

**CITY OF SHAWNEE  
CITY COUNCIL MEETING  
MINUTES  
May 27, 2025  
6:00 P.M.**

**Governing Body Present:**

Mickey Sandifer - Mayor  
Sierra Whitted - Ward 1  
Tony Gillette- Ward 1  
Jeanie Murphy - Ward 2 (*online*)  
Dr. Mike Kemmling - Ward 2  
Kurt Knappen - Ward 3  
Angela Stiens - Ward 3  
Jacklynn Walters- Ward 4

**Governing Body Absent:**

Laurel Burchfield - Ward 4

**Staff Present:**

Paul Kramer - City Manager  
Colin Duffy - Deputy City Manager  
Lauren Grashoff - Assistant City Manager  
Jenny Smith - City Attorney  
Stephanie Zaldivar - City Clerk  
Kellie Heckerson - Admin. Coordinator CMO  
Sam Larson - Police Chief  
Rick Potter - Fire Chief  
Doug Donahoo - Communications Director  
Mike Inich - IT Director  
Kelly Grisnik - Human Resources Director  
Sean Rocco - Finance Director  
Doug Allmon - Community Development  
Director  
Kevin Manning - Public Works Director  
Brett McCubbin - Manager of Parks & Facilities  
Geoffry Brown - Budget & Purch. Specialist

(Shawnee City Council Meeting Called to Order at 6:00 p.m.)

**A. ROLL CALL**

**MAYOR SANDIFER:** Good evening and welcome to the May 27<sup>th</sup>, 2025, meeting of the Shawnee City Council. I am Mayor Mickey Sandifer, and I will be chairing this meeting. I'll do a roll call at this time. Councilmember Whitted.

**COUNCILMEMBER WHITTED:** Present.

**MAYOR SANDIFER:** Councilmember Gillette.

**COUNCILMEMBER GILLETTE:** Present.

**MAYOR SANDIFER:** Councilmember Murphy. She is online at this moment. You there, Jeanie?

**MR. DUFFY:** She is virtual, but it looks like she's still muted. Let me see if we can get her back on.

**MAYOR SANDIFER:** Okay. Councilmember Kemmling.

**COUNCILMEMBER KEMMLING:** Present.

**MAYOR SANDIFER:** Councilmember Knappen.

**COUNCILMEMBER KNAPPEN:** Present.

**MAYOR SANDIFER:** Councilmember Stiens.

**COUNCILMEMBER STIENS:** Present.

**MAYOR SANDIFER:** Councilmember Walters.

**COUNCILMEMBER WALTERS:** Present.

**MAYOR SANDIFER:** And Councilmember Burchfield is absent. She had a planned vacation for this day. Thank you.

## B. PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

**MAYOR SANDIFER:** Please join me with the Pledge of Allegiance followed by a moment of silence.

(Pledge of Allegiance and Moment of Silence)

**MAYOR SANDIFER:** Thank you.

Next, I'd like to explain our procedures for public input. In an effort to enhance residents' ability to present information to the Governing Body, anyone interested in addressing the Governing Body is strongly encouraged to sign up to speak by noon on the day of the meeting, but it is not required. Information has been posted online about how to sign up.

By policy, comments are limited to five minutes, and no person may speak more than once about any one agenda item. Only comments related to City business are permitted. Disruptive acts are not permitted as per Policy No. 7 and will not be tolerated.

After you are finished speaking, please sign the form on the podium to ensure that we have an accurate record of your name and address. Additionally, comments can be submitted to the entire Governing Body at via email at:

[GoverningBody@cityofshawnee.org](mailto:GoverningBody@cityofshawnee.org).

## C. CONSENT AGENDA

1. Approve minutes from the City Council meeting of May 12, 2025.
2. Review minutes from the Planning Commission meeting of May 5, 2025.
3. Review minutes from the Parks and Recreation Advisory Board meeting of April 3, 2025.
4. Consider renewing the Citizenserve Land Management Software Agreement for 2025-2026.
5. Consider a Contract for School Crossing Guard Attendant Services for Fall 2025 - Spring 2026 school year.

6. Consider adopting a Resolution consenting to enlarging the sewer district for Johnson County Wastewater to allow sanitary sewer main connection for 7017 Mill Creek Road.

**MAYOR SANDIFER:** The next item on the agenda is the Consent Agenda. Is there anyone on the Council that would like to pull anything from the Consent Agenda? Hearing none, I'll accept a motion. Kurt.

**COUNCILMEMBER KNAPPEN:** Move to approve.

**COUNCILMEMBER STIENS:** Second.

**MAYOR SANDIFER:** I've got a motion and a second on this item. All those in favor say aye.

**COUNCILMEMBERS:** Aye.

**MAYOR SANDIFER:** Opposed, nay. Motion passes.

**Motion 1:** Kurt Knappen - Ward 3/Angela Stiens - Ward 3: Approve the Consent Agenda as presented. The motion carried 7-0-0.

#### D. BUSINESS FROM THE FLOOR

**MAYOR SANDIFER:** The next item on the agenda is Business from the Floor. If anyone is here to speak about a specific item on the agenda, please wait until that item is discussed. If you are here to speak on an item that is not on tonight's agenda, now is the time to speak. Did anyone sign up for tonight?

**MR. DUFFY:** No, Mayor. We had no one pre-register.

**MAYOR SANDIFER:** Is there anyone in the audience that would like to speak during Business from the Floor? Seeing none, we'll move on.

#### E. MAYOR'S ITEMS

##### 1. Gun Violence Prevention Proclamation

**MAYOR SANDIFER:** The next item on the agenda is Mayor's Items. Item Number 1 is a Gun Violence Prevention Proclamation. Communications Director Doug Donahoo will read the Proclamation while I present it. I'd like to invite Kristen Blackton with Moms Demand Action in the front for presentation for tonight's Proclamation.

**MR. DONAHOO:** Whereas, there are 19,000 gun homicides in the United States each year, as well as 473 in the state of Kansas; and

Whereas, cities across the nation, including Shawnee, are working to end gun violence with evidence-based solutions; and

Whereas support for the Second Amendment rights of law-abiding citizens go hand in hand in keeping guns away from those who are a danger to themselves or others; and

Whereas local governments, law enforcement agencies, and violence intervention specialists are best positioned to address the root causes of gun violence in their communities; and

Whereas, gun violence prevention remains critical as firearm deaths, non-fatal shootings, and domestic violence incidents continue to impact families nationwide; and

Whereas, we support community efforts to keep our families and neighborhoods safe.

Now, therefore, Mickey Sandifer, Mayor of the City of Shawnee, Kansas, does hereby proclaim June 6<sup>th</sup>, 2025, to be Gun Violence Awareness Day and encourages all citizens to prevent gun violence and to value human lives.

**MAYOR SANDIFER:** Thank you. Also, we have Old Shawnee Days coming up June 5th, 6th, 7th and 8th. I hope everybody comes out and has a great time.

## F. APPOINTMENTS

### 1. Consider appointments to various boards and commissions

**MAYOR SANDIFER:** So, the next item is Appointments. Item Number 1 is to consider appointments to various boards and commissions. Paul.

**MR. DUFFY:** I'll handle this one. Mayor and Council, this item is our spring recruitment process to seek appointments. It proceeds with terms expiring on or before June 30<sup>th</sup>. We have five boards and commissions with seats that will be vacant with those expiring terms. Those are Board of Zoning Appeals, Civil Service Commission, Community Police Advisory Board, Planning Commission, and the Downtown Partnership. There are 13 seats total in this slate of candidates; 11 of those are reappointments with 2 of those being new appointments.

One motion can approve the entire slate as presented, and I'm happy to answer any questions you may have.

**MAYOR SANDIFER:** Does anyone have any questions for staff?

**COUNCILMEMBER KNAPPEN:** Can I make a comment?

**MAYOR SANDIFER:** Kurt.

**COUNCILMEMBER KNAPPEN:** Yeah. I just wanted to make mention. I was particularly pleased to see that the Mayor has nominated Greg Sitzmann for the Planning Commission. I've known him for a long time. He's in Ward 3, and he's a big part of the community, and I think he'll be a good addition. So, I'm supportive of the slate. Thank you.

