



**CITY COUNCIL
CITY OF PRAIRIE VILLAGE
OCTOBER 21, 2024**

The City Council of Prairie Village, Kansas, met in regular session on Monday, October 21, at 6:00 p.m. Mayor Mikkelson presided.

ROLL CALL

Roll was called by the Deputy City Clerk with the following councilmembers in attendance: Cole Robinson, Terry O'Toole, Inga Selders, Ron Nelson, Lori Sharp, Chi Nguyen, Dave Robinson, Tyler Agniel, Greg Shelton, Nick Reddell, Ian Graves and Terrence Gallagher. Staff present: Byron Roberson, Chief of Police; Keith Bredehoeft, Director of Public Works; City Attorney Alex Aggen, Hunter Law Group; Nickie Lee, Deputy City Administrator; Tim Schwartzkopf, Assistant City Administrator; Meghan Boom, Assistant City Administrator; Cindy Volanti, Human Resource Director; Ashley Freburg, Deputy City Clerk/Public Information Officer.

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 unanimously.

INTRODUCTION OF STUDENTS AND SCOUTS

There were no students or scouts present at the meeting.

PRESENTATIONS

- Police Chief Byron Roberson and Captain Adam Taylor held a ceremony to recognize the promotions of Corporal Ted Rule and Sergeant Jon Mixdorf.

PUBLIC PARTICIPATION

- The following individuals spoke in favor of increased safety measures on Tomahawk Road
 - Felix Baquedano
 - Jessica Nguyen
 - Angela Schieferecke
- The following individuals expressed their opposition to short-term rentals in the City:
 - Stan Sharp
 - Casey Housely



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- Dana Flora
- Anita Bates
- Mary Cordill
- Barbara Cantrell
- Anna Gepson
- Jenny Housley
- The following individuals noted their support of short-term rentals in the City:
 - Tammy Thomas
 - Tyler Shirk
 - Megan Duma
 - Jane Johns
 - Tiffany Goudy
 - Steve Kluck
 - Sheryl Vickers
 - Stephane Charles
 - Joy McMurray
 - Johnny Youssef
 - Blakeland Moroney
 - Eric Stark
 - Andy Martin
- The following individuals spoke against the proposed community center project
 - Pam Justus
 - Donna Knoell
- Edward Boersma noted his concerns about City spending
- Jim Roseberg spoke against dissemination of personal information, against the proposed community center project, against short term rentals, and against City spending
- Jan Lane spoke against the proposed community center project and short term rentals
- Kate Sullinger suggested more time be spent on the short-term rental issue and addressed her concerns with the proposed community center project

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 - October 7, 2024
2. Consider approval of expenditure ordinance #3043
3. Consider change to Chapter XV - Utilities, Article 1, Sections 15-101 and 15-102
4. Consider construction contract change order #1 with Infrastructure Solutions, LLC for emergency storm drainage channel repair at 8316 Fontana Street

Ms. Sharp requested that item #1 be removed for further discussion.



Mr. Nelson made a motion to approve items #2 - #4 on the consent agenda. 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.

Ms. Sharp requested that the speakers during public participation be referred to as “individuals” rather than “residents” since not all speakers reside in Prairie Village. Mikkelson and other councilmembers agreed to the change for current and future minutes.

Ms. Sharp made a motion to amend and approve the meeting minutes. Mr. Reddell seconded the motion, which passed unanimously.

COMMITTEE REPORTS

- Mr. Cole Robinson reported on the health of the police pension, stating that it has eclipsed \$20 million. He noted a 22.6% return in the last 12 months. He stated that Prairie Village and Wichita are the only cities in Kansas to manage their own pension.

MAYOR’S REPORT

- The Mayor noted following events that had taken place since the October 7 Council meeting:
 - The Shawnee Mission Education Foundation annual breakfast fundraiser
 - The Diversity Committee’s town hall on Voting Rights
 - The Northeast Johnson County Mayors meeting hosted by Mission Chateau in Prairie Village
 - The third community center public engagement meeting
 - A planning meeting for the Prairie Village Foundation’s annual tree lighting, which will be held December 5
- The Mayor shared the following upcoming events
 - The Prairie Hills Homes Association Fall Festival on Sunday, October 27

STAFF REPORTS

None.

OLD BUSINESS

Summary of community center public meeting #3

Mr. Bredehoft spoke about the public engagement process for the Community Center Campus Study, which included three public meetings. He walked through the presentation



that was shared at the third meeting on October 15, 2024. Mr. Bredehoeft specifically talked about the site plan and building information - noting that the buildings would be located in the northwest portion of Harmon Park near the swimming pool. The project would call for redevelopment of about 10 acres of land and would include additional parking, and relocation of tennis courts and the community gardens. Mr. Bredehoft shared site renderings and images to show what the new facilities could be like. He also showed a video of the site rendering.

Community center funding agreement with YMCA

Mr. Jordan addressed financial partnership considerations regarding the YMCA's contributions to the community center project. At the approval of the City Council and the Finance Committee, City staff had shared a list of financial considerations regarding the proposed project with YMCA staff. On October 17, 2024, Staff received a response in memo form, included in the packet, from Mr. Mark Hulet that conveyed the YMCA's position on each item presented.

