistance from the police department and city staff regarding immigration enforcement. Mayor Mikkelson read the statement, which noted the police department's focus on public safety while fostering a welcoming and secure community for everyone. Chief McCullough added that the police department did not pursue immigration enforcement, but if an

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immigration-related concern were to occur in the course of performing regular duties, officers would handle issues as required by state and federal law. He added that the department did not participate in any immigration-related task forces.

MAYOR'S REPORT

- The Mayor noted events that had taken place since the prior council meeting on June 2:
  - The Mid-America Regional Council's annual regional assembly, at which Prairie Village resident Kristin Riott was presented a leadership award for her environmental efforts
  - The annual Prairie Hills Homes Association picnic
  - The annual spring festival at Meadowbrook Park
  - A Johnson County/Wyandotte County Mayors dinner
  - The annual Juneteenth celebration at Franklin Park
- The Mayor shared information about the following upcoming events:
  - A community gardener summer solstice party on June 20
  - The Northeast Johnson County Chamber of Commerce's annual golf tournament on June 23
  - MARC Board and Total Transportation Policy meetings
  - A meeting with residents at the Claridge Court senior living center
  - The City's annual VillageFest event on July 4

STAFF REPORTS

- Chief McCullough stated that the police department was considering plans to address concern with children riding e-bikes and e-scooters. He noted that the City of Mission Hills had recently passed an ordinance that limited the number of riders on e-bikes and e-scooters, and that e-bikes were no longer allowed on sidewalks. He added that a discussion on possible options would be brought before council at its July 7 meeting.

OLD BUSINESS

There was no old business to come before the council.

NEW BUSINESS

Municipal complex design development presentation

Mr. Bredehoeft and Matt Glawatz from Clark & Enersen, the architect for the municipal complex project, presented "fly-through" videos of the new city hall building and the proposed remodel of the existing municipal building for the police department and municipal court. The videos showed interior and exterior renderings of both buildings.

Mr. Shelton asked how much additional square footage would be added to the police dispatch area. Mr. Glawatz said an additional 30' to 50' square feet was planned. Mr. Shelton also asked what the wellness rooms in the police department would be used for. Chief McCullough said that they could be used both as mother's rooms and for officer mental wellbeing.

Mr. Nelson asked how the proposed design of the city hall building anticipated the need for future growth or changes. Mr. Glawatz stated that flexible spaces such as conference rooms could accommodate additional growth, if needed. Ms. Prenger added that additional office space would be built for human resources and information technology in expectation of expansion.

Mr. Gallagher asked why the north and west sides of the building featured so much concrete rather than green space. Mr. Glawatz said the concrete would not only be used by pedestrians, but also for gatherings and events. He stated that the total amount of concrete in the design had been reduced from initial plans.

Mr. Gallagher asked whether the existing building in its current state could continue to accommodate the fully-staffed police department's needs without expansion. Chief McCullough said that without extra space, it would be difficult to continue operations at the level residents expected. He noted that the size of the existing property room was no longer sufficient, and that the K-9 unit was currently housed in a former closet.

Mr. Bredehoeft also provided an updated cost estimate for design development, noting that the previous estimate had been presented in November 2024 prior to the selection of Option 2A (new city hall building plus police department and court remodel) by council. He added that the overall cost had been reduced by approximately $1 million, and that additional savings would be achieved since the council directed staff to pursue LEED Gold certification rather than LEED Platinum, which was not yet reflected in the estimate:

Item	November 18, 2024	Design Development
PD Renovation	$3,100,000	$3,000,000
PD Site Work	$900,000	$1,500,000
Court Renovation	$4,000,000	$2,600,000
City Hall	$17,200,000	$15,500,000
City Hall Site Work	$1,300,000	$2,900,000
Land Purchase	$4,500,000	$4,500,000
Total	**$31,000,000**	**$30,000,000**

**Councilmember Terry O'Toole joined the meeting via Zoom at this time.*

COU2025-27 **Consider approval of resolution authorizing Project (municipal complex improvements)**
Jason Hannaman

COU2025-28 **Consider approval of Bond Sale Resolution**
Jason Hannaman

Mr. Hannaman said that the following two motions would be needed to approve the Project Resolution and the Bond Resolution:

> *<u>Motion 1:</u> Consider approval of a resolution authorizing the acquisition, design, construction, reconstruction, and equipping of public buildings within the City of Prairie Village, Kansas, and the issuance of general obligation bonds to finance such costs.*
>
> *<u>Motion 2:</u> Consider approval of a resolution authorizing the City of Prairie Village, Kansas, to offer for sale general obligation improvement bonds in a principal amount not to exceed $30,000,000 with a 30-year term to finance the acquisition, design, construction, reconstruction, and equipping of public buildings within the City of Prairie Village, and certain documents and actions in connection with the issuance of said bonds.*

Mr. Hannaman stated 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 review of the city's facilities assessment and options for renovation vs. new construction, staff had been working with the city's architects, construction manager, and owner's representative to put together a plan for final council action.

At its January 21, 2025 meeting, council approved authorizing staff to continue design development of a site plan known as Option 2A: a new city hall building at 7820 Mission Road, along with renovations to the police department and court facilities. In addition, council approved issuing temporary notes to finalize the acquisition of the existing building at 7820 Mission Road and approximately four acres of land. The total cost of the combined project, including land acquisition, was not to exceed $30,000,000.

Mr. Hannaman said that general obligation bonds would be issued for improvements to the existing facilities at 7700 and 7710 Mission Road, and building a new facility at 7820 Mission Road. Resolution 2025-04 would serve as the official authorization to design and construct the municipal complex improvements as well as to issue general obligation bonds to finance such costs.

Resolution 2025-05 would authorize proceeding with the public sale of the city's general obligation bonds. Columbia Capital Management, the city's municipal financial advisor, and Gilmore & Bell, the city's bond counsel, would work with staff to prepare all necessary documents and proceedings for the notes. Mr. Hannaman said the city expected to take bids on the bonds on August 4, and that council would consider the bids at its meeting that evening. Resolution 2025-05 would also authorize the Mayor to approve the sale of the bonds to the best bidder, so long as the principal amount did not exceed $30,000,000 and the true interest cost did not exceed 5.75%. This 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.

At its May 22, 2025 meeting, the Finance Committee discussed various options for the term and repayment amounts of bonds for this project. The committee ultimately voted unanimously to recommend a 30-year term, which would be the same length used previously for the reconstruction of the Public Works facility. A 30-year term would keep consistent with estimated repayment amounts the city had publicly discussed. The bonds would have an eight-year call period, meaning that after eight years they could be refinanced or restructured if there was a possibility for interest rate cost reduction.

Mr. Hannaman said that while Resolution 2025-05 had a $30,000,000 limit, the city anticipated issuing bonds that would generate total bond proceeds of approximately $27,000,000 due to existing funding sources that were previously approved by council. The final amount would be dependent on the bid received to purchase the bonds on the day of pricing. As part of the issuance of the Series 2025 general obligation bonds, the existing Series 2025 temporary notes used to fund the acquisition of 7820 Mission Road would be retired.

Mr. Hannaman stated that cities in Kansas had a statutory limit of 30% of the total assessed valuation that could be issued for general obligation debt. Based on November 2024 valuations, that amount for Prairie Village totaled approximately $202 million. He noted that the city's current total outstanding bond debt totaled $9,275,000, and that Moody's had stated that bond issuance for the municipal project could be issued without negatively impacting the city's 'Aaa' credit rating. Finally, the city's debt-per-capita was among the lowest of first-class cities in both Kansas and Johnson County. Issuing new bonds would still keep the city low by comparison, at approximately 5% of assessed value, and 0.6% of appraised value. City policy limited outstanding debt to a maximum of 3% of appraised value.

Kevin Wempe, from Gilmore and Bell was present to answer questions.

Ms. Sharp asked if the resolutions would need to be published before they took effect. Mr. Wempe stated that the resolutions did not need to be published because Charter Ordinance 28 gave the city the authority to finance projects with general obligation bonds without a publication requirement.

Mr. Cole Robinson made a motion to approve Resolution 2025-04, authorizing the acquisition, design, construction, reconstruction, and equipping of public buildings within the City of Prairie Village, Kansas, and the issuance of general obligation bonds to finance such costs. The motion was seconded by Mr. Graves.