**MAYOR SANDIFER:** Good. Anyone sign up for this? Anyone in the audience that would like to speak on this issue? Hearing none, I'll accept a motion. Kurt.

**COUNCILMEMBER KNAPPEN:** Move to approve.

**MAYOR SANDIFER:** Jacklynn.

**COUNCILMEMBER WALTERS:** Second.

**MAYOR SANDIFER:** I have a motion and a second on this item. All those in favor say aye.

**COUNCILMEMBERS:** Aye.

**MAYOR SANDIFER:** Opposed, nay. Motion passes.

**Motion 2:** Kurt Knappen - Ward 3/Jacklynn Walters - Ward 4: Approve the appointments as presented. The motion carried 7-0-0.

#### G. ITEMS FROM THE PLANNING COMMISSION MEETING OF MAY 5, 2025

1. Consider an Ordinance for PUD25-02, to rezone approximately 5.6 acres from Agricultural to Planned Unit Development Mixed Residential for Cedar Trace, an attached residential development proposed at 22604 W. 75th Street.

**MAYOR SANDIFER:** The next item on the agenda are Items from the Planning Commission meeting of May 5<sup>th</sup>, 2025. Item Number 1 is to consider an ordinance for PUD25-02, a rezoning of approximately 5.6 acres of Agricultural to Planned Unit Development Mixed Residential for Cedar Trace, an attached residential development proposal at 22604 West 75<sup>th</sup> Street. Paul.

**CITY MANAGER KRAMER:** Thank you, Mr. Mayor. Doug Allmon, the Community Development Director, will handle this item.

**MR. ALLMON:** Good evening, everyone. I'm going to do just a brief project overview, and then I believe the applicant and maybe the property owner is here as well to present some information. The proposed Preliminary Development Plan includes 21 residential dwelling units and 10 duplex buildings and one existing single-family home. All new units will have full basements and two-car garages.

The site is adjacent to the Willow Ridge subdivision to the west that is also zoned PUDMR and contains attached residential dwelling units. One single-family home that is on a non-conforming AG lot is located directly adjacent to the southwest of the site. Property directly south contains the Suttle Downs duplex subdivision. Properties directly to the north and to the east contain single-family homes on ground zoned Residential Suburban.

The subject site is designated as Traditional Residential Neighborhood within the Achieve Shawnee Future Land Use Framework to reflect its current use and development with one existing single-family home. While not in alignment with the future -- with the Traditional Residential Neighborhood designation as shown on the Future Land Use Framework of the Comprehensive Plan, the proposed use is similar to and compatible with the adjacent developments of Willow Ridge to the west and the Suttle Downs duplex homes to the south. This development provides just under two dwelling units per acre.

The extension of a similar use on this 5.6 acre tract is not out of character for the area and provides a transition in use between existing RS single-family lots to the east as development patterns intensify closer to K-7.

Per City Code, the development requires 42 parking spaces. That's two parking spaces for each residential unit. This plan provides a total of 84 off-street parking spaces within the units' garages and driveways, and additional on-street parking will also be available. The applicant in their presentation to the Planning Commission has indicated a commitment to preserve the existing trees around the perimeter of the site to the extent possible to maintain the natural buffer between this development and the existing adjacent residences.

The applicant has indicated the development will be platted to allow for individual ownerships of each unit. A homeowners association shall be formed for this development to provide at minimum for the provision and ownership and maintenance of the two tracts and the improvements within those tracts. An executive homeowners association declaration will be filed and recorded with the Johnson County Register of Deeds Office along with the final plat.

A public hearing was held on this item at the Planning Commission meeting of May 5<sup>th</sup>, 2025. Three neighbors did speak regarding the item. Their concerns focused primarily on the housing type proposed for the development, preservation of trees, and a question about the required storm detention basin.

The Planning Commission did discuss these items as well as the Traditional Neighborhood Designation. After deliberation, the Planning Commission unanimously concluded that the use of the property made sense based on transitions in use from east to west, that adjacent properties were already developed with attached housing, and the low intensity of the development proposal.

The Governing Body should consider the factors that are noted in the staff report when considering a rezoning request. An ordinance is required to approve a rezoning request. No protest petition was submitted within the 14-day protest period. An ordinance requires five votes to approve or six votes to deny the request by overriding the Planning Commission. A remand back to the Planning Commission for review of specific items can also occur by simple majority of those present and voting.

Again, the Planning Commission did, by a vote of 8-0, recommend the Governing Body approve PUD25-02, subject to the conditions listed in the Planning Commission staff report that is attached in your packet.

With that, I will conclude, and I believe that the applicant and their designer has a presentation that they want to go over with you.

**MAYOR SANDIFER:** Come on up.

**MR. FOSTER:** Good evening. Dan Foster with Schlagel. Also, here tonight is Troy and Nancy Ruf, who are with the TJR Properties and the actual owners of the property today. And they currently reside on that and plan to reside on that after -- even when this development is going on.

(Aerial map slide)

Just as a reminder, most of you may realize that this is within the Improvement District that the City set up a number of years ago. And so, this is kind of on that edge along 75<sup>th</sup> Street adjacent to Willow Ridge across from the Suttle Downs. You can go to the next slide there.

**[Site View Looking North slide]**

This is a view looking north so you can kind of get an idea of what the property looks like today. There are, as Doug pointed out, existing trees kind of along the western boundary, a few along the eastern boundary, and a few new ones that have been planted by the property owner to the east there in the southeast corner. Go ahead and go to the next one there.

**[Aerial schematic of proposed development slide)**

So, we are asking for a PUDMR Mixed Residential. Basically, what we're trying to do here is save the existing single-family home. And it's my understanding in talking to the Ruf's when they bought the home from the original owner, he had placed the home in this position to allow for future development. And if you notice, the house is turned sideways from 75th Street. And it's backed up close to the east property line to allow a street to go by and actually create an opportunity for future development here.

The remainder is a variety of one-story and two-story attached product. We are preserving the trees within the 30-foot setback around the perimeter of this property. So, that does provide the typical transition buffer that's allowed in the PUDMR district between adjacent single-family uses and attached product type of uses. So, we are meeting the code from that perspective.

We are also providing trees on the backs of these units right here where there are none today. That's evergreen trees that we're going to plant there. On this single-family home, this adjacent property owner actually planted trees right in this area already, evergreen trees. And then all of these are existing trees that are both, some on our property and some off our property.

We are providing an amenity space, which is located at this location right here, sort of central to the whole development. And then we are providing the stormwater detention basin as required by the City Code.

As mentioned in the staff report that was provided for the Planning Commission, we are meeting the milestones of the Comprehensive Plan for providing a variety of housing types.

One thing to note is that in the, I don't know if it was in your report, but in the Planning Commission report, we are providing almost four times the land area per unit than required in the code. So, the adjacent, like Willow Ridge and Suttle Downs have a fourth of the land area per unit than what we have. So, we are less dense than both of those while similar in terms of it being an attached product. They are a little less dense than those are.

**(Main Level architecture slide)**

On the architecture side, go ahead and go to the next slide. We are providing, again, single-story and two-story. And one of the components that we did, we've listened to various meetings over the years, we do have the private, kind of deck patio spaces

separated from each other. I know that that's a topic that either the Planning Commission or City Council has brought up a few times.

[One-Story Single-Family home schematic slide]

If you go to the next slide, I'll show you the elevation of the single-family home that has stone, a mixture of siding on it.

[Two-Story Single-Family home schematic slide]

Then two slides and you can go to the two-story version of that. And it's a mixture of those and it would kind of depend on who comes in and what style of home they want is basically how it works. First person comes in and says I'd like a ranch home; we build a ranch building is how that kind of works. And then the other one becomes available for either sale or a lot of times somebody may buy that after it's built, so.

We did hold a neighborhood meeting and talked through some of the items in terms of stormwater detention. And again, at the Planning Commission, talked through a lot of those items. All of those are contained within the minutes of the Planning Commission, so I won't go through any of that in detail.

