



**CITY COUNCIL
CITY OF PRAIRIE VILLAGE
DECEMBER 1, 2025**

The City Council of Prairie Village, Kansas, met in regular session on Monday, December 1, 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, 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; 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. Agniel and passed 11-0.

INTRODUCTION OF STUDENTS AND SCOUTS

There were no students or scouts present at the meeting.

PRESENTATIONS

- Mayor Mikkelson read proclamations recognizing the accomplishments of outgoing councilmembers Chi Nguyen, Dave Robinson, Greg Shelton, and Terrence Gallagher.
- Mayor Mikkelson swore in new councilmembers Shelby Bartelt (via Zoom), Nathan Vallette, Betsy Lawrence and Jim Sellers, as well as re-elected councilmembers Cole Robinson and Ron Nelson.

PUBLIC PARTICIPATION

- The following individuals asked that the council add a “grandfather clause” to the city’s animal regulations to allow an existing pet monkey to remain in the city:
 - Toni Skelton, Ward 6,



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- Tony Wallace, Ward 6
- Tish Wallace, Ward 6
- Stacey Anthius, Ward 4
- David Smith, Ward 5
- Bronson Skelton, Ward 6
- Kris Nash, Ward 6
- Rick Wohlfarth, Ward 4, and Paul Gorelick, Ward 6, expressed their satisfaction with the results of the recent election.

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 - November 17, 2025
2. Consider agreement with Gordon CPA, LLC to audit the city's 2025 financial statements
3. Consider approval of electrical proposal from Pro Circuit for installation of lights at Harmon Skate Park (BG390002)
4. Consider issuance of cereal malt beverage licenses for 2026
5. Consider bid award for tree removal and emergency services
6. Consider bid award for pavement marking services
7. Consider bid award for custodial services
8. Consider bid award for weather services

Mr. Reddell asked to remove item #3 for further discussion.

Mr. Reddell made a motion to approve the consent agenda with the exception of item #3. A roll call vote was taken with the following votes cast: "aye": Robinson, O'Toole, Selders, Nelson, Bartelt, Vallette, Agniel, Reddell, Lawrence, Graves, Sellers. The motion passed 11-0.

Mr. Reddell asked whether the proposed lighting at the skate park would impact surrounding residents. Mr. Bredehoeft said the selected lights were very targeted and would not spread in a significant fashion. He added that the closest resident would be across Mission Road, as the skate park was surrounded by city hall, Harmon Park and the fire station.

Mr. Reddell made a motion to approve item #3. Mr. Graves seconded the motion, which passed 11-0.

COMMITTEE REPORTS



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- Ms. Selders shared a summary of the National League of Cities’ “City Summit” conference in Salt Lake City that she had attended the prior week, and encouraged new councilmembers to attend the spring conference in Washington, D.C.
- Mr. O’Toole stated that the planning commission would be reviewing the city’s comprehensive plan, “Village Vision 2.0”, at its December 2 meeting.

MAYOR’S REPORT

- The Mayor stated that he and others had attended the Northeast Johnson County Chamber of Commerce’s annual gala on November 29.
- The Mayor shared information about the following upcoming events:
 - A 75th Anniversary Committee meeting on December 2
 - The Mayor’s Holiday Tree Lighting event on December 4
 - A FIFA watch party for the World Cup selection process on December 5
 - The annual volunteer appreciation party on December 6
 - The gingerbread house building event on December 7
 - A holiday lunch with the City of Mission Hills
 - A Johnson County / Wyandotte County Mayors Council holiday party
- The Mayor also noted the following:
 - The city had again been given an AAA bond rating by Moody’s
 - Corinth Elementary had been named the best elementary school in the State of Kansas by U.S. News and World Report, and Belinder, Briarwood, and Prairie finished in the top 25.
- The Mayor also shared pointers and suggestions for new councilmembers.

STAFF REPORTS

Mr. Bredehoeft provided an update on the city’s response to a snowstorm that had occurred earlier in the day.

OLD BUSINESS

There was no old business to come before the council.