Ms. Sharp noted that a debt capacity document the city released in 2019 listed a potential bond measure for pool complex improvements for $15 million, with no value listed for city hall improvements. Mr. Bredehoeft said that at the time, public works was looking at possible projects for the pool house, but at the present time, they were not needed. He added that since 2019, over $2 million had been invested in the maintenance and repair of pools at the site. Mr. Jordan added that projects to improve the pool building would likely need to be considered in the future.

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

Mr. Shelton made a motion to approve Resolution 2025-05, authorizing the City of Prairie Village, Kansas, to offer for sale general obligation improvement bonds in a principal amount not to exceed $30,000,000 with a 30-year term to finance the acquisition, design, construction, reconstruction, and equipping of public buildings within the City of Prairie Village, and certain documents and actions in connection with the issuance of said bonds. The motion was seconded by Mr. Graves. A roll call vote was taken with the following votes cast: "aye": C. Robinson, O'Toole, Nelson, Nguyen, D. Robinson, Agniel, Shelton, Graves, Gallagher; "nay": Sharp, Reddell. The motion passed 9-2.

COU2025-29 Consider amendments to Council Policy 056 – Financial Management Policies
Jason Hannaman

Mr. Hannaman said that at its May 22, 2025 meeting, the Finance Committee unanimously directed staff to review the "Debt Policies" section in Council Policy 056 - Financial Management Policies, and prepare appropriate updated language. Specifically, Section 4e of the current policy stated:

- 4e.) Limitations on issuance of new debt. The city will establish and maintain limitations on the issuance of new property tax base supported bonded indebtedness. These limitations will promote a balanced relationship between expenditures for debt service and current municipal costs, and assist in minimizing the overall property tax burden. The city will limit the issuance of new bonded debt so as to maintain or make improvements in key financial ratios, including:
    - Direct city debt should not exceed 3% of the estimated market value of property within the city.
    - The percentage of direct city debt scheduled for retirement in the next 10 years should exceed 50% of the total outstanding debt.

- General obligation maturities should not exceed the life of the project or asset financed with bonds.

Mr. Hannaman noted that the city has not been in compliance with the second bullet above ever since the date Meadowbrook general obligation TIF bonds were refinanced into special obligation TIF bonds in December of 2021. This refinancing allowed the city to save approximately $1.4 million in interest costs and remove both its full faith and credit backing and the transient guest tax pledge from the bonds.

After reviewing debt policy language from other cities, including Merriam, Leawood, and Shawnee, staff recommends revising Section 4e to read:

- 4e.) Limitations on issuance of new debt. The city will establish and maintain limitations on the issuance of new property tax base supported bonded indebtedness. These limitations will promote a balanced relationship between expenditures for debt service and current municipal costs, and assist in minimizing the overall property tax burden. The city will limit the issuance of new bonded debt so as to maintain or make improvements in key financial ratios, including:

  - Direct city debt should not exceed 3% of the estimated market value of property within the City.
  - Direct city debt should not exceed 30% of the city's assessed valuation, as authorized in K.S.A. 10-308.
  - The life of long-term debt should be matched with, or shorter than, the useful life of the underlying assets financed. This allows for a fair allocation of costs to current and future beneficiaries or users. Generally, the city will not consider debt structures with a final maturity more than 30 years from the date of issuance.

Mr. Hannaman noted that the language was a policy rather than an ordinance, and that council could choose to make changes or choose not to act. Additionally, the revised policy had been reviewed by the city's municipal financial advisor, Columbia Capital, who were in attendance to answer questions.

Mr. Graves made a motion to amend Council Policy 056 as presented. The motion was seconded by Mr. Agniel. A roll call vote was taken with the following votes cast: "aye": C. Robinson, O'Toole, Nelson, Nguyen, D. Robinson, Agniel, Shelton, Graves, Gallagher; "nay": Sharp, Reddell. The motion passed 9-2.

COUNCIL COMMITTEE OF THE WHOLE

There were no items to be considered by the Council Committee of the Whole.

ANNOUNCEMENTS

Announcements were included in the council meeting packet.

ADJOURNMENT

Mayor Mikkelson declared the meeting adjourned at 9:15 p.m.

Adam Geffert
City Clerk