[Aerial map of proposed development slide]

And if you go to the last slide. So, we feel like this product will provide a unique product and then it's got a mixture of ranches and two-story type product that will appeal to people in all stages of life. You know, empty nesters, young professionals looking for a place to buy. And then we also feel that the buildings and landscape combined with the natural scenic setting will enhance the appearance of this area and be an appeal for the residents in the City.

So, we agree with all the stipulations and things that staff put in the original report and would be happy to answer any question.

**MAYOR SANDIFER:** Anyone have any questions? Does anyone have any questions for staff? Go ahead.

**COUNCILMEMBER KNAPPEN:** Thank you. This, I think, looks like a good product and it is similar to the current character of the neighborhoods that surround it. I like the amount of parking that you've set up here. I like that the, I don't know if you would have been able to anyway, but one of my first concerns was that you would feed into the other neighborhoods, but the only exit point is 75<sup>th</sup>, which I think is great.

When you look at this right here, I appreciate that you said you're going to preserve 35 feet of trees. The lines are going right down the middle of the trees. So, are like half of those trees going to get cut our or --

**MR. FOSTER:** No. I mean, it's -- literally on that particular area right here on this boundary, those trees are right on the line. So, it's kind of split between the two properties. On this line, on this back area right here, the trees are on our property. And all of those within the 30-foot area are going to be saved. We're not grading beyond that 30 foot line, which should save all of those.

**COUNCILMEMBER KNAPPEN:** And then if you go on up there.

**MR. FOSTER:** And then all of these are kind of a combination of being on our property and in a tract that the Willow Ridge folks own. And none of those will be cut either.

**COUNCILMEMBER KNAPPEN:** They'll be safe. Good. Good. And then the last question I had was you had spoke very briefly to amenities. Could you speak a little bit more to that?

**MR. FOSTER:** Yeah. So, it's going to be kind of a picnic area, if you will. Just a gathering space and it has a trellis structure on it for someone if they want to have, you know, a small birthday party or, you know, just for -- a place for people to go out and sit outside and enjoy kind of the natural setting in this area.

**COUNCILMEMBER KNAPPEN:** A little neighborhood park type thing.

**MR. FOSTER:** Yeah.

**COUNCILMEMBER KNAPPEN:** Okay. Thank you.

**MAYOR SANDIFER:** Anyone else? Tony.

**COUNCILMEMBER GILLETTE:** Yeah. Not a question, but just a comment. I just wanted to thank you for bringing a project such as this as multi-family that has two-car garages. It's more in character with what's in the surrounding neighborhood. And so, it's a real good fit and feel for that area. So, I just wanted to say thank you.

**MR. FOSTER:** Sure.

**MAYOR SANDIFER:** Sierra.

**COUNCILMEMBER WHITTED:** I also wanted to compliment you on bringing some diverse housing to Shawnee and providing a basement to all these units as well. That's a big safety factor here and I appreciate seeing that too.

**MR. FOSTER:** Thank you.

**MAYOR SANDIFER:** Anyone else? Mike.

**COUNCILMEMBER KEMMLING:** Just for Doug. What did you say the density was?

**MR. ALLMON:** If you -- I think if you calculate it units per acre, it's around 1.98.

**COUNCILMEMBER KEMMLING:** It's 21 units, right?

**MR. ALLMON:** Yes.

**COUNCILMEMBER KEMMLING:** And five acres?

**MR. ALLMON:** Yes. Did I do my math wrong?

**COUNCILMEMBER KEMMLING:** It's not four? I think it's closer to four.

**MR. ALLMON:** Okay.

**MR. FOSTER:** Right. It's 4.6.

**MR. ALLMON:** I'm so sorry.

**COUNCILMEMBER KEMMLING:** I just want to make sure. But no. I like the fact that it is less than. So, you can just see in this aerial here that they actually have yards unlike the others. So, I do like that, and I like the fact that it's almost, what is it, four parking spaces per unit essentially. I like the fact that it's got that as well. So, I just wanted to put that in there. Thanks.

**MAYOR SANDIFER:** Anyone else? Is there anyone signed up for this? Is there anyone in the audience that would like to speak on this issue? Hearing none, I'll accept a motion. Jacklynn.

**COUNCILMEMBER WALTERS:** Move to approve.

**MAYOR SANDIFER:** Sierra.

**COUNCILMEMBER WHITTED:** Second.

**MAYOR SANDIFER:** I got a motion and a second on this item. All those in favor say aye.

**COUNCILMEMBERS:** Aye.

**MAYOR SANDIFER:** Opposed, nay. Motion passes.

**Motion 3:** **Jacklynn Walters - Ward 4/Sierra Whitted - Ward 1:** Approve an Ordinance for PUD25-02, to rezone approximately 5.6 acres from Agricultural to Planned Unit Development Mixed Residential for Cedar Trace, an attached residential development proposed at 22604 West 75<sup>th</sup> Street. **The motion carried 7-0-0.**

2. Consider an Ordinance for RZ25-03, to rezone approximately 35 acres from Residential Suburban to Agricultural for the YVA Family Estate at Clear Creek; and acceptance of dedications on the one-lot subdivision plat (FP25-06), located in the 6700 block of Clare Road.

**MAYOR SANDIFER:** Item Number 2 is to consider an ordinance for RZ25-03 to rezone approximately 35 acres of Residential Suburban to Agricultural for the YVA Family Estate at Clear Creek and acceptance of dedication on the one-lot subdivision plat (FP25-06), located at 6700 block of Clare Road. Paul.

**CITY MANAGER KRAMER:** Once again, Doug Allmon will handle this item.

**MR. ALLMON:** I'm just going to give a very brief overview of this project. You're familiar with this from rezoning that happened out on the corner south of here. This is that remaining 34-acre tract that we had talked about that was going to be developed with one single-family home. That owner has submitted plans. It includes a stable, a horse paddock, really an estate type development. And so, they're wanting to re-zone this back to Agricultural from that original RS zoning that was done in the early 2000s.

In our terms, Agricultural is in some ways a holding zone. So, that if 50 years from now someone decided they wanted to put more housing units on this acreage, it could be rezoned with a new layout if you will.

But at this point it's staff's opinion that with the layout and the desire of this owner to go forward with an estate type zoning, the pool, and all of the things that you would see in an estate type setting, that it is appropriate to rezone it back to Agricultural. To do anything then less than five acres in size would require a rezoning of some sort. But I believe for this person it's a long-term hold.

The Planning Commission did have a public hearing on this as well on May 5<sup>th</sup>. No one from the public spoke. They had very limited discussion. They noted that it was similar to zonings that we've done on Bell and down on Midland where projects had been rezoned to, for instance, an Office use or Commercial Highway use, but people were still living there 30 years after the fact and had returned them to horse-type facilities. And so, it's very similar to that, and they were comfortable with the rezoning and recommended unanimously that you also recommend this or approve this rezoning request by ordinance.

The same rules would apply. Five to approve, six to override, and then those voting and present would be able to remand.

**MAYOR SANDIFER:** But with only seven here, does it still pass with four?

**MR. ALLMON:** To remand it would be --

**MAYOR SANDIFER:** Oh, five.

**MR. ALLMON:** Yes. It would be -- that would be true. Now, out of nine, you still have to have five for an ordinance because in an ordinance, it's members of the Governing Body, a majority of the Governing Body whether they're present or not.

**MAYOR SANDIFER:** Thank you. Kurt.

**COUNCILMEMBER KNAPPEN:** Yeah. I'll mention -- well, this is in my ward, so I'll make a comment. Drove out there again and looked at it. And I mean it's an estate, which may not be its highest and best use from our perspective. But I will tell you the people that live in that area out west are going to welcome it with open arms. The more wide open spaces they can keep out there.

**MAYOR SANDIFER:** Yeah.

**COUNCILMEMBER KNAPPEN:** So, you know, it may not be best for my property tax standpoint, but, you know, I think we're all about doing what's -- what our constituents want. And in this case, I know the people in Ward 3 would welcome this.