Mr. Jordan specifically addressed the Y's response to items 1 and 3:

1. The City stated the YMCA will need to cover all operational losses - the City would not provide a subsidy if the facility does not recover operational costs;

YMCA Response - The YMCA does not agree to this provision but are willing to direct some fundraising dollars towards the operational ramp up losses. The YMCA believes that the City should bear the responsibility for covering any operational losses, given the nature of the partnership and the shared community benefit the center will provide. The YMCA is not in the financial position to cover the losses.

3. The City stated the YMCA would need to contribute \$7.5 million within two years of opening towards capital expenses;

YMCA Response - The YMCA is unable to commit to this full amount and feels prepared to fundraise \$3.0 million to be allocated for either operational or capital expenses within that two-year period.

Mr. Jordan noted that two other items on the list of financial requests were agreed to by the Y, and he asked the Council for staff direction on how to proceed.

Mr. Shelton made a motion to cease all activities related to a community center project in Prairie Village effective immediately. The motion was seconded by Mr. Reddell.

Discussion ensued with members of the governing body thanking staff, project partners and members of the public who participated in the public engagement sessions.



Mayor Mikkelson, Mr. Graves, and Mr. Nelson expressed a desire to see the project move forward to a public vote.

After further discussion, the motion passed 10-2 with Mr. Graves and Mr. Nelson in opposition.

NEW BUSINESS

COU2024-53

Consider Ordinance 2499 - Amendment to rental license program to minimum duration of 30 days

Mr. Aggen said that during the May 6, September 4, and September 16, 2024, Committee of the Whole meetings, the Council discussed potential new regulations or limits on short term rentals. At the October 7, 2024, meeting, the Council Committee of the Whole directed staff to proceed with Ordinance 2499, banning rentals for less than 30 days.

The proposed ordinance is new language that would be added to a specific code section that regulates what is currently a rental license program, allowing those with the appropriate license to rent out their homes. The new ordinance would require a 30-day minimum stay. The ordinance would become law upon publication but the effective date of the ordinance would be November 1, 2025. The timing is meant to allow those who have rental properties a substantial period of time to choose how to adjust what they are doing and to allow for up to a year of existing bookings and based on the rolling nature of a one-year program that staff administers, to prevent ambiguities. Staff recommends a substantial amount of communication during the year leading up to the effective date.

Mr. Reddell made a motion to approve Ordinance 2499 as presented. The motion was seconded by Mr. Agniel.

Mr. Shelton inquired about special use permits for short term rentals. Mr. Aggen stated that to allow special use permits would require an additional change to the Municipal Code.

Mr. Shelton made a motion to amend the language in the ordinance, striking the phrase “short-term rental prohibited” and replacing it with “minimum duration required” in the ‘section b’ subtitle. Mr. Nelson seconded the motion. The motion passed 8-4 with Mr. Reddell, Ms. Selders, Mr. Dave Robinson, and Mr. Agniel in opposition.

Discussion ensued. Mr. Dave Robinson and Mr. Graves requested more time to thoroughly study and consider the issue.

Mr. Shelton made a motion to amend to allow owner-occupied residences to lease homes or portions of their homes for less than 30 days. Mr. Nelson seconded the motion. The



motion failed with a vote of 5-7. “Aye” votes were: Mr. Graves, Mr. Nelson, Ms. Nguyen, Mr. Dave Robinson, and Mr. Shelton. “Nay” votes were: Mr. Reddell, Mr. Gallagher, Mr. Cole Robinson, Mr. O’Toole, Ms. Selders, Ms. Sharp, and Mr. Agniel.

After further discussion the motion to approve Ordinance 2499 as amended passed 10-2 with Mr. Graves and Mr. Dave Robinson in opposition.

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. Shelton and passed unanimously.

COUNCIL COMMITTEE OF THE WHOLE

COU2024-54 Consider approval of a traffic study on Tomahawk Road between Roe Avenue and Mission Road

Ms. Selders made a motion to approve a traffic study on Tomahawk Road between Roe Avenue and Mission Road. Ms. Sharp seconded the motion.

Ms. Selders requested that the study focus on traffic calming and safety measures along the stretch of Tomahawk Road from Roe to Mission, the only section of Tomahawk Road in Prairie Village that currently has a speed limit of 30 mph. Ms. Selders asked that the traffic study evaluate:

- The impact of reducing the speed limit to 25 mph.
- Traffic calming measures such as narrowing the road by adding bike lanes or medians to further enhance safety.
- Installation of push-button activated beacon lights at all pedestrian crosswalks along this stretch.

Mr. Gallagher asked for staff input.

Mr. Bredehoeft said he had only been asked to review the speed limit. In conjunction with the Police Department, Public Works did not think a speed limit change was warranted. Mr. Bredehoeft requested the council consider a speed study followed by a traffic calming study.

Mr. Shelton encouraged traffic calming instead of a traffic study and the specific measures outlined.

Ms. Selders re-stated her motion for a traffic study.

After discussion, the motion passed 11-1, with Mr. Gallagher in opposition.

Mr. Nelson moved that the City Council end the Council Committee of the Whole portion of the meeting. The motion was seconded by Mr. Agniel and passed unanimously.



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ANNOUNCEMENTS

Announcements were included in the Council meeting packet.

ADJOURNMENT

Mayor Mikkelson declared the meeting adjourned at 10:32 p.m.

Ashley Freburg
Deputy City Clerk