PRAIRIE VILLAGE
KANSAS

CITY COUNCIL
CITY OF PRAIRIE VILLAGE
OCTOBER 20, 2025

The City Council of Prairie Village, Kansas, met in regular session on Monday, October 20, 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, Dave Robinson, Tyler Agniel, Greg Shelton, Nick Reddell, Ian Graves and Terrence Gallagher. Staff present: Captain Adam Taylor, 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; Cindy Volanti, Human Resource Manager; Adam Geffert, City Clerk.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Mr. Reddell made a motion to amend the agenda by removing the following two items and considering them at a later date:

- **Consider adoption of the community climate action guide**
- **Consider approval of funding to solicit a public arts master plan**

Ms. Sharp seconded the motion.

Mr. Shelton said that the consultants that would present the community climate action guide had travelled to Prairie Village from out of state to make their presentation. Additionally, he noted that the project had been underway for over two years.

Ms. Selders made a friendly motion to amend Mr. Reddell's motion, allowing the consultants to give their presentation but not take a vote on the community climate action guide. Discussion of the public arts master plan would still be removed from the agenda. Ms. Sharp seconded the motion.

After further discussion, a roll call vote on the motion to amend the motion was taken with the following votes cast: "aye": O'Toole, Selders, Sharp, Agniel, Reddell, Gallagher; "nay": C. Robinson, Nelson, D. Robinson, Shelton, Graves. The motion to amend the agenda passed 6-5.

Ms. Sharp made a motion to approve the agenda as amended. Mr. Reddell seconded the motion, which passed 11-0.

INTRODUCTION OF STUDENTS AND SCOUTS
There were no students or scouts present at the meeting.

PRESENTATIONS
- Mayor Mikkelson read a proclamation recognizing Mission Road Animal Clinic's 50th anniversary in Prairie Village. Owner and veterinarian Dr. Gib Benschoter was present to receive the proclamation.

**Councilmember Nguyen joined via Zoom prior to public participation.*

PUBLIC PARTICIPATION
- Jim Rossberg, Ward 1, shared his thoughts about dishonesty from the governing body.
- Tom Melia, Ward 6, thanked Mr. Jordan for his assistance in helping address a neighbor's concerns regarding road construction.
- Pam Justus, Ward 6, noted her support for the abandonment of the mayor-council form of government question that would appear on the November 4 ballot.
- Rob Kohl, Ward 2, stated that Prairie Village was a diverse place, and that the governing body should focus less on diversity issues.
- Robert Bloodwhite, Ward 6, expressed his opposition to the abandonment question.
- Leon Patton, Ward 5, shared his thoughts on the council's use of parliamentary procedure.
- Anne Melia, Ward 6, noted her support of the community climate action guide.
- Barbara Cantrell, Ward 4, stated her concerns about behavior by members of the governing body.
- Jan Lane, Ward 1, expressed her opposition to the cost of the proposed city hall project.
- Mark Hague, Ward 4, shared his support for the items that were removed from the agenda, and his opposition to the abandonment question.
- Anna Gepson, Ward 2, approached the podium but did not speak.

**Councilmember Selders and Councilmember Sharp left the meeting during the period in which the council responded to public comment.*

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 – September 15, 2025
2. Consider approval of expenditure ordinance #3054
3. Consider approval of expenditure ordinance #3055
4. Consider construction contract with Griggs Gutter and Construction, Inc. for the DRAIN-24X storm drainage repair program
5. Consider bid award for 2025 tree trimming program
6. Consider approval of revised Kansas Department of Transportation funding agreement for the Prairie Village "Safe Streets and Roads for All" project
7. Consider reappointment of city treasurer
8. Consider bid award for 2026 newsletter printing and distribution services
9. Consider approval of an agreement for historical consulting services to include researching and authoring a Prairie Village history book
10. Consider approval of Bennett Park play equipment and surfacing (BG050002)

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

COMMITTEE REPORTS

- Planning Commission
  - Hold a public hearing regarding Ordinance 2510 to approve a waiver of the distance requirement for a drinking establishment within 200' of a church
  - Consider Ordinance 2510 to approve a waiver of the distance requirement for a drinking establishment within 200' of a church
  - PC-25-16: Consider Ordinance 2509 to approve a special use permit for a brewery at 4000 W. 71st Street

Ms. Lee introduced the applicant, Matt Swift, owner of Big Grove Brewery, as well architectural and real estate personnel associated with the project.

Graham Smith with MultiStudio provided information about the application. He noted that the applicant, Big Grove Brewery, was requesting a special use permit to locate a microbrewery with an associated restaurant and accessory retail services in the Prairie Village Shops. The brewery would be housed in the east portion of the former Macy's department store, fronting on the south elevation along 71st Street.

