CITY COUNCIL
CITY OF PRAIRIE VILLAGE
SEPTEMBER 2, 2025

The City Council of Prairie Village, Kansas, met in regular session on Tuesday, September 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 (via Zoom), Ron Nelson, Chi Nguyen, Dave Robinson, Greg Shelton, Nick Reddell, Ian Graves and Terrence Gallagher. Staff present: Captain Josh Putthoff, Police Department; Keith Bredehoeft, Director of Public Works; City Attorney Alex Aggen, Hunter Law Group; Wes Jordan, City Administrator; Nickie Lee, Deputy City Administrator; Meghan Buum, Assistant City Administrator; Tim Schwartzkopf, Assistant City Administrator; Jason Hannaman, Finance Director; Adam Geffert, City Clerk.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Mr. Reddell made a motion to approve the agenda as presented. The motion was seconded by Mr. Dave Robinson and passed 10-0.

INTRODUCTION OF STUDENTS AND SCOUTS

There were no students or scouts present at the meeting.

PRESENTATIONS

None.

**Councilmember Lori Sharp arrived via Zoom during public participation.*

PUBLIC PARTICIPATION

- The following individuals noted their opposition to rising property taxes and city expenditures:
  - Gene Senesac, Olathe, KS
  - Barb Wheeler, Ward 4
  - Chip Lockwood, Ward 2

- Robert Jackson, Ward 2
- Ted Fritz, Ward 2
- Drew Johnson, Ward 6

- Anne Melia and Tom Melia, Ward 5, stated their support for the city's proposed 2026 budget
- The following individuals expressed concern that members of the governing body were causing division in the city:
    - Jim Rosberg, Ward 1
    - Mike Sullinger, Ward 4
    - Jim McGrath, Ward 3
    - Karen Gibbons, Ward 3
- Sherry Twyman, Ward 1, asked for the city consider ways to help older residents on fixed incomes deal with rising taxes
- Leon Patton, Ward 5, shared his thoughts on Charter Ordinance 28
- Pam Justus, Ward 6, voiced her support for a measure that would appear on the November ballot concerning the city's current form of government

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 – August 18, 2025
2. Consider amending the fee schedule to include a fee for construction noise ordinance sign
3. Consider approval of Bennett Park shelter replacement (BG050002)

Mr. Reddell 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, Reddell, Graves, Gallagher. The motion passed 11-0.

COMMITTEE REPORTS

- Planning Commission – PC-25-13: Consider Ordinance #2508 to approve the renewal of a special use permit for the service station at 8120 Mission Road

  Mr. Brewster said that the original special use permit for the service station located at 8120 Mission Road was granted in 1991 and revised in 1992 to include a temporary groundwater remediation system. The permit was renewed in 2002 and again in 2015, at which time it was specifically noted that KDHE had closed the groundwater remediation and monitoring in 2005. He noted that the current special use permit expired in 2025, and that the planning commission recommended renewal of the permit for an indefinite period of time. There would be no physical or operational changes planned for the property or use.

The planning commission held a public hearing on August 5. No comments were received beforehand and no one was present at the meeting to speak in favor or against the application. The commission voted unanimously to recommend approval of the special use permit renewal to the city council subject to the following conditions:

1. That canopy lighting be directed as closely as possible toward the work surface and that all outdoor lighting be in conformance with Section 19.34.50 - Outdoor Lighting in the zoning ordinance
2. That if it is determined by KDHE that a remediation or monitoring system needs to be installed, the applicant shall apply for an amendment to the site plan through the planning commission
3. That since no changes are proposed to the service station, the site plan illustrating the existing development be approved as the site plan
4. That future changes and improvements to this site be handled as a site plan approval rather than an amendment to the special use permit
5. That the special use permit be valid for an unlimited time, but is revocable by the city due to any violations of the conditions or substantial changes in operations or conditions of the property or surrounding context
6. If the permit is found not to be in compliance with the terms of the approval of the special use permit, it will become null and void within 90 days of notification of noncompliance, unless the noncompliance is corrected
7. That the applicant shall maintain the landscaping and replace any plant materials as needed so that the integrity of the landscape screen is maintained throughout the life of the project

Mr. Brewster stated that a special use permit application required the city council to act in its quasi-judicial role. When acting in this capacity, rather than a legislative capacity, the governing body must set aside personal opinions and, like a judge, apply the law to facts presented in the public record, taking into consideration the following criteria, commonly referred to as the “Golden” factors:

1. The character of the neighborhood
2. The zoning and uses of property nearby
3. The suitability of the property for the uses to which it has been restricted under its existing zoning
4. The extent that a change will detrimentally affect neighboring property
5. The length of time of any vacancy of the property
6. The relative gain to public health, safety, and welfare by destruction of value of the applicant’s property as compared to the hardship on other individual landowners
7. City staff recommendations

8. Conformance with the comprehensive plan

Mr. Brewster noted that Section 19.52.040 of the city's zoning regulations allowed the governing body to take the following actions on a special use permit recommendation from the planning commission:

1. Adopt the planning commission's recommendation by a simple majority of members present
2. Override the planning commission's recommendation by a 2/3 majority vote of the entire governing body (9 votes including the Mayor)
3. Return the recommendation to the planning commission with a statement specifying the basis for the governing body's failure to approve or disapprove by a simple majority. The planning commission can then submit the original recommendation or submit a new and amended recommendation. The governing body then can adopt or amend the recommendation by a simple majority (7 votes) or take no further action

Mr. Brewster said that even though the proposed renewal did not have an expiration date, the city could revoke the permit if violations were discovered.

Mr. O'Toole made a motion to accept the planning commission's recommendation and approve the renewal of a special use permit for the service station at 8120 Mission Road. Mr. Cole Robinson seconded the motion. A roll call vote was taken with the following votes cast: "aye": C. Robinson, O'Toole, Selders, Nelson, Sharp, Nguyen, D. Robinson, Shelton, Reddell, Graves, Gallagher. The motion passed 11-0.

- Mr. Dave Robinson noted that the city's annual JazzFest event would be held on Saturday, September 6 at Harmon Park

MAYOR'S REPORT

- The Mayor noted the following events that had taken place since the August 18 city council meeting:
  - The diversity committee's "Day of Service" on Monday, September 1. Ms. Nguyen said that the committee helped collect and distribute winter clothing for vulnerable families
  - MARC Board and Total Transportation Board policy meetings
  - A mayors panel held by the Women's Council of Realtors - Kansas City
  - The Shawnee Mission School District's annual kickoff lunch with the Northeast Johnson County Chamber of Commerce
- The Mayor shared information about the following upcoming events:
  - The Shawnee Mission East Lancer Day Parade on September 5
  - JazzFest on September 6

STAFF REPORTS

- Captain Putthoff provided additional information about the year-to-date crime statistics included in the meeting packet
- Mr. Jordan noted that representatives from Every would be present at the October 6 council meeting

OLD BUSINESS

There was no old business to come before the council.

** Councilmember Chi Nguyen left the meeting prior to the consideration of new business.*

NEW BUSINESS

COU2025-37 **Public hearing to receive comments regarding the City exceeding the revenue neutral rate**

Consider Resolution 2025-08 approving a tax rate of mill levy rate in excess of the revenue neutral rate for the 2026 budget year

Mr. Hannaman said that the council had approved the preliminary budget at its June 2, 2026, meeting and approved the notice to exceed the revenue neutral rate on July 7, 2025. He noted that the revenue neutral rate was defined as the tax rate in mills that would generate the same property tax in dollars as the previous tax year using the current tax year's total assessed valuation. The proposed 2026 budget would have a total mill rate of 18.066, a reduction of approximately one-quarter mill from 2025's rate of 18.326, though the final mill rate could vary slightly based on the results of any ongoing appraisal appeals.

Mr. Hannaman added that per Senate Bill 13, the recommended budget required a public hearing to exceed the revenue neutral rate provided by the county clerk, which in Prairie Village would be 17.213 mills in 2026. Notice of intent to exceed the revenue neutral rate was provided to the county clerk prior to July 20 and the public hearing notice was published on July 15, 2025.

Mayor Mikkelson opened the public hearing to receive comments regarding the City exceeding the revenue neutral rate at 7:36 p.m.

- Pam Justus, Ward 6, spoke against the proposed budget, stating that cuts could be made to reduce property taxes
- Drew Johnson, Ward 6, asked what would occur if the budget were reduced to meet the revenue neutral rate

With no one else present to speak, Mayor Mikkelson closed the public hearing at 7:41 p.m.

Mayor Mikkelson said that if the budget were reduced to meet the revenue neutral rate, cuts would need to be made. Mr. Hannaman noted the total amount of funding that would need to be eliminated totaled approximately $600,000.

Mr. Graves stated that the quality of service Prairie Village residents had come to expect would be substantially impacted if the budget were reduced to meet the revenue neutral rate.

Mr. Gallagher noted that the cost for service contracts, vehicles, and most other city needs increased each year, and the budget had to increase proportionally.