One question I had, you know, when the developer, the recent one we just rezoned, obviously, they're required to also do the street improvements. I'm assuming since this is a single house, they're not. But is there any requirement for them to do anything to widen that road because we're going -- that's going to be a high priority for us once we get all this in.

**MR. ALLMON:** So, in a case like this, especially in a mid-block setting, we do require them to plat. There is a final plat involved, and we do require them to, especially with the zoning, dedicate the amount of right-of-way that we would need to do improvements. But in this case, one lot it doesn't justify someone having to do 300 feet of street improvements along their property. But they do cede to the City through plat that right-of-way that we would need to eventually do Clare whenever a major project is done to upgrade it.

**COUNCILMEMBER KNAPPEN:** Thank you. And I figured that would be the answer, but thanks.

**MAYOR SANDIFER:** Jacklynn, you had something? Okay. Anyone else? Hearing none, did anyone sign up for this? Is there anyone in the audience that would like to speak on this issue? Hearing none, I will accept a motion. Kurt.

**COUNCILMEMBER KNAPPEN:** Move to approve.

**COUNCILMEMBER STIENS:** Second.

**MAYOR SANDIFER:** I have a motion and a second on this item. All those in favor say aye.

**COUNCILMEMBERS:** Aye.

**MAYOR SANDIFER:** Opposed, nay. Motion passes.

**Motion 4: Kurt Knappen - Ward 3/Angela Stiens - Ward 3:** Approve an Ordinance for RZ25-03 to rezone approximately 35 acres from Residential Suburban to Agricultural for the YVA Family Estate at Clear Creek and acceptance of dedications on the one-lot subdivision plat (FP25-06), located in the 6700 block of Clare Road. The motion carried 7-0-0.

## H. STAFF ITEMS

1. **Consider approving Final Plans and authorizing Staff to bid for the McAnany Drive - Nieman Road to Lucille Lane Street Improvement Project (PN-3609)**

**MAYOR SANDIFER:** The next item on the agenda are Staff Items. Item Number 1 is to consider approving final plats and authorizing staff to bid for the McAnany Drive - Nieman Road to Lucille Lane Street Improvement Project, P.N. 3609. Paul.

**CITY MANAGER KRAMER:** Thank you, Mr. Mayor. Kevin Manning, the Director of Public Works, will handle this item.

**MR. MANNING:** Okay. So, this first item tonight is McAnany Drive. This is our current Street Improvement Project that we're working on from Lucille Lane to Nieman. Plans are basically complete and we're looking for authorization to bid.

We did have a public meeting on this project to kind of show the final plan to the public a week ago. Had good attendance. About 20 people were there, a lot of the property owners along the route. It was a very positive meeting. And we actually had 15 of our residents actually at that meeting signed their easements. So, that was kind of an easy way to knock out, you know, a lot of those in one fell swoop.

So, we're excited to get started on this. We're looking at starting construction in July and construction will continue throughout the most of the rest of the year.

**MAYOR SANDIFER:** Okay. Any questions for staff? Anyone sign up for this? Anyone in your audience that would like to speak on this issue? Hearing none, I'll accept a motion. Jacklynn.

**COUNCILMEMBER WALTERS:** [Inaudible; talking off mic]

**MAYOR SANDIFER:** Tony.

**COUNCILMEMBER GILLETTE:** Second.

**MAYOR SANDIFER:** I have a motion and a second on this item. All those in favor say aye.

**COUNCILMEMBERS:** Aye.

**MAYOR SANDIFER:** Opposed, nay. Motion passes.

**Motion 5:** **Jacklynn Walters - Ward 4/Tony Gillette - Ward 1:** Approve final plans for the McAnany Drive - Nieman Road to Lucille Lane Street Improvement Project and authorize Staff to bid the project.  
**The motion carried 7-0-0.**

**2. Consider adopting a Resolution for the closure of Frisbie Road near the 4800 block.**

**MAYOR SANDIFER:** Item Number 2 is to consider adopting a resolution for the closure of Frisbie Road near the 4800 block. Paul.

**CITY MANAGER KRAMER:** Once again, Kevin Manning for this item.

**MR. MANNING:** So, this item tonight, if you're familiar with this area, this is near the Kansas River. There's a Lindsay Auction house just north of the proposed closure site. And south of this location on Frisbie Road, the road basically is an asphalt road that continues south and eventually turns into a dirt road and then kind of goes to nothing. And there's really not that much out there. And this is an area that for years has been kind of a problem area. It's very remote, so you basically get people out there doing things they're not supposed to be doing. They're out there shooting. We've had issues with people setting fires out, vehicle fires, just trespassing in general. People go out there with dirt bikes and ride around. So, there's trespassing going on. And so, it's kind of been a known issue for several years.

But, you know, Tom Lindsay called me, and we had a conversation, and I've had some conversation with some other property owners as well. And they expressed an interest in the potential to close that. And I told them we'd kind of look into it. And after having some further conversations internally with a lot of staff, like I said, it is an issue that we - - we have to respond and take care of a lot of things out there. We have issues with trash dumping. So, basically Parks is cleaning up messes out there. PD is responding. Fire is responding and Public Works. We're out there for the most part doing things that we would prefer not to be doing. And so, that's why we're looking at the potential of closing this out here.

This area at some point will be a City park. You can see Holliday Sand and Gravel is clearing out material. And if you look at aerials over time, they're actually making a lot of progress out there. But they will continue to clear out a lot of that land to the south with their operation. And once that's complete, the City at some point will be turning this area into a park. So, this is not -- if this was closed, this is not a final closure. But this is kind of an intermediate step to help address some of the issues that we've been seeing with people doing all kinds of illegal activities out there.

**MAYOR SANDIFER:** Thank you. Any questions for staff?

**COUNCILMEMBER STIENS:** Actually, I have a friend whose house faces that road, and I was over there actually last week, and I saw the police there. I think there were some people shooting. I don't know what they were doing honestly. I just heard some gunshots. But so, is that area, is there a couple of different ways into that? Because I was just curious because I had never -- I've been down there. But is there just that -- is there -- didn't there used to be like a little Boy Scout camp or something back there or --

**MR. MANNING:** Yes, there is. You know, Frisbie Road is kind of the main entry point to it. You can't see it great on this aerial, but there's a few locations where you can kind of get up on top of the levee and go down there. And so, you know, we could look at some things to help make that more difficult to get into. I think the intent here, and we recognize this is not -- we're not turning this into a fortress. If someone is bound and determined to get in, they may be able to figure out a way to do it. But we want to be a little more clear that, hey, this is off limits and make it harder for people to get in there is really the intent of what we're looking at tonight.

**COUNCILMEMBER STIENS:** And so, is there, because I -- like I said, driving down there, is there just that one entrance or is there a back way too? Like would you be closing off, I guess the -- obviously, emergency vehicles and stuff could get down there. But is it kind of -- like how are you closing it off, like a gate or something similar?

**MR. MANNING:** Yeah.

**COUNCILMEMBER STIENS:** Okay.

**MR. MANNING:** So, right at the locations kind of pinned here. The intent would be to close it basically with a gate.

**COUNCILMEMBER STIENS:** Okay.

**MR. MANNING:** This is kind of an ideal location. There is, you know, it's heavily wooded immediately to the west of that point, and there's an existing fence that Lindsay Auctions has put up to the east.

**COUNCILMEMBER STIENS:** Okay.

**MR. MANNING:** So, it would be kind of a good location. As I mentioned, to the north here a little bit, there are some -- there are ways, and if someone just wants to kind of walk through the woods, they're going to be able to get down there. The intent here is not to fence off the entire area, but it's more putting people on notice they're not supposed to be back there. And hopefully that will reduce some of the incidents that we're having. If we continue to have problems, we could explore additional options at that time.

**COUNCILMEMBER STIENS:** I think the neighbors probably would appreciate it honestly, that live, you know, because there's a lot of backyards back there on Clare Road that have view of that. And I know they are -- have said, a couple of them have said that they're, as you mentioned, there was just a lot of shenanigans going on back there, so.