Mr. Smith noted that the prior site plan anticipated a retail grocery store on the lower level and a mix of retail, restaurant, and service businesses on the second level. Although a microbrewery would be permitted in the C-2 zoning district and was consistent with the prior approved site plan, a special use permit would be required.

The planning commission held a public hearing on September 9. No one submitted comments beforehand and no one was present at the meeting to speak in favor or against the application. The commission unanimously recommended approval of the special use permit to the city council, but removed the staff conditions for the proposed sign and silo. The applicant was directed to include the sign and/or silo as part of a larger sign plan addressing signage throughout the Prairie Village Shops, which would come back to the planning commission at a future date.

The following conditions were included for approval:

1. The site plan and building elevations are consistent with the prior site plan approval except for the following, approved in conjunction with this special use permit:
    a. Re-design of the patio space including enclosed wall, canopy, trellis, and other seating and amenities.
    b. Addition of two large windows on the east elevation.
2. The special use permit is contingent on the city council approving a waiver of the location restriction related to churches as provided in licensing requirements of the Prairie Village Municipal Code, or otherwise determines that location restriction is inapplicable to this site.
3. The special use permit is limited to the site plan application associated with the permit in terms of location, extent, and operation limitations.
4. The special use permit is approved without an expiration date; however, the permit is revocable for any violation with the conditions of the permit, any non-compliance with approved site plans, or any other violation of city codes or business license requirements.
5. 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.
6. All other conditions of the site plan approved in October 2024 which are not specifically a part of this special use permit remain in effect.

A special use permit application requires 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.

According to Section 19.52.040 of the city's zoning regulations, the governing body can 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. Smith added that the special use permit was contingent on the city council approving a waiver of the location restriction related to churches as provided in licensing requirements of the Prairie Village Municipal Code, or otherwise determines that location restriction is inapplicable to the site.

Chapter 3, Article 4 of the city's municipal code requires the city council to approve a waiver to allow a brewery at the location due to the fact it is 200' or less from a church (in this case, Colonial Church at 7039 Mission Road). Per code, "the governing body shall grant such waiver only following notice to property owners within such 200' distance (in such manner as the city may require) and a public hearing and a finding by the governing body that the proximity of the establishment is not adverse to public welfare or safety."

As part of the planning commission application, the applicant sent a letter about the project to addresses within 200' regarding the special use permit and associated plans. The applicant held a neighborhood meeting to discuss the project, and a public hearing was held by the planning commision, at which no speakers were present. Additionally, Colonial Church submitted a letter in support of the application. The city clerk sent notice of the city council's public hearing to the same addresses, which must be held in the council meeting before approving an ordinance for the waiver.

Mayor Mikkelson opened the public hearing regarding Ordinance 2510, to approve a waiver of the distance requirement for a drinking establishment within 200' of a church at 7:19 p.m.

- Garrett Schmidt, 7101 Alhambra Street, noted that he lived across 71st Street from the proposed location, and was concerned about noise that might be generated by the brewery.

With no one else present to speak, Mayor Mikkelson closed the public hearing at 7:20.

Cary Taylor, with Crossroads Real Estate Group, responded to the public comment, noting that the proposed brewery was a restaurant rather than a bar, and would not generate a significant amount of noise. Mr. Swift added that the Prairie Village location would function like other Big Grove brewery locations in Iowa, which were family-oriented and integrated with the community.

Mr. Gallagher asked how the outdoor area would be used. Mr. Swift said that the outdoor area would be used as a waiting area as well as an outdoor eating and drinking area.

Ms. Lee said that if noise became an issue, the special use permit could be revisited and changes could be made.

Ms. Sharp asked whether additional screening could be placed around the outdoor area to reduce sound. Mr. Swift said that it could.

After further discussion, Mr. Cole Robinson made a motion to approve Ordinance 2510, waiving the distance requirement for a drinking establishment within 200' of a church. Mr. O'Toole 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, Agniel, Shelton, Reddell, Graves, Gallagher. The motion passed unanimously.

Mr. Cole Robinson made a motion to approve Ordinance 2509, approving a special use permit for a brewery at 4000 W. 71st Street. Mr. Nelson 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, Agniel, Shelton, Reddell, Graves, Gallagher. The motion passed unanimously.