NEW BUSINESS

COU2025-52 Consider election of council president

Mayor Mikkelson noted that a new process to elect a council president had been approved earlier in the year which clarified eligibility and the term during which the president would serve. He asked the council for nominations for the role.



Mr. Reddell made a motion to elect Mr. Robinson as 2025 council president, and Mr. Robinson accepted the nomination. The motion passed 10-1, with Ms. Selders in opposition.

COU2025-53 Consider approval of items related to municipal complex project financing

Mr. Hannaman stated that since 2020, the city had been working through the needs and feasibility of renovating or rebuilding parts of the municipal complex that housed the police department, municipal court and city hall. At its January 21, 2025 meeting, council authorized staff to proceed with a concept for city hall to be rebuilt at the 7820 Mission Road site, with renovations and expansions to the police department and municipal court at 7700 Mission Road. In early 2025, the city issued general obligation temporary notes to acquire 7820 Mission Road in anticipation of the project.

At its June 16, 2025 meeting, council authorized the issuance of general obligation bonds to permanently finance the costs of the project, including takeout financing to retire the temporary notes used to fund the acquisition of the 7820 Mission Road property. However, the issuance could not be completed on the original timeline due to litigation which had since been resolved.

Mr. Hannaman said that staff had worked with bond counsel and the city's municipal financial advisor to arrange the bond issuance, and now requested that the council authorize the issuance of the city's general obligation bonds in an amount not to exceed \$28,000,000 to finance the costs of acquiring, constructing, and equipping the municipal complex project. While the amount set an upper limit to be issued, staff anticipated actually issuing an amount under \$27,000,000 due to existing funding sources previously approved by council. The final par ("face value") amount would be dependent on the bid received to purchase the bonds on the day of pricing.

The bonds will be offered via competitive sale, as has been the city's past practice and as is generally required by state law. This means that the buyer who offers the lowest interest rate "wins" the right to purchase the bonds. The city anticipates retaining its "AAA" Bond Rating which is projected to save the city hundreds of thousands of dollars in interest costs over the life of the bonds. The "AAA" bond rating signifies the highest level of creditworthiness and reflects exceptional financial stability and financial management.

Mr. Hannaman said that as part of the overall funding of the project, the 2025 budget included a transfer of \$1,150,000 to the bond and interest fund to pay for debt service on the project. At its May 5, 2025 meeting, council approved transferring \$195,000 of this funding to the CIP Fund for project BG510003. Transferring the remaining \$955,000 of the 2025 budgeted amount into the CIP project will allow for using this cash funding to decrease the size of the overall bond issuance.



Mr. Robinson made a motion to approve Ordinance #2514 authorizing and providing for the issuance of General Obligation Improvements Bonds, Series 2025A, in a maximum principal amount of \$28,000,000. Mr. Nelson seconded the motion. A roll call vote was taken with the following votes cast: “aye”: Robinson, O’Toole, Selders, Nelson, Bartelt, Vallette, Agniel, Reddell, Lawrence, Graves, Sellers. The motion passed 11-0.

Mr. Robinson made a motion to approve Resolution #2025-10 prescribing the form and details of and authorizing and directing the sale and delivery of General Obligation Improvements Bonds, Series 2025A. Mr. Vallette seconded the motion. A roll call vote was taken with the following votes cast: “aye”: Robinson, O’Toole, Selders, Nelson, Bartelt, Vallette, Agniel, Reddell, Lawrence, Graves, Sellers. The motion passed 11-0.

Mr. Robinson made a motion to approve the transfer of previously-budgeted funds in the amount of \$955,000 into the Municipal Complex Improvements CIP Fund project (BG510003). Mr. Agniel seconded the motion. A roll call vote was taken with the following votes cast: “aye”: Robinson, O’Toole, Selders, Nelson, Bartelt, Vallette, Agniel, Reddell, Lawrence, Graves, Sellers. The motion passed 11-0.