**MR. MANNING:** Pretty much.

**COUNCILMEMBER STIENS:** Thank you, Kevin.

**MAYOR SANDIFER:** Tony.

**COUNCILMEMBER GILLETTE:** Yeah. Kevin, just from not being able to understand from reading the staff report, but seeing this aerial now, I have driven out to this property in the past, so I'm familiar with that outhouse or outbuilding that's on the eastern side of Frisbie. I assume that's Frisbie Road, right?

**MR. MANNING:** Yes.

**COUNCILMEMBER GILLETTE:** With the green roof there. And it's kind of like a little bit of a parking circle on the west side there. How do we intend on just gating that off and not having people just drive around the gate? I mean it's pretty flat area. It's a bit sandy ground. It's pretty easy to maneuver in there even if we did put a gate in there.

**MR. MANNING:** So, that particular location, you know, if -- if you're out there, there's basically -- it's heavily wooded on the west side. And so, you won't be able to get around at that side and the east side is gated. So, the approximate location that's shown on this map here, it's not going to be easy to get around at that particular location. And as I mentioned, there may be some spots up to the north that, you know, people may try to get up on top of the levee. But we may explore some options to make that more difficult as well. But this particular location we're looking at gated. Gating the roadway will be effective. You won't just be able to kind of go around the outside.

**COUNCILMEMBER GILLETTE:** Okay. Because to the north of that green roofed building, there's plenty of access points to access that lane if you want to just pull over and park in flat land, right? Are we looking to gate all the way up to the north?

**MR. MANNING:** That property north of there is Lindsay Auction. I think he has a lot of fence up in that area. I don't know -- I'd have to go out there and take a look at it again. But being out there, going out there and taking a look at the whole situation, it looked like this would be a good location to stop some of that traffic going down. Like I said, I'm not disputing there may be other options for people to get around, but we want to be a little more, a little more explicit as to, you know, being clear that people are not supposed to be south of that location on Frisbie.

**COUNCILMEMBER GILLETTE:** Thanks for that explanation.

**MAYOR SANDIFER:** Sierra.

**COUNCILMEMBER WHITTED:** I did have a question with -- because there is a -- is there a park to the north of that? Is that Riverfront Park or is that not? That's what it was showing on the maps when we're looking at it that there is a park up there. But that won't be blocked off, that access point, right, by this gate? Or is that even --

**MR. MANNING:** So, there's no -- there's no -- Riverfront Park is basically a future park that will be [inaudible].

**COUNCILMEMBER WHITTED:** Right. Okay.

**MR. MANNING:** And so, there's no basically existing park that's out there, I believe.

**COUNCILMEMBER WHITTED:** Okay. So, okay. So, it does seem like there is -- received some communications. Okay. So, that is good to know. Thank you.

**MAYOR SANDIFER:** Anyone else? Anyone sign up for this? Anyone in the audience that would like to speak on this issue? Hearing none, I'll accept a motion. Kurt.

**COUNCILMEMBER KNAPPEN:** Move to approve.

**MAYOR SANDIFER:** Angela.

**COUNCILMEMBER STIENS:** Second.

**MAYOR SANDIFER:** I have a motion and a second on this item. All those in favor say aye.

**COUNCILMEMBERS WHITTED, MURPHY, KEMMLING, KNAPPEN, STIENS, WALTERS:** Aye.

**MAYOR SANDIFER:** Opposed, nay.

**COUNCILMEMBER GILLETTE:** Nay.

**MAYOR SANDIFER:** We've got one nay. Tony is a nay. Motion passes.

**Motion 6:** Kurt Knappen - Ward 3/Angela Stiens - Ward 3: Adopt a Resolution for the closure of Frisbie Road near the 4800 block.  
The motion carried 6-1-0 with Tony Gillette - Ward 1 voting no.

**3. Consider bids and award the contract for the 2025 Storm Sewer Video Inspection Project, P.N. 3620.**

**MAYOR SANDIFER:** Item Number 3 is to consider bids and award the contract for the 2025 Storm Sewer Video Inspection Project, P.N. 3620. Paul

**CITY MANAGER KRAMER:** Once again, Kevin Manning on this item.

**MR. MANNING:** Because I think most of you know here, every year we video about a tenth of our stormwater system. And the intent here really is to be able to see the condition of our pipes and see how they're going to degrade overtime so we can make better decisions as to when those pipes need to be replaced.

And so, this -- we basically kind of have a three-year contract on this. It's basically a one-year contract, and then there are options to basically have one year additional contracts. So, if this is approved tonight, we'll have a contract for 2025, and there would be one-year options for 2026 and 2027 with Hydro-Klean to continue to video the City's stormwater system.

**MAYOR SANDIFER:** Any questions for staff? Anyone sign up for this? Anyone in the audience that would like to speak on this? Hearing none, I'll accept a motion. Tony.

**COUNCILMEMBER GILLETTE:** Move to approve P.N. 3620.

**MAYOR SANDIFER:** Angela.

**COUNCILMEMBER STIENS:** Second.

**MAYOR SANDIFER:** I've got a motion and a second on this item. All those in favor say aye.

**COUNCILMEMBERS:** Aye.

**MAYOR SANDIFER:** Opposed, nay. Motion passes.

**Motion 7:** **Tony Gillette - Ward 1/Angela Stiens - Ward 3:** Approve the contract with Hydro-Klean, LLC for the 2025 Storm Sewer Video Inspection Project in the amount of \$130,000 and authorize the Mayor to sign the contract. **The motion carried 7-0-0.**

**4. Consider approving Final Plans and authorizing Staff to bid for the Goddard Street and Shawnee Mission Parkway & 61st Street and Melrose Lane CMP Replacement Projects.**

**MAYOR SANDIFER:** Item Number 4 is to consider approving final plans and authorizing staff to bid for the Goddard Street and Shawnee Mission Parkway and 61<sup>st</sup> Street and Melrose Lane CMP Replacement Project. Paul.

**CITY MANAGER KRAMER:** Once again, Kevin Manning.

**MR. MANNING:** So, this item is basically two different stormwater projects that we've rolled into one. They're both SMAC projects. And as part of -- but basically, what we'll be doing here is replacing about 1,000 linear feet of aging CMP. Final plans have been completed and so we're ready to have those authorized and go out for bid. The plan currently is to start construction on these in July and construction will continue probably until November of 2025.

**MAYOR SANDIFER:** Any questions for staff? Anyone sign up for this? Anyone in the audience that would like to speak on this? Hearing none, I'll accept a motion. Angela.

**COUNCILMEMBER STIENS:** Move to approve.

**MAYOR SANDIFER:** Jacklynn.

**COUNCILMEMBER WALTERS:** Second.

**MAYOR SANDIFER:** I have a motion and a second on this item. All those in favor say aye.

**COUNCILMEMBERS:** Aye.

**MAYOR SANDIFER:** Opposed, nay. Motion passes.

**Motion 8:** Angela Stiens - Ward 3/Jacklynn Walters - Ward 4: Approve Final Plans and authorizing Staff to bid for the Goddard Street and Shawnee Mission Parkway & 61st Street and Melrose Lane CMP Replacement Projects. The motion carried 7-0-0.

**5. Consider Bids and award the Contract for the 5900 Monticello Emergency Stormwater Pipe Repair Project, P.N. 3626.**

**MAYOR SANDIFER:** Item Number 5 is to consider bids and award the contract for the 5900 Monticello Emergency Stormwater Pipe Repair Project, P.N. 3626. Paul.

**CITY MANAGER KRAMER:** Once again, Kevin Manning.

**MR. MANNING:** I know you've seen several items on this recently, so just to kind of a recap. There's a few things going on here. You can kind of see on your screen like the area, kind of the rectangle in red at the top of that aerial, that's kind of the existing sinkhole. And there's a pipe on the existing side, on the west side of Monticello that runs north and south through there. And then towards the bottom of this aerial you can see kind of a diagonal piece that runs across the roadway right there.

And so previously, the Governing Body has approved basically the lining of the pipe on the west side. And then you've also approved basically the direct purchase of the reinforced concrete box that's going underneath the roadway and that diagonal line.