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- Planning Commission
  - PC-25-9: Consider Ordinance 2511 to approve a renewal of a special use permit for the service station at 3901 Tomahawk Road

    Mr. Smith said that the original permit for the service station was granted in 1991, and was renewed in 2002 and again in 2015. In 1991, KDHE required a groundwater remediation and monitoring system when the fuel tanks were replaced, and closed the environmental monitoring in 2011. Mr. Smith noted that monitoring was no longer required, but could be again if any issues were to occur. The current special use permit expires in 2025, and staff recommended renewal of the permit for an indefinite period of time. There are no physical or operational changes planned for the property or use.

    The planning commission held a public hearing on September 9. No one submitted comments beforehand and no one was present at the meeting to speak in favor or against the application. The planning 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 city's zoning regulations.
    2. That if it is determined 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, including architectural style or exterior materials to the site be submitted to the planning commission for 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 can be revoked 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 approval, 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.

A special use permit application requires 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.

According to Section 19.52.040 of the city's zoning regulations, the governing body can 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. Reddell made a motion to accept the planning commission's recommendation and approve the renewal of a special use permit for the service station at 3901 Tomahawk Road. Mr. Agniel seconded the motion. A roll call vote was taken with the following votes cast: "aye": O'Toole, Selders, Nelson, Sharp, Nguyen, D. Robinson, Agniel, Shelton, Reddell, Graves, Gallagher; "nay": C. Robinson. The motion passed 11-1.

- Insurance Committee
    - Consideration of city health, dental, vision, life/AD&D, short-term and long-term disability, EAP, flexible spending and COBRA administration providers, as recommended by the insurance committee

      Ms. Volanti said that the city's insurance consultant, Holmes Murphy, had provided the renewal summary from Blue Cross Blue Shield Kansas City for 2026. She noted the city was completing the second full year with the carrier. A rolling 12 month experience rating period, From August 2024 through July 2025, was utilized for the report.

      Initially, Blue Cross released their renewal with a 13.5% increase, but Holmes Murphy was able to negotiate it down to a 9.9% increase for 2026. The plan would include a wellness incentive program which would fund up to $30,000 for employees to participate in wellness activities. Available plans would continue to include a Blue Select SPIRA option with a specific network of care centers at a lower premium cost, as well as the Preferred Provider Organization (PPO) and Qualified High Deductible Health Plan (QHDHP) options.

      Ms. Volanti said that consistent with the insurance committee's recommendation, staff would continue to work with Holmes Murphy to prepare pre-emptive marketing, look at alternative administration and funding structures, and explore other long-term cost containment options for the 2027 plan year and beyond.

      Erin Holland with Holmes Murphy shared a summary of the 2026 benefits plan. She noted that the cost of dental coverage through Delta Dental of Kansas would increase by 4% after multiple years without an increase, but that a guarantee of no increase in 2027 had been given.

      Mr. O'Toole made a motion to approve the city's employee insurance benefit package for 2026 as recommended by the insurance committee. Mr. Nelson seconded the motion, which passed unanimously.

- Environmental Committee
    - Consider adoption of the community climate action guide

      Mr. Shelton stated that in October 2021, the city signed on to the "Cities Race to Zero", a global campaign backed by the United Nations targeting a 50% reduction in greenhouse gas emissions by 2030, with a goal of delivering a healthier, fairer, net zero carbon world for all.

During the 2023 budget process, the city council committed $50,000 to implement a sustainability program to meet the challenges of the climate crisis. Following an RFP process, KERAMIDA was selected based on a strong understanding of Prairie Village's needs, professional background and resources, breadth of consulting services able to be provided, and fees.

KERAMIDA completed a municipal greenhouse gas inventory for the years 2018-2022 and developed a municipal climate action plan that outlined emission reduction pathways with strategies to meet the 2030 reduction targets, with the ultimate goal of net zero by 2050. The council adopted the plan in October 2023.

Mr. Shelton noted that during the 2024 and 2025 budget processes, the council again committed funds to implement sustainability programs. Late in 2024, KERAMIDA began work on a community climate action guide as a companion piece to the municipal climate action plan. The guide would offer practical ideas, resources, and support for residents and businesses in Prairie Village to adopt sustainable habits and technologies that could lower utility costs and boost public health.

Nick McCreary, Senior Vice President of Sustainability, and Steve Loria, Sustainability Manager from KERAMIDA, shared information about the community climate action guide. They noted that the guide equipped the city and residents with tools to address climate concerns. Example recommendations included thermostat adjustment, cleaning and replacing air filters, and the installation of energy efficient HVAC systems. Further, they recommended that the city could explore partnerships to reduce emissions, utility bills, and cleaner air.

Mr. Shelton stated that the actions proposed in the guide were not required, but rather educational suggestions for residents. He added that progress needed to continue to meet the goals of the Cities Race to Zero.