COU2025-51 Consider amendments to Chapter II. Animal Control and Regulation Article 1

Chief McCoullough said that the city prosecutor and police department cooperated to amend and change portions of the animal control and regulation ordinance. In addition to general clean-up and definition changes, the “Public Nuisance” section, 2-125, was changed to “Animal Nuisance”, and the reference to the city noise ordinance was removed. He noted that the departments felt the changes would be more operationally effective for animal control personnel and allow proper prosecution when necessary.

An additional change included amending the definition of a “dangerous wild animal” to remove language allowing monkeys of a species whose average adult weight is under 20 pounds. The change would align the city with others in the metropolitan area that did not allow monkeys of any size due to the risk of bites, scratches, and disease. Chief McCullough added that the police department was aware of one licensed spider monkey under 20 pounds within the city. The proposed ordinance change would prohibit the owner from keeping the monkey. Staff recommended that if approved, the changes not take effect for 90 days, giving the owner time to remove the monkey from the city.

During the council committee of the whole meeting on November 17th, 2025, the committee voted 10-1 in favor of the proposed changes to the ordinance as presented. There was discussion about providing a reasonable time for the resident who owned the monkey to be allowed more than 90 days to remove it from the city. Chief McCoullough stated that after discussion, staff now recommended that the changes to the ordinance not take effect



for 120 days. A survey of other metro cities showed that 18 of the 23 cities surveyed completely prohibited private primate ownership, four cities allowed some kind of ownership, and one changed its ordinance to prohibit ownership, but included a “grandfather clause” for a current primate owner.

Staff conducted research into the issue and found that a number of organizations including the Kansas Animal Control Association, zoo associations, and the Humane Society of the United States (HSUS) all supported bans on private primate ownership. Staff also contacted veterinarians and found their recommendation also to be that private primate ownership be banned.

Ms. Lawrence stated that she was only in favor of amending the ordinance if the present monkey was grandfathered in with reasonable restrictions.

Ms. Selders made a motion to approve the prohibition of monkeys in the city, but allow the existing monkey be grandfathered in with a conditional license developed by staff that would include specific conditions which would be reviewed by council at a future meeting. The motion was seconded by Ms. Lawrence.

Mr. Jordan asked that staff be allowed to determine the requirements that would be put in the permit and bring a draft back to council for review and approval.

Mr. Graves stated that he felt the motion was too vague, and that there should be more discussion by the committee of the whole on the topic. He added that he had concerns about how long the monkey had been in the city prior to being licensed, and wanted more information on the timeline of events prior to grandfathering in the monkey.

Mr. O’Toole stated that he didn’t feel he could support the motion knowing that it could put residents at risk, and based on expert opinion stating that the keeping of primates in a residential setting was not recommended.

After further discussion, a roll call vote was taken with the following votes cast: “aye”: Robinson, Selders, Nelson, Bartelt, Vallette, Agniel, Reddell, Lawrence, Graves, Sellers; “nay”: O’Toole. The motion passed 10-1.

COU2025-54 Consider 2026 property tax rebate program recommendations

Mr. Geffert stated that in November 2021, council voted to allocate \$20,000 from the city’s 2022 general fund to a property tax rebate program designed to alleviate some of the burden of home ownership due to rising property values. Only property owners that are Prairie Village residents living in owner-occupied homes, are current on payment of their property taxes and special assessments, and meet the income guidelines are eligible for the program. Applicants must also live in a home that is appraised by the county at or below the previous year’s average property value in the city (in 2025, this amount is \$567,661).



Initially, income limits were based on data provided by the U.S. Department of Housing and Urban Development’s (HUD) “very low income” guidelines, which represent 50% of the regional median family income for a household of four people. In 2023, council approved an increase of the income guidelines to 65% of the median family income in an effort to assist a larger number of residents. This value was maintained in the 2024 and 2025 programs.

Mr. Geffert noted that participation and the amount refunded had increased each year:

Year	Recipients	Avg. Income	Avg. Refund	Avg. Home Appraisal	Total Refunded
2022	28	\$20,741.44	\$500.57	\$245,725.00	\$14,015.94
2023	53	\$28,434.66	\$550.97	\$279,733.96	\$29,201.53
2024	60	\$31,033.61	\$596.79	\$311,875.00	\$35,857.69
2025	93	\$33,208.83	\$656.20	\$323,552.69	\$60,940.78

\$50,000 was budgeted for the 2025 program, and an additional \$10,000 was approved by council at its March 3, 2025 meeting. \$100,000 has already been budgeted for 2026. To continue to increase resident participation, staff recommended raising income guidelines to 75% of HUD’s regional median family income for a household of four people.