So, what you're looking at tonight is basically bids for a contractor to come in and place that reinforced concrete box. And so, this is going to be tight obviously, getting this done before school reopens. We've already basically ordered the box. We're basically in line waiting to receive it. But construction on this should start basically early July, and

currently the end date is basically the Friday before school starts. And so, there's going to be plenty of work to do on it. And obviously, time is going to be of the essence on this one.

**MAYOR SANDIFER:** Kurt.

**COUNCILMEMBER KNAPPEN:** Obviously, this is a really important repair. But it's going to be a huge inconvenience to everybody in western Shawnee. Do we have plans to maybe get out ahead of some messaging to let folks know that you're talking about Monticello being closed for an entire month?

**MR. MANNING:** That's correct. It will be about a month.

**COUNCILMEMBER KNAPPEN:** I'm just wondering if we can think about that, maybe Doug and do something to alert people.

**MR. MANNING:** Yeah. We will definitely have a lot of public information as part of this project.

**MAYOR SANDIFER:** Tony.

**COUNCILMEMBER GILLETTE:** Kevin, just a quick question. 60<sup>th</sup> Street going eastbound off Monticello, will that also be closed completely during that time period for that month, or will that -- will there be some intermittent access up and down that street because now that's a thru-street through 60<sup>th</sup> Terrace all the way to Woodland Drive, and I know it gets a lot of traffic, so.

**MR. MANNING:** No. So, the closure should be basically directly north and south of where the box is going to be placed. And so, you'll be able to access any roadways or driveways up until that location. There will be a signed detour using Johnson, Woodland, and Shawnee Mission Parkway. But if people take, you know, alternate routes using residential streets, those routes will remain open.

**COUNCILMEMBER GILLETTE:** So, Monticello and 60<sup>th</sup> Street is going to be not available.

**MR. MANNING:** It should be available.

**COUNCILMEMBER GILLETTE:** Should be available.

**MR. MANNING:** Yes. Like I said, the closures will basically be immediately north and south of where the actual work is going on. So, there will be no driveway or --

**COUNCILMEMBER GILLETTE:** Okay. So, north of where the pipe goes underneath the street.

**MR. MANNING:** That's correct, yes.

**COUNCILMEMBER GILLETTE:** Okay. That's what I wanted clarification. Thank you. I understand. We're going to get questions, so I want to know in advance.

**MR. MANNING:** Yeah.

**COUNCILMEMBER GILLETTE:** Thank you.

**COUNCILMEMBER KNAPPEN:** Kevin, one more question I just thought of. Do we ever tie these contracts to getting it done on time? Obviously, it's a really tight timeline. We need it done before school starts.

**MR. MANNING:** Yeah. Generally, our contracts basically have what's called liquidated damages. So, it's basically penalties for the contractor if they go over the completion date.

**COUNCILMEMBER KNAPPEN:** Thank you.

**MAYOR SANDIFER:** Anyone else? Tony.

**COUNCILMEMBER GILLETTE:** Yeah. Sorry, Kevin. Just another quick thought with what Mr. Knappen said. And is there any opportunity of being able to start in like June instead of waiting until July? I mean, I know we're four weeks out, essentially five weeks out today but --

**MR. MANNING:** Yeah. We would like to get started earlier. The reason we came to Council earlier to basically order that box is because we had to get it ordered. And we're, like I said, we're basically in line right now. And so, the very earliest we can expect to receive that is basically July 1.

**COUNCILMEMBER GILLETTE:** Okay. Gotcha.

**MR. MANNING:** And so that's why we're [inaudible].

**COUNCILMEMBER GILLETTE:** So, we're holden to delivering material at this time.

**MR. MANNING:** Yeah. We're waiting for material to get started.

**COUNCILMEMBER GILLETTE:** Thank you. I appreciate that update.

**MAYOR SANDIFER:** Anyone else? Anyone sign up for this? Anyone in the audience that would like to speak on this? Hearing none, I'll accept a motion. Kurt.

**COUNCILMEMBER KNAPPEN:** Move to approve.

**MAYOR SANDIFER:** Angela.

**COUNCILMEMBER STIENS:** Second.

**MAYOR SANDIFER:** I have a motion and a second on this item. All those in favor say aye.

**COUNCILMEMBERS:** Aye.

**MAYOR SANDIFER:** Opposed, nay. Motion passes.

**Motion 9:** Kurt Knappen - Ward 3/Angela Stiens - Ward 3: Approve the contract with Amino Brothers Co., Inc. for the 5900 Monticello Emergency Stormwater Pipe Repair Project in the amount of \$323,920.35 and authorize the Mayor to sign a final agreement as approved by the City Attorney. The motion carried 7-0-0.

**6. Consider Professional Engineering Services Agreement with BG Consultants for inspection and testing services to the Monticello East and 51st Place and Mill Valley High School CMP Replacement Projects.**

**MAYOR SANDIFER:** Item Number 6 is to consider approving a professional engineering service agreement with BG Consultants for inspection and testing services for the Monticello East and 51<sup>st</sup> Place and Mill Valley High School CMP Replacement Project. Paul.

**CITY MANAGER KRAMER:** Once again, Kevin Manning.

**MR. MANNING:** This item is for another two stormwater projects. They're both SMAC projects that we've kind of rolled into one. And so, this -- the contract before you tonight is for inspection services on these projects. And you can see one of them is kind of running through the Mill Valley football field. I forgot to mention in the previous item too; we have obviously been in contact and are coordinating with the school district. So, they're very aware of what's going on and our schedule on both the 5900 Monticello project and also this project as well. So, similar to the last project, you know, the -- we are working with the school district to make sure that the work across the football field in that area is done basically when there's no other activities taking place because they have a lot of activities over the summer too, so we're really going to be squeezing that in. But we've been working with the school district and we're ready to get rolling on this. I believe this will be going out to bid here shortly. And once again, we'll be starting construction more than likely in July. But this contract tonight is for inspection services.

**MAYOR SANDIFER:** Any questions?

**COUNCILMEMBER KNAPPEN:** Sorry.

**MAYOR SANDIFER:** Kurt.

**COUNCILMEMBER KNAPPEN:** So, they actually have to dig up the field, right?

**MR. MANNING:** I believe so, yes.

**COUNCILMEMBER KNAPPEN:** That's what I thought. And so, what's, again, are we going to make it in time for school to start?

**MR. MANNING:** Yeah. I mean, we've been working with the school district for quite some time on this, so we're confident we're going to be able to get the work done. And once again, they've got other -- they've got other practices and things going on in the football field. And so, the schedule on this is tight, but we're confident we can get it in there.

**COUNCILMEMBER KNAPPEN:** Thank you. It makes me nervous anytime you mess with Mill Valley football.

**MR. MANNING:** I think everyone is nervous about it. So, yeah.

**MAYOR SANDIFER:** Anyone else? Anyone sign up for this? Anyone in the audience that would like to speak on this? Hearing none, I'll accept a motion.

**COUNCILMEMBER KNAPPEN:** Move to approve with reservation.

**MAYOR SANDIFER:** Angela.

**COUNCILMEMBER STIENS:** Second.

**MAYOR SANDIFER:** I have a motion and a second on this item. All those in favor say aye.

**COUNCILMEMBERS:** Aye.

**MAYOR SANDIFER:** Opposed, nay. Motion passes.

**Motion 10: Kurt Knappen - Ward 3/Angela Stiens - Ward 3:** Approve a Professional Engineering Services Agreement with BG Consultants for inspection and testing services to the Monticello East and 51st Place and Mill Valley High School CMP Replacement Projects in an amount not to exceed \$76,537 and authorize the Mayor to sign the contract. **The motion carried 7-0-0.**

**7. Consider Final Change Order to Contract No. 2024-054 with VF Anderson for the 65th Street and Lackman Road CMP Replacement Project, P.N. 3576.**

**MAYOR SANDIFER:** Item Number 7 is to consider a final change order to Contract No. 2024-054 with VF Anderson for the 65<sup>th</sup> Street and Lackman Road CMP Replacement Project, P.N. 3576. Paul.