Mr. Cole Robinson added that a significant portion of the budget increase was due to the purchase of a police body camera system along with other police expenditures, which had helped fully staff the department for the first time since 2018.

Mr. O'Toole made a motion to approve Resolution 2025-08, approving a tax rate of mill levy rate in excess of the revenue neutral rate for the 2026 budget year. The motion was seconded by Mr. Graves. A roll call vote was taken with the following votes cast: "aye": C. Robinson, O'Toole, Selders, Nelson, D. Robinson, Shelton, Graves, Gallagher; "nay": Sharp, Reddell. The motion passed 8-2.

COU2024-47 Public hearing for the 2026 budget

Consider 2026 budget adoption

At 8:04 p.m., Mayor Mikkelson opened the public hearing to receive comments regarding the proposed 2026 budget. With no one present to speak, Mayor Mikkelson closed the public hearing at 8:05 p.m.

Mr. Cole Robinson noted that the contribution to the police pension fund would increase by $100,000 in 2026, and that the fund was in a healthy position for the future.

Mr. Gallagher asked that any councilmember intending to vote against the budget explain their reasoning for doing so. Mr. Reddell stated he would not vote in favor of the budget because it included a contribution to charities, which he believed were not an appropriate use of city funds.

After further discussion, Mr. Graves made a motion to approve the 2026 budget as certified in the amount of $50,862,373 with ad valorem tax in the amount of $12,986,118. The motion was seconded by Mr. Shelton. A roll call vote was taken with the following votes cast: "aye": C. Robinson, O'Toole, Selders, Nelson, D. Robinson, Shelton, Graves, Gallagher; "nay": Sharp, Reddell. The motion passed 8-2.

** Councilmembers Inga Selders and Lori Sharp left the meeting prior to the motion to enter the council committee of the whole.*

Mr. Dave Robinson 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. Nelson and passed 8-0.

COUNCIL COMMITTEE OF THE WHOLE

Consider interpretation or revision to CP029 – President of the Council

Mr. Aggen said that staff had identified potential gaps between the term for a president of the council, based on the timing of Council Policy 029 and the actual term of office. He noted that CP029 provided that a president of the council would serve from the first meeting in February after being elected as president through the following January. While the policy considers interim elections if a president resigns or otherwise no longer serves as a councilmember, the specific situation of a president concluding their service at the final November meeting during their own election year could result in a gap with no president for a relatively short span.

Mr. Aggen said that currently, if an interim election were held, the person elected for the remainder of the term would be ineligible in the next election, along with the other councilmember serving in the same ward. He noted that staff sought the committee's input to consider the following options if a president of the council had their underlying council term conclude in November of their election year:

- The Mayor could serve in an interim capacity for the December and January meetings, in a non-voting capacity
- An interim election could be held, and the newly elected president would serve for the December and January meetings and:
    - Would be eligible to again be nominated and again serve for the next February - January cycle; or
    - Would not be eligible to again be nominated and again serve for the next February-January cycle

Mr. Aggen said that the next election could take place at the first meeting in December, and be effective for a 14-month term. Alternatively, a permanent change to the timing of the election could be made so that it is always held at the first meeting in December. The newly-elected president could either begin presiding over the council committee of the whole at that meeting or at the second meeting in December.

Mr. Reddell made a motion for staff to amend Council Policy 29 to permanently change the timing of the election to take place at the first meeting in December, and for the newly-elected president to begin serving at that meeting. The motion was seconded by Mr. O'Toole and passed 8-0.

Consider implementing a council handbook

Mr. Gallagher said that he had spoken with staff about developing a council handbook which could be provided to new councilmembers after they are elected. The handbook could be used as a reference tool by new councilmembers that had questions about specific items. He added that Mr. Jordan had included existing handbooks from the cities of Westwood, Mission Hills and Merriam in the packet as examples.

Mr. Jordan said that new councilmembers currently received a large number of documents at orientation, including a handbook developed by the League of Kansas Municipalities. He stated that a more streamlined handbook of roles and responsibilities specific to Prairie Village could be valuable.

Mr. Gallagher made a motion to direct staff to begin developing a council handbook and bring a draft back to the committee for review. The motion was seconded by Mr. Shelton and passed 8-0.

Mr. Nelson moved that the city council end the council committee of the whole portion of the meeting. The motion was seconded by Mr. Dave Robinson and passed 8-0.

ANNOUNCEMENTS

Announcements were included in the council meeting packet.

ADJOURNMENT

Mayor Mikkelson declared the meeting adjourned at 8:59 p.m.

Adam Geffert
City Clerk