

OVERLAND PARK CITY COUNCIL MEETING

January 27, 2025

Council President Holly Grummert called the Overland Park City Council meeting to order at 7:30 p.m. The following members were present, constituting a quorum:

Mr. Jim Kite; Mr. Richard Borlaza; Mr. Logan Heley; Mr. Scott Mosher; Mrs. Melissa Cheatham; Mr. Gregg Riess; Mr. Drew Mitrisin; Mr. Chris Newlin; Ms. Inas Younis; Mr. Jeff Cox; and Mr. Sam Passer. Mayor Curt Skoog was absent, excused.

Also present were: Mrs. Lori Luther, City Manager; Mrs. Kristy Stallings, Deputy City Manager; Mr. Bryan Dehner, Assistant City Manager; Ms. Kate Gunja, Assistant City Manager; Ms. Leslie Karr, Director of Planning and Development Services; Ms. Doreen Jokerst, Police Chief; Mr. Alan Long, Fire Chief; Mrs. Lorraine Basalo, Public Works Director; Mr. Brian Toben, Deputy Director of Parks and Recreation; Mr. Bill Trimble, IT Support Specialist; and Ms. Jesica Pierce, Recording Secretary. Approximately 10 people were in the audience.

PLEDGE OF ALLEGIANCE

Acting Mayor Holly Grummert led the audience in the Pledge of Allegiance.

OPEN PUBLIC COMMENT PERIOD

Mrs. Grummert opened the public comment period. No speakers were signed up to speak.

PUBLIC HEARING

None.

MAYOR CURT SKOOG

PROCLAMATION – Proclaiming January 26, 2025, as the 40th Anniversary of Officer Deanna Rose’s end of watch and honoring the legacy of Officer Rose.

Mrs. Grummert stated the Deanna Rose Children’s Farmstead held a heartfelt event prior to this meeting to honor Deanna Rose on the 40th anniversary of her end-of-watch. Officer Rose lost her life in the line of duty on January 26, 1985, while attempting to arrest an intoxicated driver. Tonight’s event included an honor guard, presentation, a moment of reflection, remarks from former Overland Park Police Chief John Douglass, and Police Chief Doreen Jokerst, who honored Officer Rose’s legacy with a presentation and final call on the police radio. Her courage and commitment to protecting others continues to inspire, making her memory a corner stone of Overland Park’s legacy.

At the time, Officer Rose was the first woman police officer in Kansas and the only Overland Park police officer to be killed in the line of duty. Her dedication and sacrifice to the Overland Park community continue to inspire the residents, officers, and staff of

the City. Officer Rose posthumously received the Award for Valor from the Kansas Association of Chiefs of Police. To honor her love for animals and her community, Deanna Rose Children's Farmstead was named in her honor and services as a lasting tribute to her memory. Mayor Curt Skoog proclaimed January 26, 2025, as the 40th anniversary of Officer Rose's end-of-watch in Overland Park and urged residents to honor the enduring legacy of Officer Deanna Rose.

REAPPOINTMENT TO THE LEGACY OF GREENERY COMMITTEE:

Marie Hunter – Term 02-01-25 to 02-01-27

Mr. Logan Heley moved to approve the reappointment to the Legacy of Greenery Committee as presented. The motion was seconded by Mr. Chris Newlin, and passed by a vote of 12 to 0.

REAPPOINTMENT TO THE DOWNTOWN OVERLAND PARK PARTNERSHIP:

Jim Kite – Term 01-01-25 to 12-31-26

Mr. Logan Heley moved to approve the reappointment to the Downtown Overland Park Partnership Committee as presented. The motion was seconded by Mr. Newlin, and passed by a vote of 12 to 0.

REAPPOINTMENT TO THE ENVIRONMENTAL ADVISORY COUNCIL:

Jim Kite – Term 01-01-25 to 12-31-27

Mr. Logan Heley moved to approve the reappointment to the Environmental Advisory Council as presented. The motion was seconded by Mr. Newlin, and passed by a vote of 12 to 0.

REAPPOINTMENT TO THE KANSAS AND MISSOURI METROPOLITAN CULTURE DISTRICT COMMISSION:

Curt Skoog – Term 04-04-25 to 12-31-25

Mr. Logan Heley moved to approve the reappointment to the Kansas and Missouri Metropolitan Culture District Commission as presented. The motion was seconded by Mr. Newlin, and passed by a vote of 12 to 0.