Mr. Robinson stated that he felt the scope of the program could be growing too large. He asked how many residents had property values that approached the maximum. Mr. Geffert noted that average home appraisal of applicants that were approved was \$323,552.69, and that only one applicant had to be denied due to their property value.

Mr. O’Toole said that he did not support increasing the income threshold from 65% to 75% regional median family income.

Mr. O’Toole made a motion to allocate \$100,000 to the 2026 property tax rebate program from the economic development fund, increase the maximum property value to \$567,661, but maintain the income threshold at 65% regional median family income. Mr. Reddell seconded the motion.

Ms. Bartelt stated that she was in favor of seeking ways to help young families specifically.

Mr. Sellers asked for information about the demographics of recipients. Mr. Geffert said the vast majority were senior citizens on fixed incomes rather than families.

After further discussion, a roll call vote was taken with the following votes cast: “aye”: Robinson, O’Toole, Selders, Nelson, Agniel, Reddell, Lawrence; “nay”: Bartelt, Vallette, Graves, Sellers. The motion passed 7-4.



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. Nelson and passed 11-0.

COUNCIL COMMITTEE OF THE WHOLE

COU2025-55 2026 Recommended program changes and annual report: exterior and sustainability grants

Ms. Lee stated that in 2008, the exterior grant program was funded to encourage homeowners to improve the curb appeal of their homes. Each year, city staff prepared an annual report for the governing body that outlined how the exterior grant program funds were utilized. In 2025, the city allocated \$80,500 from the economic development fund to the program. Below is a brief overview of the 2025 program results:

- 28 exterior grants awarded totaling \$57,702
- Total homeowner investment: \$333,090
- Average grant award for exterior grant: \$2,061
- Average appraised value for homes receiving grants: \$342,214

Ms. Lee said that staff recommend the following changes for the 2026 exterior grant program:

- Increase the appraised value maximum for the exterior grant program from \$425,000 to \$450,000
- Continue to open the program on January 15, 2026 to allow for longer lead time to find contractors and receive supplies
- Reallocate the unused 2025 exterior grant funds (approximately \$23,000) to the 2026 program, increasing the 2026 exterior grant budget to \$87,000
- Increase the maximum rebate amount from \$2,500 to \$3,500 to better account for increasing project costs and spend down the balance

Mr. Reddell made a motion to recommend approval of the exterior grant program with the proposed recommendations from staff. Mr. Graves seconded the motion, which passed 11-0.

In 2021, the residential sustainability grant was created to encourage residents to reduce their carbon footprint by improving the energy efficiency of their homes. \$40,000 was set aside for the program in 2025. Below is a brief overview of the 2025 program results:

- 12 sustainability grants awarded total \$25,137
- Total homeowner investment: \$145,007
- Average grant award: \$2,095



Ms. Lee said that staff recommend the following changes for the 2026 sustainability grant program:

- Reallocate the unused 2025 sustainability grant funds (approximately \$14,000) to the 2026 sustainability grant programs, increasing the 2026 sustainability grant budget to \$54,000
- Continue to open the program on January 15, 2026 to allow for longer lead time to find contractors and receive supplies
- Continue to tie to 2021 energy codes, and update requirements to 2024 if appropriate when new energy codes are adopted.
- Increase maximum rebate amount from \$2,500 to \$3,500 to better account for increasing project costs and spend down the balance.

Mr. Reddell made a motion to recommend approval of the sustainability grant program with the proposed recommendations by staff. Mr. Agniel seconded the motion, which passed 11-0.

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

ANNOUNCEMENTS

Announcements were included in the council meeting packet.

ADJOURNMENT

Mayor Mikkelson declared the meeting adjourned at 8:39 p.m.

Adam Geffert
City Clerk