**CITY MANAGER KRAMER:** Once again, Kevin Manning.

**MR. MANNING:** This item is for a SMAC project, a stormwater project that was primarily constructed in 2024. So, we're just basically getting the contract wrapped up. The original contract was 443,000 approximately, and the final contract was basically for \$463,051.65. So, a final increase of around 20,000 over the original contract. We did originally have the construction budget at 500,000 for this, so we did come in under that.

**MAYOR SANDIFER:** Anybody have any questions for staff? Anyone sign up for this? Anyone in the audience that would like to speak on this? Hearing none, I'll accept a motion. Sierra.

**COUNCILMEMBER WHITTED:** Move to approve.

**MAYOR SANDIFER:** Kurt.

**COUNCILMEMBER KNAPPEN:** Second.

**MAYOR SANDIFER:** I have a motion and a second on this item. All those in favor say aye.

**COUNCILMEMBERS:** Aye.

**MAYOR SANDIFER:** Opposed, nay. Motion passes.

**Motion 11:** Sierra Whitted - Ward 1/Kurt Knappen - Ward 3: Approve Final Change Order to Contract No. 2024-054 with VF Anderson for the 65th Street and Lackman Road CMP Replacement Project, representing a net increase of \$20,185.65 for a final contract amount of \$463,051.65. The motion carried 7-0-0.

**8. Consider accepting 2026 Funding from Johnson County Stormwater Management Program for the Stormwater Pipe Renewal Projects.**

**MAYOR SANDIFER:** Item Number 8 is to consider accepting 2026 funding from Johnson County Stormwater Management Program for the Stormwater Pipe Renewal Projects. Paul.

**CITY MANAGER KRAMER:** Again, Kevin Manning.

**MR. MANNING:** So, for the most recent SMAC round of funding, we actually submitted 11 different projects, and we were approved for all 11, which is great news. We don't have the funding to do all those in one year. And so, what you see before you tonight is acceptance for funding for everything that was submitted. However, we are planning on doing four projects in 2026, and then we will be deferring some of those projects to future years. We're pushing three of those projects right now to 2027, three into 2028, and one in 2029. So, essentially what that does is it kind of puts a hold on those funds for the county. It doesn't obligate the City to do those projects necessarily. It's certainly possible, you know, if we have different issues in the future that other projects could leapfrog what's out there currently. But that's kind of what's before you tonight.

The four projects that are shown here, one of them is along Blackfish Parkway near Pflumm that we're going to be replacing a number of pipes in anticipation of the 2026 mill and overlay. We will likely be overlaying Blackfish.

70<sup>th</sup> Terrace and Switzer Road are two other of these projects. There's existing sinkholes that we're going to be repairing right now that basically have orange fencing around. So, we're going to be able to get to those.

And then one of the projects that happened to be kind of a good coincidence, I think you all probably remember the gentleman that was in a few weeks ago speaking about his concerns about speeding on Larson Lane. And, you know, he had concerns about lack of sidewalks. So, we actually have a project that's going to replace the stormwater pipe along that section of roadway on the east side. And when we do that, we kind of moved that project up a little bit. The project needs to get done. But when we do it, we're

going to be able to go back and add sidewalk now as part of the project. So, that's kind of a nice thing that we're going to be able to do as part of that one.

So, those are the four projects that we're looking to do in 2026. But there's basically 11 total projects that you're kind of accepting funding for tonight.

**MAYOR SANDIFER:** Thank you. Anyone have any questions for staff? Anyone sign up? Anyone in the audience that would like to speak on this? Hearing none, I'll accept a motion. Tony.

**COUNCILMEMBER GILLETTE:** Move to approve the Johnson County Stormwater project.

**MAYOR SANDIFER:** Sierra.

**COUNCILMEMBER WHITTED:** Second.

**MAYOR SANDIFER:** I have a motion and a second on this item. All those in favor say aye.

**COUNCILMEMBERS:** Aye.

**MAYOR SANDIFER:** Opposed, nay. Motion passes.

**Motion 12:** Tony Gillette - Ward 1/Sierra Whitted - Ward 1: Approve and authorize the Mayor to accept the 2026 Johnson County Stormwater Management Program funding for the eleven projects listed in the packet memo as recommended by staff. The motion carried 7-0-0.

**9. Consider an Easement Acquisition of Private Property and adopt a Resolution to acquire right-of-way and easements for the Midland Drive Project - I-435 to Shawnee Mission Parkway, P.N. 3538.**

**MAYOR SANDIFER:** Item Number 9 is to consider an easement acquisition of private property and adopt a resolution to acquire right-of-way and easement from Midland Drive Project I-435 to Shawnee Mission Parkway, P.N. 3538. Paul.

**CITY MANAGER KRAMER:** And again, Kevin Manning.

**MR. MANNING:** This item tonight is to provide authorization for staff to actually start purchasing easements and right-of-way along Midland Drive for this project. And this amount tonight is based on kind of a staff estimate, but it's a not-to-exceed amount of \$200,000, which we hope will cover all the right-of-way and easements basically for this project.

**MAYOR SANDIFER:** Thank you.

**COUNCILMEMBER KNAPPEN:** Question.

**MAYOR SANDIFER:** Kurt.

**COUNCILMEMBER KNAPPEN:** Question about the process. So, we have to pay all those neighbors for their easement?

**MR. MANNING:** Generally, that's our practice, yes. Basically, what goes on is there's a -- there can be easements, which is basically like -- we're out there basically temporarily, or there can be the acquisition of right-of-way if there's basically permanent land-taking. So, it can kind of be either one of those things depending on what's needed based on the design.

**COUNCILMEMBER KNAPPEN:** Do you ever get pushback from people?

**MR. MANNING:** In what --

**COUNCILMEMBER KNAPPEN:** Do they have a -- do they have an opportunity to reject it?

**MR. MANNING:** Yes, they do. So, they had the opportunity to reject it, and at that point, if we wanted to basically go to condemnation, that's something we'd have to come to the Governing Body.

**COUNCILMEMBER KNAPPEN:** Which would eminent domain.

**MR. MANNING:** That's correct.

**COUNCILMEMBER KNAPPEN:** I didn't know we had to pay for those. Okay. Thanks.

**MAYOR SANDIFER:** Anyone else? Tony.

**COUNCILMEMBER GILLETTE:** Yeah. Kevin, just a quick question. Looking at the schematic you've got on the screen here, the only question I have is, are we still in negotiations and dispute about where that -- the end of the western edge of Midland Drive will hook back up to Shawnee Mission Parkway? Are we going to go around the Nelsons' property and that coffee shop, or has that been decided with, and I apologize, I forget the name of what that road is.

**MR. MANNING:** Well, so are you talking about the alignment of --

**COUNCILMEMBER GILLETTE:** It's not Parker Road.

**MR. MANNING:** Just the alignment of Midland or --

**COUNCILMEMBER GILLETTE:** Yeah. Lawrence Road. Yeah. Lawrence Road. Thank you.

**MR. MANNING:** Oh, so Lawrence Road is going to be vacated as part of the project. And so, Midland is not going to be -- Midland is going to stay on its existing alignment and Lawrence is basically still going to be vacated, which means it -- it was previously City right away. It will be vacated and basically become the Nelsons' right-of-way since they're the adjacent property owner.

**COUNCILMEMBER GILLETTE:** So, are we doing anything and they're planning to kind of sweep -- change the sweep of that turn?

**MR. MANNING:** No.

**COUNCILMEMBER GILLETTE:** We're going to leave it exactly as it is today?

**MR. MANNING:** Yeah. I mean, so it -- the section will get a little bit wider, but the alignment will basically stay on the center line of the existing roadway.

**COUNCILMEMBER GILLETTE:** That's a bad idea. Okay. Thank you.

**MAYOR SANDIFER:** Anyone else? Jacklynn.

**COUNCILMEMBER WALTERS:** I would contradict that. I actually appreciate that it's staying the way it is. So, thank you for the work that you did and for doing the work to vacate Lawrence Road. Appreciate that so much. Thanks.