COUNCIL PRESIDENT HOLLY GRUMMERT

Mrs. Grummert announced the Repair Café, which was a hit last time, and they will do it again. The next Repair Café will take place next Saturday. This event is part of the City's efforts to promote sustainability and reduce waste. She encouraged residents to bring broken, torn, or damaged clothing, jewelry, small furniture, computers, lamps, small appliances, toys, bicycles, and more to Matt Ross Community Center from 9:00 a.m. to 1:00 p.m. on Saturday, February 1, 2025.

CITY MANAGER LORI CURTIS LUTHER

City Manager Lori Curtis Luther, stated the City is starting work to open pools for the summer. Lifeguard hiring has begun and she encouraged residents to ask any teenagers or college students to apply. Applicants do not need to be certified. The City will train lifeguards in March to be ready for the season. They must be at least 15 years old by May 1, 2025. Early applicants will have a preference in the pool location they will be assigned to. Stonegate pool, Youngs pool, and Tomahawk Ridge Aquatic Center will open for the season on May 25, 2025.

CONSENT AGENDA:

COMMUNITY DEVELOPMENT – Committee Report

PLAYGROUND STRUCTURE – Aspire 2 Play, LLC, for the purchase of new playground equipment for the Bietigheim-Bissingen Park, 11800 West 159th Street, in the amount of \$271,877.

NAMING OF FARMERS' MARKET IMPROVEMENT PROJECT AND DOWNTOWN GATHERING SPACE PROJECT

PUBLIC SAFETY – Committee Report

AGREEMENT – Scott Rice Office Works, LLC, for the purchase of office furniture to the Police Department Criminal Investigation Division at the Tomahawk Ridge Community Center, using the NASPO ValuePoint Contract No. MA3969 with Steelcase, Inc., in the amount of \$184,797.72, using special law enforcement trust funds.

AMENDMENT AND RESTATEMENT OF AGREEMENT – Johnson County Department of Health and Environment, to provide support to the opioid antagonist protocol within the City.

AUTHORIZATION TO UTILIZE A COOPERATIVE PURCHASING AGREEMENT – AED Everywhere, Inc., for the purchase of fifty-seven (57) automated external defibrillators, accessories, warranty, software and services in the amount not to exceed \$110,295.

FINANCE, ADMINISTRATION, AND ECONOMIC DEVELOPMENT – Committee Report

AGREEMENT – Scott Rice Office Works, LLC, for furnishings, fixtures and equipment for the Myron Scafe Community Services Remodel Project using the NASPO ValuePoint Contract No. MA3969 cooperative purchasing agreement with Steelcase, Inc., in the amount of \$173,219.87.

AUTHORIZATION TO PURCHASE WORKSTATION AND ENTERPRISE HARDWARE – Dell Marketing, L.P., using State of Kansas Participating Addendum, State Contract No. 53201, to the National Association of State Procurement Officers ValuePoint Cooperative Purchasing Agreement, in an amount not to exceed \$550,000.

AUTHORIZATION TO PURCHASE SOFTWARE AND SYSTEM MAINTENANCE – SHI International Corporation, using State of Kansas Participating Addendum, State Contract No. 53201, to the National Association of State Procurement

Officers ValuePoint Cooperative Purchasing Agreement, in an amount not to exceed \$460,000.

FINANCE, ADMINISTRATION, AND ECONOMIC DEVELOPMENT – STAFF REPORT

CONFIRMATION OF INVESTMENTS – In Agency Securities in the amount of \$24,000,000.

EXPENDITURES ORDINANCE NO. 1A – Outlining the expenditures from the General Operating Fund and the Capital Projects Fund for December 20, 2024, through January 2, 2025.

Mr. Logan Heley moved to approve the Consent Agenda as outlined. The motion was seconded by Mr. Newlin, which passed by a roll call vote of 12 to 0.

REGULAR AGENDA:

COMMUNITY DEVELOPMENT – Committee Report:

Logan Heley, Chair

Mr. Heley stated the Community Development Committee met earlier this month and their business was approved on the Consent Agenda.

COMMUNITY DEVELOPMENT – PLANNING AND DEVELOPMENT SERVICES – Staff Report:

No report.

COMMUNITY DEVELOPMENT – PARKS AND RECREATION – Staff Report:

No report.

PUBLIC SAFETY – Committee Report:

Melissa Cheatham, Chair

No report.

PUBLIC SAFETY – POLICE DEPARTMENT - Staff Report:

No report.

PUBLIC SAFETY – FIRE DEPARTMENT – Staff Report:

No report.