Mr. O'Toole noted that there were several items in the guide that were listed as "required", such as efficient water heaters in new homes and solar-ready roofs in new buildings. He stated that he did not think it was appropriate for the city to force residents to meet these regulations, and that if they were just suggestions, the word "required" should be changed.

Mr. Graves made a motion to adopt the community climate action guide as presented by KERAMIDA. Mr. Shelton seconded the motion.

Mr. Aggen stated that a motion to approve could likely not be made based on the motion that Mr. Reddell had made to amend the agenda by postponing the item at the beginning of the meeting. A motion to reconsider Mr. Reddell's

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motion to amend would need to be made by someone who voted on the prevailing side.

Mayor Mikkelson said that postponing a vote to a future meeting after new councilmembers had been seated would not be desirable since the new members would not have seen the presentation that KERAMIDA had just given.

After further discussion, Mr. Graves withdrew his motion and made a new motion to put a vote on the community climate action guide on the November 3 meeting agenda. Mr. Shelton seconded the motion. A roll call vote was taken with the following votes cast: "aye": C. Robinson, O'Toole, Nelson, Nguyen, D. Robinson, Shelton, Graves, Gallagher; "nay": Selders, Sharp, Agniel, Reddell. The motion passed 8-4.

Ms. Selders asked that a comparison be provided showing what the city's climate action guide proposed relative to other climate-related projects in the region prior to a vote.

Mr. O'Toole asked that the word "require" be removed from the recommendations in the document prior to the November 3 meeting.

- Ms. Selders stated that the city's 75th anniversary planning was underway, and that a parade was planned for May 2, 2026 from city hall to the Corinth Shopping Center. She added that volunteers were still need to assist in planning.
- Mr. Nelson provided a diversity committee update, noting that the interpretative panel that addressed racially restrictive covenants from the founding of the city had been installed at Porter Park. He said a dedication for the panel would be held on November 8. Ms. Nguyen added that the second annual Hispanic Heritage Month event had been held on September 20.
- Mr. Graves shared information from the most recent First Suburbs Coalition meeting, which featured a presentation from the Urban Land Institute.

<u>MAYOR'S REPORT</u>

- The Mayor shared information about events that had taken place since the previous council meeting:
    - The arts council's "State of the Arts" gallery reception.
    - A Prairie Village Foundation meeting.
    - Multiple ribbon-cutting events for new businesses in the city.
    - Three council candidate forums.
    - A police department retirement celebration.
    - Many one-on-one meetings with residents.

- The Shawnee Mission Education Foundation annual breakfast.
- The Mayor shared information about the following upcoming events:
    - A police promotion ceremony on October 28.
    - A Global Ties meeting on October 30 at city hall.
    - An NAACP annual dinner on November 1.

STAFF REPORTS

- Mr. Jordan stated that the council would need to modify the city's drone ordinance after a resident noted a discrepancy between it and FAA standards.

- Captain Taylor shared information about a national prescription drug takeback event that the police department would be participating in on October 25.

- Mr. Bredehoeft provided information about pedestrian safety efforts near Corinth Elementary School and on Somerset Drive by the Corinth Shops.

OLD BUSINESS

There was no old business to come before the council.

NEW BUSINESS

There was no new business to come before the council.

COUNCIL COMMITTEE OF THE WHOLE

There was no business to come before the council committee of the whole.

**Councilmember Nguyen left the meeting prior to the executive sessions.*

EXECUTIVE SESSSION #1

At 9:20 p.m., Mr. Gallagher made the following motion:

"I move that the City Council recess into executive session for a period of 15 minutes for the purpose of discussing personnel matters of nonelected personnel, pursuant to KSA 75-4319(b)(1). Present will be the Mayor, City Council, City Administrator, Deputy City Administrator, Assistant City Administrators, Human Resource Manager, Finance Director, and City Attorney. The regular meeting will resume at 9:35."

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

The open meeting resumed at 9:35 p.m.

EXECUTIVE SESSION #2

At 9:36, Mr. Gallagher made the following motion:

"I move the City Council recess into executive session for a period of 20 minutes on the subject of consultations with the City Attorney which would be deemed privileged in the attorney-client relationship, pursuant to K.S.A. 75-4319(b)(2). Present will be the Mayor, City Council, City Administrator, Deputy City Administrator, Assistant City Administrators, and City Attorney. The open meeting will resume at 9:56 p.m."

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

The open meeting resumed at 9:56 p.m.

ANNOUNCEMENTS

Announcements were included in the council meeting packet.

ADJOURNMENT

Mayor Mikkelson declared the meeting adjourned at 9:57 p.m.

Adam Geffert
City Clerk