**MAYOR SANDIFER:** Anyone else? Anyone sign up for this? Anyone in the audience that would like to speak on this?

**COUNCILMEMBER KNAPPEN:** Can I ask one last question? So, I know we've talked about the parking when Lawrence Road closes. Is addressing that part of the project or is that something we'll need to address separately and down the road?

**MR. MANNING:** It's going to be addressed separately. There's still some questions that need to be answered as to kind of who's responsibility that's going to be. I mean --

**COUNCILMEMBER KNAPPEN:** County or us?

**MR. MANNING:** Yes. Essentially, that's kind of what's going on.

**COUNCILMEMBER KNAPPEN:** Okay.

**MR. MANNING:** I mean, it's a county -- it's a county parking issue. And kind of in my mind there were people that were parking on Lawrence that would not be able to. And so, it's likely you could see some additional parking kind of on the road leading to that parking lot. But we're looking at options right now. But that will not be part of this project.

**COUNCILMEMBER KNAPPEN:** Thanks.

**MAYOR SANDIFER:** I'll accept a motion. Jacklynn.

**COUNCILMEMBER WALTERS:** Move to approve.

**MAYOR SANDIFER:** Angela.

**COUNCILMEMBER STIENS:** Second.

**MAYOR SANDIFER:** I have a motion and a second on this item. All those in favor say aye.

**COUNCILMEMBERS:** Aye.

**MAYOR SANDIFER:** Opposed, nay. Motion passes.

**Motion 13:** **Jacklynn Walters - Ward 4/Angela Stiens - Ward 3:** Approve an Easement Acquisition of Private Property and adopting a Resolution to acquire right-of-way and easements for the Midland Drive Project - I-435 to Shawnee Mission Parkway. The motion carried 7-0-0.

**10. Consider approving an Ordinance amending Chapter 2.46 of the Shawnee Municipal Code to update the Shawnee Downtown Partnership standing members.**

**MAYOR SANDIFER:** Item Number 10 is to consider approving an ordinance amending Chapter 2.46 of the Shawnee Municipal Code to update the Shawnee Downtown Partnership standing members. Paul.

**CITY MANAGER KRAMER:** Lauren Grashoff, the Assistant City Manager, will handle this item.

**MS. GRASHOFF:** Good evening. This is just a, really a minor code cleanup to reflect some updated just rules of procedure for the committee. There was some redundant membership within the Municipal Code. The Executive Director for the Economic Development Council and the President of the Chamber of Commerce who currently are served by Ann Smith-Tate, what was a dual position, but she serves in that capacity. It allows for designees of our City Manager's Office, and then also the Shawnee Chamber of Commerce. Removal of a standing position that no longer exists within our community for the Downtown Business Association. They are no longer active. And then just a reference overall to the rules of procedures to define the at-large members. So, again, just minor code cleanup here.

**MAYOR SANDIFER:** Any questions for staff? Anyone signed up for this? Anyone in the audience that would like to speak on this? Hearing none, I'll accept a motion.

**COUNCILMEMBER KNAPPEN:** Move to approve.

**MAYOR SANDIFER:** Sierra.

**COUNCILMEMBER WHITTED:** [Inaudible; talking off mic]

**MAYOR SANDIFER:** I have a motion and a second on this item. All those in favor say aye.

**COUNCILMEMBERS:** Aye.

**MAYOR SANDIFER:** Opposed, nay. Motion passes.

**Motion 14:** **Kurt Knappen - Ward 3/Sierra Whitted - Ward 1:** Approve an Ordinance amending Chapter 2.46 of the Shawnee Municipal Code to update the Shawnee Downtown Partnership standing members. The motion carried 7-0-0.

**I. MISCELLANEOUS ITEMS**

1. **Ratify the semi-monthly claims for May 27, 2025, in the amount of \$6,511,183.08.**

**MAYOR SANDIFER:** The next item is Miscellaneous Agenda Items. Item Number 1 is to ratify the semi-monthly claims for May 27<sup>th</sup>, 2025, in the amount of \$6,511,183.08.

Did anyone -- are there any questions? Anyone in the audience? Anyone that would like to speak on this issue? Hearing none, I'll take -- accept a motion. Jacklynn.

**COUNCILMEMBER WALTERS:** Move to approve.

**COUNCILMEMBER STIENS:** [Inaudible; talking off mic]

**MAYOR SANDIFER:** I have a motion and a second on this item. All those in favor say aye.

**COUNCILMEMBERS:** Aye.

**MAYOR SANDIFER:** Opposed, nay. Motion passes.

**Motion 15:** **Jacklynn Walters - Ward 4/Angela Stiens - Ward 3:** Ratify the semi-monthly claims for May 27, 2025, in the amount of \$6,511,183.08. **The motion carried 7-0-0.**

**2. Miscellaneous Council Items**

**MAYOR SANDIFER:** Item Number 2 is -- Paul, do you have anything you'd like to discuss?

**CITY MANAGER KRAMER:** Just two quick notes. I just want to pass along we've gotten quite a bit of positive feedback on Jaycee Park, which is a small pocket park on Quivira that had been languishing for quite a while, and we've gotten a lot of feedback. So, I think it goes to show small parks, the impact they can have on neighborhoods. So, it was a small project in the grand scheme of things when you look at Garrett and you look at some of the projects we do. But I think an important reminder that those small parks are impactful for their neighborhoods.

And then we're just hoping for warm weather. They told me this morning that the water temperature at the aquatic park is 61 degrees. And so, the swim team can't even practice. The water temperature plus the air temperature has to equal 140. So, you would need it to be 80 degrees for them to be able to get in there with the water temperature where it is now. So, not the greatest start. But they're ready. They're fully staffed. Full lifeguard staffing. So, as soon as the weather warms up, we will be ready to welcome Shawnee residents to the Aquatic Center. So, that's all I have tonight.

**MAYOR SANDIFER:** Thank you. Anyone on the Council have any items they would like to discuss? Tony.

**COUNCILMEMBER GILLETTE:** Yeah. I just wanted, since we're one day past the Memorial Day, I just wanted to thank those who defend our freedom and our nation and for those families and those members who gave the ultimate sacrifice. A hat tip to them, again, this Memorial Day. Thank you.

**MAYOR SANDIFER:** Angela.

**COUNCILMEMBER STIENS:** I just want to give a shout out, a couple of things. One to our Parks and Rec. I had reached out to them about Erfurt, I hope I said that correctly, Park, about some things going on out there. And they were very speedy and getting out there and the residents were really pleased. So, thank you for that.

And then I just want to remember my neighbor of 27 years, Dan Renaud. He loved the Council. He was very involved in our city and lived in Shawnee for a long time. And he had a massive stroke and passed away a few days ago. So, I just wanted to remember him in our thoughts and prayers. Thank you.

#### **J. ADJOURNMENT**

**MAYOR SANDIFER:** Anyone else? Hearing none, I'll accept a motion to adjourn.

**COUNCILMEMBER KNAPPEN:** Move to adjourn.

**MAYOR SANDIFER:** Jacklynn.

**COUNCILMEMBER WALTERS:** Second.

**MAYOR SANDIFER:** I have a motion and a second on this item. All those in favor say aye.

**COUNCILMEMBERS:** Aye.

**MAYOR SANDIFER:** Opposed, nay. We are adjourned.

**Motion 16:** Kurt Knappen - Ward 3/Jacklynn Walters - Ward 4: Adjourn.  
The motion carried 7-0-0.

**COUNCILMEMBER KNAPPEN:** As a reminder, the Council Committee will start in approximately five minutes.

(Shawnee City Council Adjourned at 7:56 p.m.)

CERTIFICATE

I certify that the foregoing is a transcript to the best of my ability from the electronic sound recording of the proceedings in the above-entitled matter.

/das \_\_\_\_\_

June 3, 2025

Deborah A. Sweeney, Recording Secretary

APPROVED BY:

\_\_\_\_\_  
Stephanie Zaldivar, City Clerk