PUBLIC WORKS – Committee Report:

Jim Kite, Chair

Mr. Jim Kite stated the Public Works Committee will be meeting this Wednesday, January 29, 2025. At this meeting, they will discuss major events, including the week-long response to the January 5, 2025, winter storm that the Public Works department has been working through. At that meeting, the director will make comments

regarding the challenges, what went well, and what did not go well. She will discuss how the team will evaluate changes that may be necessary for the future. He encouraged Councilmembers to attend the meeting and noted the discussion will not be completed at this meeting, but there will be direction provided.

PUBLIC WORKS – Staff Report:

No report.

FINANCE, ADMINISTRATION AND ECONOMIC DEVELOPMENT – Committee Report:

Chris Newlin, Chair

No report.

FINANCE, ADMINISTRATION AND ECONOMIC DEVELOPMENT – Staff Report:

No report.

ECONOMIC DEVELOPMENT PUBLIC-PRIVATE PARTNERSHIP PROJECTS – REGULAR AGENDA:

RESOLUTION NO. 5016 – Approving the execution and delivery of a Fourth Amendment to the Redevelopment Agreement relating to the Community Improvement District at the southeast corner of 91st Street and Metcalf (SEC 91st and Metcalf CID Project).

Mr. Todd LaSala, Counsel, Stinson, LLP, stated this matter concerns the Glenwood Commons Project at 91st Street and Metcalf and is one of the City's development agreements. It is a small Community Improvement District (CID) project at \$1.7 million that has been completed. The agreement noted that in the event that the developer wants to assign or transfer the project, they must come before the Council and present who they want to sell to. There is a proposed transaction to sell a portion of the project. The space that fronts Metcalf will be sold, along with the parking. Two of the pad sites have already been sold and the current developer plans to retain one of them.

The assignment document approves the sale to this buyer that has been vetted as required. Staff has reviewed their finances and experience. This transaction would include the right to collect the remainder of the CID proceeds and the City would be in contract with a new party who would control the site, act as the developer, and collect the CID proceeds.

There is a fourth amendment to the current development that is a request from this buyer to allow for tenancy and common interests, which is described by law as a transfer of undivided interest in the whole of the property. This means that they can sell percentage interests in the property, which is a common vehicle used by investors and allows them to right-size their investment in the property. This buyer has indicated they have an interest in doing this and want the document to account for it. The fourth amendment does this with restrictions and parameters, and they want to ensure this developer they vetted will primarily own most of the percentage interest in

the site, and that they have control of the operation and management, and they are the declarant under the restrictions and access easements that govern the site.

Staff added restrictions and they feel comfortable that this is a fine ownership structure. This is not uncommon in real estate investment, but they ensure they have control over the situation.

Mrs. Grummert stated the Finance, Administration, and Economic Development (FAED) committee reviewed this twice. Mr. LaSala stated it was not the intention that they reviewed it twice, but one of the parties of interest added changes after the first presentation, which required that it be brought before the committee a second time. Mrs. Grummert stated she hopes they are comfortable with the easement assessment.

Mr. Chris Newlin moved to approve Resolution No. 5016, approving the execution of a Fourth Amendment to the Redevelopment Agreement relating to the Community Improvement District at the southeast corner of 91st Street and Metcalf (SEC 91st and Metcalf CID Project). The motion was seconded by Mr. Heley, which passed by a roll call vote of 12 to 0.

RESOLUTION NO. 5015 – Consenting to a Transfer and Assignment and Assumption Agreement and releasing Wichita/Metcalf, LLC, from its obligations under a Redevelopment Agreement for the portion of the property being assigned, all related to the Community Improvement District at the southeast corner of 91st Street and Metcalf (SEC 91st and Metcalf CID Project).

Mr. Newlin moved to approve Resolution No. 5015, consenting to a Transfer and Assignment and Assumption Agreement and Releasing Wichita/Metcalf, LLC, from its obligations under a Redevelopment Agreement for the portion of the property being assigned, all related to the Community Improvement District at the southeast corner of 91st Street and Metcalf (SEC 91st and Metcalf CID Project). The motion was seconded by Mr. Heley, which passed by a roll call vote of 12 to 0.

PLANNING COMMISSION - REGULAR AGENDA:

No report.

OLD BUSINESS:

No report.

NEW BUSINESS:

No report.

ADJOURNMENT

At 7:45 p.m., Acting Mayor Holly Grummert declared the meeting adjourned. Minutes transcribed by Jessica Pierce.

ATTEST:

Elizabeth Kelley, City Clerk